3	**AGENDA ITEM** **Planning & Zoning**
	Meeting

11/19/2026

MEETING DATE

TO: **Planning and Zoning Board Members** **DATE:** **November 2, 2026**

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

SUBJECT OR TITLE: **MAJMOD 2026-06 St. Augustine Shores Tract J**

AGENDA TYPE: **Business Item, Ex Parte Communication, Recommendation, Report**

PRESENTER: **Zach Miller, Esq.**

BACKGROUND INFORMATION:

Request for a Major Modification to the St. Augustine Shores PUD (Ord. 1974-16, as amended) to redesignate approximately 12 acres in Unit 5 (Tract J) from a school site to residential use to allow up to 53 single-family dwelling units, and to redesignate approximately 29 acres in Unit 7 from residential use to open space. The request also includes revisions to the design criteria for single-family lots; updates to the phasing for the affected area of Unit 5; and revisions to the Master Development Plan (MDP) text and map for portions of Units 5 and 7. The 12-acre Unit 5 parcel is located north of Deltona Boulevard, between Ana Court and Travino Avenue. The 29 acres in Unit 7 are located east of Shores Boulevard, near Amaya Lane.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to recommend approval of MAJMOD 2026-06 St. Augustine Shores Tract J based upon six (6) findings of fact as provided in the Staff Report.
DENY: Motion to recommend denial of MAJMOD 2026-06 St. Augustine Shores Tract J based upon seven (7) findings of fact as provided in the Staff Report.

Growth Management Department
Planning Division Report
Application for Major Modification to PUD
MAJMOD 2026-06 St. Augustine Shores Tract J

To:	Planning and Zoning Agency
From:	Saleena Randolph, Senior Planner
Date:	November 2, 2026
Subject:	**MAJMOD 2026-06 St. Augustine Shores Tract J,** a request for a Major Modification to the St. Augustine Shores PUD (Ord. 1974-16, as amended) to redesignate approximately 12 acres in Unit 5 (Tract J) from a school site to residential use to allow up to 53 single-family dwelling units, and to redesignate approximately 29 acres in Unit 7 from residential use to open space. The request also includes revisions to the design criteria for single-family lots; updates to the phasing for the affected area of Unit 5; and revisions to the Master Development Plan (MDP) text and map for portions of Units 5 and 7. The 12-acre Unit 5 parcel is located north of Deltona Boulevard, between Ana Court and Travino Avenue. The 29 acres in Unit 7 are located east of Shores Boulevard, near Amaya Lane.
Applicants:	England-Thims & Miller, Inc. and Zach Miller, Esq., Agent
Owners:	The Deltona Corporation and Unit 7 Investment, LLC
Hearing Dates:	Planning and Zoning Agency – November 19, 2026 Board of County Commissioners – December 15, 2026
Commissioner District:	District 3

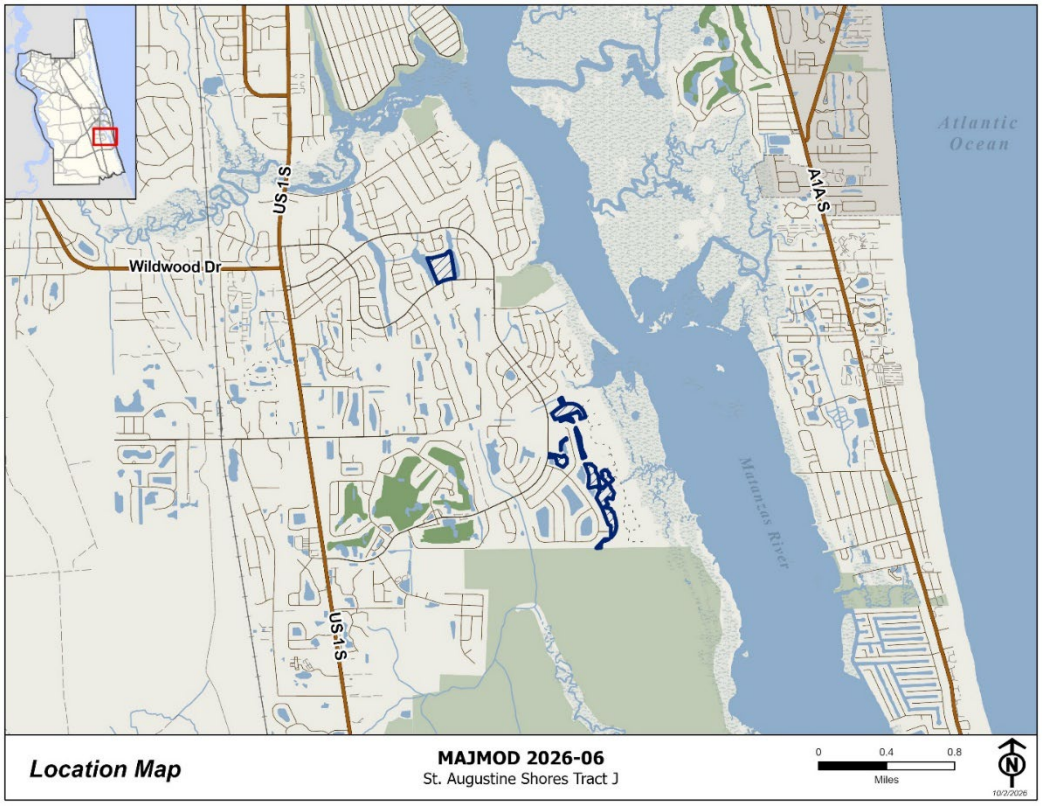
SUGGESTED MOTION/ACTION

APPROVE: Motion to recommend approval of **MAJMOD 2026-06 St. Augustine Shores Tract J** based upon six (6) findings of fact as provided in the Staff Report.

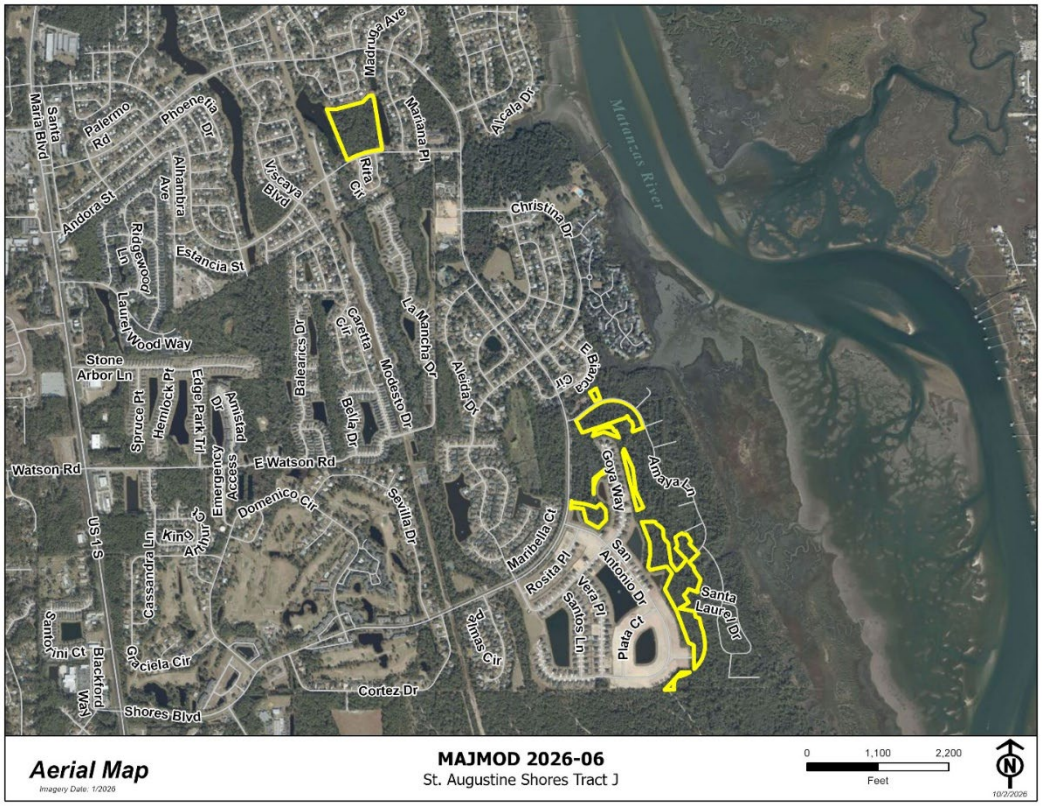
DENY: Motion to recommend denial of **MAJMOD 2026-06 St. Augustine Shores Tract J** based upon seven (7) findings of fact as provided in the Staff Report.

MAP SERIES

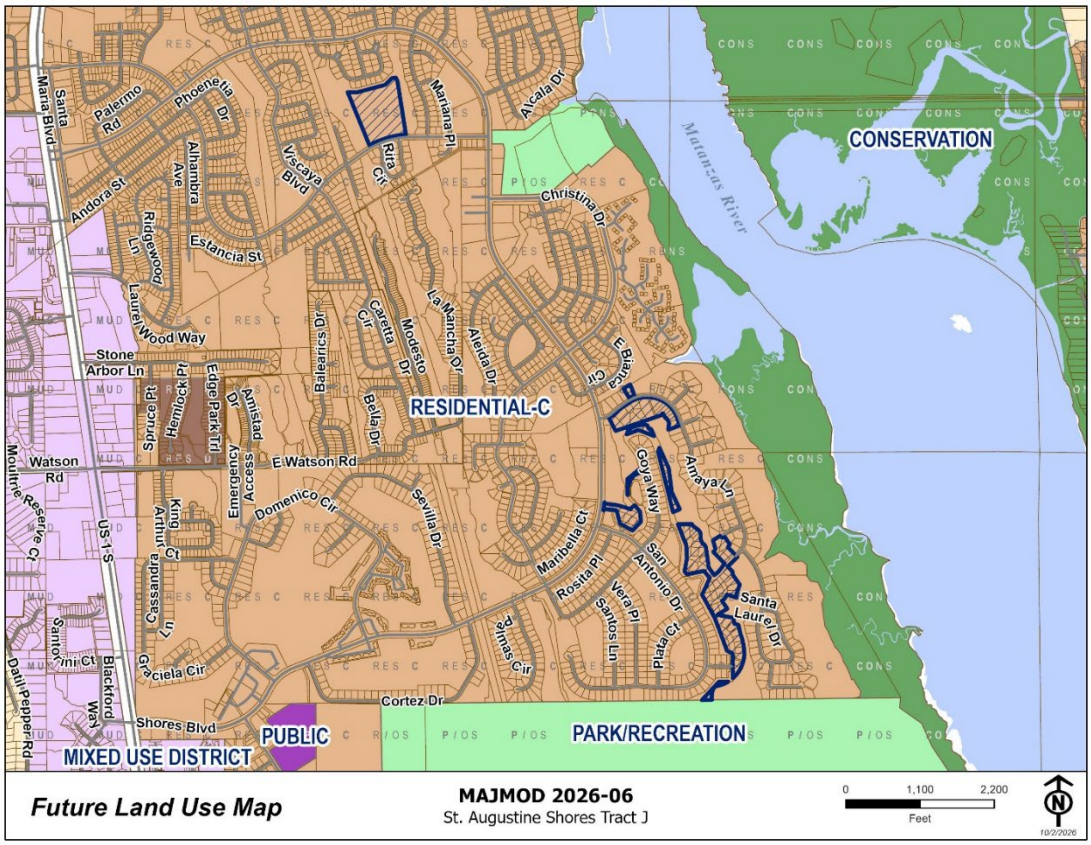
Location: The subject parcel is located within the Shores neighborhood. The 12-acre Unit 5 parcel is north of Deltona Blvd, between Ana Ct and Travino Ave. The 29-acre Unit 7 parcels are east of Shores Blvd, near Amaya Ln.



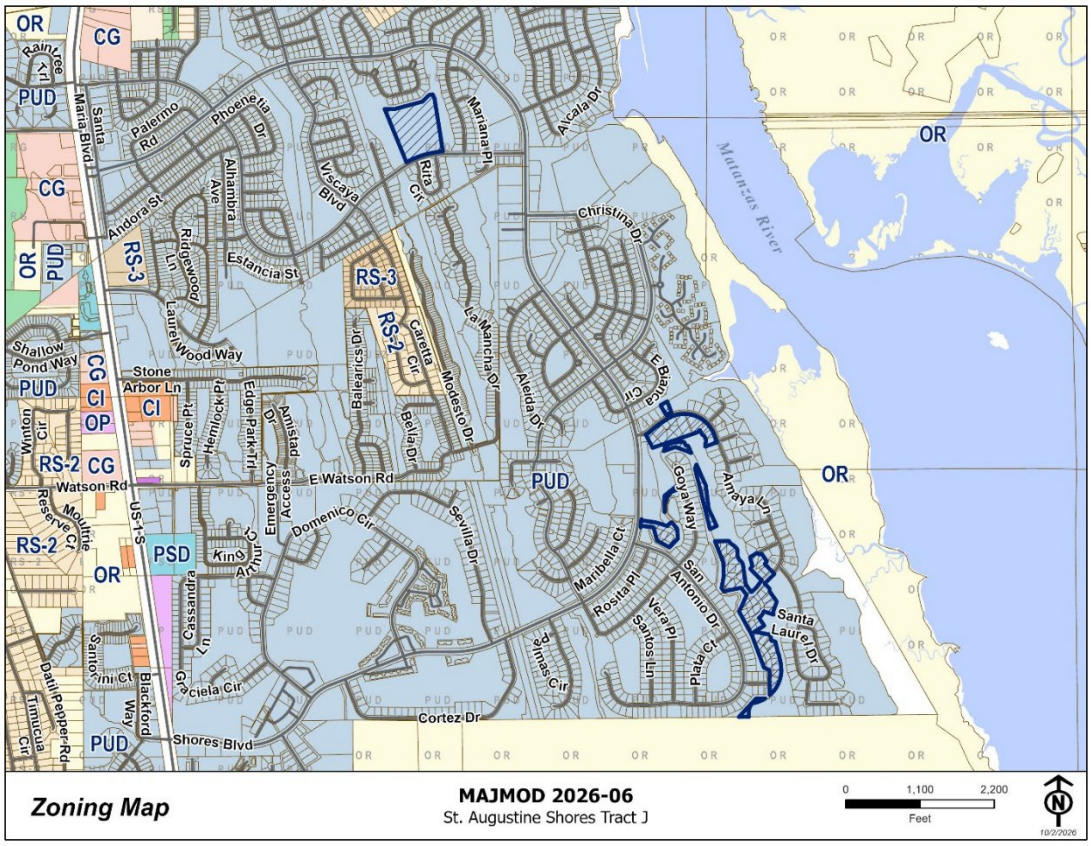
Aerial Imagery: The subject property contains approximately 41 acres. The 12-acre Unit 5 parcel contains approximately 12 acres. The Unit 7 parcels are approximately 29 acres combined.



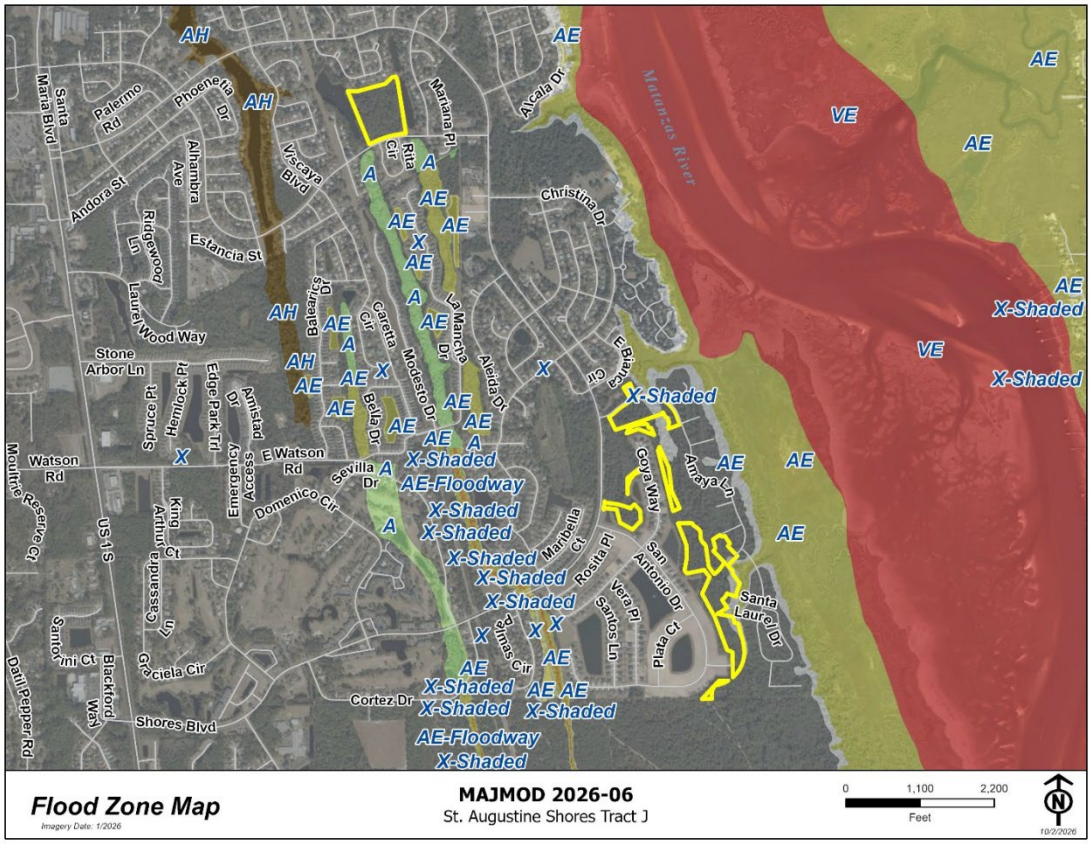
Future Land Use: The subject property is designated Residential-C (RES-C).



Zoning District: The subject property is zoned Planned Unit Development (PUD) as part of the St. Augustine Shores PUD (Ord. 1974-16, as amended). Adjacent properties are also part of this same PUD.



Flood Zone Map: The subject property is within Zones X and A. The north Unit 5 area is Zone X, and the south Unit 7 area is X, X-shaded, and AE.



APPLICATION SUMMARY

The Applicant is seeking to modify the St. Augustine Shores PUD (Ord. 1974-16, as amended) to include the following changes:

- Redesignate Unit 5, Tract J, from a school site to residential use to allow up to 53 single-family dwelling units
- Redesignate areas within Unit 7 from residential use to open space
- Revise the design criteria for single-family lots within Unit 5, Tract J (setbacks, minimum lot area, minimum lot width, and maximum building coverage)
- Update the phasing for the affected area of Unit 5
- Update the MDP Text and Map for portions of Units 5 and 7

The revised Master Development Plan (MDP) Text and Map can be found in **Attachment 1 – Recorded Documents.** A red-line version of the MDP Text is not being provided because there is no site-specific version of the text for Unit 5 or Unit 7 of the PUD.

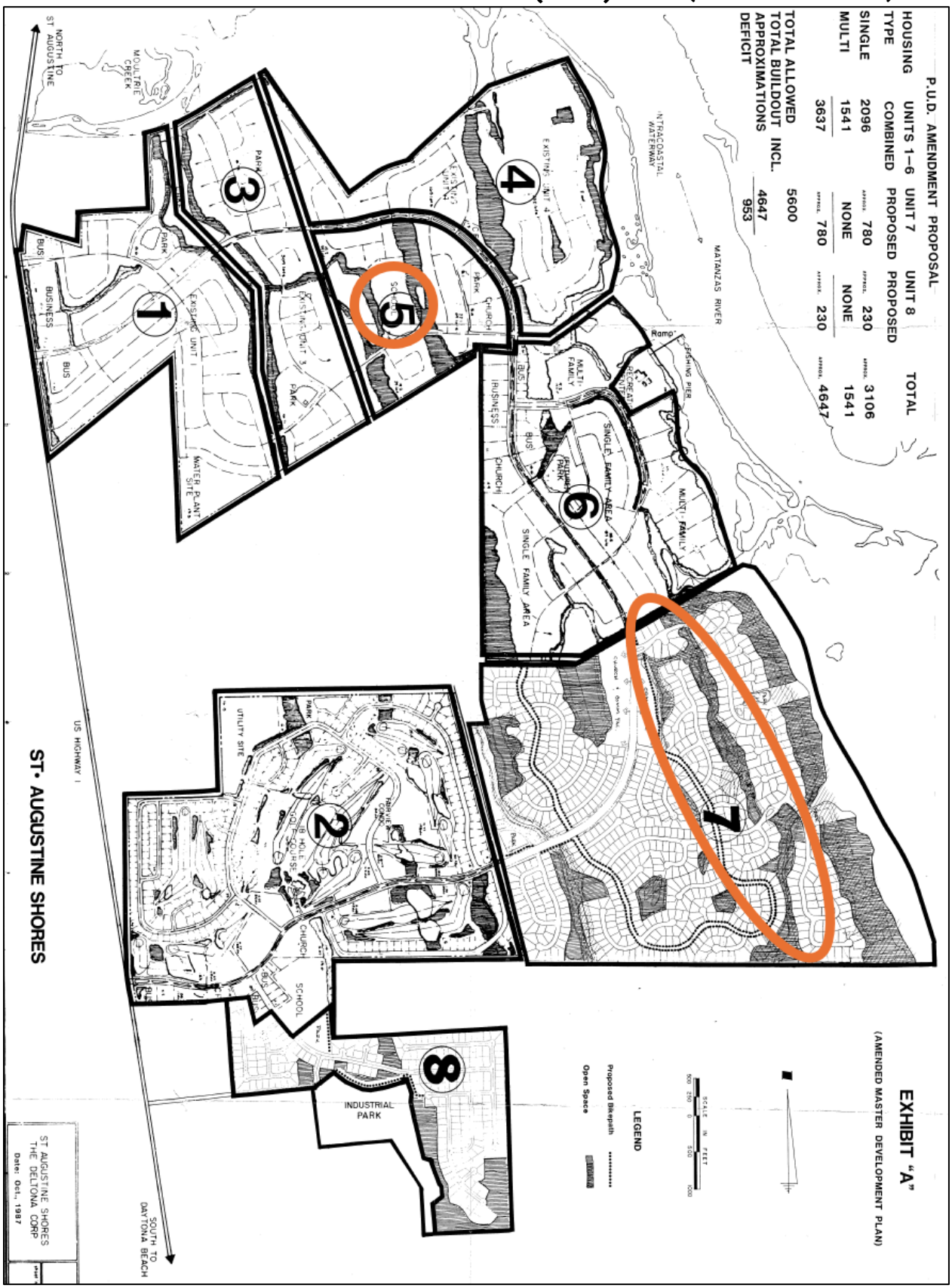
Waivers:

There are no waivers as part of this Major Modification application.

