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

11/17/2026

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **October 8, 2026**

FROM: **Abrielle Genest, Senior Planner** **PHONE:** **904 209-0598**

SUBJECT OR TITLE: **CPA(SS) 2026-03 Tractor Supply**

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

BACKGROUND INFORMATION:

Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 5.03 acres of land from Rural/Silviculture (R/S) to Rural Commercial (RC), specifically located at 4430 State Road 16. This request is a companion application to PUD 2026-02. The Planning and Zoning Agency (PZA) heard this request at its regularly scheduled public hearing on October 15, 2026. Discussion focused on existing traffic conditions along State Road 16 and the anticipated traffic impacts associated with the proposed development. Two Agency Members expressed concern regarding approval of the request and the potential for commercial development to extend farther east along a portion of SR 16 that has historically been rural and residential in character. There were no public comments. The Agency voted to recommend approval of the Small-Scale Comprehensive Plan Amendment, with the condition that the site is limited to the development of a Tractor Supply by a vote of 6-1. Support was made by members Hilsenbeck, Speigel, Perkins, Green, Labanowski, and Matovina, with Olson dissenting.

1. IS FUNDING REQUIRED? No **2. IF YES, INDICATE IF BUDGETED.** No

IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:

INDICATE FUNDING SOURCE:

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to enact Ordinance 2026-____, approving the adoption of CPA (SS) 2026-03 Tractor Supply based upon four (4) findings of fact as provided in the Staff Report.
DENY: Motion to deny CPA (SS) 2026-03 Tractor Supply based upon four (4) findings of fact as provided in the Staff Report.

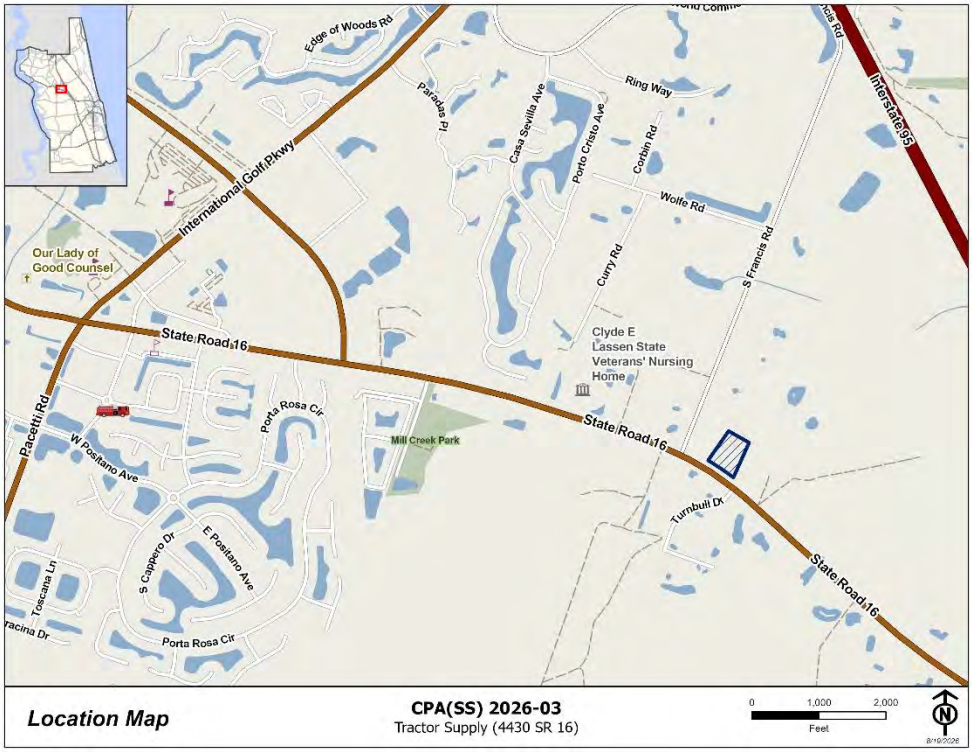
For Administration Use Only:
Legal: Kealey West 11/2/2026 **OMB: ARM 11/3/2026** **Admin: JDD 11/3/2026**

Growth Management Department
Planning Division Report
Application for Comprehensive Plan Amendment
File Number: CPA(SS) 2026-03 Tractor Supply

To:	Planning and Zoning Agency
From:	Abrielle Genest, Senior Planner
Date:	October 26, 2026
Subject:	**CPA (SS) 2026-03 Tractor Supply,** a request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 5.03 acres of land from Rural/Silviculture (R/S) to Rural Commercial (RC), specifically located at 4430 State Road 16. The Planning and Zoning Agency (PZA) heard this request at its regularly scheduled public hearing on October 15, 2026, and voted to recommend approval with the condition that the site is limited to the development of a Tractor Supply by a vote of 6-1. Support was made by members Hilsenbeck, Speigel, Perkins, Green, Labanowski, and Matovina, with Olson dissenting.
Applicant:	Adam Oestman, Alliant Engineering, Inc.
Property Owner:	Patricia Glisson
Hearing dates:	Planning and Zoning Agency – October 15, 2026 Board of County Commissioners – November 17, 2026
Commissioner District:	District 2

MAP SERIES

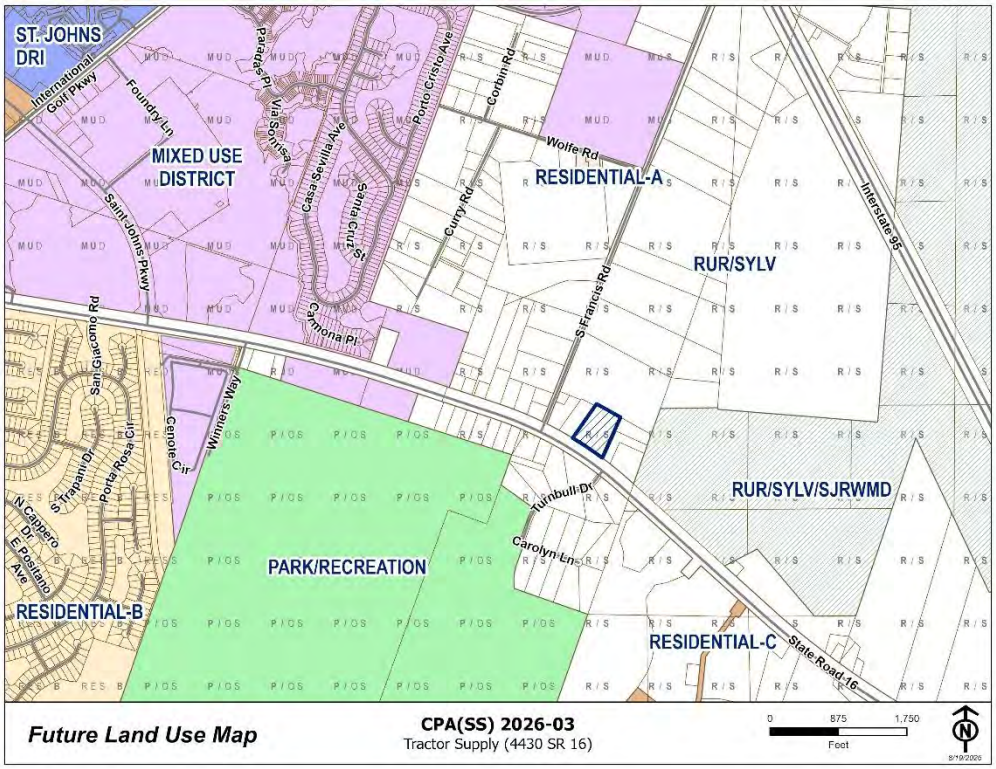
Location: The subject property is located on the north side of State Road 16 and approximately 0.08 miles east of the State Road 16 and S Francis Road intersection.



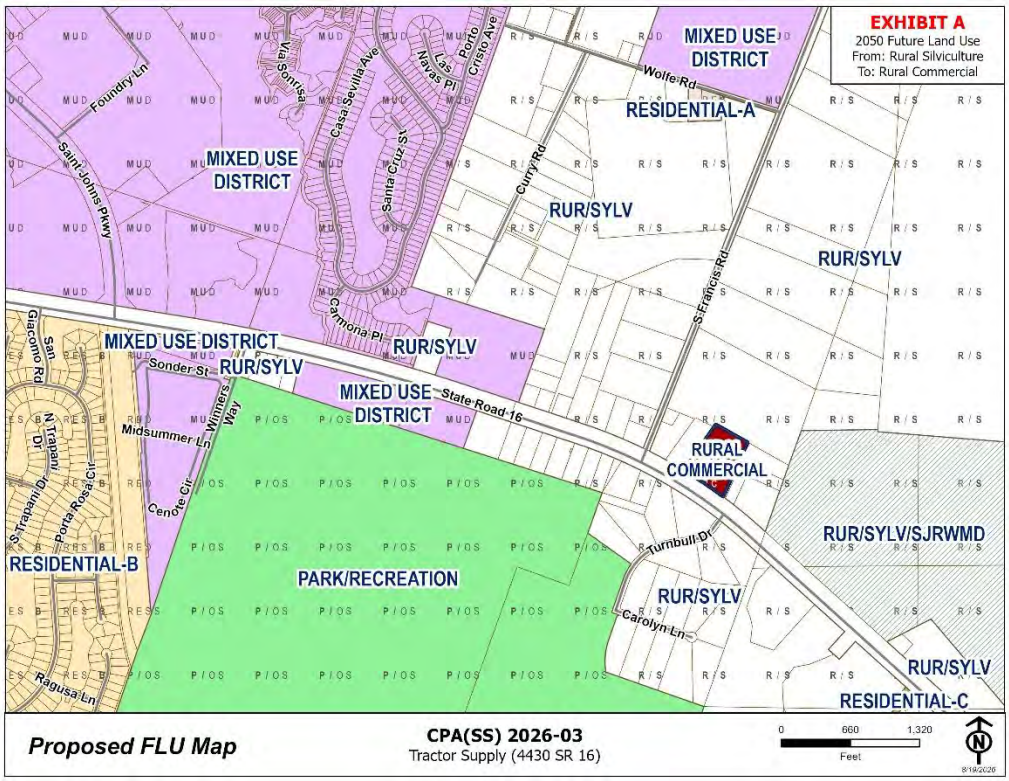
Aerial Imagery: The subject property contains approximately 5.03 acres of land and is currently developed with two single family homes.



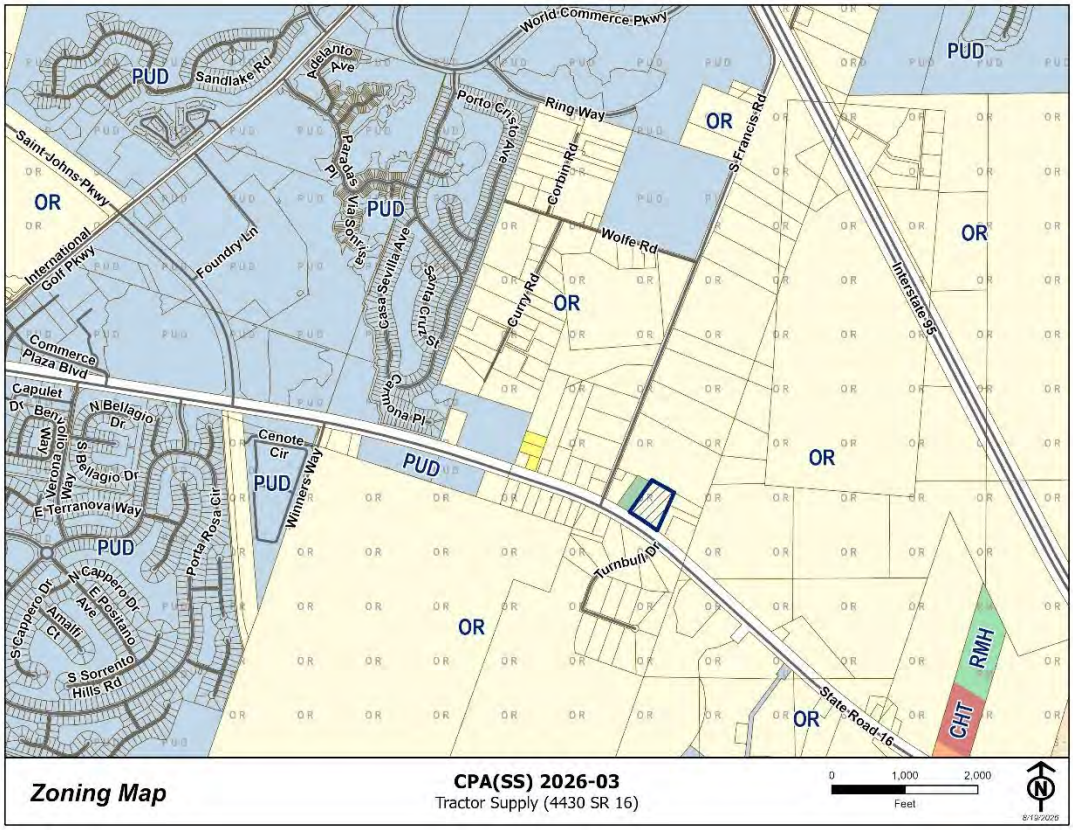
Existing Future Land Use: The subject property and majority of its surrounding properties have a Future Land Use Map (FLUM) designation of Rural Silviculture (R/S).



Proposed Future Land Use: The applicant is requesting to change the subject property's FLUM designation from Rural Silviculture (R/S) to Rural Commercial (RC).



Zoning District: The subject property is currently zoned Open Rural (OR). The property to the west is zoned Residential, Manufactured/Mobile Home or Single Family (RMH[S]), while all other adjacent properties are zoned OR. Further west of the site is comprised of various Planned Unit Developments (PUDs). A companion rezoning is proposed with this request.



APPLICATION SUMMARY

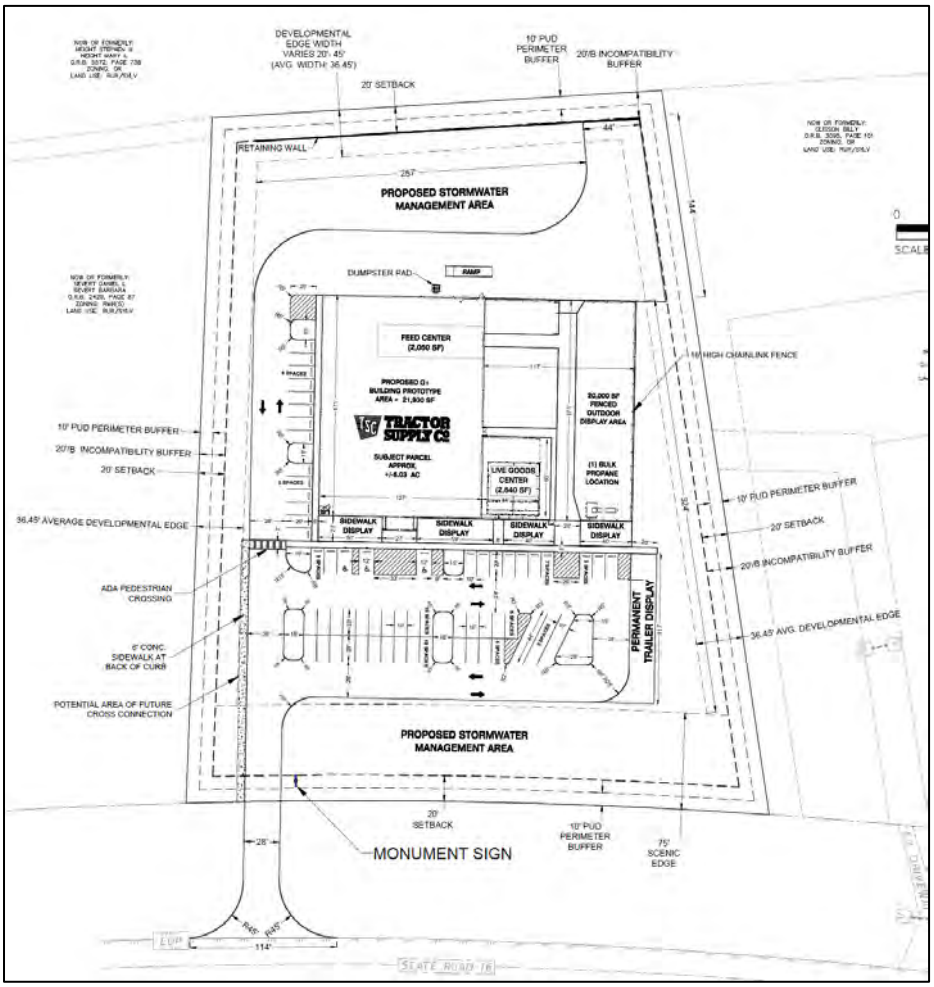
This is a request for a Small-Scale Comprehensive Plan Amendment that seeks to amend the Future Land Use Map designation of approximately 5.03 acres of land from Rural Silviculture (R/S) to Rural Commercial (RC). The proposed plan of development is an approximately 21,930 square foot retail store with approximately 26,745 square feet of outdoor display areas. The proposed use requires a companion rezoning, in which the applicant is seeking approval of a Planned Unit Development (PUD). The applicant provides the following justification for the request:

"The site's proximity to existing development is crucial for feasibility of the development. The site is located in an area with substantial growth in both residential and commercial development and will provide for the comfort and convenience of these communities to which it will serve in both use and proximity, as well as providing job opportunities. In addition, there is no Significant Natural Community Habitat located on the property. No gopher tortoise burrows were identified on the subject property. No other protected flora or fauna species are anticipated to be impacted by development of the subject property. Therefore, the amendment is environmentally friendly as most other sites would require impacts to those resources. In addition, the development is proposed on a previously underutilized parcel within a significant growth corridor.