Neighborhood Meeting:

Although not a requirement, the applicant held a neighborhood meeting on October 21, 2026, at 5:30 pm at 49 Shores Boulevard. The sign-in sheet and a summary of the meeting, provided by the applicant, can be found in **Attachment 2 – Supporting Documents**. Staff was unable to attend this meeting.

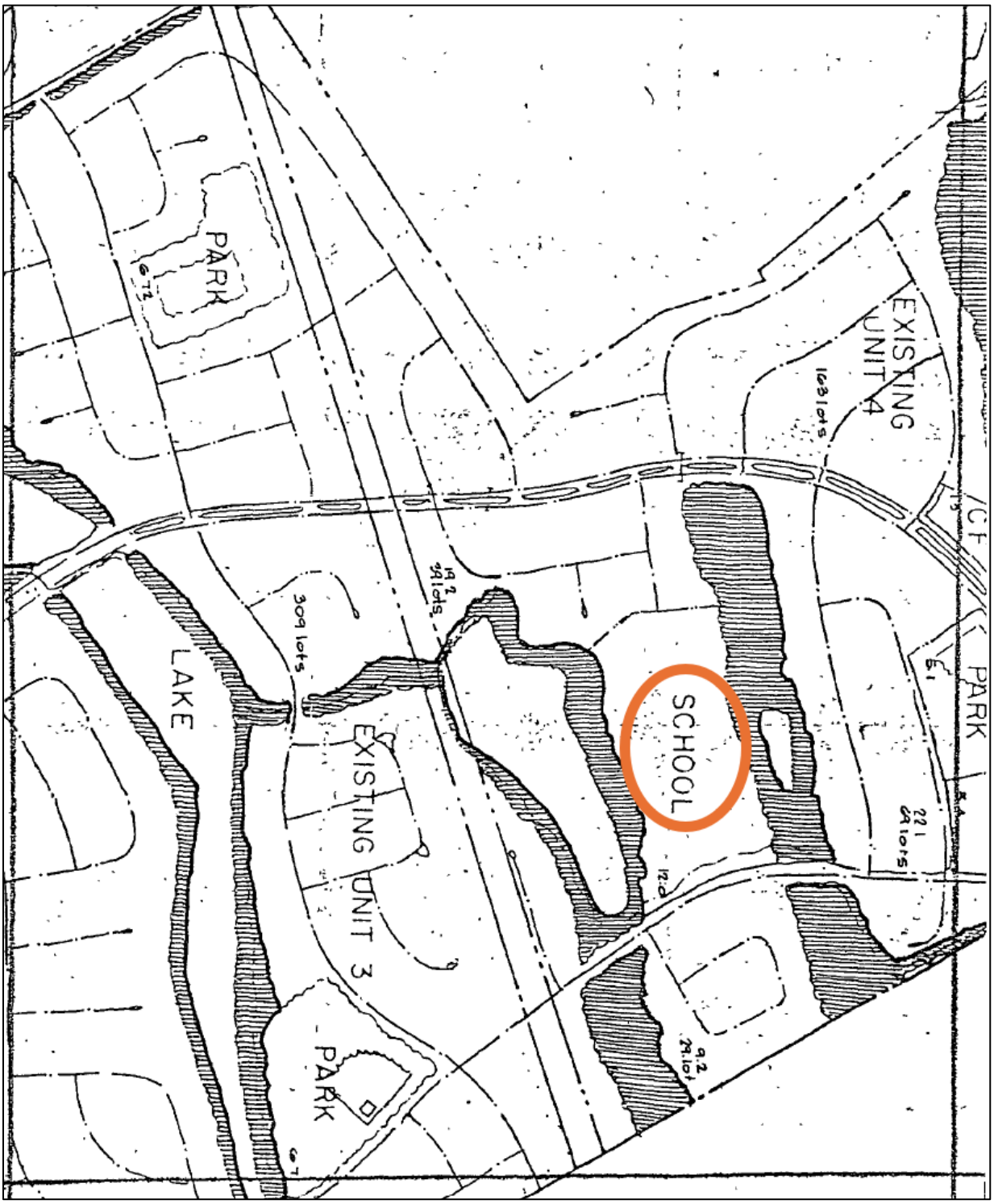
EXISTING MASTER DEVELOPMENT PLAN (MDP) MAP (PROVIDED IN PART):



The MDP map presented above appears to be the most recent available map depicting Units 5 and 7 together, dated 1987. The subject sites are delineated in orange for reference.

EXISTING MASTER DEVELOPMENT PLAN (MDP) MAP (PROVIDED IN PART):

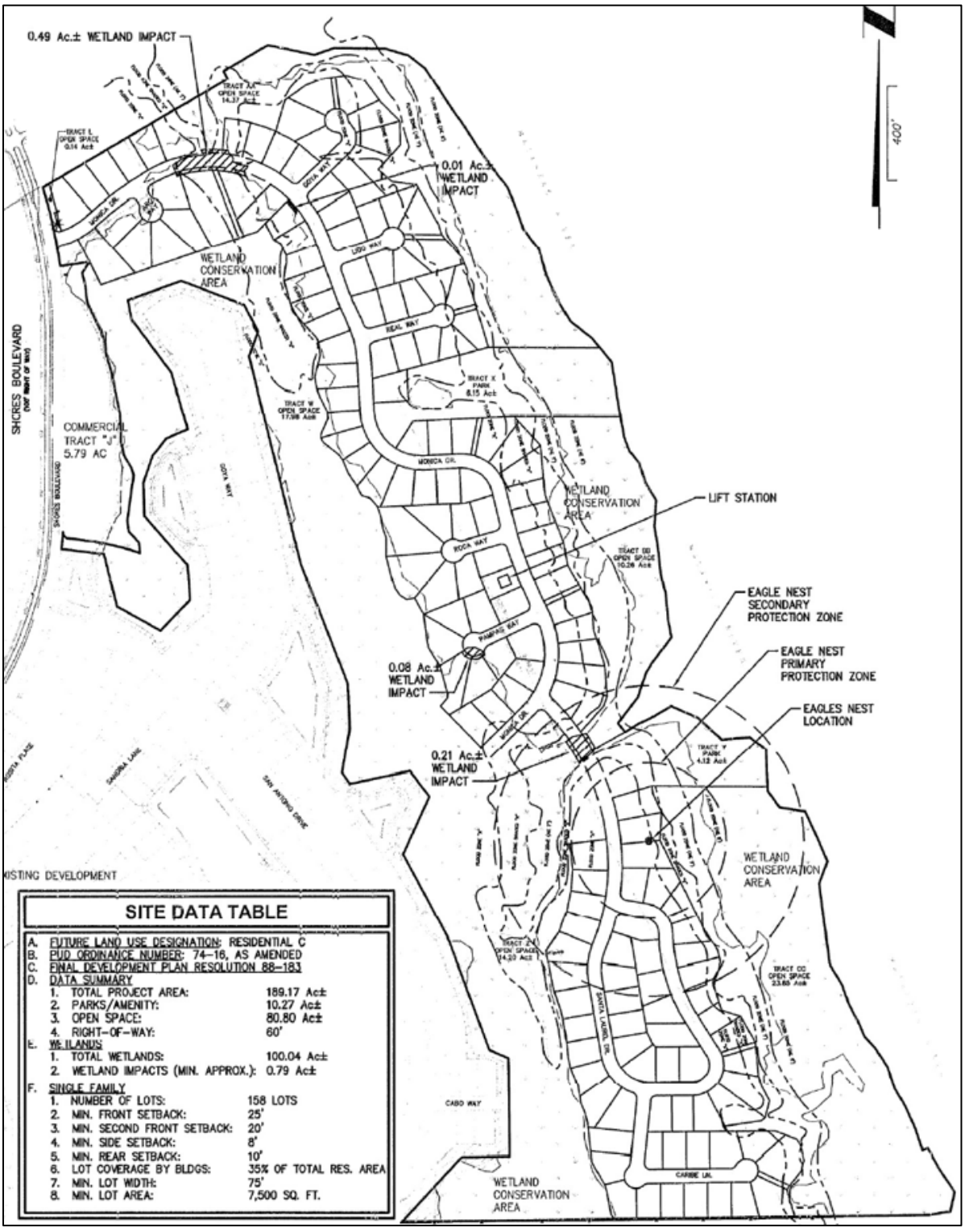
UNIT 5



The above map was taken from Ordinance 1979-73 and depicts the Unit 5 School site highlighted in orange.

EXISTING MASTER DEVELOPMENT PLAN (MDP) MAP (PROVIDED IN PART):

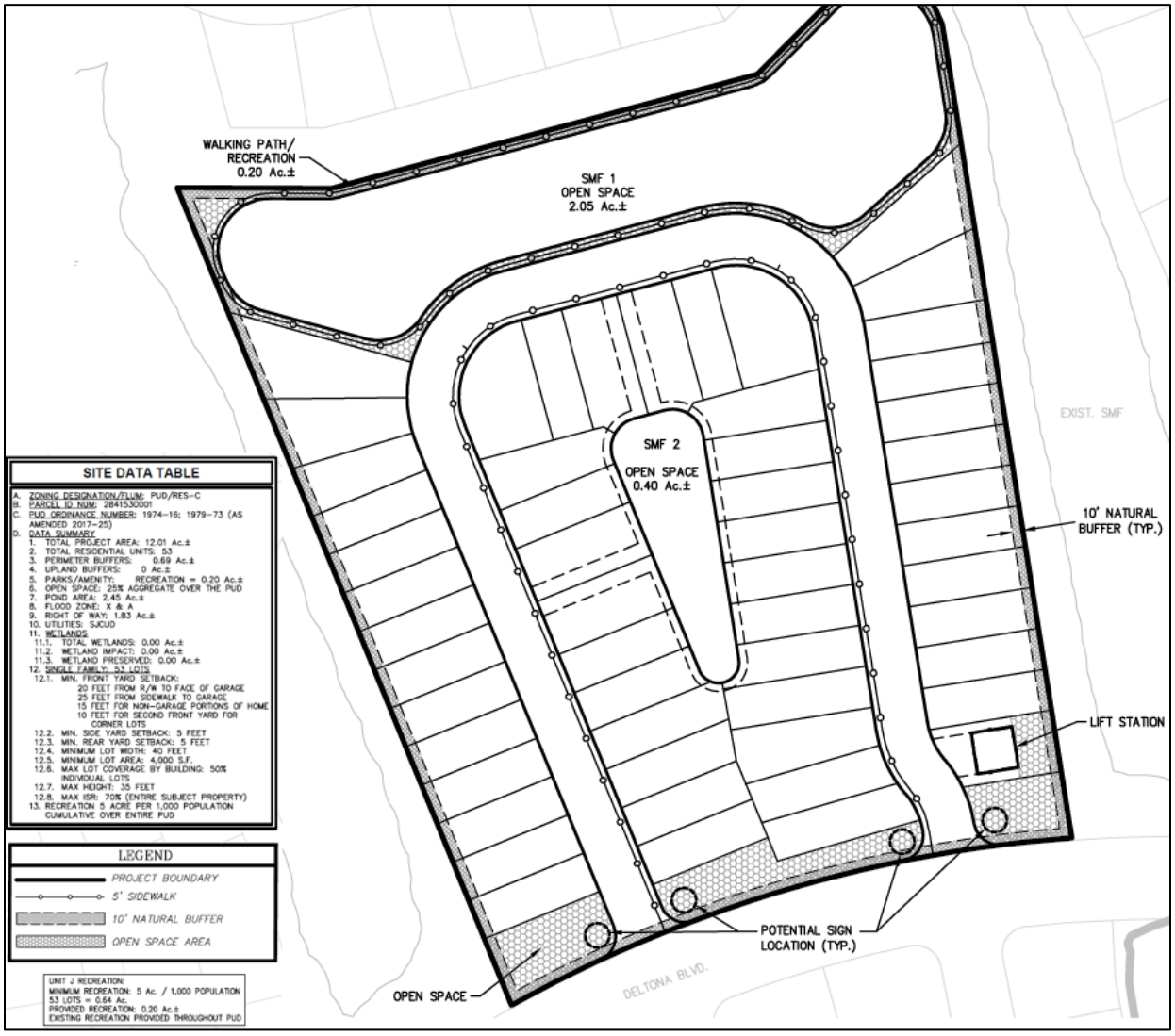
UNIT 7



The above map was taken from PUD Drawing Book 52 Page 7, recorded under project MDP 2025-05, and depicts the Unit 7 Residential site prior to designating the proposed Open Space.

PROPOSED MASTER DEVELOPMENT PLAN (MDP) MAP (PROVIDED IN PART):

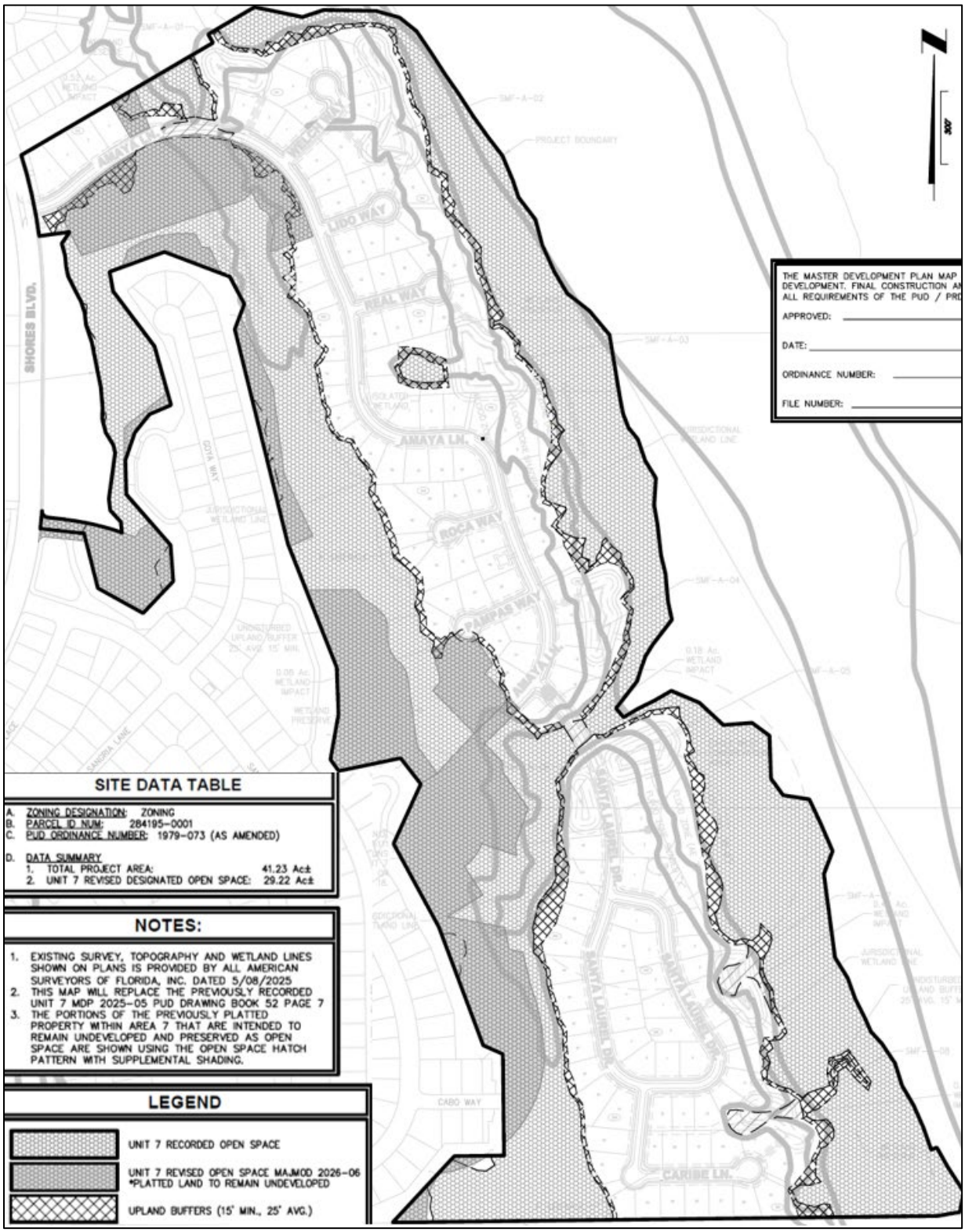
UNIT 5



The proposed map depicts 53 single-family residential lots on the 12-acre parcel located within Unit 5. It also identifies designated open space, stormwater ponds, a 10-foot natural buffer, a lift station, and a walking path around the rear stormwater pond.

PROPOSED MASTER DEVELOPMENT PLAN (MDP) MAP (PROVIDED IN PART):

UNIT 7



The proposed map above depicts the revised open space area, encompassing approximately 29 acres within Unit 7. The full MDP Map is included in **Attachment 1 – Recorded Documents**.

APPLICABLE CODE REGULATIONS

Land Development Code (LDC) Section 5.03.05 Changes In Approved Planned Unit Developments

Changes to approved PUDs may be made in one of three (3) ways: Small Adjustments, Minor Modifications and Major Modifications. The County Administrator is authorized to approve Small Adjustments in the approved plans of PUD districts, as long as they are in harmony with the originally approved PUD district, but shall not have the power to approve changes that constitute a Minor Modification or a Major Modification. A Minor Modification shall require approval by the Planning and Zoning Agency pursuant to the requirements of Section 9.06.04 of this Code. A Major Modification shall require approval of the Board of County Commissioners and shall be handled in the same manner as the original approval pursuant to Section 9.06.04 of this Code.

C. Major Modification

The Board of County Commissioners may approve Major Modifications to approved PUDs, under the authority of these provisions upon application by the original Applicant or successors in interest, and upon making a finding that any of the following conditions are met:

1. The changes will result in an increase in density or intensity of Use, greater than two thousand (2,000) square feet of usable floor area, or an increase greater than ten (10) Dwelling Units, or an increase of more than five percent (5%) in the amount of outside land area devoted to sales, displays, or demonstrations over the entire PUD. In no case shall the overall intensity or density be increased over the maximum allowed by the Comprehensive Plan;
2. The changes will result in an increase in Structure height;
3. The changes will result in an addition or deletion of a Use from the specifically approved PUD Uses. Requests to allow a Special Use referenced in Section 2.03.00 on an individual Parcel may be processed as a Minor Modification. Such requests shall adhere to the criteria within Section 2.03.00. Deviations to the criteria may be considered as part of the Minor Modification application in accordance with the Land Development Code. Requests to allow for Special Uses within the entire PUD district shall be processed as a Major Modification.
4. The changes will result in a decrease in required Yards by more than ten percent (10%) other than for a single residential Lot;
5. The changes will result in an increase in the area allocated to any land Use type, except open space/recreation area, by more than five percent (5%);
6. The changes will result in a change to the location, number, or type of pedestrian or vehicular accesses, unless reconfiguration of internal pedestrian or vehicular accesses is determined by the County Administrator to be of a minor nature that may be approved as a Minor Modification;
7. The changes will result in an increase in traffic generation by more than five percent (5%);
8. The changes will result in a change in the location of specific land Use(s) by more than ten percent (10%) of the total land area of the specific land Use(s); and
9. The change is an extension of more than one (1) year in the commencement or completion term of the PUD.

The changes shall be in accordance with all applicable regulations currently in effect and the PUD regulations of this Code.

LDC Sec. 5.03.03 Specific Standards

Specific standards may be modified or waived if substantial compliance is met through other means, or to meet other desirable objectives, such as to accommodate traditional neighborhood design principles, maintain the function of a vegetative community, and similar issues. Modifications and waivers shall be provided with the PUD Master Development Plan Text.

B. Setbacks

1. Residential
    b. Five (5) foot Side Yard setback for each residential Lot with no permitted projections into the Side Yard setback allowed;
    c. Twenty (20) foot Front Yard setback to face of garage and/or length of the driveway; provided, the face of the garage shall be a minimum of twenty-five (25) feet from the edge of any sidewalk; Fifteen (15) foot Front Yard setback to non-garage portion of the structure;
    d. Five (5) foot setback for Accessory Structures;

E. Active Recreation

1. Five (5) acres of active recreation per one thousand (1,000) design population pro rata with one (1) acre minimum (except for Development Parcels less than ten (10) acres in size);

Ordinance 1979-73, St. Augustine Shores PUD

Section IV. 2. Single Family Residential:

G. Minimum Lot Requirements

Minimum lot width 75 feet, minimum lot area 7,500 square feet.

H. Maximum Lot Coverage by all Buildings

35%

I. Minimum Yard Requirements

All permitted or permissible uses and structures.

(1) Front: 25 feet *

(2) Side: 8 feet **

(3) Rear: 10 feet

* Except those lots in St. Augustine Shores Unit One for which a variance was granted by resolution dated April 18, 1974, reducing the minimum setback from the side street line on corner lots from twenty-five feet to fifteen feet.

** Except those lots in St. Augustine Shores Unit One for which a variance was granted by resolution dated April 18, 1974, reducing the requirement of eight feet minimum side yard setback to the greater of (1) six feet, or (2) ten percent of the lot width at the front property line, not to exceed eight feet.

J. Maximum Height of Structures

No portion shall exceed 35 feet.

Section V. Other Special Conditions:

7. The entire development of St. Augustine Shores, when completed in accordance with the approved amended master development plan (see Exhibit B attached), shall not exceed five thousand six hundred dwelling units, of which not more than three thousand three hundred and forty one dwelling units shall be in single family areas; in addition, no fewer than two hundred acres shall be developed as golf course; open space, including lakes; parks or pedestrian ways.