The available land in the specific growth area allowing for the use is either not available for sale, or not financially or environmentally viable. The lack of available land already commercially zoned and far enough away from Tractor

Supply's existing stores presented several challenges. Our site, 4430 SR 16, was selected based on availability and seller willingness to sell, environmental conditions (no wetlands or flood zone), distance from the existing Tractor Supply stores, strategic location with Tractor Supply's customer base, as well as financial feasibility."

Conceptual Site Plan:



APPLICABLE REGULATIONS

The 2050 Comprehensive Plan has several policies directed toward Comprehensive Plan Amendments, including Policies A.1.3.4, A.1.4.11, and A.1.16.2. These policies provide:

- Policy A.1.3.4: All Comprehensive Plan amendments shall provide justification for the need for the proposed amendment and demonstrate how the proposed amendment discourages urban sprawl and not adversely impact natural resources. In evaluating proposed amendments, the County shall consider each of the following:

  (a) the extent to which the proposed amendment is contiguous to an existing Development Area which has developed in a manner providing a compact, contiguous development pattern with the proposed amendment;

  (b) the extent to which population growth and development trends warrant an amendment,

including an analysis of vested and approved but unbuilt development;

(c) the extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County Capital Improvement Program, the Florida Department of Transportation Five-Year Work Program, the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program, or will be privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;

(d) the extent to which the amendment will result in an efficient use of public funds needed for the provision of new infrastructure and services related to it;

(e) the extent to which the amendment will not result in a sprawl development pattern as determined by Chapter 163, Florida Statutes, and will not discourage infilling of more appropriate areas available for development within existing Development Area Boundaries; and

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

(g) the extent to which the amendment results in positive market, economic and fiscal benefits of the area as demonstrated through a market demand analysis, economic impact analysis and fiscal impact analysis.

- Policy A.1.4.11: When a Comprehensive Plan is considered the County shall ensure compatibility of adjacent and surrounding land uses. Land uses, include but are not limited to permitted uses, structures, and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses can co-exist in relative proximity to each other in a stable fashion over time such that no use is unduly negatively impacted directly or indirectly by another use. *Compatibility does not mean "the same as".* Compatibility refers to the sensitivity of development proposals in maintaining the character of existing development and environments. The compatibility of land uses is dependent on numerous characteristics which may impact adjacent or surrounding uses. These include, but are not limited to: type of use, density, intensity, height, general appearance and aesthetics, odors, noise, smoke, dust, vibration, traffic generation, sanitation, litter, drainage, fire risk, air quality, vegetation, topography, soil conditions, wildlife, aquifer recharge, surface waters, drainage, protection of Listed Species or Essential Habitat, maintenance of public infrastructure, availability of potable water, sanitary sewer and other necessary public services and nuisances.

- Policy A.1.16.2: Applications requesting amendments to the Comprehensive Plan or Future Land Use Map shall be evaluated based upon criteria which shall include, but not be limited to, the following:
  (a) consistency with the Goals, Objectives, and Policies of the St. Johns County Comprehensive Plan;
  (b) consistency with the Northeast Florida Strategic Regional Policy Plan;
  (c) Impacts on public facilities and services;

(d) environmental impacts;
(e) compatibility with surrounding areas;
(f) the need to modify land uses and development patterns within antiquated subdivisions; and,
(g) provide a cost-benefit analysis addressing the new development's economic impact to the County.

IMPACT REVIEWS

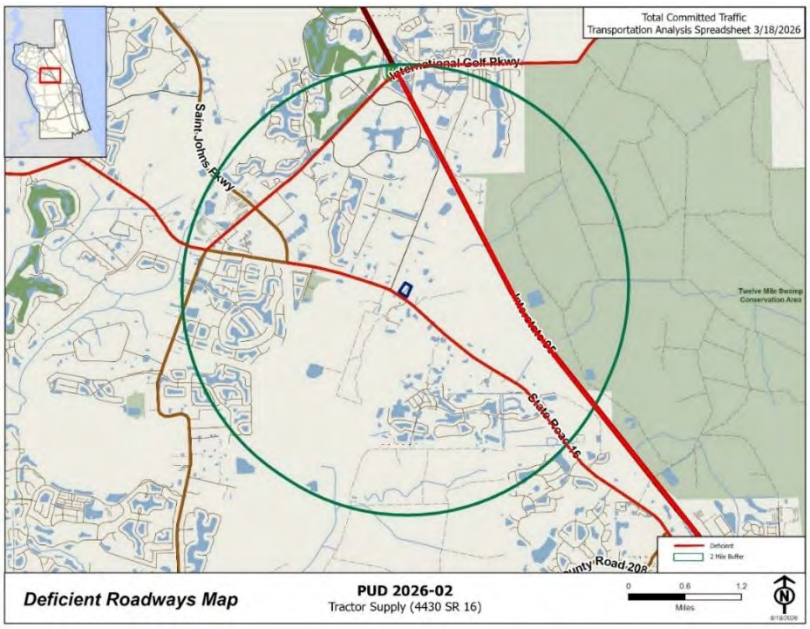
Transportation Impact Analysis: The applicant is requesting to change the future land use for an approximate 5.03 acre parcel from Rural/Silviculture (R/S) to Rural Commercial (RC); and rezone the subject property from Open Rural (OR) to PUD for the development of 22,000 square foot Tractor Supply store located on the north side of SR 16 just east of the SR 16/S. Francis Rd intersection. The proposed Tractor Supply store is estimated to generate 256 average weekday trips with 27 trips during the AM peak hour and 35 trips during the PM peak hour.

Access: Initially, the proposed development will have full access to the existing 2-lane SR 16; however, the applicant is aware and acknowledged in the PUD Text that the access will be limited to right-in/right-out access on the future 4-lane SR 16 due to the proximity to the intersection. The PUD does provide for potential future interconnection to the adjacent property to the west. The access to SR 16 and any required site access improvements will be subject to FDOT permitting.

The directly accessed roadway segment, Link 92.12 (SR 16 from S. Francis Rd. to West Mall Entrance/Elevation Pkwy), is currently operating at 160.2% of capacity based on existing 2026 P.M. peak hour traffic, and 249.8 % of capacity based on total committed peak hour traffic.

Funding for construction of the 4-lane widening of SR 16 has not been secured at this time. FDOT continues to move forward with acquisition and design.

Deficient Roadways Map: The following map displays deficient roadway segments within a 2-mile radius of the project boundaries. The proposed development is exempt from concurrency and is not required to pay proportionate share; however, the proposed development is required to pay road impact fees at the time of permitting for non-residential development.



Potable Water and Sanitary Sewer: Water and sewer facilities are located within the St. Johns County Utility Department (SJCUD) service area. According to the provided Availability Letter, there is available capacity. This letter is located in Attachment 2 of this Staff Report.

Drainage: The proposed project will be required to comply with all applicable Federal, State, regional, and local land development regulations and permitting requirements.

Solid Waste: There is sufficient capacity available.

Open Space: The proposed development will meet all required County standards for Open Space areas.

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

ISO applies the following classification to properties in St Johns County:

> Class 3: Property within 5 road miles of an existing fire rescue station and within 1000 feet of a creditable water supply such as a fire hydrant, suction point, or dry hydrant.
>
> Class 3X: Property within 5 road miles of an existing fire rescue station but beyond 1000 feet of a creditable water supply.
>
> Class 10- Property beyond 5 road miles of a recognized fire rescue station.

Based on this project submission, parcel 028610-0000, as well as the current primary fire station location at 235 Murabella Pkwy and creditable water supply, ISO would assign a rating of Class 3.

DEPARTMENTAL REVIEW

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

Office of the County Attorney Review: All amendments to the St. Johns County comprehensive plan are legislative in nature. This is a policy-making decision to determine the future growth pattern of St. Johns County (i.e. is it appropriate to expand the development area boundary or to change the maximum theoretical growth in this area). A determination of consistency with the Comprehensive Plan and state law and approval or denial of the proposed amendment must not be arbitrary and capricious. Decisions on approval or denial of legislative land-use policy are determined on whether the decision is supported by fairly debatable evidence. Fairly debatable means that the government action must be upheld if reasonable minds could differ on the result concerning the evidence presented.

Technical Division Review:

Technical staff has no objections to the MDP as submitted in the companion PUD rezoning application. The applicant has been made aware that the full access to SR 16 as shown will be changed when the planned widening of the roadway by the Florida Department of Transportation (FDOT) is constructed in the future.

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

Planning & Zoning Division Review: Review by Planning staff finds that the subject property is currently designated Rural/Silviculture (R/S) on the Future Land Use Map and is zoned Open Rural (OR). This project includes a companion rezoning application to change the zoning from OR to Planned Unit Development (PUD).

Pursuant to Policy A.1.13.1(a) of the 2050 Comprehensive Plan, properties designated R/S on the FLUM are lands primarily intended for agriculture, silviculture, and other uses typical of rural areas. Per the Comprehensive Plan and Article II of the LDC, the Use Categories within the R/S FLUM designation do not allow commercial retail uses. The proposed Rural Commercial FLUM designation permits commercial uses intended to serve rural communities and which are compatible with rural land use densities and intensities. The Comprehensive Plan lists general stores, establishments for the retail sale of motor fuels, bait & tackle and general supplies, roadside stands, nurseries, fish camps with accessory lodging and restaurant facilities, bed and breakfast establishments, campgrounds, Recreational Vehicle parks, hunt clubs, saddle clubs, riding academies, boarding stables, shooting ranges, and other similar uses as uses supportive of rural communities.

Table 1 (below) shows a comparison of permitted Use Categories within the current and proposed Future Land Use Map designations.

Table 1: Allowed Use Categories per Comprehensive Plan

Permitted Use Categories	**R/S**	**Rural Commercial**
Residential	X*	X**
Agricultural	X	
Cultural/Institutional	X	X
Neighborhood Business /Commercial		X
Rural Commercial		X
Mining and Extraction	X	
Outdoor Passive	X	
Neighborhood Public and Emergency Service	X	X
Solid Waste and Correctional Facilities	X	

**Residential uses, as permitted and regulated through the County's Land Development Code (LDC), including Planned Rural Developments (PRD) as specified in the LDC and as specified in policy A.1.6.2*

*** Residential as may be allowed as an Accessory Use within the County land development regulations*

The subject property is located within the Northwest Sector Planning Overlay, which, pursuant to Comprehensive Plan Objective A.2.1, establishes specific design criteria and standards for development, including Scenic and Development Edges. Based on the conceptual site plan provided, the applicant intends to provide the required 75-foot Scenic Edge along State Road 16. The applicant is also proposing an average Development Edge of 36.45 feet, with widths varying from 20 feet to 40 feet, and is requesting a waiver through the companion PUD rezoning from the 35-foot Development Edge requirement established in LDC Section 6.06.02.H.

Pursuant to Comprehensive Plan Policy A.1.13.3, Note 1, commercial uses within the Rural Commercial FLUM designation are limited to 10,000 square feet of floor area per acre. Based on the subject property's 5.03-acre area, a maximum of 50,300 square feet of floor area would be permitted across the property. However, as part

of the PUD rezoning, the applicant is proposing to limit the maximum allowable floor area across the site at 48,745 square feet. This represents a reduction of approximately 1,555 square feet, or 3.1 percent, from the maximum floor area otherwise permitted under the Rural Commercial FLUM designation, resulting in an intensity of approximately 9,691 square feet per acre.

NORTHWEST SECTOR COMMUNITY MEETING (9/17/2026)

The applicant conducted the required Northwest Sector Community Meeting at Village Church on Thursday, September 17, 2026, from 6:00 pm – 6:28 pm. County staff were in attendance, and the meeting was properly noticed. The project was presented to approximately 12 attendees. Topics discussed included the overall project plan, buffering, site access, and roadway improvements. Two attends spoke in opposition of the project due to traffic and noise concerns. The Community Meeting packet, provided by the applicant, is included in **Attachment 3, Northwest Sector Community Meeting Documents**.

PLANNING AND ZONING AGENCY MEETING (10/15/2026)

This request was heard before the Planning and Zoning Agency (PZA) at their regularly scheduled public hearing on Thursday, October 15, 2026. Discussion focused on existing traffic conditions along State Road 16 (SR 16) and the anticipated traffic impacts associated with the proposed development.

Steve Garbe, Traffic Engineer with Alliant Engineering, addressed the projected trip generation for the site. He estimated that the development would generate approximately 36 trips during the p.m. peak hour, equating to roughly one vehicle entering the site every six minutes. Mr. Garbe stated that the site would operate efficiently with the anticipated traffic volumes and vehicular movements entering and exiting the property.

Mr. Hilsenbeck inquired about the anticipated timeline for the widening of SR 16. Mr. Garbe confirmed that the Florida Department of Transportation (FDOT) had not provided a projected timeline for the improvements but indicated that the design phase was approaching 100% completion. Mr. Wester stated that, following completion of the SR 16 improvements, access to the site would be restricted to right-in/right-out movements only.

Mr. Olson and Mr. Matovina expressed concerns regarding approval of the request and the potential for commercial development to extend farther east along a portion of SR 16 that has historically been rural and residential in character. Mr. Matovina suggested adding a condition to the Comprehensive Plan Amendment to restrict the use of the property exclusively to a Tractor Supply store. No objections to the proposed condition were raised by the other Agency members. There were no speakers during public comment.

The Agency voted 6-1 to recommend approval of the Small-Scale Comprehensive Plan Amendment, subject to the condition that development of the site be limited to a Tractor Supply store. Support was made by members Hilsenbeck, Speigel, Perkins, Green, Labanowski, and Matovina with Olson dissenting.

To impose a condition through a Small-Scale Comprehensive Plan Amendment, a site-specific text amendment would be required. Staff recognizes that the proposed retailer is Tractor Supply; however, a site-specific text amendment to the 2050 Comprehensive Plan would designate the proposed use as a general store, which is permitted under the Rural Commercial Future Land Use Designation.

Following the PZA meeting, staff discussed the suggested condition with the applicant, who indicated a preference to proceed without the text amendment. The applicant noted that the MDP text of the companion PUD rezoning includes specific language limiting the use to a Tractor Supply or similar general store. Staff

agrees that the MDP text adequately limits the permitted use to a general store. Any future proposal to expand the range or intensity of commercial uses on the site would require a Major Modification and may also necessitate a Small-Scale Comprehensive Plan Amendment.

CORRESPONDENCE/PHONE CALLS

County staff has received correspondence expressing support and opposition from neighboring parties, which can be found in **Attachment 4 Correspondence**.