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 (Fla. 1993). Pursuant to Section 5.03.05 of the Land Development Code, Major Modifications to Planned Unit Developments are handled in the same manner as the original approval and are considered rezonings. 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 maintaining the existing zoning serves a legitimate public purpose. A legitimate public purpose of keeping the existing zoning includes, but is not limited to, that the rezoning: produces an urban sprawl pattern of development; is spot zoning; produces an incompatibility or deviation from an established or developing logical and orderly development; produces significant adverse impact upon property values of the adjacent or nearby properties; or detracts from the character and quality of life in the neighborhood by creating excessive noise, lights, vibration, fumes, odors, dust, physical activities and other detrimental effects or nuisances, and impact on environmentally sensitive features.

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

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

Per LDC 10.02.03.B.4, the PUD ordinance must be amended to comply with the existing Code at the time any Major Modification or extension of the term of the PUD is approved by the County.

Development Review Division:

Subdivision construction plans and replat approval will be required for development of the 53-lot single-family lots within Tract J. Plat vacation approval will be required for the areas throughout Unit 7 proposed to be redesignated as Open Space.

Environmental Division Review:

The listed species survey confirmed at least one (1) potentially occupied gopher tortoise burrow centrally located on-site, and a 100% survey shall be required with submittal of any future development plans.

Technical Division Review:

Technical staff does not object to the proposed PUD modification. The previous school site now being proposed for residential units is not known to be a drainage concern. The St. Johns County Regional Stormwater Model does not indicate that this parcel sees inundation from floodwaters generated by design

storm events. Also, the property is confirmed within a FEMA-designated Flood Zone X, which is not considered to be within the Special Flood Hazard Area (SFHA). This residential pod will collect and treat its own stormwater within a two-acre engineered on-site stormwater management pond. All other subdivision design elements will meet the requirements of Article 6 of the LDC.

Also, redesignating certain residential areas within Shores Unit 7 to open space will help eliminate previously platted lots, or pieces of previously platted lots, with severed access, wetlands, or other physical constraints that may prevent development.

Fire Services:

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

As of August 2016, 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 submission, parcel #284153-0001, as well as the current primary fire station location at 3370 US 1 S and creditable water supply, ISO would assign a rating of Class 3.

Concurrency/Transportation Planning Review:

The following assessment is a non-binding traffic impact analysis for the proposed Major Modification to the St. Augustine Shores PUD to assess for potential impact based solely upon the applicant's intent to develop within this application consisting of the development of 53 single-family lots within Unit 5 of the St. Augustine Shores PUD.

In accordance with the MAJMOD application, the applicant seeks to change the proposed use for 12 acres within Unit 5 of the St. Augustine Shores PUD from a school site to single-family residential for the development of a maximum of 53 lots.

The St. Augustine Shores PUD is exempt from concurrency pursuant to Section 11.08.04 of the Land Development Code (LDC) for the amount of development originally approved in 1974 when the PUD was approved. A modification of an exempt project is subject to review pursuant to Section 11.08.06.A of the LDC to determine if project impacts to public facilities and services are being increased, or the location or timing of impacts are being altered in a way that would impact any public facility not previously impacted.

Residential: The proposed development will not result in an increase in the overall number of exempt residential units in the St. Augustine Shores PUD based on reductions in the number of platted lots in Unit 7 for which current replats total a reduction of 165 lots. Therefore, the proposed residential development will remain exempt from concurrency. The proposed residential units will be subject to payment of all applicable impact fees due at the time of permitting.

Site Access: The proposed residential lots are internal to the St. Augustine Shores PUD and will utilize an existing residential collector road (Deltona Blvd.) for access.

Parks and Recreation Department Review:

The intent and proposed recreational benefit of the newly designated open space are unclear. Clarification is needed regarding the area's accessibility to residents for passive recreational use and the entity responsible for its ownership, management, and maintenance, including whether these responsibilities will be assigned to a proposed Homeowners Association or another entity.

Exhibit C, Master Development Plan (MDP) Map, Page 2, identifies SMF-1 as approximately 0.20 acres of Recreation/Open Space. The intended recreational use of this area and whether the designation includes a sidewalk or other pedestrian infrastructure are unclear. Further review is needed to determine whether a sidewalk alone satisfies the intent of recreational open space and qualifies under the applicable Land Development Code (LDC) provisions.

Documentation demonstrating compliance with the Shores PUD recreational space dedication requirements of the LDC has not been provided or sufficiently identified. Verification of the required recreational acreage, proposed qualifying recreational acreage, and areas credited toward meeting the requirement will be necessary.

If the Board of County Commissioners approves this Major Modification to the PUD, these criteria, including the intended use, accessibility, ownership, management, maintenance, and qualification of the proposed recreational open space, as well as compliance with applicable recreational space dedication requirements, must be reviewed during the Subdivision Construction Plan review process.

Planning and Zoning Division Review:

The applicant is requesting a Major Modification to the St. Augustine Shores PUD, enacted through Ordinance 1974-16, as amended.

The St. Augustine Shores PUD History

Ordinance 1974-16	Rezoning from RS-3, RG-2, CG, and IW to PUD for 2020.02 acres to allow: • Maximum 9,000 residential units, with not more than 5,200 Single Family Residential units; other units are Multi-family Residential • At least 200 acres dedicated to golf courses, open space, lakes, parks, and/or paths • Business, Commercial, and limited Industrial • No Phasing provided
Ordinance 1979-73	Modification to the entire PUD: • Reduce residential units to a maximum of 5,600 residential units, with not more than 3,341 Single Family units; other units are Multi-family • No Phasing provided
Ordinance 2002-76	Project: MAJMOD 2001-03 Bennett Building - Site-Specific Modification • 0.52-acre parcel at 45 Andora Street; Unit 1 Replat Tract Q • Converted a Residential site to Commercia/Office site to allow 6,240 sqft • Phasing was specific to one site
Ordinance 2007-18	Project: MAJMOD 2006-33 Proposed Fire Station 11 - Site-Specific Modification • 8.54-acre parcel at 493 Domenico Circle; Unit 2 Replat Tract M • Allowed Neighborhood Public Service uses on a lot designated as Utilities • No Phasing provided
Ordinance 2007-81	Project: MAJMOD 2007-14 Fire Station 11 Access - Site-Specific Modification • 8.54-acre parcel at 493 Domenico Circle; Unit 2 Replat Tract M • Allowed an access change for the fire station • No Phasing provided
Ordinance 2011-09	Project: MAJMOD 2010-08 Canopy Shores Park - Site-Specific Modification • 33.7-acre parcel; Unit 6 all of Tract L, and a portion of Tract K

	• Converted a Multi-family and Marina site to allow a Park • No Phasing provided
Ordinance 2017-25	Project: MAJMOD 2017-02 St Augustine Shores Commercial/Canopy Shores - Site-Specific Modification • 3.2-acre parcel; Unit 1 Tract L • Allow a Drive-thru Restaurant with drive-thru on Business/Commercial-designated land and up to 30,000 sq. ft. of commercial/office space. • Allow alcoholic beverages within distance of a school/church • Revise setbacks for this commercial site at 10' from ROW • Phasing to allow for a single, 15-year phase (just for this site)
Ordinance 2026-24	Project: MAJMOD 2023-11 Canopy Shores - Site-Specific Modification • 2.8-acre parcel; Unit 6 Tract J • Converted a Business site to Residential for 9 single-family lots • Density calculates to 3.2 dwelling units per acre • Design Criteria did not change from Ord 79-73 • Provided no Park space as it was adjacent to Canopy Shores Park • Phasing commencement within 3 years of approval and completion within 5 years of commencement (just for this site)

The application includes the following requested changes:

1. **Redesignate a School site to Residential for 53 single-family units-**
   Existing: According to Ordinance 1979-73, Unit 5, Tract J is designated for a School. This is confirmed through review of the Plat Maps found in Plat Book 14, Pages 21-24, for St. Augustine Shores Unit 5, recorded in 1980.

   Modification: As provided within the MDP Text and Map, the applicant requests to redesignate Unit 5, Tract J, from school use to residential use to accommodate 53 single-family detached homes on approximately 12 acres.

   Staff Review: Although the existing PUD allows single-family residential uses, the subject tract was specifically designated for a school site. The proposed development density is approximately 4.42 dwelling units per net acre. Comprehensive Plan Policy A.1.13.1(m) allows a maximum density of six (6) dwelling units per net acre within the Residential-C (RES-C) land use category. For comparison, Ordinance 1979-73 established an overall PUD density of approximately 2.83 dwelling units per gross acre, calculated using the total acreage of the PUD and the maximum number of dwelling units permitted.

   The applicant has provided a letter from the St. Johns County School District, dated January 2025, indicating that the subject site is smaller than typically desired for an elementary school site within the district. The letter also notes that W.D. Hartley Elementary School is located within the Shores development and states that the School District does not have a need to construct an additional school in the general vicinity of the subject site. The full letter from the School District is included in **Attachment 2 – Supporting Documents**.

2. **Redesignate areas from Residential to Open Space**-

Existing: Based on staff's research of the Unit 7 maps, the property was designated for single-family residential use in 1987. This designation is supported by the plat maps for St. Augustine Shores Unit 7, recorded in Plat Book 22, Pages 24–48, and approved in 1988.

Modification: As reflected in the proposed MDP Text and Map, the applicant requests to redesignate approximately 29 acres within Unit 7 from Residential to Open Space.

Staff Review: Staff's research indicates that the property immediately west of the subject site within Unit 7 was recently sold and replatted, resulting in several partial lots within the subject site. Based on the documentation submitted by the applicant and staff's review of the property, the proposed Open Space area consists of approximately 47 full-size lots and 56 partial lots. Several of the full-size lots have limited or no practical access due to the lack of roadway access, the absence of legal access, or their proximity to wetlands. A map showing the proposed lots in context to the area lots and roadway is included in **Attachment 1 – Recorded Documents, Legal Description Exhibit A-2**.

Given these constraints, redesignation of the subject properties to Open Space may be the most feasible option. An alternative would be for the applicant to pursue replatting of the subject property in conjunction with the adjacent eastern portion of Unit 7 to evaluate opportunities for a more cohesive and accessible lot configuration.

3. **Revise the Design Criteria for Single Family Lots within Unit 5, Tract J**-

Existing: According to Ordinance 1979-73, Single Family residential lots are subject to the following design standards:

- Minimum Lot Width: 75 feet
- Minimum Lot Area: 7,500 sq ft
- Maximum Lot Coverage by all Buildings: 35%
- Minimum Yard Requirements:
  - Front: 25 feet (Note 1)
  - Side: 8 feet (Note 2)
  - Rear: 10 feet

    Note 1: except those lots in Unit 1 which were granted a variance in 1974, reducing corner lots to 15 feet
    Note 2: except those lots in Unit 1 which were granted a variance in 1974, reducing side yard setback to either 6 feet or 10% of the lot width at front, not to exceed 8 feet.
- Maximum Height of Structures: 35 feet

Modification: The applicant proposes revised design standards specifically for Unit 5, Tract J property, as follows:

- Minimum Lot Width: 40 feet
- Minimum Lot Area: 4,000 sq ft
- Maximum Lot Coverage by all Buildings: 50%
- Minimum Yard Requirements:
  - Front Garage: 20 feet
  - Front Garage with sidewalk: 25 feet
  - Front Non-Garage portion: 15 feet
  - Second Front on corner lots: 10 feet
  - Side: 5 feet
  - Rear: 5 feet
- Maximum Height of Structures: 35 feet

Staff Review: The proposed standards would allow residential lots substantially smaller than those typically found within St. Augustine Shores, reducing the minimum lot width from 75 feet to 40 feet

and the minimum lot area from 7,500 square feet to 4,000 square feet. Although the proposed setbacks are a reduction from the St. Augustine Shores standards, they generally align with LDC Section 5.03.03.B.1. However, the LDC provision does not specify rear or second front yard setback requirements for PUDs.

Comprehensive Plan Policy A.1.13.3, Note 6, allows up to 65% building coverage for RES-C-designated properties. The applicant proposes a 50% maximum, which exceeds the existing 35% limit applicable to the remainder of the PUD.

The extent to which the proposed major modification would benefit the overall development is unclear. Consideration should be given to the compatibility of the reduced lot sizes and revised development standards with the established character and development pattern of the St. Augustine Shores.

Additionally, Florida House Bill 399 (Chapter 2026-7, Laws of Florida), effective January 1, 2027, creates Section 553.385, Florida Statutes, which generally requires qualifying off-site-constructed residential dwellings, including certain manufactured homes, to be permitted in zoning districts where single-family detached dwellings are allowed. The statute also limits a local government's ability to regulate these dwellings more restrictively than site-built homes. In this context, the proposed 40-foot minimum lot width may be conducive to accommodating manufactured homes, depending on the dimensions and applicable development standards for the dwelling.

It should be noted that the existing deed restrictions and/or HOA covenants have not been reviewed to determine whether manufactured homes are permitted within St. Augustine Shores or whether any applicable restrictions would affect their placement. The extent to which the new state law may affect private deed restrictions or HOA covenants is also not established by this review. Accordingly, the potential for manufactured-home development should be considered preliminary and would be moot if applicable private restrictions prohibit such housing and are not superseded by state law. Further review of the development's governing documents and the applicability of Section 553.385, Florida Statutes, may be warranted.

4. **Phasing -**

Existing: The original Ordinance did not contemplate phasing and only recently has a phasing schedule been revised for only site-specific properties.

Modification: The proposed plan includes a single phase to allow commencement within three (3) years of the approval of this Major Modification. They plan to complete construction within five (5) years of commencement. Commencement is defined as approval of horizontal construction plans. Completion is defined as approval of a Plat.

Staff Review: The St. Augustine Shores PUD as a whole remains active, with approximately 65.7% of the approved residential units constructed. According to the SJC PUD Development Activity Tracker, 3,679 of the 5,600 residential units approved within St. Augustine Shores have been built. These figures reflect the overall development and are not specific to the subject property.

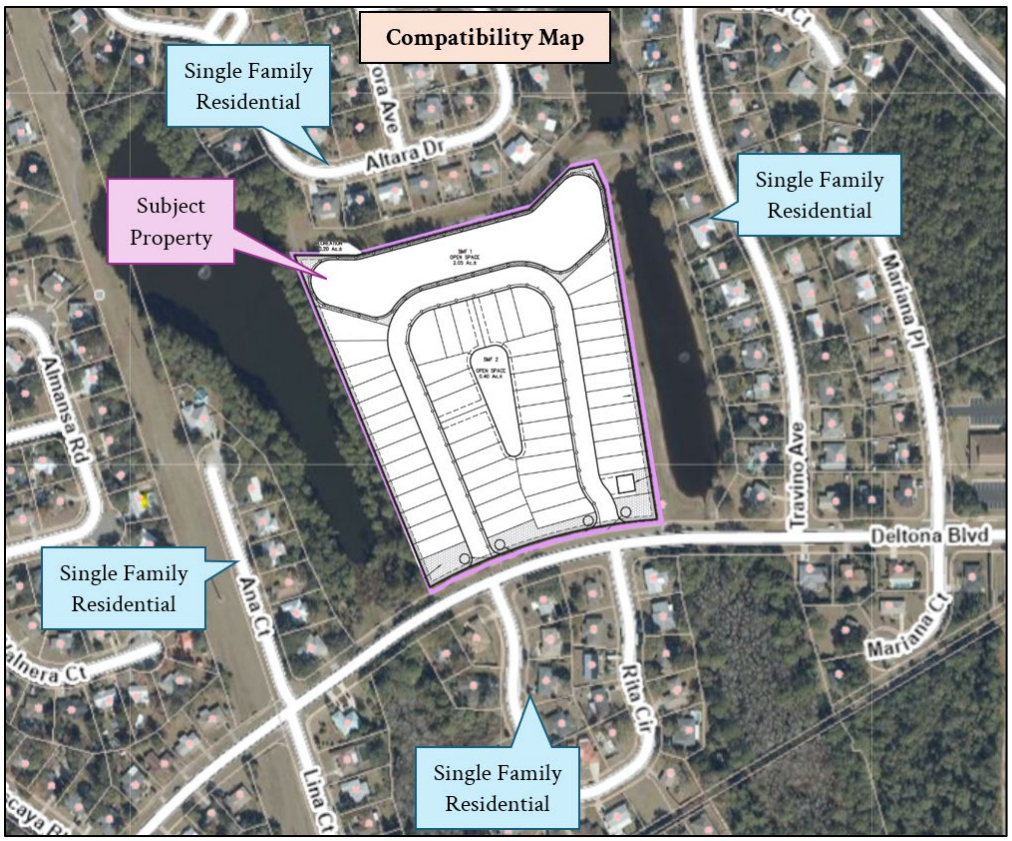
For the subject property, the proposed phasing schedule allows up to three years from approval of the Major Modification to commence development, defined as approval of subdivision construction plans, followed by up to five years to complete development, defined as approval of a plat and not development of each of the 53 homes. This schedule could allow up to eight years before plat approval, with no specified timeframe for construction of the individual homes or full development of the subject property. Consequently, development of the subject property could occur gradually over an extended period, with no defined timeframe for completion of the proposed residential lots.

Figures 1 and 2 provide a compatibility analysis and map of adjacent lands. The subject property is surrounded by existing residential, undeveloped residential, and ponds.

Figure 1: Compatibility Analysis – Unit 5 Tract J

Criteria	Subject Property	North	East (across the pond)	South (across Deltona Blvd)	West (across the pond)
FLUM	Residential-C (RES-C)	RES-C	RES-C	RES-C	RES-C
Zoning	St. Augustine Shores PUD (Ord. 1974-16, as amended)	St. Augustine Shores PUD (Ord. 1974-16, as amended)	St. Augustine Shores PUD (Ord. 1974-16, as amended)	St. Augustine Shores PUD (Ord. 1974-16, as amended)	St. Augustine Shores PUD (Ord. 1974-16, as amended)
Current / Proposed Use	Current: undeveloped Proposed: Residential	St. Augustine Shores Unit 5 Residential	St. Augustine Shores Unit 5 Residential	St. Augustine Shores Unit 5 Residential	St. Augustine Shores Unit 5 Residential
Property Area	12 acres total	Existing lots range from 0.18 - 0.23 acres	Existing lots range from 0.20 - 0.34 acres	Existing lots range from 0.19 - 0.29 acres	Existing lots range from 0.20 - 0.34 acres
Lot width	Proposed: 40 ft wide	Existing lots range from 65 - 92 ft wide	Existing lots range from 79 - 100 ft wide	Existing lots range from 71 - 102 ft wide	Existing lots range from 75 - 90 ft wide
Lot area	Proposed: 4,000 sqft	Existing lots range from 7,840 - 10,019 sqft	Existing lots range from 8,712 - 14,810 sqft	Existing lots range from 8,276 - 12,632 sqft	Existing lots range from 8,712 - 14,810 sqft
Density / Intensity	Proposed: 4.42 units per net acre	N/A *	N/A *	N/A *	N/A *
* Overall PUD: 2.83 dwelling units per gross acre					

Figure 2: Compatibility Map – Unit 5 Tract J



The proposed Major Modification includes several changes to the St. Augustine Shores PUD Master Development Plan (MDP) Text and Map. These changes include converting the previously designated school site to residential use and reducing the minimum lot area and lot width requirements to accommodate the proposed 53 single-family residential lots within Unit 5. The modifications to Unit 7 include changing previously designated residential areas to open space, including areas where existing residential lots are either partial lots or do not appear to have access. The proposed MDP Text addresses neighborhood recreation through the use of existing recreational facilities within the overall PUD or the potential development of new facilities on the subject property. The Unit 5 MDP Map identifies approximately 0.2 acres of recreational area, which appears to be a walking path around the proposed rear pond. Unit 7 also identifies open space but does not show any additional active recreational facilities. The applicant indicates that existing recreational amenities within the St. Augustine Shores PUD may be used to meet the recreational needs of the proposed development; however, the application does not identify the specific facilities that would serve the additional 53 lots or establish whether the existing park and recreational areas have sufficient capacity to accommodate the additional residents. Overall, the request updates the previously approved PUD by changing designated land uses, residential development standards, lot configurations, and open space areas.

CORRESPONDENCE/PHONE CALLS

At the time of writing this staff report, staff has received correspondence and calls regarding this request. Copies of any written correspondence are included in **Attachment 3 - Correspondence**.

ACTION

Staff offers six (6) findings of fact to support a motion to recommend approval or seven (7) findings of fact to recommend denial. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

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

Findings of Fact

MAJMOD 2026-06 St. Augustine Shores Tract J

APPROVE	DENY
1. The request for a Major Modification has been fully considered after public hearing pursuant to the legal notice as required by Florida law and the St. Johns County Land Development Code.	**1.** The request for a Major Modification has been fully considered after public hearing pursuant to the legal notice as required by Florida law and the St. Johns County Land Development Code.
2. As modified, the St. Augustine Shores PUD is consistent with the goals, objectives and policies of the 2050 St. Johns County Comprehensive Plan.	**2.** The request is not consistent with the goals, objectives and policies of the 2050 St. Johns County Comprehensive Plan.
3. As modified, the St. Augustine Shores PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.	**3.** The request is not consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
4. As modified, the St. Augustine Shores PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.	**4.** The request is not consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
5. The Master Development Plan Text and Map for the St. Augustine Shores PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.	**5.** The modification to the Master Development Plan Map and Text does not meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the St. Augustine Shores PUD is consistent with Policy A.1.4.11 of the 2050 St. Johns County Comprehensive Plan in that it does not adversely affect the orderly development of St. Johns County and is compatible with the development trends of the surrounding area.	**6.** The request is not consistent with Policy A.1.4.11 of the 2050 St. Johns County Comprehensive plan in that it adversely affects the orderly development of St. Johns County and is not compatible with the development trends of the surrounding area.
	7. 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 NO. 2026 - _____

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE ST. AUGUSTINE SHORES PLANNED UNIT DEVELOPMENT, ORDINANCE NUMBER 1974-16, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the development of lands within this Major Modification shall proceed in accordance with the application dated June 10, 2026, in addition to the supporting documents and statements from the applicant **which are a part of file MAJMOD 2026-06 St. Augustine Shores Tract J**, for an amendment to the St. Augustine Shores Planned Unit Development, Ordinance Number 1974-16, as amended, and as approved by the Board of County Commissioners, and incorporated into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. That development of lands within the St. Augustine Shores PUD, described in the attached Exhibit "A" (Legal), shall proceed in accordance with Ordinance Number 1974-16, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit "B" (MDP Text), and Exhibit "C" (MDP Map).

SECTION 2. That the need and justification for modification of the St. Augustine Shores PUD has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for a Major Modification has been fully considered after public hearing pursuant to the legal notice duly published as required by Florida law and the St. Johns County Land Development Code.

2. As modified, the St. Augustine Shores PUD is consistent with the goals, objectives and policies of the 2050 St. Johns County Comprehensive Plan.

3. As modified, the St. Augustine Shores PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.

4. As modified, the St. Augustine Shores PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size, (D) compatibility, and (E) adequacy of facilities.

5. The Master Development Plan Text and Map for the St. Augustine Shores PUD meets all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

6. As modified, the St. Augustine Shores PUD is consistent with Policy A.1.4.11 of the 2050 St. Johns County Comprehensive Plan in that it does not adversely affect the orderly development of St. Johns County and is compatible with the development trends of the surrounding area.

SECTION 3. That all other provisions of Ordinance 1974-16, as amended, not in conflict with the provision of this Ordinance, shall remain in full force and effect.

SECTION 4. Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or special use shall be prohibited except where allowed by the Land Development Code. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, comprehensive plan or any Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

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. That the terms of this modification to the St. Augustine Shores PUD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 7. 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.

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: _____
, Chair

ATTEST: BRANDON J. PATTY,
Clerk of the Circuit Court & Comptroller

BY: _____
Deputy Clerk

Effective Date: _____

Exhibit "A-1"
Legal Description

TRACT J

Tract "J" of ST. AUGUSTINE SHORES UNIT FIVE, according to the plat thereof, as recorded in Plat Book 14, Pages 21 through 24 inclusive, of the Public Records of St. Johns County, Florida.

Exhibit "A-2"
Legal Description

NEW OPEN SPACE

A portion of ***St. Augustine Shores Unit 7*** *according to the plat,* ***Plat Book 22, Pages 24 through 48****, recorded and listed in the Public Records of St. Johns, Florida, and described as follows:*

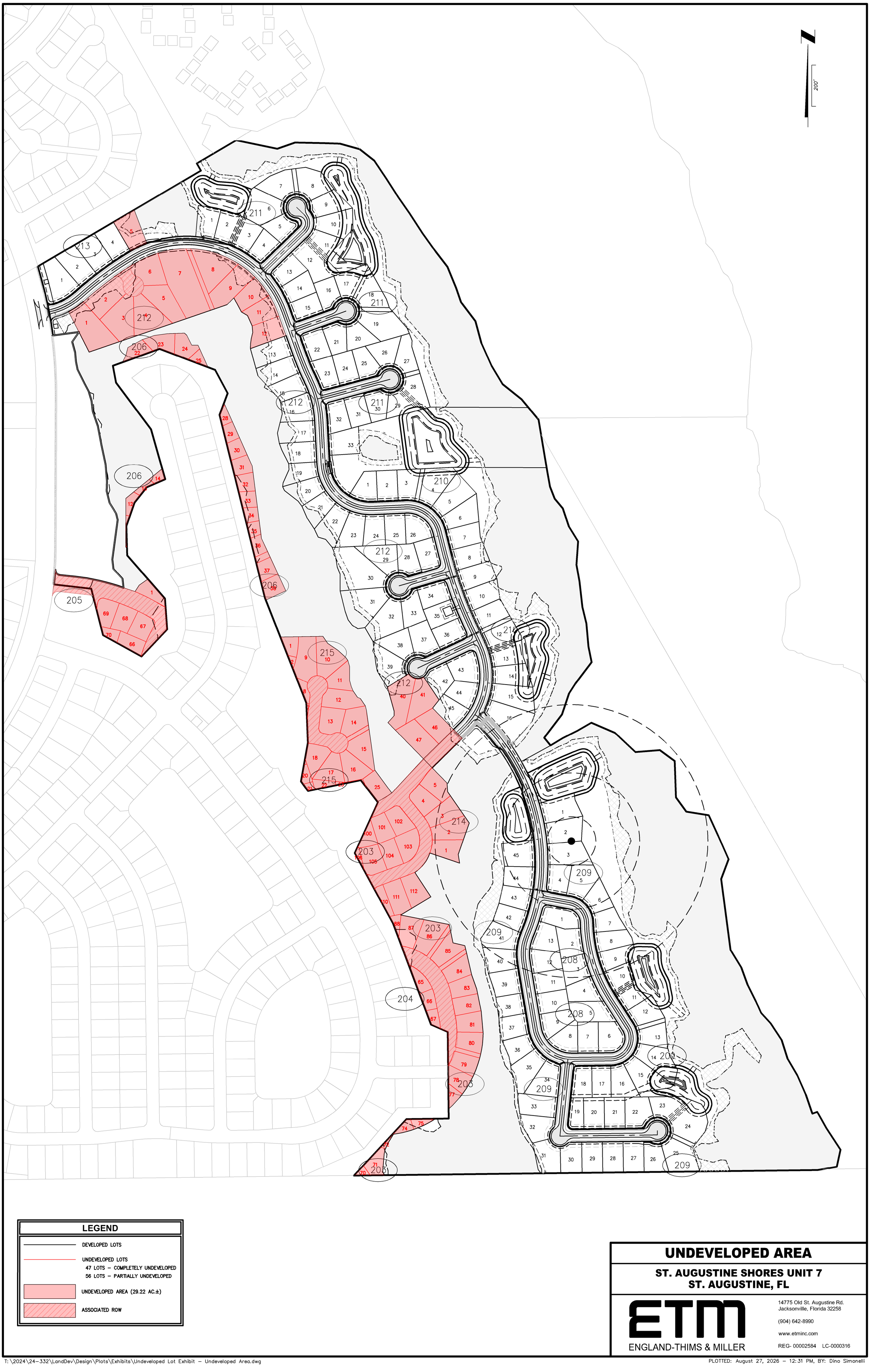
Complete Lots (47)

BLOCK	LOT
203	79-86, 101-105, 111-112
205	67, 68
212	1-12, 40, 41, 46, 47
213	5
214	1-5
215	10-17

And a portion of the following platted lots are described as follows (56)

BLOCK	LOT
203	87, 100,106, 110, 88, 70-78, 99
204	65-67
205	66, 69, 70
206	1, 10-14, 22 -25, 27-38
215	1-2, 7-9, 18-25

Please find attached a site plan showing these areas, including the area of the partial lots subject to this PUD, and the platted right-of-way which shall be designated open space in the PUD.



UNDEVELOPED AREA

ST. AUGUSTINE SHORES UNIT 7
ST. AUGUSTINE, FL

ENGLAND-THIMS & MILLER
14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8990
www.etminc.com
REG- 00002584 LC-0000316

T:\2024\24-332\LandDev\Design\Plots\Exhibits\Undeveloped Lot Exhibit - Undeveloped Area.dwg 8/27/2026 12:31:09 PM, SimonelliD, 1:1

EXHIBIT B
MASTER DEVELOPMENT PLAN TEXT
TRACT "J" MAJOR MODIFICATION
("MDP Text")

10/1/2026

(a) Project Description

This modification changes the allowed uses on Tract J in Unit 5, which is approximately 12.01 acres (the "Subject Property") from "school" to up to fifty-three (53) detached single-family residences, with revised setbacks, minimum lot area, minimum lot width and lot coverage. This modification changes parcels within Unit 7, which is approximately 29.22 acres, from single-family residential to open space (the "Open Space Property"). Recent replats in Unit 7 have also resulted in a reduction of 165 single-family homes from what was originally approved (773 originally approved, 608 in the most recent plats). The designated lots comprising the Open Space Property will be vacated through the plat vacation process in conjunction with permitting for Unit 7.

(b) Total Acreage

Total Acreage is 41.23 acres. Open Space Property is 29.22 acres (Unit 7) and the Subject Property is 12.01 acres (Unit 5).

(c) Total Number of Wetland Acres.

0.00 acres of wetlands on the Subject Property. 0.00 acres of wetlands impacted on Open Space Property.

(d) Development Area and Land Use Summary

Approximately 12.01 acres on the Subject Property with fifty-three (53) detached single-family residences.

Approximately 29.22 acres of open space on the Open Space Property.

(e) Total Residential Units and Density.

The Subject Property shall be developed with fifty-three (53) single-family residences. The gross density within the entire PUD will not be increased as another area in the PUD designated for multi-family and single-family shall be amended to be open space.

Per the Future Land Use Map designation of Residential C, the area density for this section is a maximum of 6 units an acre.

The total projected population is 146 residents (53* 2.75= 146) with approximately 45 school age children (53* 0.35 = 45).

Student Level	Percentage of Total Students	Projected Students
Elementary	45%-	20.2
Middle	24%	10.8
High	31%	13.9

(f) Square Footage and Intensity of Non-Residential Development.

There is no non-residential development proposed.

(g) Design Criteria

The proposed development shall adhere to the following site development standards:

1. Residential Development: The Subject Property shall be developed with 53 detached single family residences. The Open Space Property will not be developed.

2. *General Residential Setbacks:* The setbacks for all single-family residences shall be as follows:

Front:	20 feet from right of way to face of garage 25 feet from sidewalk to garage 15 feet for non-garage portions of home 10 feet for second front yard for corner lots.
Side:	5 feet
Rear:	5 feet

Setbacks shall be measured per Section 6.01.03 of the Land Development Code. There shall be five (5) feet measured from thirty inches above grade allowed within the side yard. Eaves can project into side yard with increased fire protection (LDC 5.03.03.B(1)(b) and 6.03.01). All other projections into front and rear yards shall be allowed in accordance with LDC 6.01.03.H. All structures shall have a minimum separation of 10 feet measured from the furthest projection of the structure to the furthest projection of any other structure. If this separation cannot be maintained, then all structures must be protected with an automatic fire system designed and installed in accordance with NFPA 13 or the required fire hydrants shall be capable of providing an additional five hundred (500) gpm for two (2) hours. Such fire flow shall be in addition to that required by NFPA 1, Chapter 18.

a) *Minimum Lot Area:* The minimum single family lot area shall be **4,000 square feet**.

b) *Minimum Lot Width:* The minimum single-family lot width shall be **40 feet**.

c) *Maximum Coverage of Lots by Buildings:* Maximum Lot Coverage by Buildings shall be **50% on individual lots**.

d) *Maximum Impervious Surface Ratio (ISR):* The maximum ISR for the entire Subject Property shall be **70%**.

e) *Parking:* Each single-family lot shall provide at least two parking spaces outside of the right-of-way via garage parking and/or on a paved driveway.

f) *Building Height:* The maximum building height shall be **thirty-five (35) feet**.

g) *Accessory Structures:* Accessory Structures shall be allowed as per Section 2.02.04 of the LDC. Detached Accessory Structures (other than guest houses) may be located in a required side or rear yard but not less than five (5) feet from any lot line. Air conditioning, heating units and pads, and emergency electrical generators and fuel systems designed to serve the main structure may be located in any required side or rear yard but no less than five (5) feet from any lot line. There shall be no swimming pool, pool deck pool enclosure, air conditioning equipment, electrical equipment, or masonry wall/fence located within the boundaries of any underground utility or drainage easement. Street lighting shall be allowed and be constructed in accordance with the LDC.

h) *Signage:* Other than one monument sign in any of the potential locations as shown on the MDP which meets the requirements of the LDC, no permanent project signs shall be located within the development

i) *Construction/Temporary Signs:* Temporary signage shall be allowed in accordance with Section 7.02.00 of the LDC.

(h) <u>Infrastructure</u>

The infrastructure will consist of minor drainage facilities, water and sewer, fire protection, and solid waste collection as follows:

l. *Vehicular Access:* Access to the lots shall be via internal roads.

3. *Internal Access:* Internal roads as shown on the MDP.

3. *Pedestrian Access:* Existing sidewalks on Deltona Blvd

4. Interconnectivity: The Subject Property is interconnected to other residential development within the PUD via existing roadway within the established PUD.

5. Recreation: The development will provide neighborhood recreation of 5

acres per 1,000 population for the proposed homesites. Existing recreation within the PUD may be utilized or new recreational facilities may be provided on the Subject Property. Safety measures such as buffering and screening will be provided for active recreation areas which border the roadway.

6. *Open Space:* Minimum twenty-five (25%) percent of the Subject Property, including buffers and stormwater facilities.

7. *Drainage:* Retention shall be constructed as shown on the MDP.

8. *Utilities:* Central water and sewer service shall be provided by the St. Johns County Utility Department. All electrical and telephone lines will be installed underground on the site. Electric service will be provided by FPL.

9. *Solid Waste:* Solid Waste will be handled by the licensed franchisee in the area, with individual curbside pick-up. Based on an estimated generation of 5.7 pounds per resident, the maximum solid waste generation is estimated at 831 · pounds per day (5.7 lb per day* 2.75 residents per unit* 53 units).

10. *Fire Protection:* Fire protection will be provided in accordance with the LDC.

11. *Clearing and grading, agricultural and silvicultural:* Excavation activities shall be shown on construction plans and shall be allowed within approved development areas (as defined by approval of construction plans) for the construction of the stormwater management systems and ponds, lots and other similar uses and structures in conjunction with the development, subject to applicable permitting requirements. If necessary, fill dirt may be brought from off-site. Early land clearing and the excavation, deposit, stockpiling, and leveling of fill material removed from construction of the master drainage system and road rights of way shall be allowed subject to permitting requirements of the County and the St. Johns River Water Management District. Prior to any early clearing activity, the developer shall provide to the County a tree inventory or tree survey of protected trees (as defined in the LDC) within the limits of the clearing. The developer will comply with applicable LDC provisions. The developer shall mitigate for any protected trees to be removed by such early clearing activities as required under the LDC.

    Landscaping requirements of the LDC within individual lots shall be the responsibility of the individual homeowner or builder.

(i) <u>Water and Sewer.</u>

Maximum of 53 residential dwelling units; 18,550 gallons per day of potable water (350 gallons per day* 53 units).

Maximum of 53 residential dwelling units; 15,900 gallons per day of sanitary sewer (300 gallons per day* 53 units).

All utility construction projects are subject to the current construction standards within the Manual of Water, Wastewater, and Reuse Design Standards & Specifications at the time of review.

Utility connection points shall be installed as listed in the availability letter or as directed otherwise by the St. Johns County Utility Department to minimize impact to the existing infrastructure or to the existing level of service.

Water and/or sewer lines that are to be dedicated to the St. Johns County Utility Department for ownership that are not in public right-of-way shall require an easement/restoration agreement.

No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water and/or sewer pressurized mains unless otherwise approved by SJCUD. Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines.

(j) Soils.

The soil survey for St. Johns County, Florida identifies the following types of soil within the property:

Soils map included with application. The site consists primarily of Immokalee fine (7) sand and Tavares fine sand (6), with a smaller area of Pomello fine sand (15), as identified by the USDA Natural Resources Conservation Service (NRCS) Soil Survey of St. Johns County. Site development has been designed to accommodate the existing soil conditions through appropriate grading, stormwater management, and compliance with all applicable local, state, and federal regulations.

(k) Wetlands

There are no wetlands on the Subject Property, which is the only property subject to this modification which will be developed.

(l) Significant Natural Communities Habitat and Listed Species.

No known Significant Natural Communities Habitat observed on the Subject Property. One (1) potentially occupied gopher tortoise burrow was observed centrally located onsite. A 100-percent gopher tortoise survey will be required with the submittal of future development plans.

(m) Known or Observed Historic Resources.

There are no known historic resources on the Subject Property.

(n) Buffering and Landscape.

Landscaping and Irrigation: The development shall be subject to the landscaping, tree mitigation and irrigation requirements of LDC. A specimen tree survey to identify specimen trees will be required prior to civil permit review. A ten (10) foot natural buffer shall be provided along all the project property lines, except for the entrance road and any park space along the Deltona Blvd, as shown on the MDP.

(o) Special Districts

None

(p) Temporary Uses

Temporary signage shall be allowed and shall comply with LDC Section 7.02.00. Temporary construction and temporary sales trailers are allowed and may be placed on the site upon approval of the construction plans in the location(s) shown on the construction plans submitted. Temporary construction trailer(s) will be allowed to remain until completion of the construction of all homes and *must* be removed no later than thirty (30) days from approval of the certificate of occupancy for the last home.

Construction trailers and sales offices for sales of lots on the Subject Property shall be allowed on-site and moved throughout the site as necessary. Pursuant to LDC Section 2.02.04.B.10, the Applicant will obtain all necessary permits prior to placement of construction or sales trailers. Sales trailers as well as sales offices shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC) including, but not limited to, an accessible route, accessible parking, and s1gnage.

(q) Accessory Uses.

Standard residential accessory uses will be allowed within the building areas of the lots on the Subject Property, including, but not limited to decks, patios, walkways, and sidewalks. Accessory uses and structures will be allowed as per the LDC, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of the structure. Accessory uses will be specifically as follows:

1. Standard residential accessory uses will be allowed within the building area of the lots, including, but not limited to decks, patios, pools, pool enclosures, storage sheds, garages, workshops, and guest houses except as may be restricted or limited by the applicable, conditions and restrictions contained herein. Unless otherwise stated shall comply with SJC LDC 6.01.03.H.3.

2. Residential accessory uses attached to the residence and pools will be subject to the same setbacks as the residence except for accessory uses such as decks, patios, and pool enclosures including pool decking and gazebos, which may be constructed within the rear or side yard setbacks, provided a minimum of five (5) feet is maintained from the property boundary.

3. Exterior air conditioning units, water softeners, pool equipment and related heating/cooling units may be located along the side or rear of the structures served and may be included within the side or rear setback without violating the required setbacks except that the units shall be a minimum of five feet (5') from any property line. No air conditioning/heating/air handling units shall be located in any public or private drainage or underground utility easements.

4. Accessory uses, such as home offices, will be allowed in accordance with the requirements for residential districts stipulated within the LDC.

5. Fences on individual lots shall be allowed in rear yards and side yards and shall not be taller than four (4) feet and unless otherwise stated in accordance with the LDC.

6. No permanent structures shall be allowed within any public or private drainage or underground utility easement. Examples of permanent structures shall include, but are not limited to, building eaves, exterior air conditioning units or electrical equipment, buildings, footings, masonry fences, masonry walls, patios, and swimming pools. PVC and wooden fences may be allowed at owner's expense to remove and/or replace.

(r) Phasing.

The Applicant proposes to develop the Subject Property in a single phase, to be completed within five (5) years of commencement. Completion is defined is approval of a final plat consistent with this MDP Text and the MDP.

Construction shall commence within three (3) years of the approval of this application and shall be completed within five (5) years of commencement. Commencement of construction shall be deemed to occur upon approval of horizontal construction plans.

(s) The projected impact of the Project upon St. Johns County, and an explanation of the Project's benefit to the County, as compared to existing zoning or other zoning district, and justification of the Project.

The Subject Property and Open Space Property are within an existing PUD and are both over 10 acres in size. Due to requirements in the Comprehensive Plan, the only method for amending the use for these parcels is via a planned unit development. The existing zoning for the Subject Property is a school site. The proposed 53 homes will generate less traffic than a

school and less than the current entitlements on the Open Space Property. Development of the Subject Property will also constitute infill development.

(t) Waivers

No waivers are requested.

(u) Binding all Successors and Assigns:

The Applicant also agrees to comply with all conditions and safeguards established in the MDP Map and MDP Text.

(v) If designated as more than one Land Use.

The entire Subject Property is located within a single Future Land use Category under the Comprehensive Plan.