FINDINGS OF FACT/ACTION

Staff provides four (4) Findings of Fact to recommend adoption of the proposed amendment, and four (4) Findings of Fact to recommend denial. These findings are subject to change during the public hearing process.

ATTACHMENTS

1. Recorded Documents
2. Application and Supporting Documents
3. Northwest Sector Community Meeting Documents
4. Correspondence

PROPOSED FINDINGS OF FACT CPA(SS) 2026-03 Tractor Supply	
APPROVE	**DENY**
1. The proposed Comprehensive Plan Amendment was fully considered after public hearing pursuant to legal notice duly published as required by law.	1. The proposed Comprehensive Plan Amendment was fully considered after public hearing pursuant to legal notice duly published as required by law.
2. The amendment is consistent with the Northeast Florida Strategic Regional Policy Plan.	2. The amendment is not consistent with the Northeast Florida Strategic Regional Policy Plan.
3. The proposed Comprehensive Plan Amendment is consistent with applicable sections of the St. Johns County Comprehensive Plan and the Land Development Code.	3. The proposed Comprehensive Plan Amendment is not consistent with applicable sections of the St. Johns County Comprehensive Plan and the Land Development Code.
4. The proposed Comprehensive Plan Amendment is consistent with the Goals, Objectives, and Policies of the St. Johns County Comprehensive Plan, including Policies A.1.3.4, A.1.2.4, A.1.4.11, A.1.16.2, and with other provisions provided during the public hearing.	4. The proposed Comprehensive Plan Amendment is not consistent with the Goals, Objectives, and Policies of the St. Johns County Comprehensive Plan, including Policies A.1.3.4, A.1.2.4, A.1.4.11, A.1.16.2, and with other provisions provided during the public hearing.

ATTACHMENT 1

RECORDED DOCUMENTS SECTION

BEGIN DOCUMENTS
TO BE RECORDED

ORDINANCE NO. 2026 - _____

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2050 COMPREHENSIVE PLAN, ORDINANCE NO. 2026-8, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION RURAL SILVICULTURE (R/S) TO RURAL COMMERCIAL (RC) FOR APPROXIMATELY 5.03 ACRES OF LAND LOCATED AT 4430 STATE ROAD 16; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

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

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

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

SECTION 1. The St. Johns County Comprehensive Plan is amended to change the Future Land Use Map designation from **Rural/Silviculture (R/S) to Rural Commercial (RC)** for approximately 5.03 acres of land, as described and shown on the attached **Exhibits A and B.**

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

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

(b) The amendment is consistent with the Northeast Florida Strategic Regional Policy Plan.

(c) The amendment is consistent with the applicable sections of the St. Johns County Comprehensive Plan and the Land Development Code.

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

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

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

SECTION 5. It is the intent of the St. Johns County Board of County Commissioners that scriveners and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during

codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

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

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

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

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

BY: _____
Chair

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

BY: _____
Deputy Clerk

Effective Date: _____

LEGAL DESCRIPTION

A part of the Southeast 1/4 of the Southeast 1/4 of Subsection 8, Section 38, Township 6 South, Range 28 East, St. Johns County, Florida.

For a Point of Reference, COMMENCE at the intersection of the East line of said Section 38, with the South right-of-way line of State Road #16, having a right-of-way width of 200 feet; thence North 19 degrees 26 minutes 06 seconds East, along said East line of Section 38, 216.76 feet to the North right-of-way line of State Road #16; thence North 47 degrees 53 minutes 20 seconds West, along said North right-of-way line, 78.94 feet to the point of curvature of a curve being concave to the left, having a radius of 4713.66 feet, delta of 05 minutes 22 minutes 42 seconds and tangent length of 221.40 feet; thence Northwesterly along the arc of said curve, 442.47 feet to the POINT OF BEGINNING; thence continue Northwesterly, 453.80 feet along the arc of a curve concave to the left, having a radius of 4713.66 feet, a delta of 05 degrees 30 minutes 50 seconds and a tangent length of 227.08 feet; thence North 3*S* degrees 00 minutes 52 seconds East, along the West line of lands described in Official Records Book 1677, Page 1589 of the public records of said County, 533.08 feet to the Northwest corner of said lands described in Official Records Book 1677, Page 1589 of the public records of said County; thence South 60 degrees 40 minutes 54 seconds East, along the North line of said lands described in Official Records Book 1677, Page 1589, a distance of 349.98 feet; thence South 24 degrees 21 minutes 27 seconds West, 569.42 feet the said North right-of-way line of said State Road #16 and the POINT OF BEGINNING.

Containing 5.02 acres, more or less.

TOGETHER WITH a 30 foot wide easement for ingress and egress, being more particularly described as follows:

A part of the Southeast 1/4 of the South East 1/4 of Subsection 8, Section 38, Township 6 South, Range 28 East, St. Johns County, Florida.

For a Point of Reference, COMMENCE at the intersection of the East line of said Section 38, with the South right-of-way line of State Road #16, having a right-of-way width of 200 feet; thence North 19 degrees 26 minutes 06 seconds East, along said East line of Section 38, 216.76 feet to the North right-of-way line of State Road #16; thence North 47 degrees 53 minutes 20 seconds West, along said North right-of-way line, 78.94 feet to the point of curvature of a curve being concave to the left, having a radius of 4713.66 feet, delta of 03 degrees 51 minutes 32 seconds and tangent length of 158.80 feet; thence Northwesterly along the arc of said curve, 317.48 feet to the POINT OF BEGINNING; thence continue Northwesterly, 30.88 feet along the arc of a curve concave to the left, having a radius of 4713.66 feet, a delta of 00 degrees 22 minutes 31 seconds and a tangent length of 15.44 feet; thence North 24 degrees 21 minutes 27 seconds East, parallel with the East line of lands described in Official Records Book 1466, Page 1388 of the public records of said County, 276.40 feet; thence North 55 degrees 41 minutes 43 seconds West, 93.13 feet; thence North 24 degrees 21 minutes 27 seconds East, 30.46 feet; thence South 55 degrees 41 minutes 43 seconds East, 123.58 feet to a point on the Northerly projection of the West line of said land described in Official Records 1466, Page 1388; thence South 24 degrees 21 minutes 27 seconds West, 7.02 feet to the Northwest comer of said land described in Official Records Book 1466, Page 1388; thence continue South 24 degrees 21 minutes 27 seconds West, along the West line of said land described in Official Records Book 1466, Page 1388, a distance of 301.89 feet to the POINT OF BEGINNING.

END DOUCMENTS
TO BE RECOREDED

ATTACHMENT 2
SUPPORTING DOCUMENTS

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

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

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

File No. _____ Fee _____ Date 5/29/26

Property Owner(s) Patricia D. Glisson Phone (904) 347-4725

Address 4430 SR 16 Fax _____

City St. Augustine State FL Zip Code 32092 Email _____

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

Applicant Adam Oestman of Alliant Engineering Inc. Phone (904) 723-4894

Address 10475 Fortune Parkway, Suite 101 Fax _____

City Jacksonville State FL Zip Code 32256 Email aoestman@alliant-inc.com

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

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

Element _____ Goal, Objective or Policy # _____ Page _____

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

Existing Future Land Use Map Designation R/S Zoning OR

Proposed Future Land Use Map Designation R/C Zoning PUD

Location/Description: Property Appraiser's Parcel Identification No. 028610-0000

Street Address/Location 4430 SR 16, St. Augustine, FL 32092

Total Acreage 5.03 Overall Dimensions 550'x400' Flood Zone No

Adjacent Future Land Use Designation North: R/S South: R/S East: R/S West: R/S

Wetlands: Yes: ☐ No: ☒ Type: _____ Acres: _____

Soil Associations: Tocoi Fine Sand

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

The property is a rural parcel in St. Johns County off SR-16, approximately 400' east of S Francis Rd. It is lightly wooded with a mixture of grassland and scattered trees. Currently there are two double wide mobile homes, one car garage, and three storage buildings.

CONSISTENCY WITH COMPREHENSIVE PLAN (attach separate pages):

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

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

ESTIMATED IMPACT ON THE AVAILABILITY OF PUBLIC FACILITIES:

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

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

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

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

7.Estimated Water and Sewage Demand:

	Phase (Years)	Use	GPD	Peak
Water	2028	Commercial	2,193	6.1 GPM
Sewage	2028	Commercial	1,755	4.9 GPM
Water Utility	Name: St. Johns County Utility Department		Address:	
Sewer Utility	Name: St. Johns County Utility Department		Address:	

8.Describe anticipated drainage system:

Drainage shall be collected and treated by way of stormwater pipes/culverts and ditches to stormwater management facilities to treat stormwater runoff on site

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

Phase (Years	Number of People or Use	Pounds per Day
2028	Commercial/Retail	230

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

Phase (Years)	demand = Dwelling Units X 2.75 Persons Per Unit X 0.015

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

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

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

Phase (Years)	Dwelling Units or Square Feet of Each Use	Trips
2028	Building Materials and Lumber Store (812); 21900 sq ft	35 (PM Peak)

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

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

REQUIRED EXHIBITS: (MUST BE SUBMITTED IN THIS ORDER)

1. Owner's Authorization for Agent Form. All persons listed on the deed, purchase agreement, title opinion or other acceptable proof of ownership must complete an Owners Authorization.
2. Proof of ownership (copy of deed or purchase agreement, and title opinion).
3. Legal description and tax identification number.
4. General location map with subject property clearly identified.
5. Property Appraiser's Map with identification of subject property, zoning, and Comprehensive Plan Land Use Designation within 300 feet of property.
6. Comprehensive Plan Future Land Use Map with subject property clearly identified.
7. Most recent aerial of site showing property boundaries.
8. Copy of soils map showing property boundaries.
9. Generalized site plan with uses, phases as described in Question 13.
10. Water and Sewer Utility letter, if applicable (Question 16).
11. One (1) copy of application and exhibits.

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

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:
Signature of owner(s) or authorized person if Owner's Authorization Form is attached:

Printed or typed name(s): Adam Oestman

Signature(s): Adam Oestman

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

Name: Adam Oestman, Alliant Engineering Inc.

Mailing Address: 10475 Fortune Parkway, Suite 101, Jacksonville, FL 32256

Phone: 904.723.4894 FAX: _____ E-mail: aoestman@alliant-inc.com

State of Florida County of St. Johns

The foregoing instrument was acknowledged before me by means of physical presence ✓ or online notarization__ this 29th day of May, 2026, by Adam Oestman as Sr. Civil Engineer for Alliant Engineering Inc.

Notary Public, State of Florida

Notary Public State of Florida
Amie Lee Lozanski
My Commission HH 535030
Expires 6/5/2028

Oath sworn: Yes ___ No ___

Name Amie Lee Lozanski # 535030

Notary Signature Amie Lee Lozanski My Commission expires: 6/5/28

ALLIANT

Exhibit A – Consistency with Comprehensive Plan

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

   The site's proximity to existing development is crucial for feasibility of the development. The site is located in an area with substantial growth in both residential and commercial development and will provide for the comfort and convenience of these communities to which it will serve in both use and proximity, as well as providing job opportunities. In addition, there is no Significant Natural Community Habitat located on the property. No gopher tortoise burrows were identified on the subject property. No other protected flora or fauna species are anticipated to be impacted by development of the subject property. Therefore, the amendment is environmentally friendly as most other sites would require impacts to those resources. In addition, the development is proposed on a previously underutilized parcel within a significant growth corridor.

   The available land in the specific growth area allowing for the use is either not available for sale, or not financially or environmentally viable. The lack of available land already commercially zoned and far enough away from Tractor Supply's existing stores presented several challenges. Our site, 4430 SR 16, was selected based on availability and seller willingness to sell, environmental conditions (no wetlands or flood zone), distance from the existing Tractor Supply stores, strategic location with Tractor Supply's customer base, as well as financial feasibility.

   a. Parcel 028670 0032 5.32 acres SR 16, zoned commercial. This site is in front of the Murabella Apartment development. We contacted the brokers for pricing and availability. The financials (pricing at $35.00 psf) along with site constraints for the Tractor Supply layout eliminated this site as a fit for the development.
   b. 2800 Francis Rd parcel 028570 0000, zoned residential/commercial. This4 acres site was too narrow for the Tractor Supply layout.
   c. 4400 S. Francis Rd parcel 027930 0000 029040 0000 28.54 acres listed at $14.59M, zoned commercial. This property was being sold intact, Tractor Supply does not need 28 acres, property owner was not considering a subdivision. The site was also burdened with wetlands and flood zone issues.
   d. 2180 SR 16 parcel 086630 0000 8.43 zoned commercial. Listed for $5.75M. The site was too narrow to make circulation work and storm water detention work for the Tractor Supply layout.
   e. 2225 SR 16 parcel 086700 0000 7.85 acres zoned residential listed for $2.7M. The site had wetlands on the rear and resulted in site constraints.

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

The amendment will provide convenient access to specific retail and services not currently available in the area. This will reduce driving times and shorten trips, by reducing the distance people must travel to access these goods and services, ultimately reducing the traffic load on certain roadway segments, as well as promoting energy-efficient driving patterns. This will help further reduce urban sprawl in the community.

In addition, there is no Significant Natural Community Habitat located on the property. No gopher tortoise burrows were identified on the subject property. No other protected flora or fauna species are anticipated to be impacted by development of the subject property. Therefore, the amendment is environmentally friendly as most other sites would require impacts to those resources.

The amendment is consistent with Comprehensive Comp plan policies applicable:

A.1.2.5 – The amendment discourages urban sprawl as the site is located in an area with substantial growth, shortening trips and reducing driving times for the community. In addition, there is no Significant Natural Community Habitat located on the property. No gopher tortoise burrows were identified on the subject property. No other protected flora or fauna species are anticipated to be impacted by development of the subject property. Therefore, the amendment is environmentally friendly as most other sites would require impacts to those resources.
A.1.2.5(a) – The site is located near recent development and provides for a contiguous development pattern in the area.
A.1.2.5(b) – The site is located within an area with significant population and development growth and provide for the comfort and convenience of these communities to which it will serve in both use and proximity.
A.1.2.5(c) – The site is located near adequate infrastructure that can accommodate the development with minimal impacts.
A.1.2.5(d) – The site requires no new infrastructure (roadway or utilities) beyond short stub connections. The development impact fees and proportionate fair-share contributions will more than cover any upgrades requires as a result of the development.
A.1.2.5(e) – The amendment will not result in sprawl development as the project will redevelop a previously underutilized parcel within a significant growth corridor.
A.1.2.5(f) – As illustrated on the site plan, the project demonstrated efficient use of land, including necessary buffers and undisturbed edges surrounding the development, does

not provide any impacts to county wetlands or flood zones, as well as providing for a sidewalk connection to future sidewalks on SR-16 to promote non-automobile transportation.

A.1.2.5(g) – The amendment results in positive market, economic and fiscal benefits of the area by providing convenient access to specific retail and services not currently available in the area. The site is located in an area with substantial growth in both residential and commercial development and will provide for the comfort and convenience of these communities to which it will serve in both use and proximity, as well as providing job opportunities.

A.1.2.7 – The site is located in a significant growth corridor with public facilities and services already exist, as well as being near recent development and provides for a contiguous development pattern in the area. The site requires no new infrastructure (roadway or utilities) beyond short stub connections. The development impact fees and proportionate fair-share contributions will more than cover any upgrades requires as a result of the development. In addition, the development is environmentally friendly and provides for economic development, job creation, and convenient access to these specific retail and services not currently available.

A.1.3.11 – The specific retail and services provided are specifically intended to serve rural communities, which makes it very compatible with the surrounding uses. Most of the surrounding uses are rural residential and agricultural, including small farmers, hobby farmers, and woodland owners, which Tractor Supply has a big focus to serve and benefit.

A.1.6 – The specific retail and services provided encourage and complement continued agricultural and silvicultural use for the surrounding area and only benefits the current uses, including small farmers, hobby farmers, and woodland owners.

A.1.11.1(g) – The specific retail and services provided are specially intended to serve rural communities and uses.