THE MASTER DEVELOPMENT PLAN MAP IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE PUD / PRD AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

APPROVED: _____

DATE: _____

ORDINANCE NUMBER: _____

FILE NUMBER: _____

GENERAL NOTES:

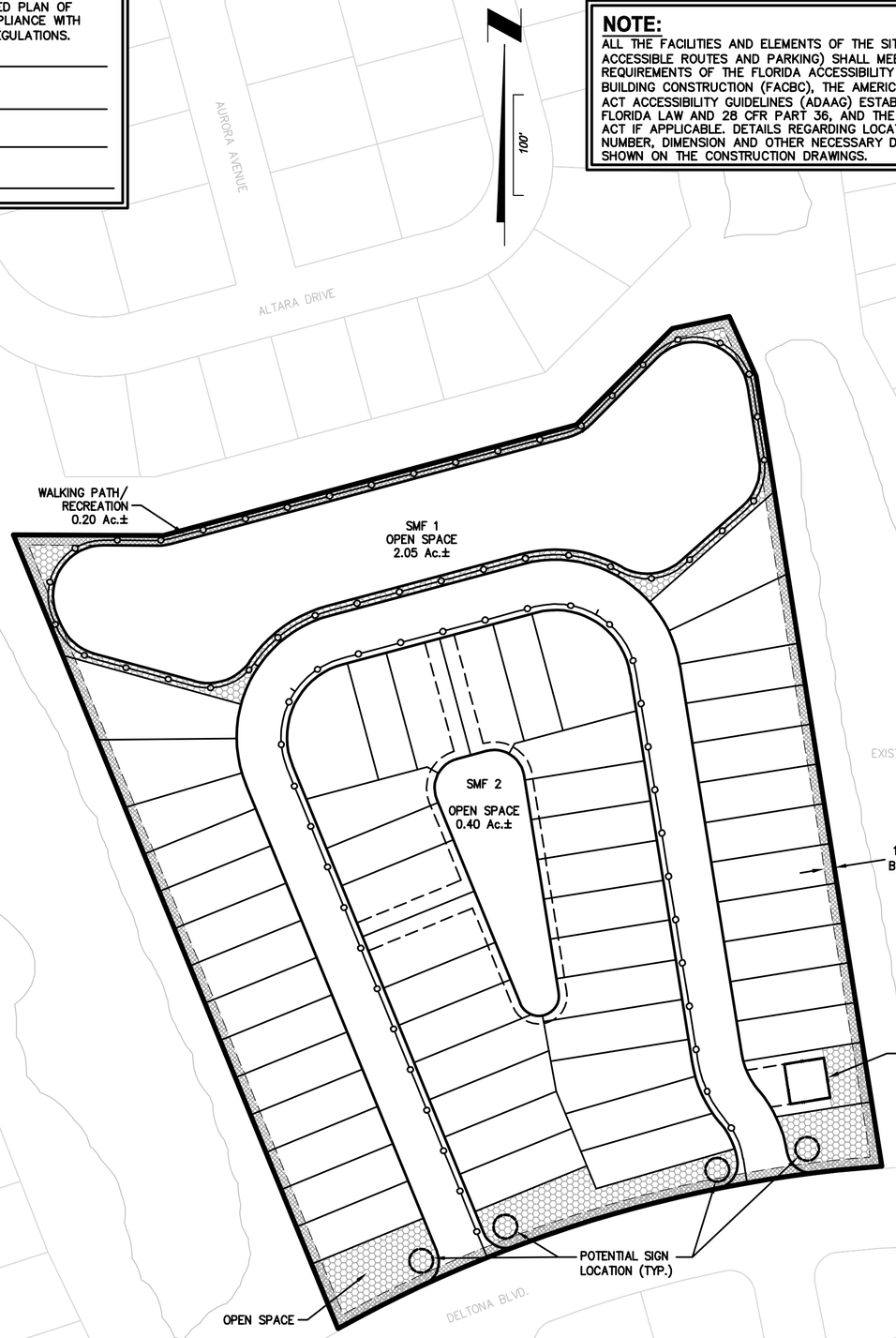
1. LOT LAYOUT IS CONCEPTUAL AND MAY BE REVISED ON CONSTRUCTION PLANS OR BY CHANGES TO THE MASTER DEVELOPMENT PLAN IN ACCORDANCE WITH LDC SECTION 5.03.05.
2. TEMPORARY CONSTRUCTION AND SALES TRAILERS MAY BE LOCATED IN DEVELOPMENT AREAS. LOCATION MAY CHANGE AS DEVELOPMENT PROGRESSES, BUT WILL NOT BE LOCATED WITHIN REQUIRED BUFFERS.
3. SIGNAGE: ONE (1) MONUMENT SIGN IN ANY OF THE POTENTIAL LOCATIONS AS SHOWN ON THE MDP PER SJC LDC. NO OTHER PERMANENT PROJECT SIGNS SHALL BE LOCATED WITHIN THE DEVELOPMENT.
   CONSTRUCTION/TEMPORARY SIGNS: TEMPORARY SIGNAGE SHALL BE ALLOWED IN ACCORDANCE WITH SECTION 7.02.00 OF THE LDC.
4. THIS PROJECT LIES WITHIN FLOOD ZONE "X", BASED UPON FEMA FIRM MAP COMMUNITY NO. 12109C0383J, REVISED 12/07/2018.
5. DETAILS AND ADA COMPLIANCE OF THE SIDEWALKS WILL BE PROVIDED ON CONSTRUCTION PLANS.
6. ACCESSORY USES: STANDARD RESIDENTIAL ACCESSORY USES ALLOWED. THE SETBACK FOR SCREENED POOL ENCLOSURES SHALL BE THREE (3) FEET AND FIVE (5) FOR POOLS.
7. RECREATION: RECREATION PROVIDED AT 5 ACRES PER 1,000 POPULATION. EXISTING RECREATION WITHIN THE PUD MAY BE UTILIZED OR NEW RECREATIONAL FACILITIES MAY BE PROVIDED ON THE SUBJECT PROPERTY.
8. OPEN SPACE: MINIMUM TWENTY-FIVE (25%) PERCENT OF THE SUBJECT PROPERTY, INCLUDING BUFFERS AND STORMWATER FACILITIES. INCLUDING THE OPEN SPACE PROPERTY.
9. CLEARING & GRADING, AGRICULTURE & SILVICULTURAL: IN ACCORDANCE WITH THE SJC LDC AND SJRWMD PERMITTING REQUIREMENTS, IF NECESSARY, FILL DIRT MAY BE BROUGHT FROM OFF-SITE. EARLY LAND CLEARING AND THE EXCAVATION, DEPOSIT, STOCKPILING, AND LEVELING OF FILL MATERIAL REMOVED FROM CONSTRUCTION OF THE MASTER DRAINAGE SYSTEM AND ROW SHALL BE ALLOWED.
10. WETLANDS: NO WETLANDS. APPLICABLE TO THE DEVELOPMENT SPECIFIC TO THIS MODIFICATION ON SUBJECT PROPERTY "J".
11. LANDSCAPING & IRRIGATION: THE DEVELOPMENT SHALL BE SUBJECT TO THE REQUIREMENTS OF LDC SECTION 6.06.00.
12. PHASING: SINGLE PHASE DEVELOPMENT, TO BE COMPLETED WITHIN FIVE (5) YEARS OF COMMENCEMENT. COMPLETION IS DEFINED AS APPROVAL OF A FINAL PLAT CONSISTENT WITH THIS MDP TEXT AND THE MDP.

PUD ORDINANCE NO.
1974-16; 1979-73
(AS AMENDED 2017-25)

NOTE:
ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), THE AMERICANS DISABILITY ACT ACCESSIBILITY GUIDELINES (ADAAG) ESTABLISHED BY FLORIDA LAW AND 28 CFR PART 36, AND THE FAIR HOUSING ACT IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.

SITE DATA TABLE

A. ZONING DESIGNATION/FLUM: PUD/RES-C
B. PARCEL ID NUM: 2841530001
C. PUD ORDINANCE NUMBER: 1974-16; 1979-73 (AS AMENDED 2017-25)
D. DATA SUMMARY
   1. TOTAL PROJECT AREA: 12.01 Ac.±
   2. TOTAL RESIDENTIAL UNITS: 53
   3. PERIMETER BUFFERS: 0.69 Ac.±
   4. UPLAND BUFFERS: 0 Ac.±
   5. PARKS/AMENITY: RECREATION = 0.20 Ac.±
   6. OPEN SPACE: 25% AGGREGATE OVER THE PUD
   7. POND AREA: 2.45 Ac.±
   8. FLOOD ZONE: X & A
   9. RIGHT OF WAY: 1.83 Ac.±
   10. UTILITIES: SJCUD
   11. WETLANDS
      11.1. TOTAL WETLANDS: 0.00 Ac.±
      11.2. WETLAND IMPACT: 0.00 Ac.±
      11.3. WETLAND PRESERVED: 0.00 Ac.±
   12. SINGLE FAMILY: 53 LOTS
      12.1. MIN. FRONT YARD SETBACK:
         20 FEET FROM R/W TO FACE OF GARAGE
         25 FEET FROM SIDEWALK TO GARAGE
         15 FEET FOR NON-GARAGE PORTIONS OF HOME
         10 FEET FOR SECOND FRONT YARD FOR CORNER LOTS
      12.2. MIN. SIDE YARD SETBACK: 5 FEET
      12.3. MIN. REAR YARD SETBACK: 5 FEET
      12.4. MINIMUM LOT WIDTH: 40 FEET
      12.5. MINIMUM LOT AREA: 4,000 S.F.
      12.6. MAX LOT COVERAGE BY BUILDING: 50% INDIVIDUAL LOTS
      12.7. MAX HEIGHT: 35 FEET
      12.8. MAX ISR: 70% (ENTIRE SUBJECT PROPERTY)
   13. RECREATION 5 ACRE PER 1,000 POPULATION CUMULATIVE OVER ENTIRE PUD



LEGEND

- PROJECT BOUNDARY
- 5' SIDEWALK
- 10' NATURAL BUFFER
- OPEN SPACE AREA

UNIT J RECREATION:
MINIMUM RECREATION: 5 Ac. / 1,000 POPULATION
53 LOTS = 0.64 Ac.
PROVIDED RECREATION: 0.20 Ac.±
EXISTING RECREATION PROVIDED THROUGHOUT PUD

PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

ETM NO. 24-332-01-03
DRAWN BY: D.G.S.
DESIGNED BY: S.A.W.
CHECKED BY: S.A.W.
DATE: JULY 2024

PLOTTED: September 14, 2026 - 8:13 AM, BY: Dino Simonelli

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 00002584 LC - 0000316

ETM VISION • EXPERIENCE • RESULTS

MASTER DEVELOPMENT PLAN

TRACT J - ST. AUGUSTINE SHORES
EXHIBIT C
ST JOHNS COUNTY, FLORIDA

DRAWING NUMBER
2 OF 3

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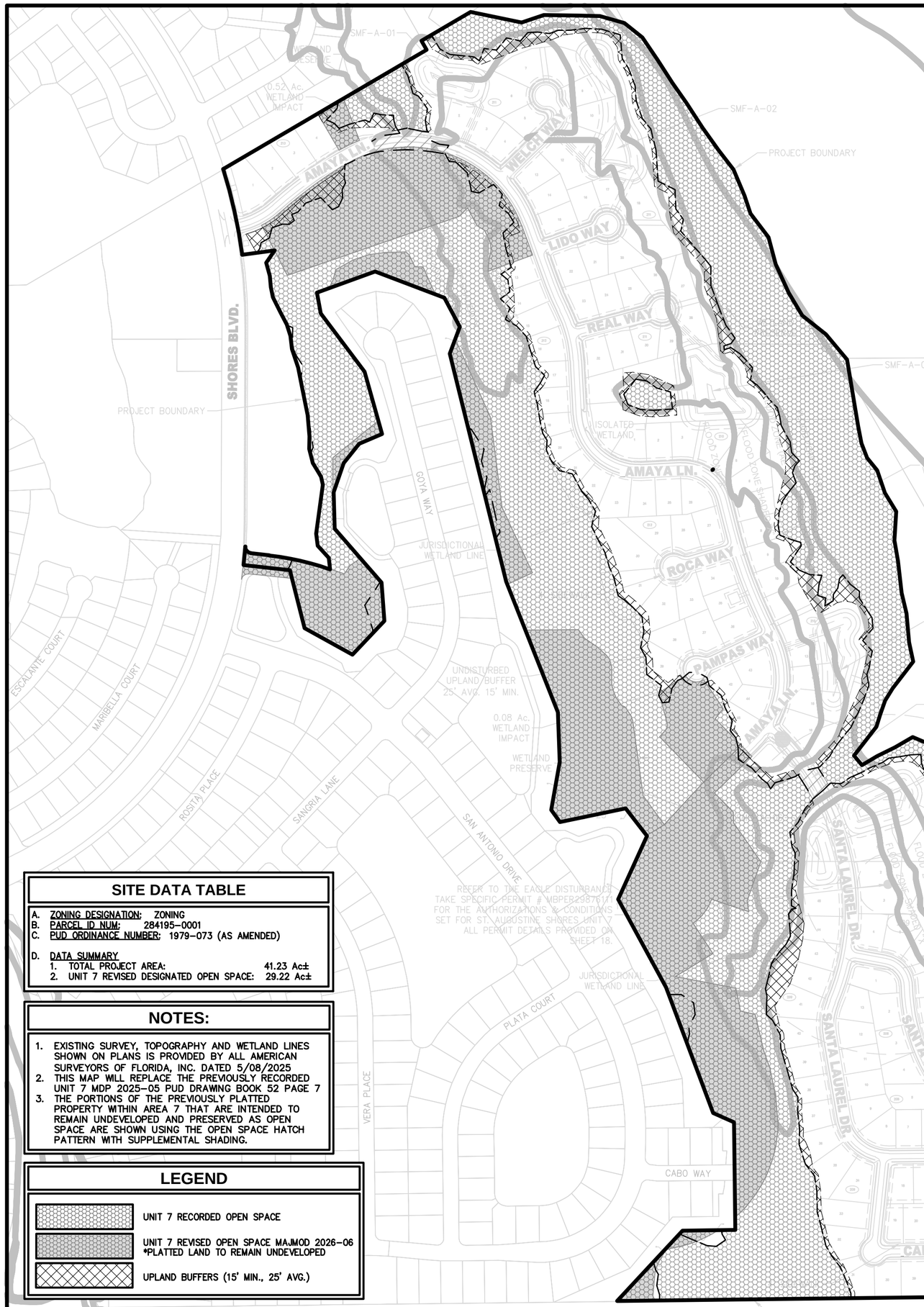

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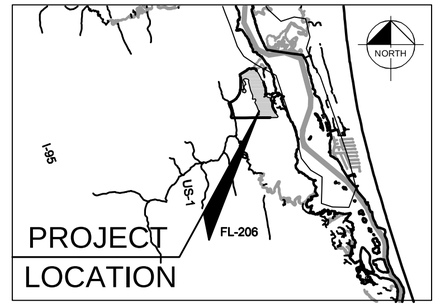

VICINITY MAP

THE MASTER DEVELOPMENT PLAN MAP IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE PUD / PRD AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

APPROVED: _____

DATE: _____

ORDINANCE NUMBER: _____

FILE NUMBER: _____

SITE DATA TABLE

A. ZONING DESIGNATION: ZONING
B. PARCEL ID NUM: 284195-0001
C. PUD ORDINANCE NUMBER: 1979-073 (AS AMENDED)

D. DATA SUMMARY
1. TOTAL PROJECT AREA: 41.23 Ac±
2. UNIT 7 REVISED DESIGNATED OPEN SPACE: 29.22 Ac±

NOTES:

1. EXISTING SURVEY, TOPOGRAPHY AND WETLAND LINES SHOWN ON PLANS IS PROVIDED BY ALL AMERICAN SURVEYORS OF FLORIDA, INC. DATED 5/08/2025
2. THIS MAP WILL REPLACE THE PREVIOUSLY RECORDED UNIT 7 MDP 2025-05 PUD DRAWING BOOK 52 PAGE 7
3. THE PORTIONS OF THE PREVIOUSLY PLATTED PROPERTY WITHIN AREA 7 THAT ARE INTENDED TO REMAIN UNDEVELOPED AND PRESERVED AS OPEN SPACE ARE SHOWN USING THE OPEN SPACE HATCH PATTERN WITH SUPPLEMENTAL SHADING.

LEGEND

- UNIT 7 RECORDED OPEN SPACE
- UNIT 7 REVISED OPEN SPACE MAJMOD 2026-06 *PLATTED LAND TO REMAIN UNDEVELOPED
- UPLAND BUFFERS (15' MIN., 25' AVG.)

PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

ETM NO. 24-332-01-03
DRAWN BY: D.G.S.
DESIGNED BY: S.A.W.
CHECKED BY: S.A.W.
DATE: JULY 2024

PLOTTED: September 14, 2026 - 8:13 AM, BY: Dino Simonelli

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CA - 00002584 LC - 0000316

ETM VISION - EXPERIENCE - RESULTS

UNIT 7 OPEN SPACE PROPERTY

TRACT J - ST. AUGUSTINE SHORES
EXHIBIT C
ST JOHNS COUNTY, FLORIDA

DRAWING NUMBER
3 OF 3

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END DOCUMENTS
TO BE RECORDED

ATTACHMENT 2
SUPPORTING DOCUMENTS

St. Johns County Growth Management Department

Application for: PUD/PRD Major Modification

Date: June 10, 2026

Property Tax ID No: 284153-0001 (Tract J) Numerous parcels for the open space property, please see attached exhibit)

Project Name: Tract J Infill Residential

Property Owner(s): The Deltona Corporation and Unit 7 Investments

Phone Number:

Address: 8014 SW 135th Street Road

Fax Number:

City: Ocala State: FL Zip Code: 34473-0000 e-mail:

Are there any owners not listed? ☒ No ☐ Yes If yes please provide information on separate sheet.

Applicant/Representative: England-Thims & Miller, Inc & Zach Miller, Esq

Phone Number:

Address: 3203 Old Barn Court

Fax Number:

City: Ponte Vedra State: FL Zip Code: 32082 e-mail: zwmillerlaw@gmail.com

Property Location: north side of Deltona Blvd; east of Viscaya Blvd and west of Shores Blvd

Major Access: Deltona Blvd

Size of Property: 12.01 (Tract J) 29.22 (Open Space Property)

Cleared Acres (if applicable): 0

Zoning Class: PUD

No. of lots (if applicable): 53

Overlay District (if applicable):

Water & Sewer Provider: SJCUD

Future Land Use Designation: C-RES

Present Use of Property: vacant

Proposed Bldg. S.F.:

Project Description (use separate sheet if necessary)

A request to provide infill single family detached homes on Tract J within the St. Augustine Shores PUD and designate 29.22 acres of property designated for residential in the PUD as open space.

Please list any applications currently under review or recently approved which may assist in the review of this application including the name of the PUD/PRD:

I understand that reasonable inspections of the subject property may be made as part of the application review process. I understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:
Signature of owner or person authorized to represent this application:

Zach Miller
Signed By

Printed or typed name(s): Zach Miller, Esq.

Parcel List

- 2842030850
- 2842150170
- 2842060310
- 2842031112
- 2842030710
- 2842030770
- 2842030750
- 2842030780
- 2842030790
- 2842030740
- 2842050660
- 2842150010
- 2842150100
- 2842060140
- 2842060340
- 2842030700
- 2842030730
- 2842030880
- 2842030860
- 2842150180
- 2842030820
- 2842030840
- 2842030720
- 2842030870
- 2842050700
- 2842150110
- 2842060320
- 2842060330
- 2842060300
- 2842060130
- 2842150020
- 2842150090
- 2842060120
- 2842060360
- 2842060280
- 2842031000
- 2842031111
- 2842140010

- 2842120050
- 2842150150
- 2842030830
- 2842040670
- 2842031101
- 2842150190
- 2842031102
- 2842150160
- 2842140020
- 2842120400
- 2842150120
- 2842060290
- 2842150140
- 2842030990
- 2842120470
- 2842031103
- 2842150210
- 2842120460
- 2842150130
- 2842050670
- 2842060220
- 2842060230
- 2842060240
- 2842060250
- 2842120080
- 2842120100
- 2842120040
- 2842120110
- 2842120120
- 2842060350
- 2842120030
- 2842120020
- 2842130050
- 2842120090
- 2842120060
- 2842031105
- 2842040650
- 2842030810
- 2842031104
- 2842150250

- 2842150230
- 2842031106
- 2842031110
- 2842150080
- 2842120410
- 2842150070
- 2842060380
- 2842050690
- 2842050680
- 2842150220
- 2842150200
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- 2842140040
- 2842060370
- 2842030800
- 2842040660
- 2842030760
- 2841950001
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- 2842120070
- 2841950001
- 2842120070
- 2841950001
- 2841950001
- 2842150240
- 2842060110





St. Augustine Shores - Tract J

Aerial

Source: ETM, St Johns County, Esri, Nearmap

Subject Property

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Feet

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Date: 12/17/2025





St. Augustine Shores - Tract J

FEMA

Source: ETM, St Johns County, FEMA, Esri, Nearmap

Subject Property

1% Annual Chance Flood Hazard

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St. Augustine Shores - Tract J

FLUCFCS

Source: ETM, St Johns County, Esri, Nearmap, Florida DEP

- Subject Property
- 1200: Medium Density, 2>5 dwelling units/ acre
- 4110: Pine Flatwoods

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Feet

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Date: 12/17/2025





St. Augustine Shores - Tract J

Future Land Use

Source: ETM, St Johns County, Esri, Nearmap

- Subject Property
- RESIDENTIAL-C

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Feet

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St. Augustine Shores - Tract J

NWI Wetlands

Source: ETM, St Johns County, NWI, Esri, Nearmap

Subject Property

NWI Wetlands

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Date: 12/17/2025





St. Augustine Shores - Tract J

Soils

Source: ETM, St Johns County, SSURGO, Esri, Nearmap

- Subject Property
- 15,Pomello
- 6,Tavares
- 7,Immokalee
- 99,Water

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Feet

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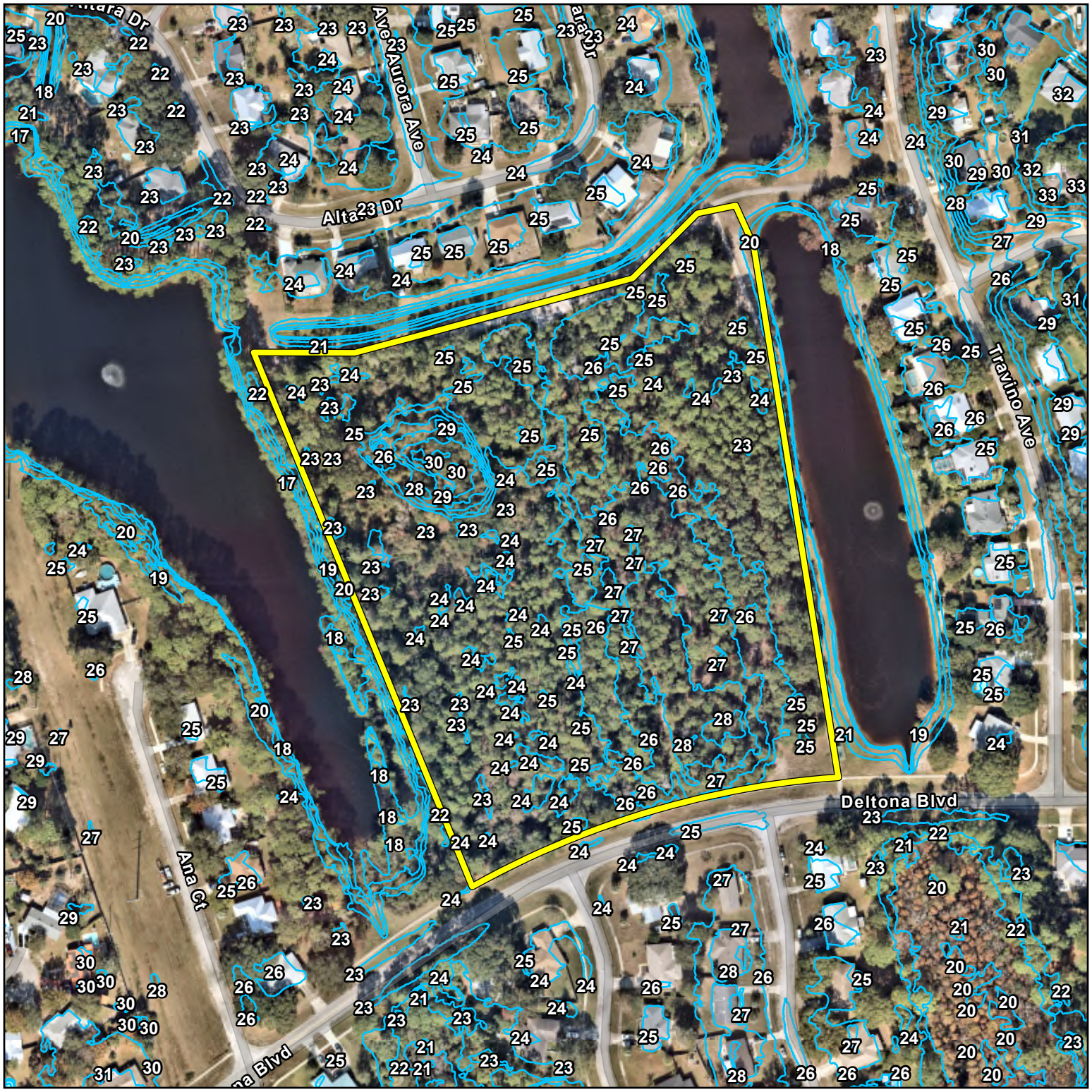
Date: 12/17/2025