A.1.15.2 – The amendment is consistent with the Goals, Objectives, and Policies of the St. Johns County Comprehensive Plan, is consistent with the Northeast Florida Strategic Regional Policy Plan, has very little impacts on public facilities and services, is environmentally friendly, compatible with surrounding uses, as well as being located in a high-growth area that will benefit the community.

Exhibit B – Estimated Impact on the Availability of Public Facilities

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

a. Number and type of dwelling units: None.
b. Square feet and type of commercial/industrial uses
    i. Retail building: 22,000sf (+/-)
    ii. Fenced Outdoor Display: 20,000sf (+/-)
    iii. Trailer & Equipment Display: 3,000sf (+/-)
    iv. Sidewalk Display: 3,745sf (+/-)
c. Open space and recreational area: Scenic Edge, Development Edge
d. Buffers:
    i. North, East, and West side – 35’ Development edge, 10’ Perimeter Buffer, and 20/B Incompatibility buffer
    ii. South side: 75’ Scenic Edge and 10’ Perimeter Buffer
e. Wetlands: None
f. Drainage and infrastructure areas: Drainage shall be collected and treated by way of stormwater pipes/culverts and ditches to stormwater management facilities to treat stormwater runoff on site.
g. Other uses and sizes. Account for all acres. Provide phasing dates and anticipated buildout.
    i. No other uses beyond what is listed in (b).
    ii. Phasing: The project is to be developed in one phase, with anticipated buildout in 2028.

ALLIANT

Exhibit C – Estimated Area of Impact (Traffic)

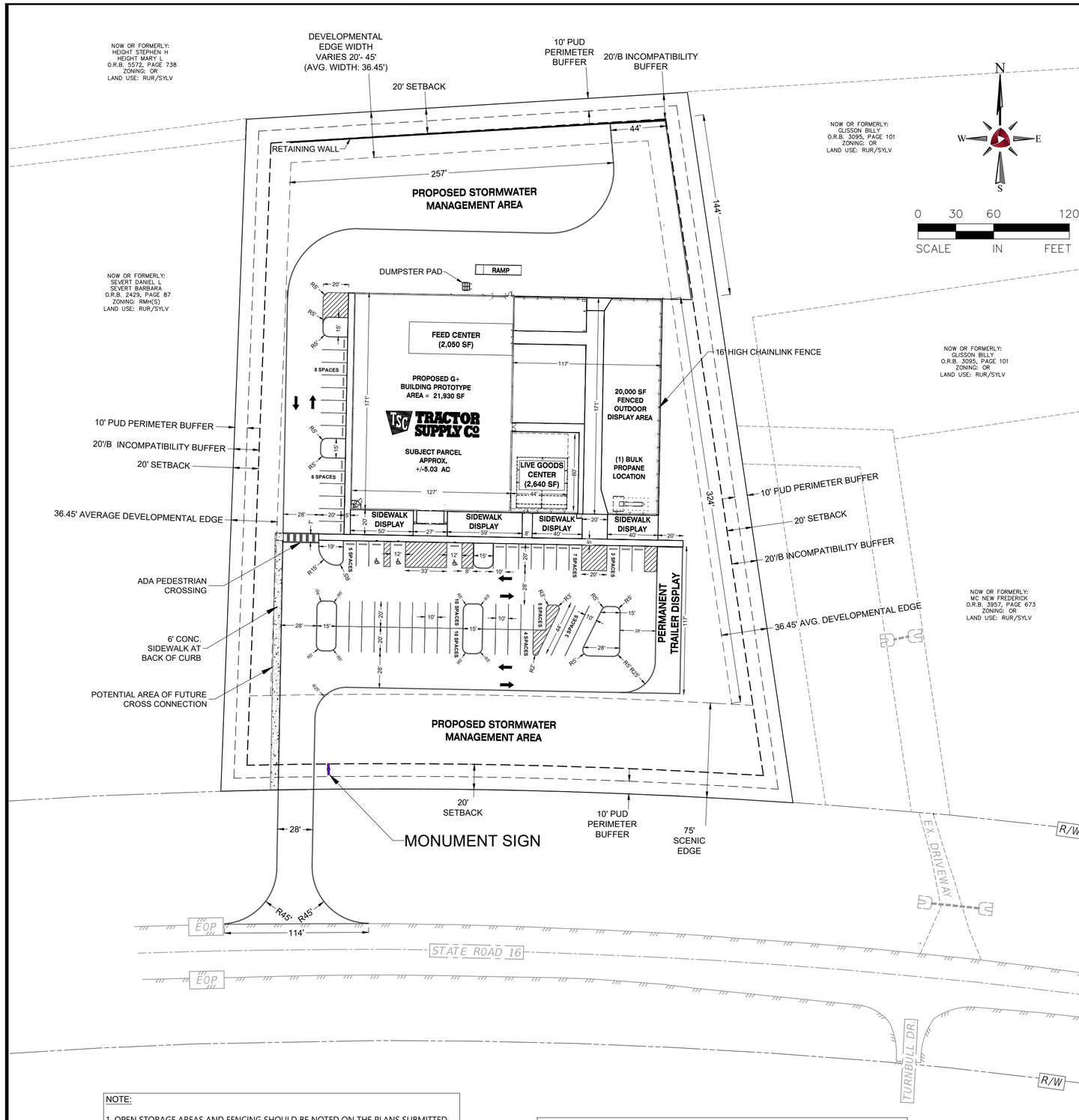
13. Estimate the area of impact using the Traffic Impact Methodology and Procedures contained in Appendix A of the Land Development Code and estimate the impacts on the Levels of Service on the segments within the Area of Impact by Phase. ATTACH CALCULATIONS (staff will complete for up to 29.99 peak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

Comprehensive Plan Amendment Application - Question 13 Response

Phase (Years)	Road Segment #	Existing LOS*	Project Trips**	LOS with Project & Background Traffic by Phase End
2028	785050	D (68.88%)	6	D (73.98%)
2028	780043 (Int. Golf-Driveway)	D (84.83%)	16	D (89.86%)
2028	780043 (Driveway-Elevation)	D (89.11%)	20	D (94.58%)
2028	789134	D (49.23%)	4	D (51.84%)
2028	780295	D (63.78%)	6	D (66.52%)

*Adopted LOS used in calculations, total utilization % in parentheses

**Trips generated for PM peak hour assigned by distribution percentage



SITE DATA TABLE	
PARCEL ID NUMBER	286100000
TOTAL AREA OF ENTIRE PARCEL	219,107 SF / 5.03 AC
TOTAL PROJECT AREA	219,107 SF / 5.03 AC
ZONING DISTRICT	PUD
FUTURE LAND USE DESIGNATION	RURAL COMMERCIAL
MAXIMUM BUILDING AREA (SF)	22,000
MAXIMUM FENCED OUTDOOR DISPLAY AREA (SF)	20,000
MAXIMUM TRAILER AND EQUIPTMENT DISPLAY AREA (SF)	3,000
MAXIMUM SIDEWALK DISPLAY AREA (SF)	3,745
MAXIMUM BUILDING HEIGHT (FT)	40
MAXIMUM FLOOR AREA RATIO (FAR)	50%
VEHICULAR USE AREA (SF)	56,234
CALCULATION FOR LIMITED INTENSITY TO MAX 10 KSF/AC	(22,000 SF/5.03 AC) X (1/1000 KSF/SF)= 4.37 KSF/AC
IMPERVIOUS SURFACE RATIO MAXIMUM (ISR)	60%
OPEN SPACE MINIMUM	25%
WETLAND CONSERVATION	0%
UPLAND BUFFER AREAS	0%
OTHER UPLAND PRESERVATION MINIMUM (AC)	5% (0.25 AC)
SIGNIFIGANT NATURAL HABITAT	0%
BUILDING SETBACKS	
FRONT	20'
REAR	20'
SIDE	20'
STORAGE SETBACKS	
FRONT	20'
REAR	20'
SIDE	20'
LANDSCAPE BUFFERS	
FRONT	10' PUD PERIMETER
REAR	10' PUD PERIMETER / 20' INCOMPATIBILITY
SIDE	10' PUD PERIMETER / 20' INCOMPATIBILITY
NORTHWEST SECTOR EDGES	
DEVELOPMENTAL EDGE, REAR	20' - 45'
DEVELOPMENTAL EDGE , SIDES, WEST / EAST	WEST 35', EAST 35' - 40'
SCENIC EDGE, FRONTAGE TO SR. 16	75'
PARKING REQUIREMENTS	
STANDARD STALLS (1/ 500 SF GFA, 1/1000 SF DISPLAY AREA)	61
ADA STALLS 01 - 25 STALLS: 1 ADA STALL 26 - 50 STALLS: 2 ADA STALLS 51 - 75 STALLS: 3 ADA STALLS 76 - 100 STALLS: 4 ADA STALLS	3
NOTE: A VARIANCE IS REQUESTED TO REDUCE THE REQUIRED PARKING COUNT BASED ON HISTRORICAL DATA AND EXPECTED DEMAND FOR THE TRACTOR SUPPLY STORE.	
LANDSCAPE REQUIREMENTS	
VEHICULAR USE AREA > 9,000 SF, MINIMUM 5% LANDSCAPE AREA	61,851 SF VUA @ 5% = 3,093 SF
TOTAL TREE ISLANDS	7 ISLANDS / 3,308 SF / 5.3%
INTERIOR TREE ISLANDS (1 PER 10 STALLS/100 LF, 15' WIDE & EXTEND LENGTH OF STALL)	3 ISLANDS
TERMINAL TREE ISLANDS	4 ISLANDS

NOTE:

1. OPEN STORAGE AREAS AND FENCING SHOULD BE NOTED ON THE PLANS SUBMITTED AND MUST ADHERE TO THE BUFFER AND SCREENING REQUIREMENTS PROVIDED AS PER LDC SECTION 6.06.04.B.7
2. SOLID WASTE STORAGE SHOULD BE NOTED ON PLANS SUBMITTED AND MUST ADHERE TO THE BUFFER AND SCREENING REQUIREMENTS PROVIDED AS PER THE LDC SECTION 6.06.04.B.8
3. MECHANICAL EQUIPMENT SHOULD BE NOTED ON PLANS SUBMITTED AND MUST ADHERE TO THE BUFFER AND SCREENING REQUIREMENTS PROVIDED AS PER THE LDC SECTION 6.06.04.B.9
4. SIGNAGE AND LIGHTING SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE LAND DEVELOPMENT CODE.

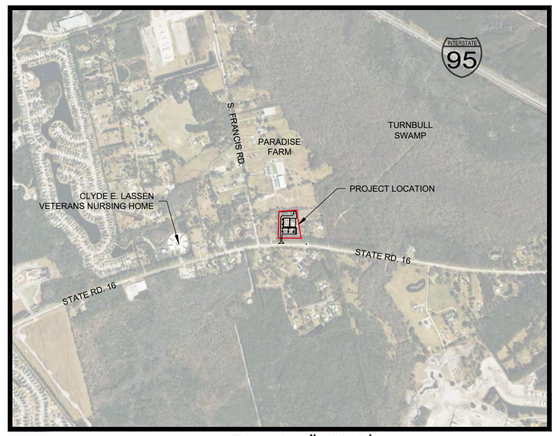
The Master Development Plan Map is a representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD/PRD and other applicable land development regulations.

APPROVED: _____

DATE: _____

ORDINANCE NUMBER: _____

FILE NUMBER: _____



VICINITY MAP 1"=2000'

ALLIANT
10475 Fortune Pkwy., Suite 101
Jacksonville, FL 32256
904.240.1351 MAIN
www.alliant-inc.com
CA# 29471

NO.	DATE	DESCRIPTION

TRACTOR SUPPLY COMPANY
ST. JOHNS COUNTY, ST. AUGUSTINE, FLORIDA
4430 STATE ROAD 16, ST. AUGUSTINE, FL 32092

MASTER DEVELOPMENT PLAN
EXHIBIT - C

CSS	7/27/2026
BY	DATE

PROJECT TEAM DATA

DESIGNED:	MTZ
DRAWN:	MTZ
PROJECT NO:	50192042

1

CADD FILE:
Q:_Tractor Supply Company\50192042 TSC St Augustine-Design\CAD\Civil\Production\ MDP EXHIBIT.dwg
PLOT DATE: Jul 27, 2026 - 12:45pm



Image Source: ESRI 2025
Date: 1-19-26

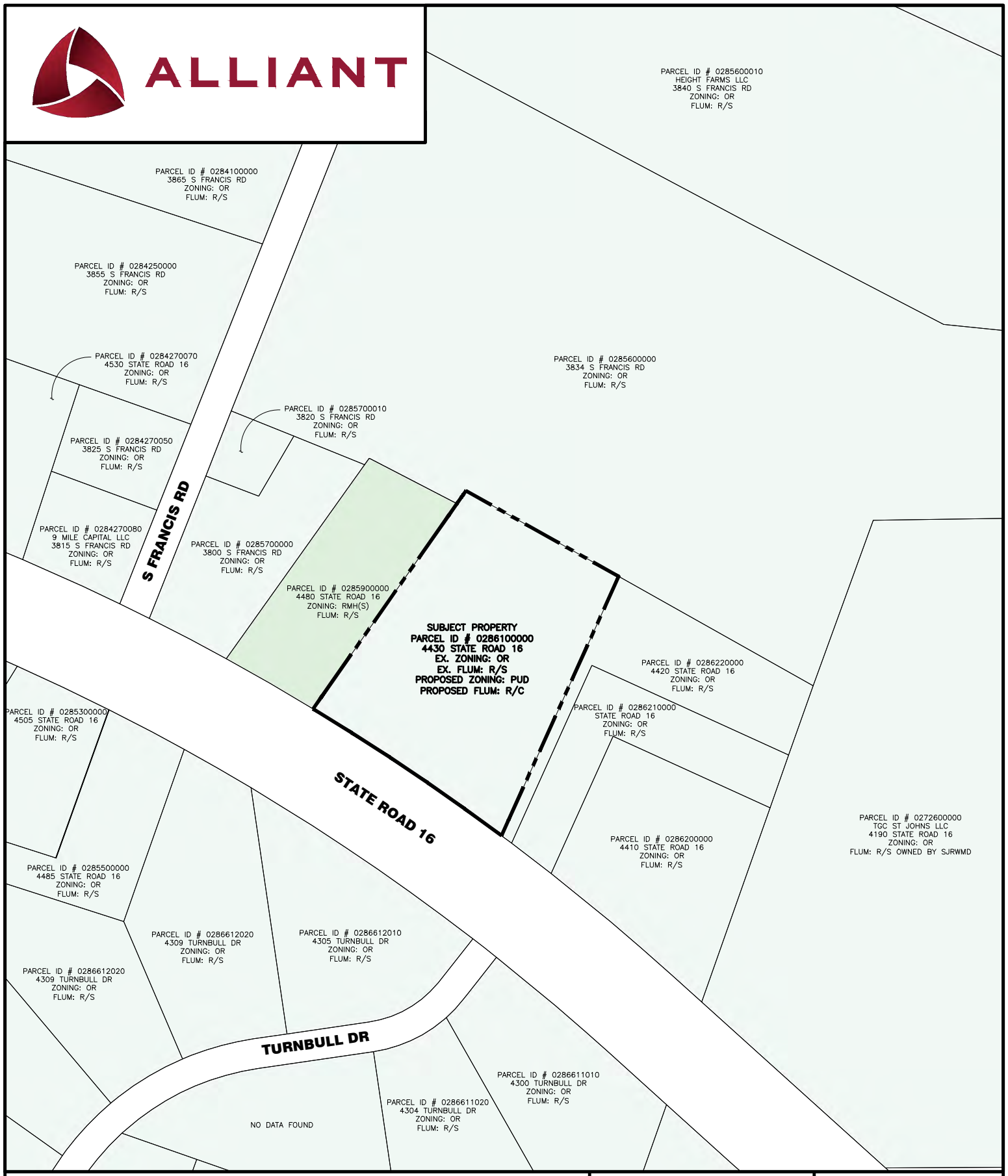
0 1,500 3,000 Feet

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Location Map
Tractor Supply SR 16
St. Johns County, Florida

ATLANTIC ECOLOGICAL SERVICES
WWW.ATLANTICECO.COM
904-347-9133 | jody@atlanticeco.com
201 Basque Rd | St. Augustine, FL 32080

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TRACTOR SUPPLY - SR-16

PROPERTY APPRAISER'S MAP

PROJECT MANAGER:	AVO
DRAWN BY:	AR
DATE:	2026-2-13

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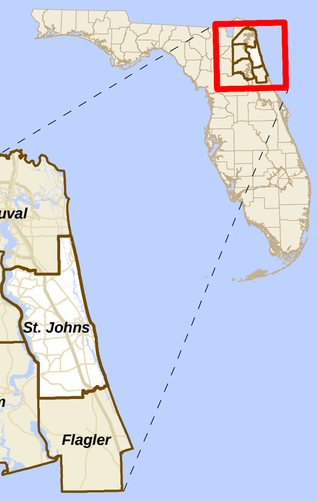
1 inch = 125 ft.

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W E
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Future Land Use

2025 Comprehensive Plan
St. Johns County, Florida

Map 1



SITE LOCATION

Legend

- Coastal Corridor Boundary
- Development Areas
- Railway Line
- Interstate Freeway
- Primary Road
- Major Road
- Minor Road
- Local Road

Future Land Use

- Residential - A
- Residential - B
- Residential - C
- Residential - D
- Commercial
- Community Commercial
- Neighborhood Commercial
- Rural Commercial
- Intensive Commercial
- Mixed Use District
- Industrial
- Airport District
- Public
- Parks and Open Space
- DRI - Prior to 1990 Comp Plan
- Cities and Towns
- Rural Silviculture
- R/S Owned By SJRWMD
- Agriculture
- Conservation
- New Town
- Town Center Mixed Use District
- Rural Center District

Map Adopted: August 17, 2010

Future Land Use:

The Future Land Use Map is composed of land use designations grouped in a way that allows for sustainable developmental growth patterns. It is this aggregation of land uses that effectively manages growth and development in the County by identifying and designating areas of current development and anticipated future developments.

Comprehensive Plan:

The purpose of the Comprehensive Plan is to effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible, in a cost-efficient and environmentally acceptable manner.

Land Use Notes

Data Source

Future Land Use data is provided by the St. Johns County GIS Division and is derived from land parcels identified and approved by the St. Johns County Planning and Zoning Division.

Conservation

Areas designated Conservation are approximate in nature and the exact boundaries shall be determined by environmental survey and established pursuant to applicable regulatory requirements.

0 0.75 1.5 3
Miles

St. Johns County
Growth Management Department
4040 Lewis Speedway
St. Augustine, FL 32084
(904) 209-0579

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

Document Path: C:\Users\JonathanOravetz\Desktop\GIS\Tractor Supply SR 16\mxd\soil Tractor Supply.mxd



Image Source: ESRI 2024
Date: 1-19-26

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Soil Map
Tractor Supply SR 16
St. Johns County, Florida

ATLANTIC ECOLOGICAL SERVICES
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904-347-9133 | jody@atlanticeco.com
201 Basque Rd | St. Augustine, FL 32080

Document Path: C:\Users\JonathanOravetz\Desktop\GIS\Tractor Supply SR 16\mxd\HabitatTractor Supply.mxd



Image Source: ESRI 2024
Date: 1-14-26

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Habitat Map
Tractor Supply SR 16
St. Johns County, Florida

ATLANTIC ECOLOGICAL SERVICES
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904-347-9133 | jody@atlanticeco.com
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ATLANTIC ECOLOGICAL SERVICES

201 Basque Road
St. Augustine, FL 32080
Tel. (904) 347-9133
Fax (904) 512-0459
www.atlanticeco.com

January 26, 2026

Hix Snedeker Companies
Attn: Jennifer Nylander
PO Box 130
Daphne, AL 36526

RE: Tractor Supply SR 16
Property
St. Johns County, FL
AES #26-003

Dear Ms. Nylander,

Atlantic Ecological Services, LLC (AES) reviewed the Tractor Supply SR 16 Property for the purposes of conducting a review for the presence of protected species based on direct and indirect observations, as well as to determine potential for occurrence of protected species based on suitable habitat. The site assessment was conducted on January 15, 2026. The property is located on State Road 16 in St. Augustine, Florida and is approximately 5.03 acres in total size. The subject property consists of St. Johns County Parcel # 0286100000. The subject property is located in Section 38, Township 06 South, Range 28 East in St. Johns County, Florida. Please see the attached Location and Aerial Maps.

This general area is known to be occupied by the protected gopher tortoise (*Gopherus polyphemus*). Prior to construction a gopher tortoise survey is required by St. Johns County and the Florida Fish & Wildlife Conservation Commission (FWC). The results are documented within this letter report.

Mr. Jason Lynn of AES performed the protected species review on the subject property. Mr. Lynn currently holds certification from the FWC as an Authorized Gopher Tortoise Agent under permit # GTA-23-00007.

METHODS

Habitat Mapping

Each community and land use area were categorized according to the Florida Department of Transportation's (FDOT) 1999 *Florida Land Use, Cover and Forms Classification System* (FLUCCS). The boundaries of each FLUCCS code were delineated based on vegetative composition, soil characteristics, topography, and aerial interpretation. See the Results Section below for a description of the habitats found. Please also see the attached Habitat Map depicting the findings.

Protected Species Review

Prior to visiting the site, a background literature search was conducted to compile a list of state and federally protected animal and plant species that could occur on-site. The three primary sources of literature reviewed include the Florida Fish and Wildlife Conservation Commission's (FWC) *Florida's Endangered Species, Threatened Species, And Species of Special Concern*, the United States Fish and Wildlife Service's (USFWS) Threatened and Endangered Species System (TESS) database, and the Florida Department of Agriculture and Consumer Services (FDACS), Division of Plant Industry's (DPI) *Notes on Florida's Endangered and Threatened Plants*. Additional information was gathered from the Florida Natural Areas Inventory (FNAI) *Field Guides to the Rare Animals/Plants of Florida*, and the Florida Committee on Rare and Endangered Plants and Animals (FCREPA) *Rare and Endangered Biota of Florida*: Volumes 1-5, and the FWC's Eagle Nest Locator web site were also reviewed to obtain location data recorded by others for those species.

RESULTS

Habitats

Uplands

Residential (FLUCCS 110) – The center of the property contains two residential homes and consist of a maintained yard of bahia grass (*Paspalum notatum*).

Hardwood-Conifer Mixed (FLUCCS 434) – Forested areas of the property consist of hardwood-conifer mixed habitat. The canopy includes a mix of slash pine (*Pinus elliottii*), sweetgum (*Liquidambar styraciflua*), southern magnolia (*Magnolia grandiflora*), laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), red cedar (*Juniperus virginiana*), and sabal palm (*Sabal palmetto*). The understory includes bahia grass, St. Augustine grass (*Stenotaphrum secundatum*), Caesar weed (*Urena lobata*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia*), beggarticks (*Bidens*) and Christmas berry (*Coral ardisia*).

Significant Natural Community Habitat

AES reviewed the subject property for habitats which could potentially meet the St. Johns County Land Development Code (LDC) Section 4.01.07 as Significant Natural Community Habitat. (SNCH). The specific habitats protected under this section of the LDC includes: Beach Dune, Coastal Grasslands/ Coastal Strand, Xeric Hammock, Maritime Hammock, Sandhill, and Scrub.

No habitats within the subject property are considered Significant Natural Community Habitat.

Wildlife Observations

Wildlife observations, both direct and indirect, were made throughout the course of the site investigation. A list of species observed is provided in the following table:

Table 1: Wildlife species observed on the project site in St. Johns County, Florida.

Taxon	Common Name	Scientific Name	Protected*
Birds	American crow	*Corvus brachyrhynchos*	No
	Eastern phoebe	*Sayornis phoebe*	No
	Pileated woodpecker	*Dryocopus pileatus*	No
	Yellow-rumped warbler	*Setophaga coronata*	No
Reptiles	Green anole	*Anolis carolinensis*	No
Mammals	Nine-banded armadillo	*Dasypus novemcinctus*	No

Protected Species

The protected animal species with at least some likelihood of occurrence are listed in Table 2, below. The likelihood of occurrence of each species is noted in the table.

Table 2: Protected wildlife species with the potential to occur on the subject property, in St. Johns County, Florida.

Species Name	Common Name	Agency Listing		Likelihood of Occurrence	Habitat
		FWC	FWS/NMFS		
Drymarchon corais couperi	Eastern indigo snake	T	T	Low	Wide variety of habitats
Gopherus Polyphemus	Gopher tortoise	T		Moderate	Sandhills, scrub, hammocks, dry prairies, flatwoods, & ruderal
Mycteria americana	Wood stork	T	T	Low	Marshes, swamps, streams and mangroves

T= Threatened

A 100% gopher tortoise survey was conducted on January 15, 2026, in accordance with the techniques outlined in the publication, *Ecology and Habitat Protection Needs of Gopher Tortoise (*Gopherus polyphemus*) Populations Found on Lands Slated for Development in Florida*. No gopher tortoise burrows were identified on the subject property. Gopher tortoise surveys are valid for 90 days.

The subject property lacks high-quality wetland and uplands habitats and directly abuts State Road 16, a heavily trafficked roadway. The presence of the eastern indigo snake is unlikely due to the proximity of the roadway, lack of high-quality wetland and upland habitat, and a lack of gopher tortoise burrows onsite.

The subject property is composed entirely of upland habitats. No suitable foraging habitat for the wood stork exists onsite.

In addition, the FWC's Eagle Nest Locator website was queried for data regarding documented southern bald eagle (*Haliaeetus l. leucocephalus*) nests in the project vicinity. The southern bald eagle is protected under the Bald and Golden Eagle Protection Act. Development guidelines are required for any proposed projects with 330 feet for urban areas and 660 feet for non-urban areas. The nearest known nest is located 2.50 miles northwest of the property. Therefore, this project is not likely to adversely affect the southern bald eagle.

No other protected flora or fauna species are expected to inhabit the subject property

CONCLUSION

Atlantic Ecological Services, LLC conducted a site review on the Tractor Supply SR 16 property for the purposes of determining the presence of and/or potential presence of state and federally protected wildlife and plant species.

The subject property consisted of maintained residential yards and hardwood-confer mixed uplands. A 100% gopher tortoise survey was completed within the project area on January 15, 2026. No gopher tortoise burrows were identified on the subject property. Gopher tortoise surveys are valid for 90 days.

No other protected flora or fauna species are anticipated to be impacted by development of the subject property.

Should you have any questions or concerns please feel free to contact me at 904-347-9133 or jody@atlanticeco.com

Sincerely,

Jody Sisk
Senior Ecologist

Enclosures

Technical Literature References

Chafin, L.G. 2000. *Field Guide to the Rare Animals of Florida*. Florida Natural Areas Inventory, Tallahassee, Florida.

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Image Source: ESRI 2025
Date: 1-19-26

0 1,500 3,000 Feet

N

Location Map
Tractor Supply SR 16
St. Johns County, Florida

ATLANTIC ECOLOGICAL SERVICES
WWW.ATLANTICECO.COM
904-347-9133 | jody@atlanticeco.com
201 Basque Rd | St. Augustine, FL 32080

Document Path: C:\Users\JonathanOravetz\Desktop\GIS\Tractor Supply SR 16\mxd\Aerial Tractor Supply.mxd



Image Source: ESRI 2024
Date: 1-14-26

0 50 100 Feet

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Aerial Map
Tractor Supply SR 16
St. Johns County, Florida

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201 Basque Rd | St. Augustine, FL 32080

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Image Source: ESRI 2024
Date: 1-19-26

0 250 500 Feet

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Topographic Map
Tractor Supply SR 16
St. Johns County, Florida

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Image Source: ESRI 2024
Date: 1-19-26

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Soil Map
Tractor Supply SR 16
St. Johns County, Florida

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Document Path: C:\Users\JonathanOravetz\Desktop\GIS\Tractor Supply SR 16\mxd\HabitatTractor Supply.mxd



Image Source: ESRI 2024
Date: 1-14-26

0 50 100 Feet

N

Habitat Map
Tractor Supply SR 16
St. Johns County, Florida

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PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a registered Professional Engineer in the State of Florida practicing with Alliant Engineering, Inc., a corporation authorized to operate as an engineering business (CA-29471), by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice hereby reported for:

PROJECT:	**St. Augustine Tractor Supply**
LOCATION:	**St. Johns County, FL**
CLIENT:	**Hix Snedeker Companies**

I hereby acknowledge that the procedures and references used to develop the results contained in this report are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

NAME:	**Steven Garbe**
PE#:	**88268**
Date:	**March 6th, 2026**

Steven P Garbe

Digitally signed by Steven P Garbe
DN: CN=Steven P Garbe, dnQualifier=A01410D00000197417E7E2F000BBBE0, O=Unaffiliated, C=US
Date: 2026.03.06 10:25:00-05'00'

Technical Memorandum

To: St. Johns County

From: Steve Garbe, PE

Subject: Tractor Supply Store– Minor Traffic Review

Date: March 6th, 2026

INTRODUCTION

Alliant Engineering was retained to complete the necessary Minor Traffic Review for the development of a Tractor Supply Store. The project is located within St. Johns County. The project area lies east of International Golf Parkway along SR-16, with primary site access provided by SR-16. **Figure 1** shows the location of the development in relation to the surrounding roadway system.

The current development is a 5.03-acre zoned as Open Rural (OR). The proposed project will be zoned as Planned Unit Development (PUD) and includes construction of 21,900 square feet of Building Material and Lumber Store.

To assess potential traffic impacts, two study intersections within the vicinity of the project for evaluation:

- SR-16 & Francis Road
- SR-16 & International Golf Parkway / Pacetti Road

The primary objective of this Minor Traffic Review is to determine whether the proposed development is expected to generate traffic impacts that exceed the County's intersection analysis standards found in the *St. Johns County Land Development Code, Appendix A: St Johns County Traffic Impact Study Methodology and Procedures*. Below are the critical thresholds defined:

- Total peak hour traffic volume on one or more links is projected to exceed 90 percent of the maximum service volume of the adopted LOS standard
- Development traffic exceeds 1 percent of the maximum service volume of the adopted LOS standard

Findings and recommendations are presented herein to evaluate the project's impact and to outline potential future analysis to support safe and efficient travel conditions. The impact of the trip difference will be assessed through a segment analysis for the year 2028. Please note that the development scenarios are based on the proposed zoning and may not reflect the final development plan proposed for the site.



Tractor Supply Traffic Impact Study

ALLIANT

V:\Projects\4000962-00\Documents\Traffic\DOCS\FIGURES\Tractor_Supply\Tractor_Supply.aprx

N

Figure 1

Property Location

0 0.25 0.5

Miles

Date Exported: 2/26/2026

Source: St Johns County, State of Florida, Vantor

TRIP GENERATION FOR PROPOSED ZONING DESIGNATION

The trip generation was determined using the Institute of Transportation Engineers (ITE) document Trip Generation Manual, 12th Edition. ITE Code 812 (Building Materials and Lumber Store) was used instead of ITE Code 810 (Tractor Supply Store) because it is supported by a larger number of studies and has an average square footage more comparable to this Tractor Supply Store. Another key advantage is greater delineation of time periods (AM, PM peak for generator and for adjacent roadway, etc.). The total daily, AM peak hour, and PM peak hour trips for the proposed zoning designation (PUD) is shown in **Table 1**. As indicated in the table, the proposed zoning for the site could generate 256 daily, 27 AM peak hour, and 35 PM peak hour trips.

Table 1: Proposed Zoning – Gross Trip Generation

Land Use (ITE Code)	Units	Size	AM Peak Hour Trips[1]			PM Peak Hour Trips[1]			Daily Trips
			Trips In	Trips Out	Total Trips	Trips In	Trips Out	Total Trips	
Building Materials and Lumber Store (812)	1000 Sq. Ft. GFA	21.9	15	12	27	16	19	35	256
	Internal Capture (N/A) [2]		*Not Applied*						
	Land Use Gross		**15**	**12**	**27**	**16**	**19**	**35**	**256**
	Pass-By Trips (N/A) [2]		*Not Applicable*						
	Land Use Net Trips		**15**	**12**	**27**	**16**	**19**	**35**	**256**
Subtotal ITE Trips			15	12	27	16	19	35	256
Internal Capture [2]			*Not Applied*						
Subtotal Gross Trips			**15**	**12**	**27**	**16**	**19**	**35**	**256**
Pass-By Trips [2]			*Not Applicable*						
Project Gross Trips			**15**	**12**	**27**	**16**	**19**	**35**	**256**

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition.