St. Augustine Shores - Tract J

Topography

Source: ETM, St Johns County, USGS, Esri, Nearmap

Subject Property

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Feet

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Date: 12/17/2025





St. Augustine Shores - Tract J

Vicinity

Source: ETM, St Johns County, Esri

Subject Property

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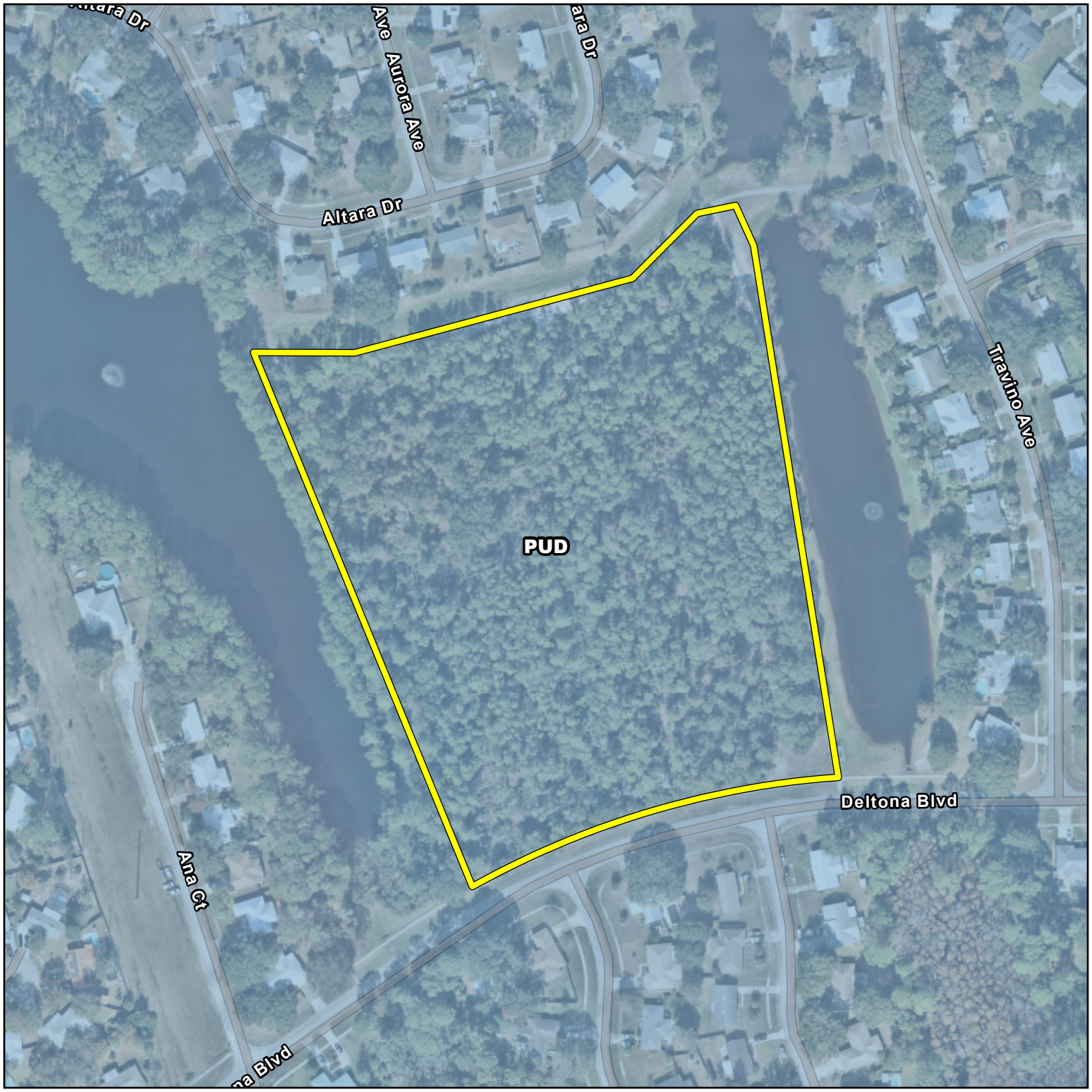
Date: 12/17/2025





St. Augustine Shores - Tract J

Zoning

Source: ETM, St Johns County, Esri, Nearmap

- Subject Property
- Planned Unit Development (PUD)

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Feet

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Date: 12/17/2025

CARTER ENVIRONMENTAL SERVICES

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

August 20, 2026

By Email:
zmillerlaw@gmail.com

Zach Miller
Miller Law

SUBJECT: Deltona Blvd (PIN: 2841530001)
Threatened and Endangered Species

Dear Zach,

On August 20, 2026, Carter Environmental Services (CES) conducted a limited field survey of the proposed project area (+/-12.01 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 (FWS) or 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 a literature review of the soil units mapped on-site and aerial photographs of the property. The results of this survey are listed below.

PROTECTED ANIMAL SPECIES

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

  Using the Audubon Eagle Nest Locator Database (2026), CES located no bald eagle nests on record within a 1,500-foot radius of the project area, with the closest nest (SJ025) located approximately 3,000 feet to the north of the project area. While the bald eagle is not listed as threatened, endangered or a SSC, it is protected by the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. Based on these acts, certain activities are regulated by FWS when they occur near an active nest during nesting season (1 October to 15 May). Activities within 1,500 feet of a nest may be further regulated by St. Johns County.

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

  CES determined there was potential for gopher tortoise habitat on the referenced property due to the presence of suitable soils on the site. The site visit confirmed the habitat was suitable to support gopher tortoises, and one potentially occupied gopher tortoise burrow was identified. A 100% gopher tortoise survey will need to be performed no more than 90 days prior to any land clearing activity and any potentially occupied burrows located within 25’ of the proposed limits of construction will need to be permitted through FWC and relocated prior to commencement of any clearing, grading, or construction.

- **Other Listed Reptiles**

  CES assessed the site for potential utilization by the Florida pine snake and eastern indigo snake. Both of these species need large expanses of contiguous habitat, as their home ranges can exceed 200 acres. Due to surrounding development in a suburban landscape, the habitat is not suitable for the snakes due to habitat fragmentation and size constraints.

PROTECTED PLANT SPECIES

In addition to protected animal species, CES biologists reviewed the site for protected plant species and none were observed. Coordination will not 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.

In conclusion, the gopher tortoise was the only state listed species utilizing the site, and no federally listed species or their habitats were observed by CES during the site review or at any other time. I trust that this information is helpful. Please contact Ryan Carter or myself with any questions or requests for additional information.

Sincerely,
Carter Environmental Services



Mike Glover
Protected Species Project Manager

CARTER ENVIRONMENTAL SERVICES

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

August 20, 2026

By Email:
zmillerlaw@gmail.com

Zach Miller
Miller Law

SUBJECT: Deltona Blvd (PIN: 2841530001)
Significant Natural Communities

Dear Zach,

On August 20, 2026, Carter Environmental Services (CES) evaluated the subject property to determine if any of the six Significant Natural Communities regulated by the St. Johns County Land Development Code (Section 4.01.07(G)) were present. These communities include Beach Dune, Coastal Grassland, Coastal Strand, Maritime Hammock, Sandhill and Scrub.

After the site visit, CES used the Florida Land Use Cover Form Classification System (FLUCFCS) to characterize the community types. The following vegetative communities were observed, none of which are Significant Natural Community as defined by St. Johns County, Florida.

Uplands:

Mixed Pine (FLUCFCS 415) – The canopy of the subject property has a mixture of slash pine (*Pinus elliottii*) and sand pine (*Pinus clausa*) comingling throughout the site. Understory species primarily include saw palmetto (*Serenoa repens*), with scattered laurel oak (*Quercus laurifolia*), myrtle oak (*Quercus myrtifolia*), and sand live oak (*Quercus geminata*). The vegetation on the site appears to be fighting for dominance, but is too dry to be mesic and too wet to be xeric.

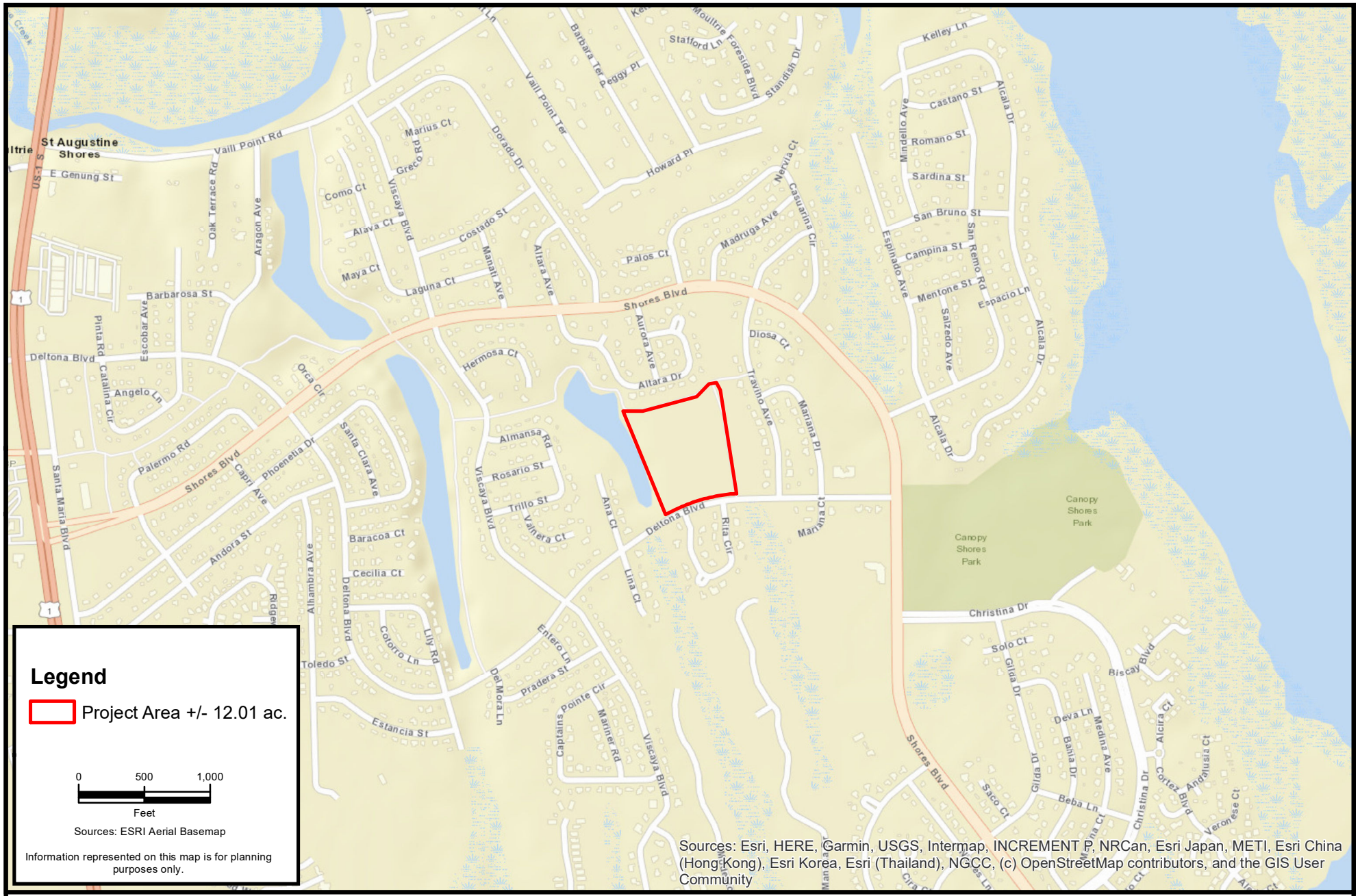
Residential, Medium Density (FLUCFCS 120) – The property is surrounded by single family housing and associated infrastructure. The northern, southern, and eastern boundaries are all bordered by a sidewalk with mowed and maintained bahiagrass.

Based on our field review and analysis of the vegetative communities described above, no Significant Natural Communities as defined by St. Johns County are present on the subject property. Please call Ryan Carter or myself with any questions or requests for additional information.

Sincerely,
Carter Environmental Services



Mike Glover
Protected Species Project Manager



E:\Project Files\2026\Alsop Deltona Tract J\GIS\MXD\Deltona Tract J Location Map.mxd

CARTER ENVIRONMENTAL SERVICES, INC.

CES

42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Location Map

Deltona Blvd Tract J

Project:	5.26386	St. Johns County, FL	Date: Aug 19 2026

Figure: 1



Legend

Project Area +/- 12.01 ac.

Soils

0 100 200

Feet

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

E:\Project Files\2026\Alsop Deltona Tract J\GIS\MXD\Deltona Tract J Soils Map.mxd

CARTER ENVIRONMENTAL SERVICES, INC.

CES

42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Soils Map

Deltona Blvd Tract J

Project:	5.26386	St. Johns County, FL	Date: Aug 19 2026

Figure: 2



E:\Project Files\2026\Alsop Deltona Tract J\GIS\MXD\Deltona Tract J LAnd Use Map.mxd

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

Land Use Map

Deltona Blvd Tract J

Project:	5.26386	St. Johns County, FL	Date: Aug 20 2026	Figure: 3



E:\Project Files\2026\Alsop Deltona Tract J\GIS\MXD\Deltona Tract J GT Assessment Map.mxd

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CES
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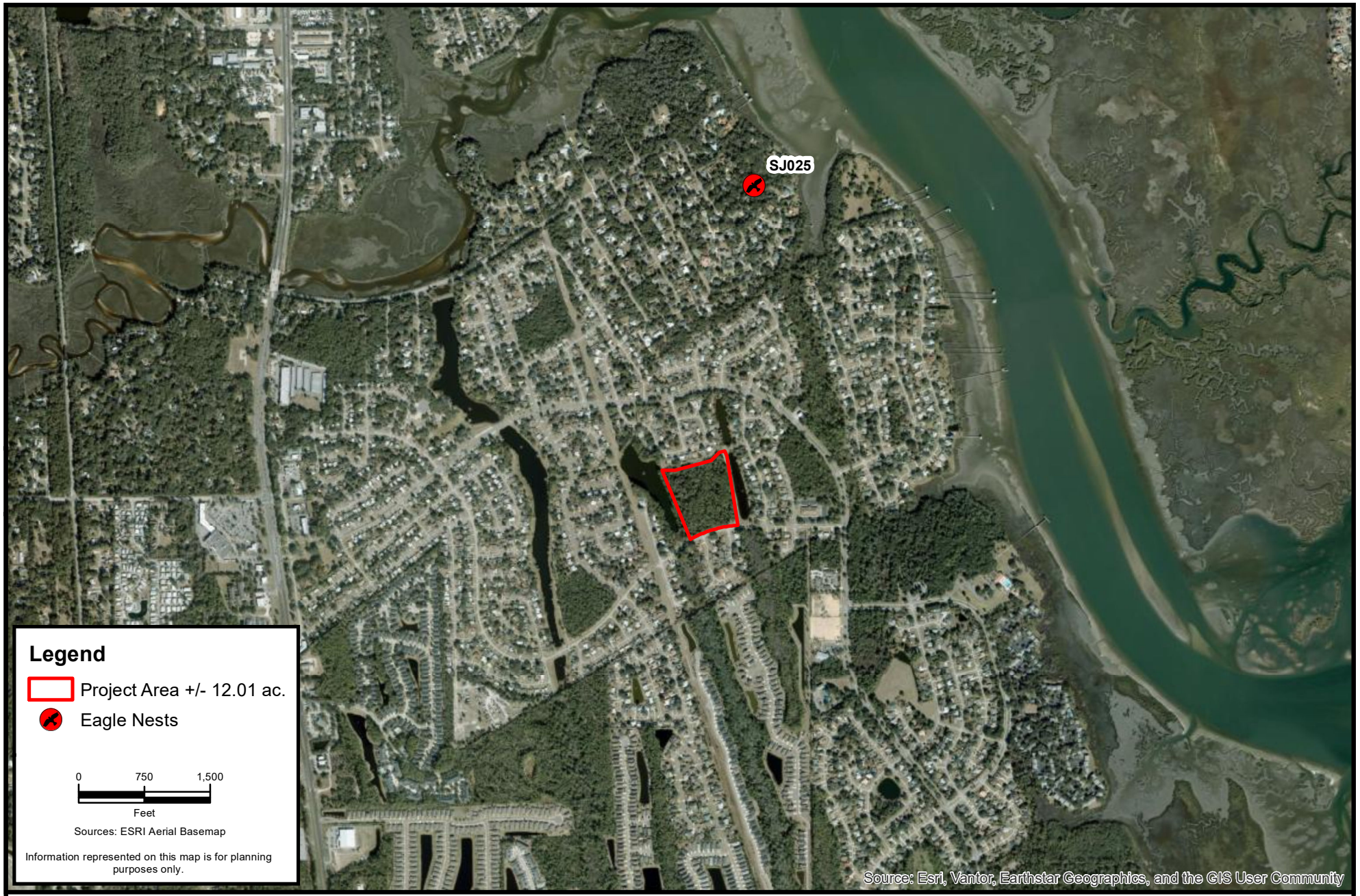
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Gopher Tortoise Habitat Map

Deltona Blvd Tract J

Project:	5.26386	St. Johns County, FL	Date: Aug 20 2026	Figure:	4



Legend

Project Area +/- 12.01 ac.

Eagle Nests

0 750 1,500

Feet

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.

CES

42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Bald Eagle Nest Location Map

Deltona Blvd Tract J

Project:	5.26386	St. Johns County, FL	Date: Aug 19 2026

Figure: 5

E:\Project Files\2026\Alsop Deltona Tract J\GIS\MXD\Deltona Tract J Eagle Nest Map.mxd

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 8/19/2026

(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: 48195



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: 48195

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 48195

20 **Potential** Elements for Matrix Unit 48195

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Acipenser oxyrinchus oxyrinchus Atlantic Sturgeon	G3T3	S1	E	FE
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
Glandularia maritima coastal vervain	G3	S3	N	E
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Heterodon simus Southern Hognose Snake	G2	S2S3	N	N
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
Neofiber alleni Round-tailed Muskrat	G2	S2	N	N
Neovison vison lutensis Atlantic Salt Marsh Mink	G5T3	S3	N	N
Nolina atopocarpa Florida beargrass	G3	S3	N	T
Salix floridana Florida willow	G2G3	S2S3	N	E
Trichechus manatus latirostris Florida Manatee	G2G3T2	S2S3	T	N
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	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.

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Homestead Compliance

2026 TRIM Notice

2026 TRIM Notice (PDF)

Summary

Parcel ID	2841530001
Location Address	DELTONA BLVD SAINT AUGUSTINE 32086-0000
Neighborhood	M&B US1/The Shores area to 206 (DEV) (6831.69)
Tax Description*	14/21-25 ST AUG SHORES UNIT 5 TRACT J OR1293/1414 ***The Description above is not to be used on legal documents.**
Property Use Code	Acreage Not Zoned Agricultural (9900)
Subdivision	St. Augustine Shores Unit Five
Sec/Twp/Rng	39-8-30
District	County (District 300)
Millage Rate	13.4686
Acreage	12.010
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab



Owner Information

DELTONA CORPORATION THE
100%
ATTN: ACCOUNTS PAYABLE DEPT
8014 SW 135TH ST RD
OCALA, FL 34473-0000

Map

Map image

Valuation Information

Assessed Year	**2026**
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$450,375.00
Agricultural (Assessed) Value	$0.00
Agricultural (Market) Value	$0.00
Just Market	**$450,375.00**
Total Deferred	$0.00
Assessed Value	**$450,375.00**
Total Exemptions	$0.00
Taxable Value	**$450,375.00**

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$0	$0	$540,450	$0
2024	$0	$0	$540,450	$0
2023	$0	$0	$540,450	$0
2022	$0	$0	$484,243	$0
2021	$0	$0	$432,360	$0
2020	$0	$0	$432,360	$0
2019	$0	$0	$432,360	$0
2018	$0	$0	$432,360	$0
2017	$0	$0	$432,360	$0
2016	$0	$0	$432,360	$0
2015	$0	$0	$432,360	$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Non-Ag Acreage	0	0	12.01	AC	$450,375

Sale Information

By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	5/9/2006	$100.00	OTHER INSTRUMENT	2736	1483	U	I	SWAN DEVELOPMENT CORPORATION	DELTONA CORPORATION
	11/13/1997	$5,529,700.00	WARRANTY DEED	1293	1414	U	V	DELTONA CORP	SWAN DEVELOPMENT CORP

No data available for the following modules: Sales Questionnaire Form, Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 8/19/2026, 3:56:18 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Tim Forson
Superintendent of Schools

40 Orange Street
St. Augustine, Florida 32084
(904) 547-7500
www.stjohns.k12.fl.us

SCHOOL BOARD

Beverly Slough
District 1

Anthony E. Coleman Sr.
District 2

Jennifer Collins
District 3

Kelly Barrera
District 4

Dr. Linda Thomson
District 5

January 28, 2025

Ms. Sharon Hummerhielm
Executive Vice President
The Deltona Corporation
7374 SW 48th Street
Miami, FL 33155

Re: St. Augustine Shores Tract J, Unit 5

Dear Ms. Hummerhielm:

Thank you for allowing the St. Johns County School District the opportunity to evaluate the potential school site located at St. Augustine Shores Tract J, Unit 5. We understand that this site was designated as a future school site in the early approvals for the St. Augustine Shores community. Our evaluation has determined that this site is smaller than is traditionally desired for an elementary school site in our district. It is also located in close proximity to W.D. Hartley Elementary School, which is also located in the St. Augustine Shores development and currently serves it students. At this time, the School District does not have a need to construct a school in the general vicinity of this site due to our current student enrollment and existing capacity. We understand that having held this site for a number of years, the Deltona Corporation is likely to move forward with either another type of educational use or a request to change the use designation of the site

We thank you again for your willingness to work with the St. Johns County School District on this potential site. Please feel free to contact me, should you have any additional questions.