1: Trips generated for the a.m. and p.m. peak hour of the adjacent roadway network.

2: Internal capture rates and pass-by trips not applied or not applicable.

NCHRP Report 684 and the 2021 Pass-By Tables included in the *ITE TripGen* Web-based App Appendices provide guidance for the application of internal and pass-by trips. The proposed development is not a mixed-use development that creates substantial internal site trips or pass-by trips. Therefore, internal capture and pass-by trips were not calculated for this project.

PROJECT TRIP DISTRIBUTION

Trip distribution is the process to evaluate the movement of traffic, the directional flow, within the study area and estimate how the new development will use the existing roadway to complete the planned trips. For the proposed Tractor Supply Store development, the trip distribution was calculated based on:

- A cordon analysis of Average Annual Daily Traffic (AADT) near the perimeter of the study area
- Engineering judgement

The resulting preliminary trip distribution used in the assessment is shown in **Figure 2**.

STUDY AREA

Using the PM peak hour trips from the proposed zoning and the project trip distribution, the increase in potential project trips were assigned to the roadway segments that connect the critical intersections identified. The existing peak hour two-way capacities of the segments are based on the context classification of the roadway and the associated generalized service volume tables in the FDOT *2023 Multimodal Quality/Level of Service Handbook*.

The segment analysis of existing conditions is summarized in **Table 2**, with additional roadway and traffic characteristics included in **Appendix.** Based on the significance test and input from the City staff, the following roadways are included in the segment analysis:

- International Golf Parkway from SR-16 to World Commerce Parkway
- Pacetti Road from CR-208 to SR-16
- SR-16 from Silverleaf Parkway to Elevation Parkway



Tractor Supply Traffic Impact Study

ALLIANT

V:\Projects\4000962-00\Documents\Traffic\DOCS\FIGURES\Tractor_Supply\Tractor_Supply.aprx

N

Figure 2

Proposed Directional Distribution

0 0.25 0.5

Miles

Date Exported: 2/26/2026

Source: St Johns County, State of Florida, Vantor,

EXISTING SEGMENT ANALYSIS

The existing peak hour two-way capacity conditions of the study area segments were examined to determine whether any existing deficiencies are currently present using the latest AADT counts collected by FDOT. The results of the analysis are summarized in **Table 2**.

FUTURE BACKGROUND GROWTH

The historical growth rates for the study area roadway segments were determined reviewing 5-year and 10-year historical AADT. The FDOT *Traffic Trends* software was used to calculate a "best fit" trend growth rate. Some segments had calculated annual growth rates that were low or negative based on year-over-year comparison. For these segments, a minimum 2 percent annual growth rate was applied. Additionally, R^2 values below 70 percent were considered less accurate with growth predictions. The applied growth rates are summarized in **Table 3**. The FDOT *Traffic Trends* analysis worksheets are attached in **Appendix.**

BUILD OUT ROADWAY SEGMENT ANALYSIS

The PM peak hour trip generation for the proposed zoning designation was added to the future background traffic to determine build-out traffic anticipated as a result of the project under 2028 future conditions. The 2028 future year segment analysis for the Tractor Supply Store is summarized in **Table 4**.

The following segment should be noted as the total peak hour traffic volume was projected to exceed 90 percent of the maximum service volume of the adopted LOS standard.

- SR 16 from Development Driveway to Elevation Parkway

It should be noted that the above segment was within one percent of the 90 percent threshold in the existing conditions, so the 2028 background traffic alone is enough to exceed the maximum service volume. An analysis of **Table 4** quickly reveals that development traffic has little significance relative to the existing and background growth volumes.

Table 2: Study Area Segment Analysis – Existing Conditions

Road Name	From	To	Segment	AADT	Peak Hour Two-Way Volume	Context Classification	Adopted LOS	Base Flow Rate	Adjusted Flow Rate*	Current Total Utilization
SR-16	Silverleaf Parkway	International Golf Parkway	785050	27000	2430	C3R	D	3360	3528	68.88%
	International Golf Parkway	Driveway	780043	21000	1890	C3R	D	2020	2228	84.83%
	Driveway	Elevation Parkway	780043	21000	1890	C3R	D	2020	2121	89.11%
Pacetti Road	CR-208	SR-16	789134	19300	1737	C3R	D	3360	3528	49.23%
International Golf Parkway	SR-16	World Commerce Parkway	780295	25000	2250	C3R	D	3360	3528	63.78%

* Flow rate after applying adjustment factors from *2023 Multimodal Quality/Level of Service Handbook*

Table 3: Growth Rate Analysis

Road Name	From	To	Segment Number	Historical Average Annual Growth Rate				Applied Annual Growth Rate
				5 Year		10 Year		
				R^2	Growth	R^2	Growth	
SR-16	Silverleaf Parkway	International Golf Parkway	785050	60.08%	6.39%	73.35%	3.90%	3.50%
	International Golf Parkway	Elevation Parkway	780043	14.76%	1.80%	90.31%	2.70%	2.50%
Pacetti Road	CR-208	SR-16	789134	43.84%	2.92%	88.93%	3.24%	2.50%
International Golf Parkway	SR-16	World Commerce Parkway	780295	10.55%	1.99%	71.41%	3.22%	2.00%

Table 4: Study Area Segment Analysis – 2028 Future Conditions

Road Name	From	To	Segment	AADT	Peak Hour	Growth Peak Hour	Trip Gen PM	LOS	Adjusted Flow Rate*	Total Utilization	Development Utilization
SR-16	Silverleaf Parkway	International Golf Parkway	785050	27000	2430	2604	6	D	3528	73.98%	0.17%
	International Golf Parkway	Driveway	780043	21000	1890	1986	16	D	2228	89.86%	0.72%
	Driveway	Elevation Parkway	780043	21000	1890	1986	20	D	2121	94.58%	0.94%
Pacetti Road	CR-208	SR-16	789134	19300	1737	1825	4	D	3528	51.84%	0.11%
International Golf Parkway	SR-16	World Commerce Parkway	780295	25000	2250	2341	6	D	3528	66.52%	0.17%

*Flow rate after applying adjustment factors from *2023 Multimodal Quality/Level of Service Handbook*

CONCLUSIONS

This Minor Traffic Review was conducted to evaluate the impact of the proposed Tractor Supply Store on the surrounding roadways. The existing and proposed zoning for the property were evaluated using allowable maximum development criteria under each designation. The proposed 5.03 acres of Planned Unit Development (PUD) zoning with 21,900 square feet of Building Material and Lumber Store would result in a potential daily trip increase of 256 daily, 27 AM peak hour, and 35 PM peak hour trips.

Based on the traffic analysis process, the roadway segment from the Project Driveway to Elevation Parkway was deficient with the 2028 Full Build-out traffic volumes for the Tractor Supply Store. However, this deficiency was concluded to be a result of the existing conditions and background growth. No intersections are considered critical for the development of the Tractor Supply Store.

Future traffic analysis should consider site specific intersections and complete additional analysis for the primary driveway to development traffic, pedestrians, and vulnerable road users. Additionally, FDOT is currently in the study phase to widen SR-16, which will increase the flow rate and alleviate the high utilization along this corridor. These considerations will be assessed at the next stages of the site plan application approval process.

Appendix

BUILDING & OUTDOOR DISPLAY AREAS v1.0

	G+	ST. AUGUSTINE
SALES:	15,416	15,416
STOCK/FEED:	4,945	4,945
TOTAL:	**20,361**	**20,361**
FOD:	17,360	17,360
LGC:	2,640	2,640
FORAGE:	1,250	0
TRAILER:	3,000	2,381
SIDEWALK:	3,745	3,790
IOD:	0	0
DISPLAY TOTAL:	**27,995**	**26,171**

DESIGN CHECKLIST v1.0

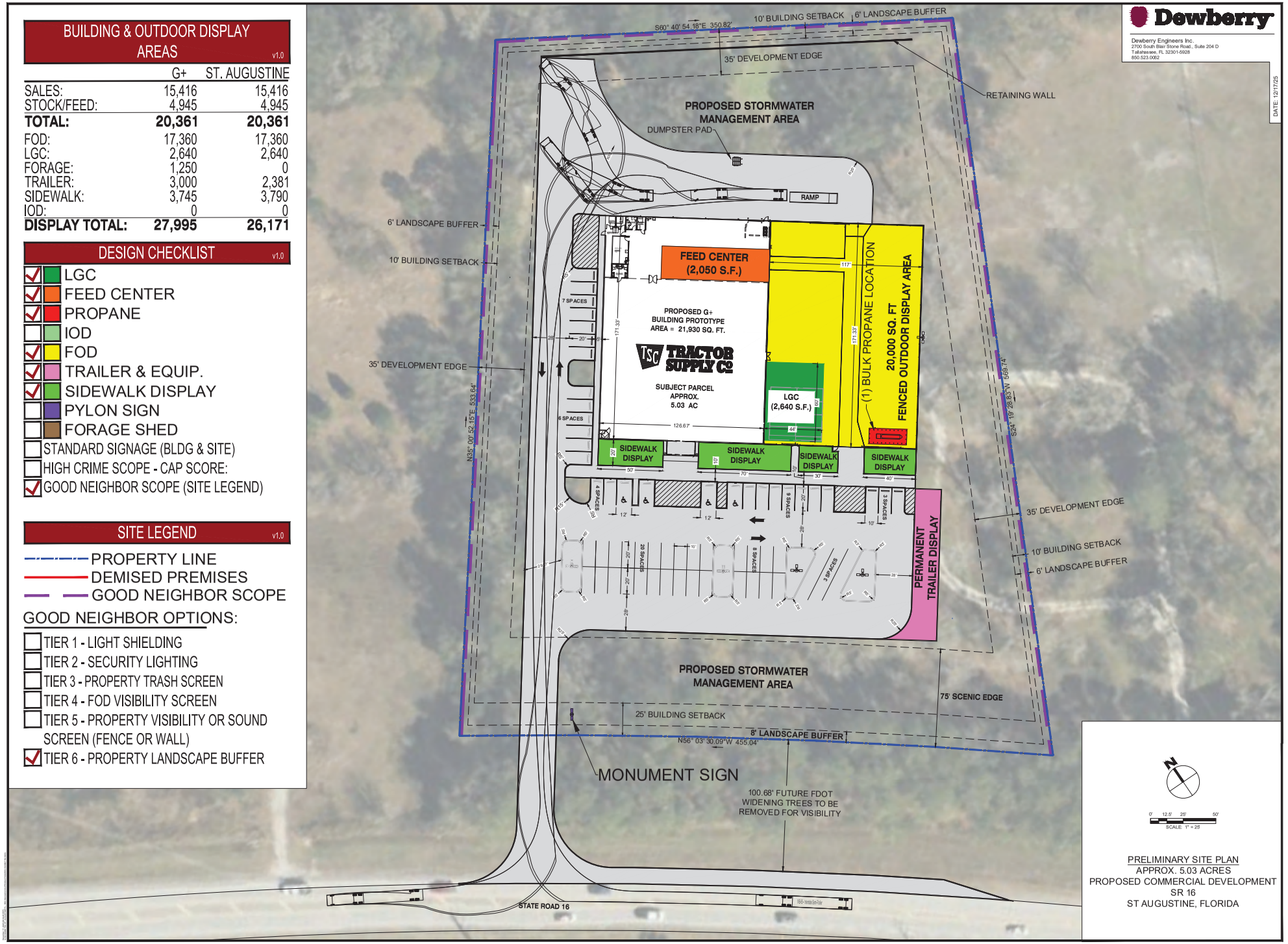
- [x] LGC
- [x] FEED CENTER
- [x] PROPANE
- [ ] IOD
- [x] FOD
- [x] TRAILER & EQUIP.
- [x] SIDEWALK DISPLAY
- [ ] PYLON SIGN
- [ ] FORAGE SHED
- [ ] STANDARD SIGNAGE (BLDG & SITE)
- [ ] HIGH CRIME SCOPE - CAP SCORE:
- [x] GOOD NEIGHBOR SCOPE (SITE LEGEND)

SITE LEGEND v1.0

- PROPERTY LINE
- DEMISED PREMISES
- GOOD NEIGHBOR SCOPE

GOOD NEIGHBOR OPTIONS:

- [ ] TIER 1 - LIGHT SHIELDING
- [ ] TIER 2 - SECURITY LIGHTING
- [ ] TIER 3 - PROPERTY TRASH SCREEN
- [ ] TIER 4 - FOD VISIBILITY SCREEN
- [ ] TIER 5 - PROPERTY VISIBILITY OR SOUND SCREEN (FENCE OR WALL)
- [x] TIER 6 - PROPERTY LANDSCAPE BUFFER



Dewberry
Dewberry Engineers Inc.
2700 South Blair Stone Road., Suite 204 D
Tallahassee, FL 32301-5928
850.523.0062

DATE: 12/17/25

0' 12.5' 25' 50'
SCALE: 1" = 25'

PRELIMINARY SITE PLAN
APPROX. 5.03 ACRES
PROPOSED COMMERCIAL DEVELOPMENT
SR 16
ST AUGUSTINE, FLORIDA

Land Use: 812
Building Materials and Lumber Store

Description

A building materials and lumber store is a free-standing facility that sells hardware, building materials, and lumber. The lumber may be stored in the main building, a yard, or a storage shed.

Additional Data

An outside storage area is not included in the overall gross floor area measurements. However, if the storage area is located within the principal outside faces of the exterior walls, it is included in the overall gross floor area of the building.

The sites were surveyed in the 1990s and the 2010s in South Dakota, Texas, and Washington.

Source Numbers

358, 879, 880, 1019

Building Materials and Lumber Store
(812)

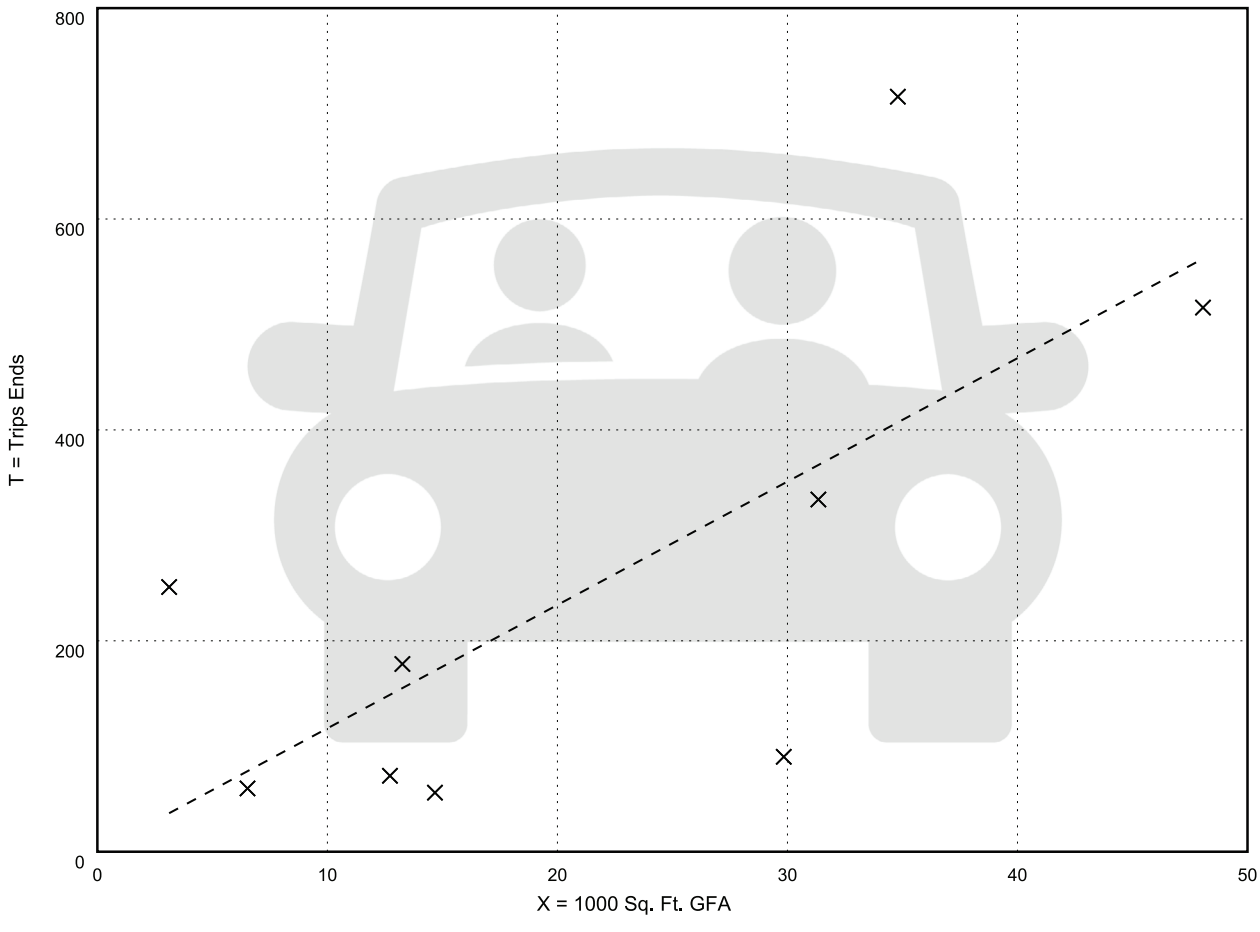
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. 1000 Sq. Ft. GFA: 22
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
11.70	3.02 - 80.45	11.10

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

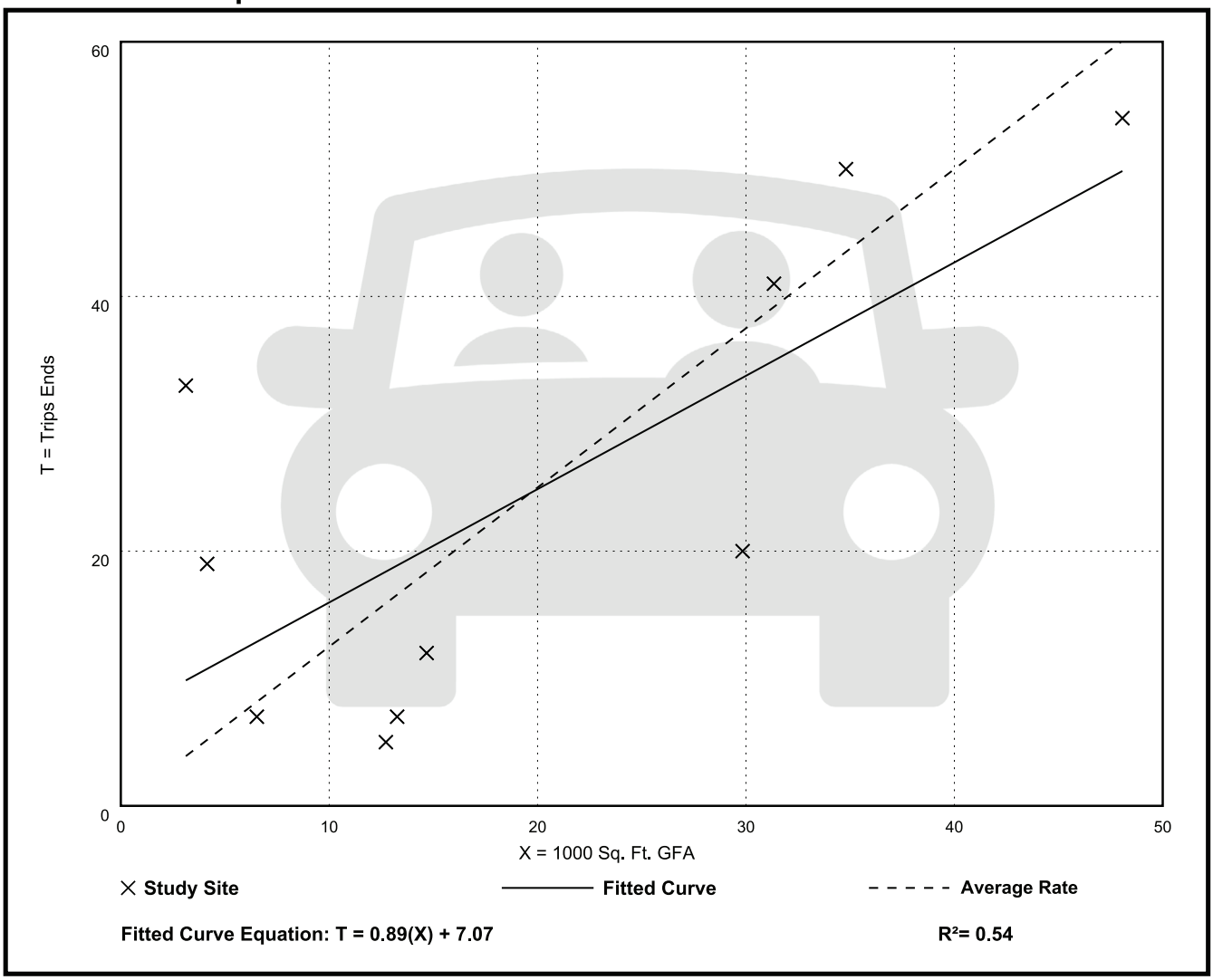
Building Materials and Lumber Store
(812)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	10
Avg. 1000 Sq. Ft. GFA:	20
Directional Distribution:	58% entering, 42% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.25	0.39 - 10.58	1.40

Data Plot and Equation



Fitted Curve Equation: T = 0.89(X) + 7.07

R^2= 0.54

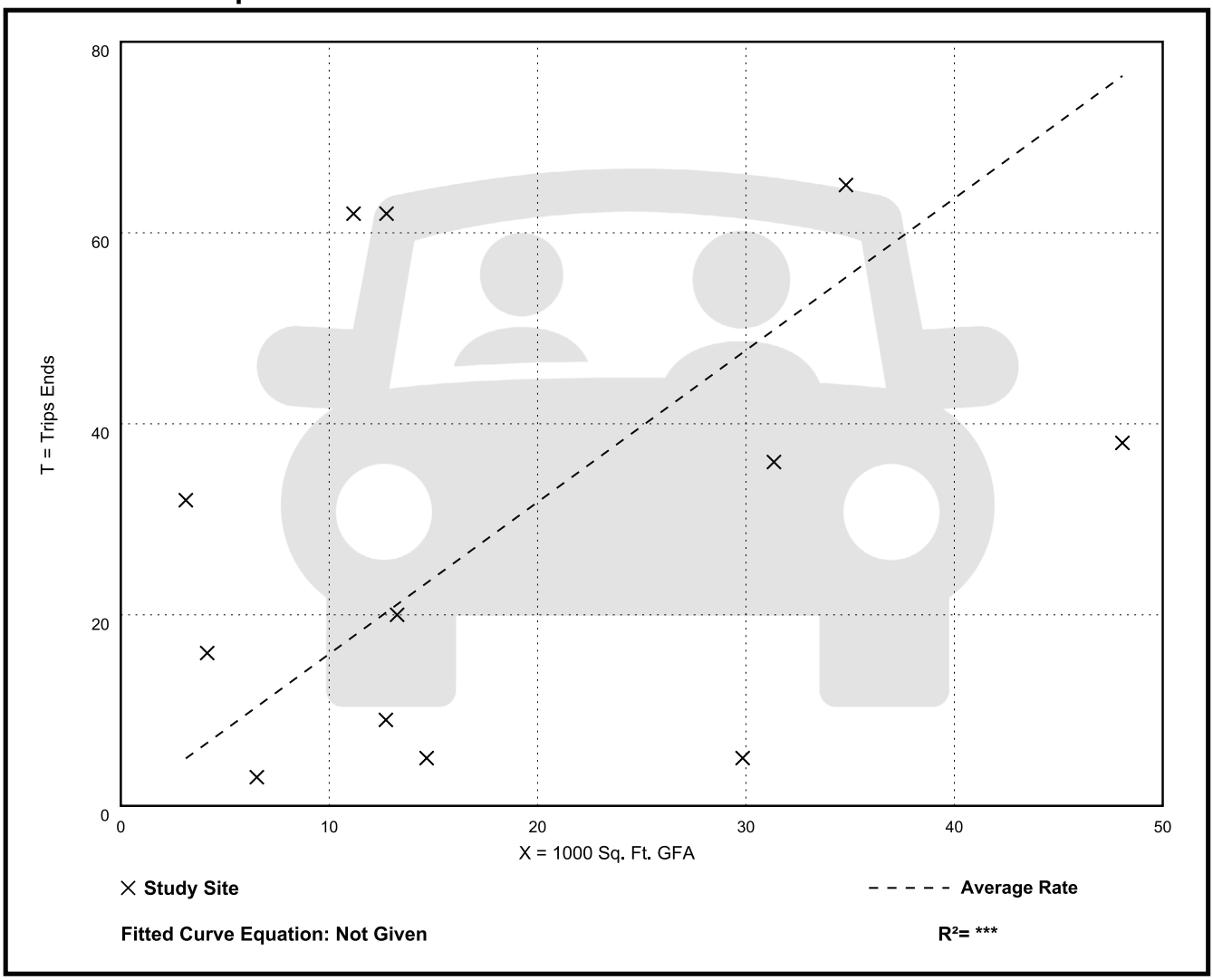
Building Materials and Lumber Store
(812)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	12
Avg. 1000 Sq. Ft. GFA:	19
Directional Distribution:	45% entering, 55% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.59	0.17 - 10.26	1.86

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

Study Area Segment Analysis - Existing Roadway and Traffic Characteristics

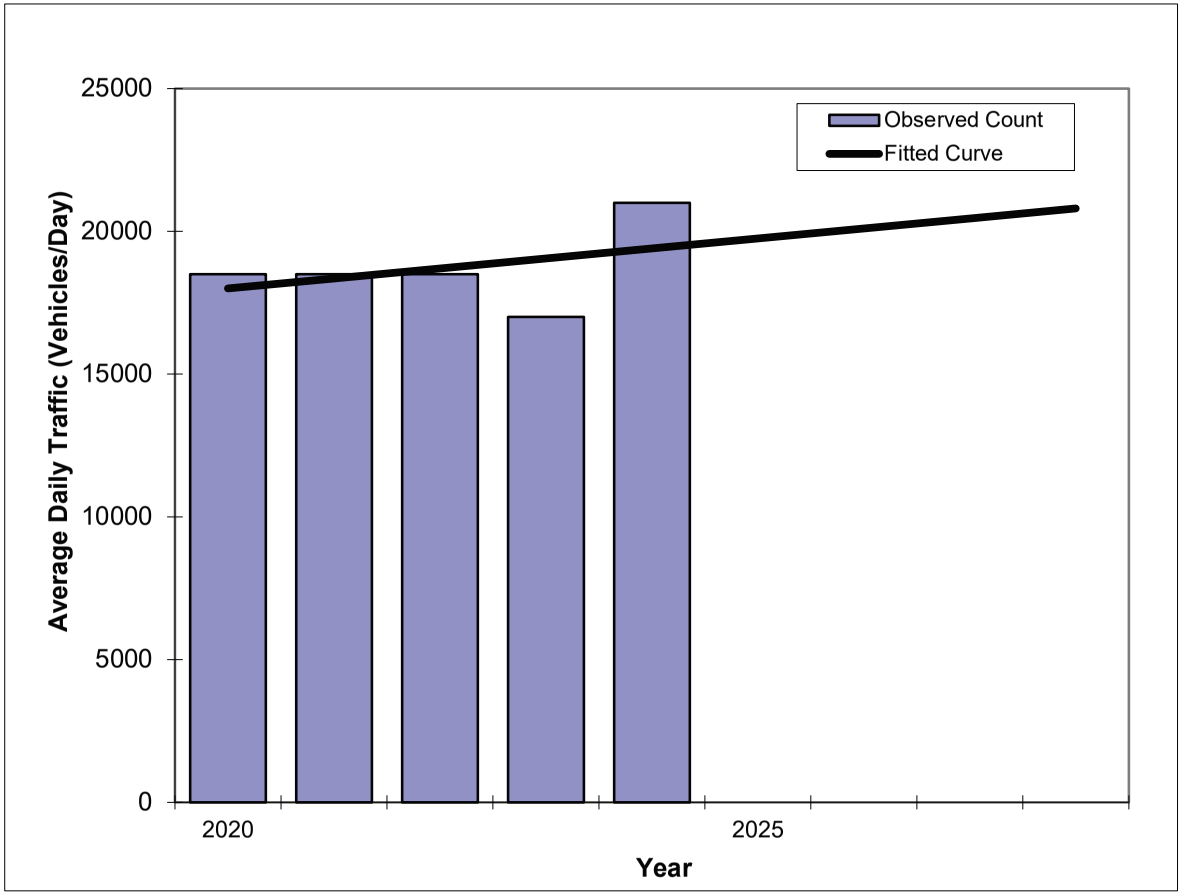
Road Name	From	To	Segment	AADT	K Factor	Peak Hour 2-Way Volume	Posted Speed	Lanes (2-Way)	Access-Point Density	Median Type	Roadway Edge	Context Classification
SR-16	Silverleaf Parkway	International Golf Parkway	785050	27000	9.0%	2430	45	4	>2/mile	Divided	Curbed	C3R
	International Golf Parkway	Driveway	780043	21000	9.0%	1890	45-55	2	>2/mile	Divided	Flush	C3R
	Driveway	Elevation Parkway	780043	21000	9.0%	1890	55-60	2	>2/mile	Undivided	Flush	C3R
Pacetti Road	CR-208	SR-16	789134	19300	9.0%	1737	45	4	>2/mile	Divided	Curbed	C3R
International Golf Parkway	SR-16	World Commerce Parkway	780295	25000	9.0%	2250	35	4	>2/mile	Divided	Curbed	C3R

Traffic Trends - V2023

SR 16 -- SR 16 .7 MI. W. OF I-95 (W. OF ALL MALL ENTRANCES)

FM #	
Location	**1**

County:	St. Johns (78)
Station #:	780043
Roadway:	SR 16



Annual Trend Increase:	350
Trend R-squared:	14.76%
Trend Annual Historic Growth Rate:	1.94%
Trend Growth Rate (2024 to Design Year)	1.80%
Printed:	1/14/2026

Linear Growth Option

	Traffic (ADT/AADT)	
Year	**Count***	**Trend**
2020	18,500	18,000
2021	18,500	18,350
2022	18,500	18,700
2023	17,000	19,050
2024	21,000	19,400
2026 Opening Year Trend		
2026	N/A	20,100
2027 Interim Year Trend		
2027	N/A	20,450
2028 Design Year Trend		
2028	N/A	20,800
Travel Demand Forecasts/Trends		