Sincerely,

Nicole L. Cubbedge

Nicole Cubbedge, AICP
Executive Director for Planning & Government Relations

cc: Tim Forson
Brennan Asplen
Sid Ansbacher

August 27, 2026

VIA Email: canadayr@etminc.com

Andrew Norgart
Alsop Companies, LLC
77 Almeria Street
St. Augustine, FL 32084

RE: Water & Sewer Availability
St. Augustine Shores Tract J – Rev 1 **PIN(s): 284153 0001**

Mr. Norgart:

Based on the conditions listed below, St. Johns County Utility Department (SJCUD) will be able to serve the 53 single family homes with a total anticipated water demand of 18,550 gallons per day (gpd) and wastewater flow of 14,840 gpd. **This letter cannot be used to obtain a building permit. A receipt of paid Unit Connection Fees (UCF) is required to obtain a building permit.**

Point of Connection - Water:
Potable water service can be provided by SJCUD's CR 214 Water Treatment Plant (WTP) with connection to the 16-inch water main along Deltona Blvd. The St. Johns County Fire Department should be contacted regarding fire flow requirements for the site, and Developer must make provisions if the required flow is not available. Required offsite improvements are detailed in the specific conditions section below.

Point of Connection - Wastewater:
Wastewater service can be provided by SJCUD's SR207 Water Reclamation Facility (WRF) with connection to the existing 8-inch gravity main along Deltona Blvd. See specific conditions section below.

Point of Connection – Reclaimed Water:
This development is located within the County's Mandatory Reclaimed Water Service Area (MRWSA) and shall install reclaimed water facilities for irrigation pursuant to County Ordinance 2026-07. Provisions for temporary supply augmentation from an alternate water source and appropriate stub outs for future connection to the County's reclaimed water system, once service is available, shall be coordinated during design with SJCUD staff. In no case shall potable water be utilized for irrigation. Please contact me to discuss other options.

General Conditions:

1. If the development consists of residential rental units and/or commercial space, the on-site utilities will be privately owned and SJCUD is not responsible for maintenance.

2. Water and sewer conveyance are not absolutely guaranteed until the proposed development is issued a Concurrency Certificate. At that time, the developer must meet and agree with the SJCUD regarding any necessary infrastructure upgrades to accommodate the proposed development without affecting the existing level of services to its customers.

3. The availability of capacity will expire 180 days from the date of this letter on **February 23, 2027**. All necessary fees must be paid to guarantee a specific number of Equivalent Residential Connections pursuant to County Ordinance 2026-07.

4. Prior to submitting construction plans, please have the Engineer of Record contact SJCUDAvailability@sjcfl.us for copies of as-built information regarding the connection point and relevant Utility information related to FDEP permitting. Your Engineer and Contractor must field verify the size and location of all utilities prior to design and construction. If connecting to an SJCUD-owned force main, please request a connection pressure using our web app here.

5. The Engineer of Record shall provide a Utility Master Plan for this development to detail the conditions generally outlined in this letter.

Specific Conditions (including offsite improvements):

1. Developer shall replace the existing 16-inch AC water main along Deltona Blvd from Shores Blvd to Viscaya Blvd with a new 16-inch PVC water main.

2. The development is located along a water, wastewater, and/or reuse transmission corridor and is required to install the main size listed above. The developer may qualify for unit connection fee reimbursement for some or all the transmission corridor improvements.

3. Developer shall coordinate with SJCUD to evaluate and rehabilitate the existing gravity system and lift station (Deltona Blvd/Rita Circle). If connection to gravity is not feasible, the 10-inch force main along Deltona Blvd could be an alternate connection point.

If you have any questions or would like an estimate of your unit connection fees, please contact me at 904.209.2614 or tshoemaker@sjcfl.us.

Sincerely,

Teri Shoemaker

Teri L. Shoemaker, P.E., PMP
Chief Engineer of Development Services

Community Meeting Summary

St. Augustine Shores Tract J Major Modification

Meeting date: October 21, 2026

Meeting location: 49 Shores Blvd.

Duration: Approximately 90 minutes

Meeting Overview

A community meeting was held on October 21, 2026, at 49 Shores Blvd. to discuss the proposed St. Augustine Shores Tract J major modification. The meeting lasted approximately 90 minutes. The proposal would change the approximately 12.01-acre school site to allow up to 53 detached single-family residences and designate approximately 29.22 acres in Unit 7 as open space.

Questions Raised

Questions focused on access to the proposed development, what activities or uses would be permitted on the property proposed to become open space, and the uses currently allowed on the school site.

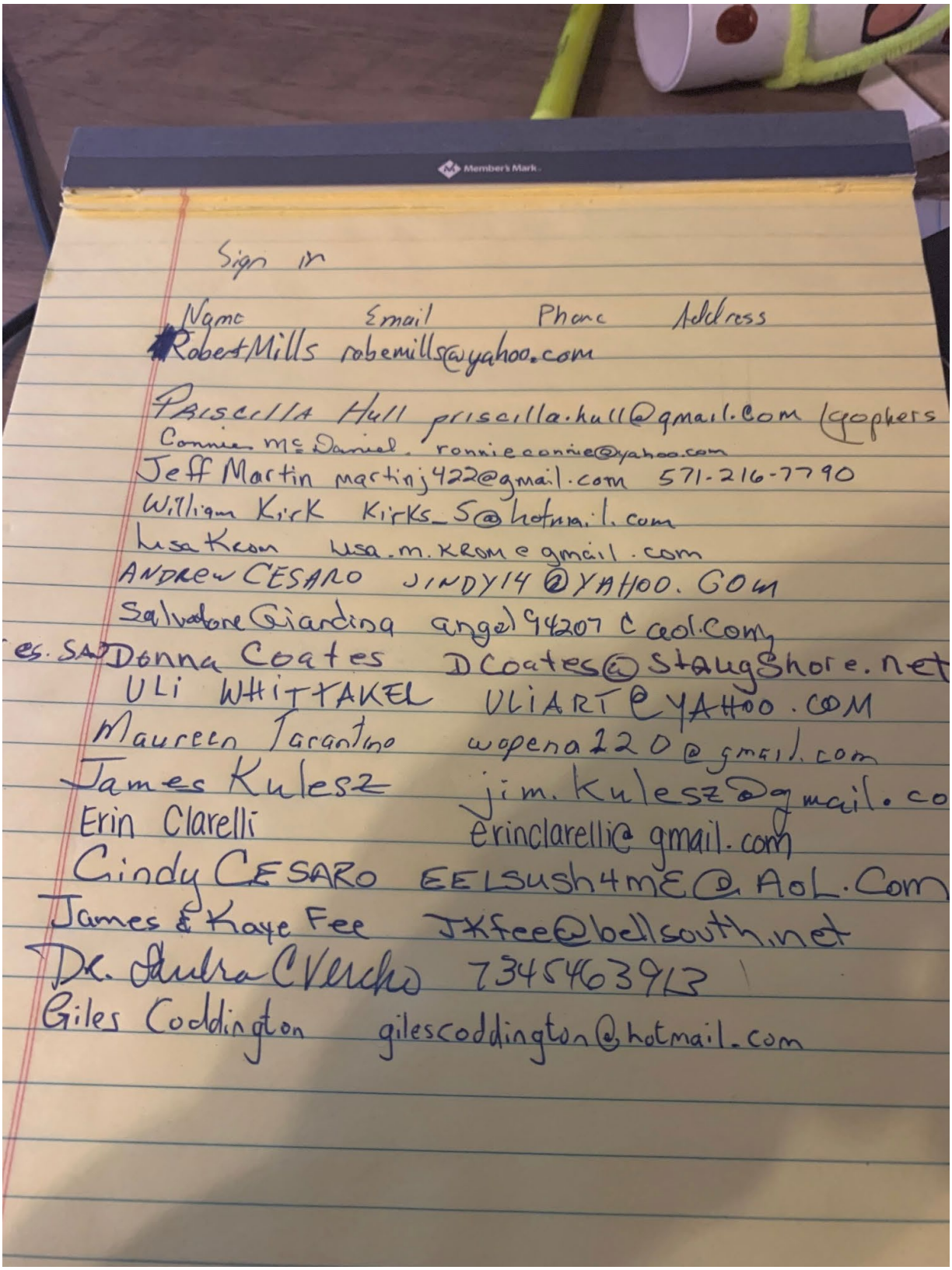
Community Feedback

During my conversations with attendees, three people expressed opposition to the proposal and four people expressed support. Most attendees did not take a position. These figures reflect the individuals I spoke with and are not a formal vote or a tally of all attendees.

Sign In Sheet

The sign-in sheet is reproduced in Attachment A.

Attachment A Sign In Sheet



Sign in

Name	Email	Phone	Address
Robert Mills	robemills@yahoo.com		
Priscilla Hull	priscilla.hull@gmail.com		Gophers
Connie McDaniel	ronnieconnie@yahoo.com		
Jeff Martin	martinj422@gmail.com	571-216-7790	
William Kirk	Kirks_5@hotmail.com		
Lisa Krom	lisa.m.krom@gmail.com		
Andrew CESARO	JINDY14@YAHOO.COM		
Salvadore Giardina	angel94207@aol.com		
Donna Coates	DCoates@StaugShore.net		
Uli Whittaker	ULIART@YAHOO.COM		
Maureen Tarantino	wopena220@gmail.com		
James Kulesz	jim.kulesz@gmail.com		
Erin Clarelli	erinclarelli@gmail.com		
Cindy CESARO	EELSush4me@AOL.Com		
James & Kaye Fee	JKfee@bellsouth.net		
Dr. Audra C Velcho		7345463913	
Giles Coddington	gilescoddington@hotmail.com		

ATTACHMENT 3
CORRESPONDENCE

Saleena Randolph

From: Tami Rich
Sent: Tuesday, October 27, 2026 1:26 PM
To: Jennifer Gutt; Saleena Randolph
Subject: Fw: MAJMOD-2026000006 St. Augustine Shores Tract J
Attachments: Crystal Lake.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

From: David Bogert <advoco@msn.com>
Sent: Tuesday, October 27, 2026 1:23 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: RE: MAJMOD-2026000006 St. Augustine Shores Tract J

From David Bogert 839 Ana Court. 32086
RE: MAJMOD-2026000006 St. Augustine Shores Tract J

Forgive me for the long email but I have a lot to say. I grew up in St Augustine having moved here in the mid-70s as a little kid. I went to all of the local schools, RB Hunt, Orange Street, Webster, Murray, Ketterlinus and SAHS, then SJRS college and UNF. I was an intern and worked with the person's crime unit with SJCSO, I had applied federally and secured a position in Medicare fraud working mostly down in Miami. After 4 years or so I couldn't stand the bureaucracy anymore and I opened up my own business as an investigative consultant for private companies and public concerns. I ran this business for over 30 years and I still do. I also taught History and Economics in private schools and tutored several students in SAT and ACT test prep On occasion I did a little work for the county, generally background information.

We were poor when we moved here, we lived in motel rooms Azalea Motor Court and Palmetto Motor Court being the primary ones, but even back then kids in St Augustine had a place to play called Davenport Park, and it had basketball courts and Tennis Courts and yet they were all torn down so a library could be built. Several years later Francis Field was torn down completely; it had multiple basketball courts, baseball fields and tennis Courts and was filled with kids and we had Coach Red Cox in charge back then. He was a child advocate and life-time athlete with a big heart.

All of that is long gone now replaced by massive, unsustainable development and Tourism. Today St Johns County's Park system is one of the worst on the First Coast based on location and numbers of parks. I coached many kids in baseball and basketball from Little League and travel ball to Highschool. Kids in St Augustine Shores have almost no place to go, there are no real ball fields and few tennis courts which are locked up, and they have no basketball goals at all. The closest park is Treaty Park, but the traffic on US1 and Wildwood is extreme and dangerous for kids who can no longer safely ride a bike to the area.

I have lived in this house at 839 Ana Court since 1998. My backyard sits on Crystal Lake which is the only natural spring-fed lake I have ever found in St Augustine. Most of the Lakes on Anastasia Island were dug out to procure Coquina for the Spanish and British. In fact this lake and the area around it was surveyed via airplane in the 19830's per UF. Crystal Lake never gets low. The land behind it is one of the last Wildlife

corridors left, not just in the area but in St Johns County. All kinds of creatures call this place home, including deer and occasional otters and the occasional gator and hundreds of different bird species including Ospreys, Hawks and Eagles not to mention Wood Storks Cormorants Blue Herons and Pileated Woodpeckers and Owls and Turkeys I have photos of all of these animals.

Most of St Augustine Shores has been destroyed by development; they (developers) even blocked access to get into Moses Creek from the northern approaches which was supposed to be run by the St John's River Management District. Literally miles of paths we can no longer access despite having paid for them via taxes for years. Nor can we hardly get on the beach anymore, those of us who have lived here all of these years and paid all of these taxes with voluntary beach duty cleanup, can barely enjoy what we already funded. Some people call this progress. I call it blight

Traffic: You cannot leave the Shores development and get on to US1 in any timely fashion whether it's North or South , as the traffic is outrageous. Basically, every day there are car accidents up and down US1. The piece of land the current developer wants to destroy was zoned to be a school not a housing complex in which they intend to cram over 50 units in the already horrendous traffic jams and for what purpose?

I have walked around these areas for years and I have found all kinds of artifacts dating from the Timucuan and the Second Seminole War. Recently Developers decided to destroy all of the land west of Canopy Oaks; within that Refuge there were Native American Mounds and signs of habitation. These people lived along the creeks and oysters were their primary food. You can still see remnants of these oyster shells all over the place if you care to look. I don't think a single developer has ever taken responsibility for gouging out sections of historic value.

We currently have two co-jointly run systems here Canopy Oaks and the Frisbee Park; both of these were paid for completely by St Augustine Shores with our HOA fees for decades and decades; St Johns County came in and offered help with both sites.

We are pleading with you to do it again with this piece of land between Twin Lake, which is really just a ditch filled with water and to the west Crystal Lake which is a pristine Lake with a spring.

All of the water in Crystal Lake feeds the other Lakes to the West including South Holiday Lake and North Holiday Lake, in fact North Holiday Lake empties into Moultrie Creek, probably the most historic creek in US history for many reasons. If this developer is able to destroy this parcel of land there will be no place for any of these animals to go and as I've stated before Moses Creek is off limits because of Developers that didn't even bother to put a wildlife Corridor through. Not to mention the fertilizer blooms that will ultimately end up in the Matanzas.

In the past several decades there have been many Christian Schools cropping up in St Johns County many parents want their children to have a different form of Education.

Since this piece of land was zoned to be a school why can't we just turn it into a park and or secure it and preserve it for future generations to enjoy rather than let Developers destroy yet another piece of land?

I drive all over the county and state and have for decades, and I don't recognize State Road 16 anymore or Nine Mile Road or 208 or 206 or 207 or “St. Johns”. The quality of life has been severely hampered with massive traffic. St Johns County can stand fast on this one issue, and it will make a huge difference for the people who live here and enjoy the nature that we paid for for decades and decades and decades. Neighbors have already started a petition to stop this mess. Take a stand or allow for the continual destruction of our way of life and of the very nature that has been penned in for profit.

David Bogert
Advocates Investigative Group (A9500090)
839 Ana Court
St. Augustine, Florida 32086

Phone: (904) 333-4952 Fax: (904) 517-8380

Notice: This message is intended solely for the use of the designated recipient(s) and may contain confidential or privileged information. Any use or disclosure, by a person other than the designated recipient(s), of any portion or all of this message is strictly prohibited. If you are not a designated recipient please notify the sender immediately, delete this message from your system, and destroy all hard copies of this message. Messages sent by email may not be secure and may be delayed, retained, undelivered, or read by third parties. For these and other reasons you may choose not to communicate by email. Thank you.

Saleena Randolph

From: Tami Rich
Sent: Monday, November 2, 2026 7:57 AM
To: Jennifer Gutt; Saleena Randolph
Subject: Fw: Request to Deny Rezoning of MAJMOD-2026000006 St. Augustine Shores Tract J

Follow Up Flag: Follow up
Flag Status: Flagged

From: Marci Poston <postonmarci@gmail.com>
Sent: Sunday, November 1, 2026 3:58 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: Request to Deny Rezoning of MAJMOD-2026000006 St. Augustine Shores Tract J

Dear Members of the Zoning Board,

We respectfully request that the Board **deny** the proposed rezoning of File number MAJMOD-2026000006, St. Augustine Shores Tract J from its long-designated school use to residential development.

When we purchased our home, we carefully reviewed the zoning and long-range development plans for the St. Augustine Shores community. File number MAJMOD-2026000006, St. Augustine Shores Tract J had been designated for a school since the neighborhood's early development, and that established plan was an important part of our understanding of how the community would grow.

Development within the community has continued while largely **maintaining** the original plan. The two residential developments currently under construction, Sabal Estates and Marsh Cay, are located along a major roadway better positioned to accommodate the additional traffic associated with residential growth. These two parcels were to be the last to be built in the neighborhood, staying within the original long-standing 60+ years plan.

Our concern is that adding 53 homes on approximately 12 acres at File number MAJMOD-2026000006, St. Augustine Shores Tract J would introduce substantial, permanent residential traffic onto a roadway that was not intended to support development of this density. This area is also regularly used by children riding bicycles and residents walking and jogging. Increased vehicle traffic would create additional congestion and raise legitimate concerns regarding pedestrian and roadway safety.

We recognize that a school would also generate traffic. However, school-related traffic would generally be concentrated around arrival and dismissal rather than the continuous daily traffic associated with 53 additional households. Preserving the existing designation would also maintain consistency with the long-established development plan residents **relied upon** when choosing to make this community their

home. It will preserve the quality of life that established residents have counted on by purchasing in this well-established neighborhood.

For these reasons, we respectfully ask the Board to **deny the requested rezoning of** File number MAJMOD-2026000006, St. Augustine Shores Tract J **and maintain its existing designation**.

Thank you for your consideration and for your commitment to thoughtful, responsible growth within our community.

Respectfully,

David and Marci Poston

361 Deltona Blvd.

St. Augustine, FL 32086

Saleena Randolph

From: Beverly Frazier
Sent: Monday, November 2, 2026 3:22 PM
To: Saleena Randolph
Subject: Fw: MAJMOD 2026-6

Follow Up Flag: Follow up
Flag Status: Flagged

FYI - I have responded to this email, but you may want to add as correspondence since they expressed concerns.

From: Kit Boward <kitboward@gmail.com>
Sent: Monday, November 02, 2026 9:54 AM
To: Lisa Brown <lbrown@sjcfl.us>; Kelly Schley <kschley@sjcfl.us>; Beverly Frazier <bfrazier@sjcfl.us>
Subject: MAJMOD 2026-6

Hi SJC Growth team,
I am looking for information regarding this proposed modification and a map of the Shores highlighting locations of Unit 7 and Unit 5 involved. Is this an exchange of one for the other? Unit 7 to Open space in exchange for Unit 5 school to residential? We at the Conquistadors are already concerned with Marsh Cay, flooding, loss of buffer and wildlife and developer interests being put above the folks in the county.
Thank you,
Kit Boward
12 Talavera CT

Saleena Randolph

From: Sandy Koenig <sandy_koenig@yahoo.com>
Sent: Tuesday, November 3, 2026 2:27 PM
To: Saleena Randolph
Subject: Major Modification of Land Use Saint Augustine Shores MAJMOD 2026-06

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Saleena Randolph I am unable to attend the public hearing on Nov 19, 2026 but would like my email forward to the Land use Board and St. Johns Co Comissioners Growth management planning and Zoning Division. I am writing to the Saint Augustione Board of Land use and Comissioners to please not allow a change in the land use of this parcel to develop 53 residential homes. This neighborhood does not have the infastructure and sewer facitilies to accomodate more development. This land should remain natural unless a school is needed in the future. I urge you to oppose this proposal for more development in Saint Augustine Shores. We do not have the proper roads, sewer and water systems to add another development in this area. In addition, this land is very close to the intra coastal water way whichcould have a negative on the environment if more development is allowed. I am a tax payer and reside at 30 Tarragona Court. Please oppose this proposal to make a Major Modification. This proposal does not serve our neighborhood and the people who live here.

Respectfully,

Sandra Leigh Koenig
30 Tarragona Court
Saint Augustine, Florida 32086
352-337-1817

Saleena Randolph

From: Tami Rich
Sent: Thursday, November 5, 2026 12:32 PM
To: Jennifer Gutt; Marie Colee; Saleena Randolph
Subject: Fw: Shores PUD Modification

Follow Up Flag: Follow up
Flag Status: Flagged

From: Michael Zuaro <michaelzuaro@yahoo.com>
Sent: Thursday, November 5, 2026 11:56 AM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: Fw: Shores PUD Modification

This email is to address concerns regarding MAJMOD-2026000006, St. Augustine Shores Tract J

If there is any power in your vote to reject this request for a modification, please vote to reject it.

It is so tiring and demoralizing having to always worry about developers/builders trying to build more (than planned) housing in a community already overbuilt with structures. Not too long ago they tried building a commercial cell tower in the Shores right next to peoples' homes. To prove that growth in St. Johns county and in the Shores is excessive, that 12 acre school site in question was originally planned to meet the district's future needs. Putting a school on a 12 acre site in this county, is now a joke.

We bought our home in the Shores based on the existing PUD.

To allow this modification, based on profits for a builder, is a blatant betrayal to residents and to your constituents...

Thank you,

The Zuaro's
623 East Bianca Circle
St. Augustine, FL 32086

From: uli Florida <uwhittaker@gmail.com>
Sent: Friday, November 6, 2026 9:07 AM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: File number: MAJMOD-2026000006 St. Augustine Shores Tract J

Dear Zoning Board members,
The people of St. John's County are disgruntled. Every day we witness more destruction of the environment, rapid construction, and consequently more traffic jams. We believe that growth has been unchecked for quite while and that developers and builders have an easy ride in this county.
This leads to my concern about the development of tract J in St. Augustine Shores.
Here is a developer from the wealthy north side of the county, who wants to cram 53 cookie cutter houses on a small tract of land, thus wiping out all greenery, a bicycle path a lot of people use, and a beautiful habitat for all sorts of wildlife. You know exactly that there will never be shade trees because the houses are too close. But there will be more roads, cars and pollution of the small adjoining lakes.
We, the residents, do not want more congestion. It is a quiet neighborhood and we like it like this.
Please, take your role as "growth managers" very serious when you look at this rezoning proposal. Maybe it is time to think less of the profit for developers and more of us, the residents, and the conservation of dwindling green spaces. This would be to our advantage and wellbeing. This is your chance to be on our side.



Thanks,
Uli Whittaker
831 Ana Court

Sent from Gmail Mobile

Saleena Randolph

From: Tami Rich
Sent: Thursday, November 12, 2026 8:12 AM
To: Jennifer Gutt; Saleena Randolph
Subject: FW: Public comment in opposition – MAJMOD-2026000006, St. Augustine Shores Tract J

Follow Up Flag: Follow up
Flag Status: Flagged

From: Rachael Akins <rachaelakins@djandlindsey.com>
Sent: Tuesday, November 10, 2026 9:18 PM
To: FAXPLANDEPT <plandept@sjcfl.us>; thgalo8031@att.net; ldburek@gmail.com; linderpj@yahoo.com; jackie.0409@hotmail.com; uwhittaker@gmail.com; naples432@gmail.com; ccg1027@outlook.com; jen@matanzasriverkeeper.org
Subject: Public comment in opposition – MAJMOD-2026000006, St. Augustine Shores Tract J

To the St. Johns County Planning & Zoning Agency and Board of County Commissioners:

Re: MAJMOD-2026000006, St. Augustine Shores Tract J
PZA hearing: November 19, 2026 | BCC hearing: December 15, 2026

My name is Rachael Akins. I own and live in the home at 849 Rita Circle, directly across the street from the 12-acre Unit 5 parcel north of Deltona Blvd between Ana Ct and Travino Ave. I received the adjacent property owner notice for this application. I respectfully ask the Agency to recommend denial and the Board to deny the request. My concerns below are based on my first-hand knowledge of this parcel and the street I live on.

1. The density is not compatible with the surrounding Unit 5 neighborhood.
The existing homes around this parcel sit on lots of roughly 80 feet of frontage by 100 feet of depth (about 8,000 square feet). As I understand the proposal, the new homes would use lots of about 4,000 square feet, roughly half the size of every surrounding lot. Squeezing up to 53 homes onto this site would be out of character with the established development pattern of Unit 5.

2. Traffic and safety on Deltona Blvd.
Deltona Blvd already carries fast-moving traffic. My own cat was struck and killed by a vehicle within 50 ft of a pedestrian crosswalk on Deltona Blvd, and the incident was documented by St. Johns County Animal Control in mid March of 2025. My children walk along and cross this street to play and feed ducks in and around the treed area of the proposed construction site. Adding up to 53 homes, with their trips feeding onto Deltona Blvd, would make an existing safety problem worse.

3. Protected wildlife on the site.
I have personally observed a very large number of gopher tortoise burrows across this parcel — I estimate in the hundreds. The gopher tortoise is a state-listed threatened species in Florida, and its

burrows also shelter other protected animals. I have also seen migratory birds using the site. As well as turkeys, foxes, and deer.

4. Lakefront drainage and runoff.
The parcel is on the lake. Clearing it and adding roads, roofs, driveways, and lawn chemicals would send more stormwater and chemical runoff into the lake, affecting water quality and the homes and wildlife that depend on it.

5. Loss of a designated school site.
This land was set aside in the PUD as a school site. Before it is converted to housing, I ask that the record show whether the St. Johns County School District has formally released the site and whether nearby schools have the capacity to absorb new students.

6. The proposed open space does not offset the impact here.
The 29 acres of open space offered in Unit 7 is in a different part of the Shores. It does nothing to reduce the traffic, density, wildlife, or drainage impacts on Unit 5 and the residents who live next to this parcel.

For these reasons, I ask that MAJMOD-2026000006 be denied. Please include this letter in the public record and staff packet for both hearings.

Respectfully,

Rachael Akins
849 Rita Circle
St. Augustine, FL 32086
850-377-3756



In a world where you can be anything..*BE Kind*.
P.S. We're always looking to hire *kind* agents for our sales team.

DJ & Lindsey Real Estate
DJandLindsey.com

The information above is deemed reliable, but not guaranteed. Broker advises Buyer and Seller to verify all facts and representations that are important to them and to consult an appropriate professional for legal advice (for example, interpreting contracts, determining the effect of laws on the Property and transaction, status of title, foreign investor reporting requirements, HOA fees, rules, regulations, assessments, etc.) and for tax, property condition, environmental and other specialized advice. *Buyer and Seller hold Broker harmless and release Broker and Broker's officers, directors, agents and employees from all liability for loss or damage, whether caused by Broker's negligence or otherwise, in connection with (1) Seller's failure to disclose material facts in accordance with this Contract; (2) Broker's representations regarding the Property's condition or square footage*; (3) Broker's performance, at Buyer's and/or Seller's request, of any task beyond the scope of services regulated by Chapter 475, F.S., as amended, including Broker's referral, recommendation or retention of any vendor, (4) services or products provided by any vendor, and (5) expenses incurred by any vendor. Buyer and Seller each assume full responsibility for selecting and compensating vendors. For purposes of this paragraph, Broker will be treated as a party to this Contract. This footer will survive closing.

Saleena Randolph

From: Tami Rich
Sent: Thursday, November 12, 2026 8:12 AM
To: Jennifer Gutt; Saleena Randolph
Subject: FW: MAJMOD-2026000006, St. Augustine Shores Tract J
Attachments: Checklist for Twin and Crystal Lake Trails.pdf; Birds of Conservation Concern for Twin and Crystal Lake Trails.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

From: Linda Burek <ldburek@gmail.com>
Sent: Wednesday, November 11, 2026 7:09 AM
To: FAXPLANDEPT <plandept@sjcfl.us>
Cc: thgalo8031@att.net; linderpj@yahoo.com; jackie.0409@hotmail.com; uwhittaker@gmail.com; naples432@gmail.com; ccg1027@outlook.com; Jen Lomberk <jen@matanzasriverkeeper.org>; Linda Burek <ldburek@gmail.com>; Regis Burek <regis.burek@gmail.com>; Kate THomes <kthomes@gmail.com>; STACEY CAPO <staceycapo01@bellsouth.net>
Subject: Re: MAJMOD-2026000006, St. Augustine Shores Tract J

To the St. Johns County Planning & Zoning Agency and Board of County Commissioners:

Re: MAJMOD-2026000006, St. Augustine Shores Tract J
PZA hearing: November 19, 2026 | BCC hearing: December 15, 2026

My name is Linda Burek. I own and live in the home at 433 Altara Drive on a street that backs up to the 12-acre Unit 5 parcel north of Deltona Blvd between Ana Ct and Travino Ave. I respectfully ask the Agency to recommend denial and the Board to deny the request. My concerns below are based on my first-hand knowledge of this parcel and the street I live on.

1. The density is not compatible with the surrounding Unit 5 neighborhood.
The existing homes around this parcel sit on lots of roughly 80 feet of frontage by 100 feet of depth (about 8,000 square feet). As I understand the proposal, the new homes would use lots of about 4,000 square feet, roughly half the size of every surrounding lot. Squeezing up to 53 homes onto this site would be out of character with the established development pattern of Unit 5.

3. Protected wildlife on the site.
I walk my dogs by this property multiple times each day and regularly document the birds I see via the eBird global bird tracking database. I have attached a list of birds observed by myself and others along with their conservation status. I have seen the variety of wildlife in the area including turtles, fish, deer, opossum, raccoons, bobcat, fox, marsh rabbits, armadillos, and gopher tortoises.

4. Lakefront drainage and runoff.
The parcel is on two lakes. Clearing it and adding roads, roofs, driveways, and lawn chemicals would

send more stormwater and chemical runoff into the lakes, affecting water quality and the homes and wildlife that depend on it. This water eventually drains into the Moultrie Creek and Matanzas River systems.

4. Loss of tree canopy
The loss of tree canopy would be extensive. The canopy supports local wildlife and migrating birds and is one of the best features of the St. Augustine Shores Community. We have large trees throughout the community which is critical for wildlife and people. New developments clear cut all vegetation and space lots so close that large trees are not an option. This is detrimental to the environment. It would be a huge permanent loss to the community.

5. The proposed open space does not offset the impact here.
The 29 acres of open space offered in Unit 7 is in a different part of the Shores. It does nothing to reduce the traffic, density, wildlife, or drainage impacts on Unit 5 and the residents who live next to this parcel.

At the very least, I request an independent species and plant survey and an environmental impact assessment that would include the impacts to the plants, wildlife, and local waterways.

For these reasons, I ask that MAJMOD-2026000006 be denied. Please include this letter in the public record and staff packet for both hearings.

Respectfully,

Linda Burek
433 Altara Drive
St. Augustine, FL 32086
850-377-3756

eBird Field Checklist

Twin and Crystal Lake Trails

St. Johns, Florida, US

ebird.org/hotspot/L38403929

67 species (+1 other taxa) - Year-round, All years

Date: ~~11/10/~~26
Start time:_____
Duration:_____
Distance:_____
Party size:_____
Notes:

This checklist is generated with data from eBird (ebird.org), a global database of bird sightings from birders like you. If you enjoy this checklist, please consider contributing your sightings to eBird. It is 100% free to take part, and your observations will help support birders, researchers, and conservationists worldwide.

Go to ebird.org to learn more!

7 Additional entries included by Linda Burek from bird sightings not documented in eBird.

Waterfowl

___Black-bellied Whistling-Duck
___Canada Goose
___Muscovy Duck
___Wood Duck
___Blue-winged Teal
___Mallard
___duck sp.

Grouse, Quail, and Allies

___Wild Turkey

Pigeons and Doves

___Common Ground Dove
___Mourning Dove

Nightjars

___Chuck-will's-widow

Swifts

___Chimney Swift

Hummingbirds

___Ruby-throated hummingbird

Limpkin

___Limpkin

Cranes

___Sandhill Crane

Shorebirds

___Spotted Sandpiper

Storks

___Wood Stork

Cormorants and Anhingas

___Anhinga
___Double-crested Cormorant

Herons, Ibis, and Allies

___White Ibis
___Roseate Spoonbill
___Little Blue Heron
___Tricolored Heron
___Snowy Egret
___Great Egret
___Great Blue Heron

Vultures, Hawks, and Allies

___Black Vulture
___Turkey Vulture
___Osprey
___Swallow-tailed Kite
___Cooper's Hawk
___Red-shouldered Hawk
___Red-tailed Hawk

Owls

___Great Horned Owl
___Barred Owl

Kingfishers

___Belted Kingfisher

Woodpeckers

___Red-bellied Woodpecker
___Downy Woodpecker
___Pileated Woodpecker

Tyrant Flycatchers: Pewees, Kingbirds, and Allies

___Eastern Phoebe
___Great Crested Flycatcher
___Gray Kingbird

Vireos

___White-eyed Vireo

Jays, Magpies, Crows, and Ravens

___Blue Jay
___American Crow
___Fish Crow

Tits, Chickadees, and Titmice

___Carolina Chickadee
___Tufted Titmouse

Martins and Swallows

___Tree Swallow

Kinglets

___Ruby-crowned Kinglet

Gnatcatchers

___Blue-gray Gnatcatcher

Wrens

___Carolina Wren

Catbirds, Mockingbirds, and Thrashers

___Gray Catbird

___Brown Thrasher

___Northern Mockingbird

Thrushes

___Eastern Bluebird

___American Robin

Waxwings

___Cedar Waxwing

Blackbirds

___Baltimore Oriole

___Red-winged Blackbird

___Common Grackle

___Boat-tailed Grackle

Wood-Warblers

___Common Yellowthroat

___American Redstart

___Northern Parula

___Palm Warbler

___Yellow-rumped Warbler

___Yellow-throated Warbler

Cardinals, Grosbeaks, and Allies

___Northern Cardinal

___Painted Bunting

This field checklist was generated using eBird (ebird.org) and bird sightings by Linda Burek not documented in eBird

Birds of Conservation Concern for Twin and Crystal Lake Trails, St. Johns County, Florida

November 10, 2026

The Twin and Crystal Lake Trails bird checklist includes multiple species of conservation concern, including state-listed threatened wading birds, the Florida Sandhill Crane, and species ranked imperiled or vulnerable in Florida. These records highlight the importance of the area's wetlands, wooded habitats, and open spaces for resident and migratory birds.

Official databases

These three sources were used to determine conservation designations.

1. FWC Imperiled Species Management Plan — Florida's official state-threatened species and species conservation plans. It confirms Roseate Spoonbill, Little Blue Heron, Tricolored Heron, and Florida Sandhill Crane as state-threatened.

   FWC

2. FNAI Rare Species Tracking List — The best resource for S1–S5 conservation ranks. It includes a searchable database, a downloadable current tracking list, and explanations of the ranks.

   Florida Natural Areas Inventory

3. U.S. Fish and Wildlife Service Delisted Species — Confirms that the Wood Stork's federal delisting became effective March 12, 2026.

   ECOS

Birds of Conservation Concern

Species	Florida legal status	FNAI rank
Roseate Spoonbill	Threatened	S2
Little Blue Heron	Threatened	S4
Tricolored Heron	Threatened	S4
Florida Sandhill Crane*	Threatened	S2

Wood Stork	Not currently listed	S2 (2024 rank)
Painted Bunting, eastern population	Not listed	S1–S2
Swallow-tailed Kite	Not listed	S2
American Redstart	Not listed	S2
Limpkin	Delisted by Florida	S3
Snowy Egret	Delisted by Florida	S3
Osprey	Not listed statewide	S3–S4
White Ibis	Not listed	S4

Sources: FWC, FNAI's 2024 tracking list, and the federal Wood Stork delisting rule.

*The Florida Sandhill Crane designation applies to the resident subspecies, not migratory Sandhill Cranes. S1 = critically imperiled; S2 = imperiled; S3 = vulnerable; S4 = apparently secure. Rankings and legal listings are different measures.

Population Decline Birds

Population-decline entries describe broader conservation concerns rather than Florida legal status.

Species	Florida status / rank	Conservation significance
White Ibis	Formerly state-listed	Wetland and wading-bird conservation
Chimney Swift	Population declining	Loss of nesting and roosting sites
Chuck-will’s-widow	Population declining	Habitat loss; declining nightjar populations
Common Ground Dove	Conservation concern	Loss of open, early successional habitat
Gray Kingbird	Localized breeder	Coastal breeding habitat conservation

Saleena Randolph

From: Tami Rich
Sent: Thursday, November 12, 2026 8:13 AM
To: Jennifer Gutt; Saleena Randolph
Subject: FW: Over building

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----
From: joAnne dehamel <joanne.dehamel@gmail.com>
Sent: Wednesday, November 11, 2026 12:40 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: Over building

To whom it may concern:
I bought a condo in Conquistador a year ago and on what I thought was a protected marsh. I absolutely love the surroundings I have. It was peaceful, quiet and full of wildlife. Now we have a new housing development going in across the marsh, “Marsh Cay”.

Our peace has and is being disturbed by the nearly constant booming, banging, beeping of heavy equipment and today, yelling of cuss words. The condo association has made us aware that soon they will be burning where the lots have been cleared. Many lovely tree canopies have been flattened and I fear that the beautiful and very tall pine canopy across the marsh from me will soon be cut down. I was told by the County supervisor that the trees nearest the marsh would not be removed. So far at the southeast end of the area they have not adhered to the plans I saw.

Not only has the wildlife been driven away but I believe my property value has declined. I bought here strictly because of the marsh and wildlife I am blessed to experience every day.

I also do not think St. Augustine Shores cannot bear the additional 53 units planned for Deltona. The residents of the Shores live here for a reason…a peaceful, quiet neighborhood, and preserved natural beauty.

Very sincerely,

jo deHamel

13 Talavera Ct.
St. Augustine, FL 32086

(440)543-1477
jodehamel@icloud.com
joanne.dehamel@gmail.com
Website: joannedehamel.com

From: d naples
To: FAXPLANDEPT
Subject: MAJMOD-202000006 ST AUG SHORES TRACT J
Date: Wednesday, November 11, 2026 11:20:52 AM

From: Deborah Naples
352 Travino Ave.
St. Augustine, Florida 32086

Date: 11/11/2026

To: Planning and Zoning Committee
St Johns County Growth Management Department
4040 Lewis Speedway, St. Augustine Florida 32084

RE: Opposition to Proposed Major Land Use Modification
St. Augustine Shores 12.01 acre parcel in unit 5
MAJMOD-2026-000006 from original PUD (ordinance 1974-16)

Dear Members of the Planning and Zoning Committee,

My name is Deborah Naples and i am resident and property owner at 352 Travino Ave. 32086 and i writing to you to express my deep concern and opposition for the modification on this property (MAJMOD-2026-000006).
My home, purchased in 2016 is located directly across (south side on twin lakes) of the proposed property change. I purchased this location because
of the water, the natural tree canopy and wildlife in this area.

This proposed change is detrimental to the environment and to those of us who live in the St Augustine Shores and purchased here because of the tree canopy, green spaces and wildlife habitat that has been in place since the early 1970's. It is deceptive and calculated to try and change the original format of this property and so many others (like unit 7) in our community. This is not something that you would want in the communities that you live in so "Love they neighbor as you do yourself"

Please consider a moratorium on this proposed land use until an INDEPENDENT study can be done on natural habitat loss for the endangered, threatened and species of concern (they are there) Specimen Tree loss and Plant filtration loss concerning water runoff regarding toxins and flooding.

Species of wildlife that use that wooded area are documented as follows;
*Gopher turtle (at least 8 burrowing holes)(photos)
*Eastern Indigo snakes (i have personally seen 7 feet) they utilize the gopher turtle burrows for shelter
*Osprey(1 nesting Pair) they use the tree canopy to land and hunt
*Bald Eagle (photo's) use the tree canopy and the lakes to drink from (the National Emblem of The United States)
*Wood Stork (have photos of 7)
*White Ibis (forage Daily)
*roseate Spoonbill (4 seen and photographed by several residence)

*tricolored Heron (one large feeds in the shallow waters around both lakes)
*Little Blue Heron (come mid afternoon and early evening to hunt)
Many more species of migratory birds use this canopy and waterways to rest and feed.

Thank You for your service and consideration regarding this issue

Respectfully,

Deborah Naples

From: d naples <naples432@gmail.com>
Sent: Wednesday, November 11, 2026 3:30 PM
To: FAXPLANDEPT <faxplandept@sjcfl.us>
Subject: Gopher turtle burrows in the wooded and sandy area in unit 5 (MAJMOD-2026000006)

A 12 acre parcel can house 24 to 48 adult gopher tortoises...where there is one there is more...stop the modification until further independent environmental studies can be done....please its the only right thing to do!



From: d naples <naples432@gmail.com>
Sent: Wednesday, November 11, 2026 3:10 PM
To: FAXPLANDEPT <faxplandept@sjcfl.us>
Subject: bald eagle in area scheduled for modification



majmod-2026000006
save the environment
stop the modification

From: d naples <naples432@gmail.com>
Sent: Wednesday, November 11, 2026 2:55 PM
To: FAXPLANDEPT <faxplandept@sjcfl.us>
Subject: wood stork at twin lakes (unit 5)



please don't take this away by passing MAJMOD-2026000006....they will not come if it becomes so densely populated

Saleena Randolph

From: Adam Howington
Sent: Thursday, November 12, 2026 8:26 AM
To: Saleena Randolph; Jennifer Gutt
Subject: FW: MAJMOD-2026000006

Follow Up Flag: Follow up
Flag Status: Flagged

From: d naples <naples432@gmail.com>
Sent: Thursday, November 12, 2026 8:00 AM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: MAJMOD-2026000006

Planning and Zoning Division

Dear Commissioner's Murphy,Arnold,Josepph,Taylor and Whitehouse

My name is Deborah Naples, i own a residential home located at 352 Travino Ave in St Augustine Shores (Unit 5) and i am deeply concerned about the the density of the proposed housing units (53) planned to be built in Unit 5. This not at all compatible with what is and was futuristically planned for this area of St Augustine Shores since the early 1970's. Most of the homes sit on at least 80 foot frontage. The homes being proposed are slated for a lot square footage of 4000 square feet making this not in character of what we currently have in this developed area. I would like to see this parcel of land stay designated for a annex school of our existing school system here in the shores or to remain a natural Florida habitat and ecosystem for all the residents wellbeing (this why we bought in the shores canopy area). We love our large tree canopy and green spaces throughout the community. It is essential to our own wellbeing as well as the animals that inhabit these ares.
Please don't allow these false influences into our community "The Thief comes only to steal and to kill and to destroy"(John 10:10)...do what is right.

Thank You for Service
Respectfully
Deborah Naples