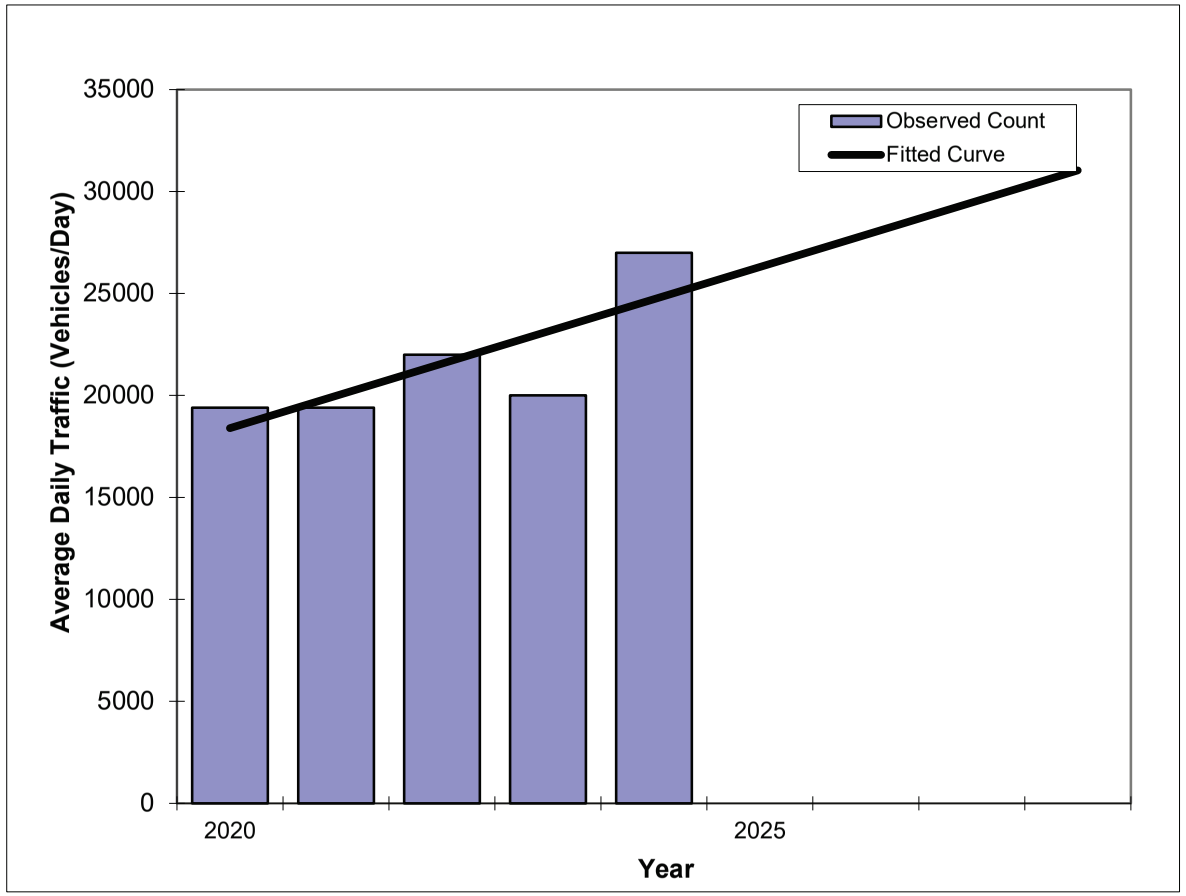
***Axle-Adjusted**

Traffic Trends - V2023

SR 16 -- SR 16 .1 MI. W. OF INT. GOLF PKWY

FM #	
Location	**1**

County:	St. Johns (78)
Station #:	785050
Roadway:	SR 16



Year	Traffic (ADT/AADT) Count*	Trend
2020	19,400	18,400
2021	19,400	19,980
2022	22,000	21,560
2023	20,000	23,140
2024	27,000	24,720
2026 Opening Year Trend		
2026	N/A	27,880
2027 Interim Year Trend		
2027	N/A	29,460
2028 Design Year Trend		
2028	N/A	31,040
Travel Demand Forecasts/Trends		

Annual Trend Increase:	1,580
Trend R-squared:	60.08%
Trend Annual Historic Growth Rate:	8.59%
Trend Growth Rate (2024 to Design Year)	6.39%
Printed:	1/14/2026

Linear Growth Option

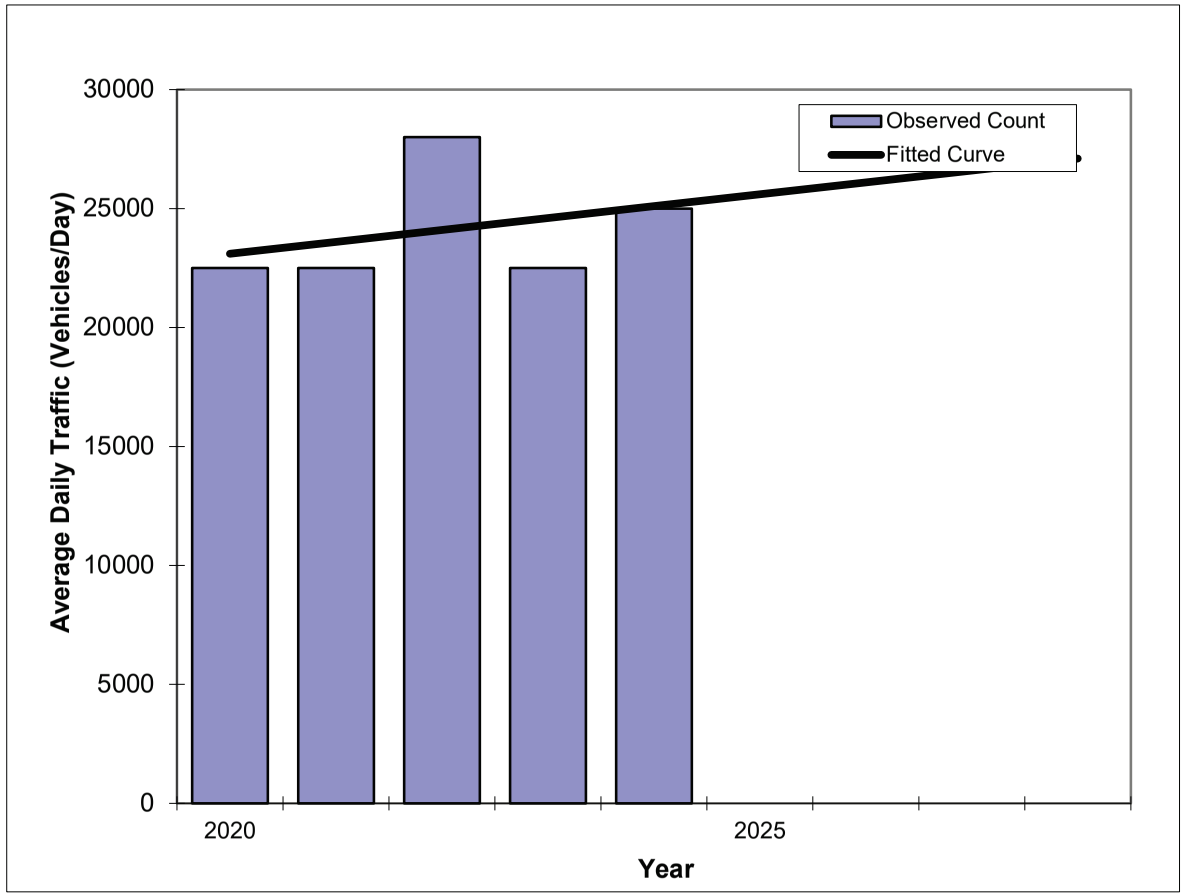
***Axle-Adjusted**

Traffic Trends - V2023

INTNL GOLF PKWY -- INT. GOLF PARKWAY .1 MILE NE OF SR 16

FM #	
Location	1

County:	St. Johns (78)
Station #:	780295
Roadway:	INTNL GOLF PKWY



Annual Trend Increase:	500
Trend R-squared:	10.55%
Trend Annual Historic Growth Rate:	2.16%
Trend Growth Rate (2024 to Design Year)	1.99%
Printed:	1/14/2026

Linear Growth Option

Year	Traffic (ADT/AADT) Count*	Trend
2020	22,500	23,100
2021	22,500	23,600
2022	28,000	24,100
2023	22,500	24,600
2024	25,000	25,100
2026 Opening Year Trend		
2026	N/A	26,100
2027 Interim Year Trend		
2027	N/A	26,600
2028 Design Year Trend		
2028	N/A	27,100
Travel Demand Forecasts/Trends		

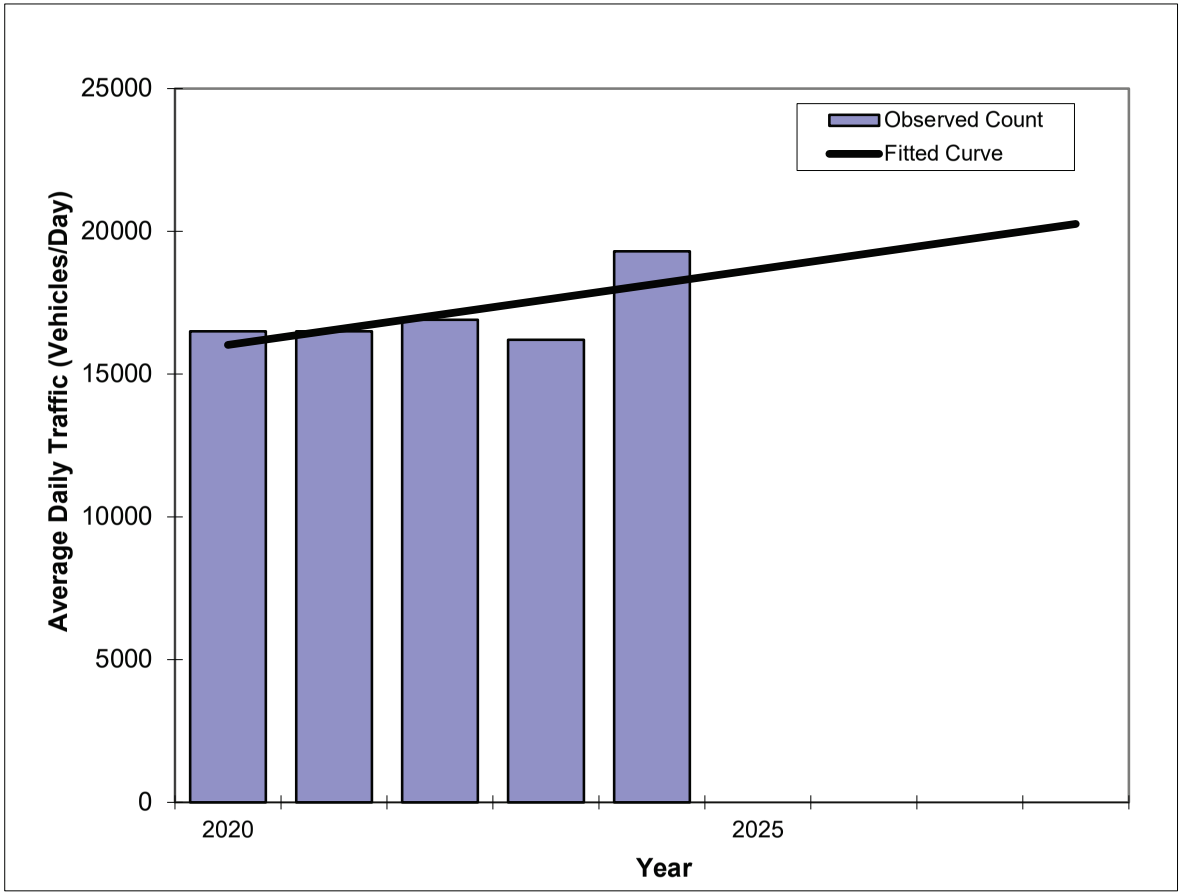
***Axle-Adjusted**

Traffic Trends - V2023

INTNL GOLF PKWY -- CR 13A, 0.2 MI S OF SR-16

FM #	
Location	**1**

County:	St. Johns (78)
Station #:	789134
Roadway:	INTNL GOLF PKWY



Year	Traffic (ADT/AADT) Count*	Trend
2020	16,500	16,020
2021	16,500	16,550
2022	16,900	17,080
2023	16,200	17,610
2024	19,300	18,140
2026 Opening Year Trend		
2026	N/A	19,200
2027 Interim Year Trend		
2027	N/A	19,730
2028 Design Year Trend		
2028	N/A	20,260
Travel Demand Forecasts/Trends		

Annual Trend Increase:	530
Trend R-squared:	43.84%
Trend Annual Historic Growth Rate:	3.31%
Trend Growth Rate (2024 to Design Year)	2.92%
Printed:	1/14/2026

Linear Growth Option

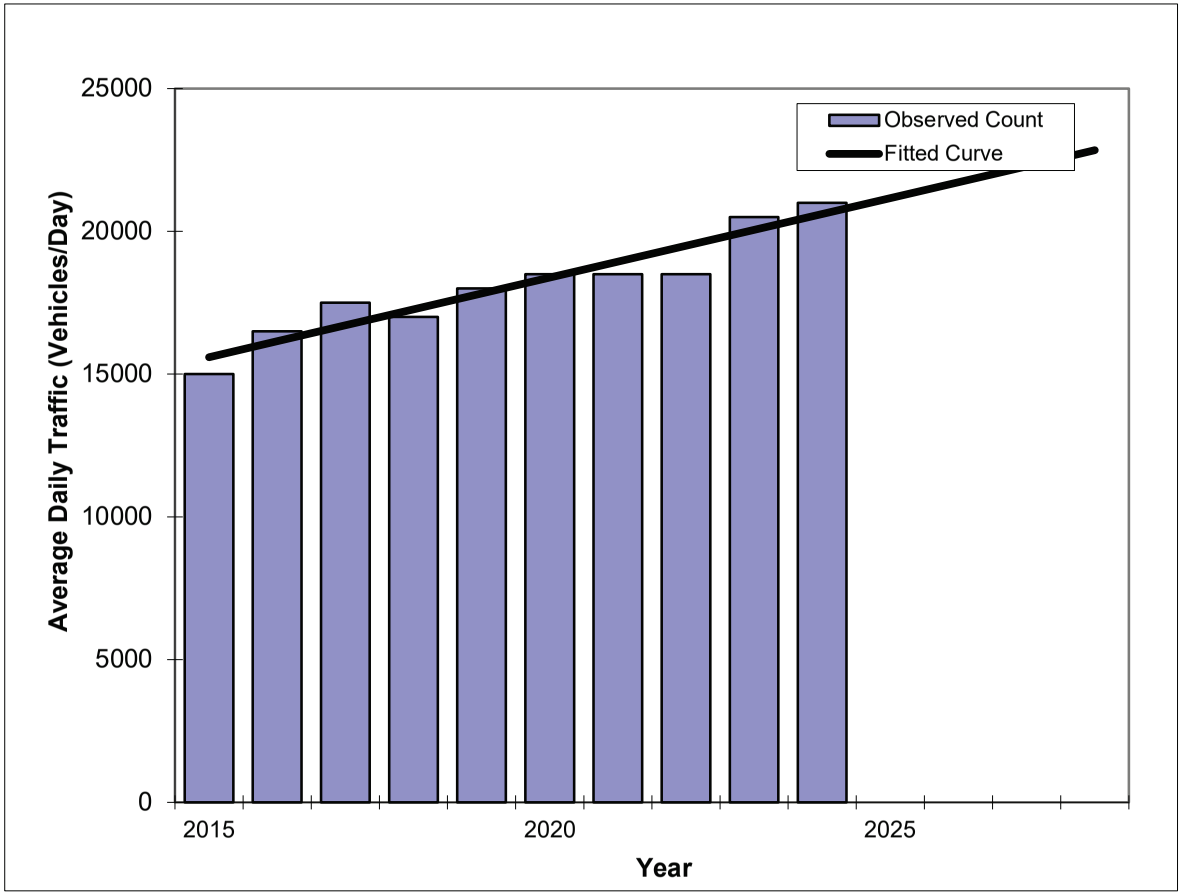
***Axle-Adjusted**

Traffic Trends - V2023

SR 16 -- SR 16 .7 MI. W. OF I-95 (W. OF ALL MALL ENTRANCES)

FM #	
Location	**1**

County:	St. Johns (78)
Station #:	780043
Roadway:	SR 16



Annual Trend Increase:	558
Trend R-squared:	90.31%
Trend Annual Historic Growth Rate:	3.58%
Trend Growth Rate (2024 to Design Year)	2.70%
Printed:	1/14/2026

Linear Growth Option

Year	Traffic (ADT/AADT) Count*	Trend
2015	15,000	15,590
2016	16,500	16,150
2017	17,500	16,710
2018	17,000	17,260
2019	18,000	17,820
2020	18,500	18,380
2021	18,500	18,940
2022	18,500	19,490
2023	20,500	20,050
2024	21,000	20,610
2026 Opening Year Trend		
2026	N/A	21,720
2027 Interim Year Trend		
2027	N/A	22,280
2028 Design Year Trend		
2028	N/A	22,840
Travel Demand Forecasts/Trends		

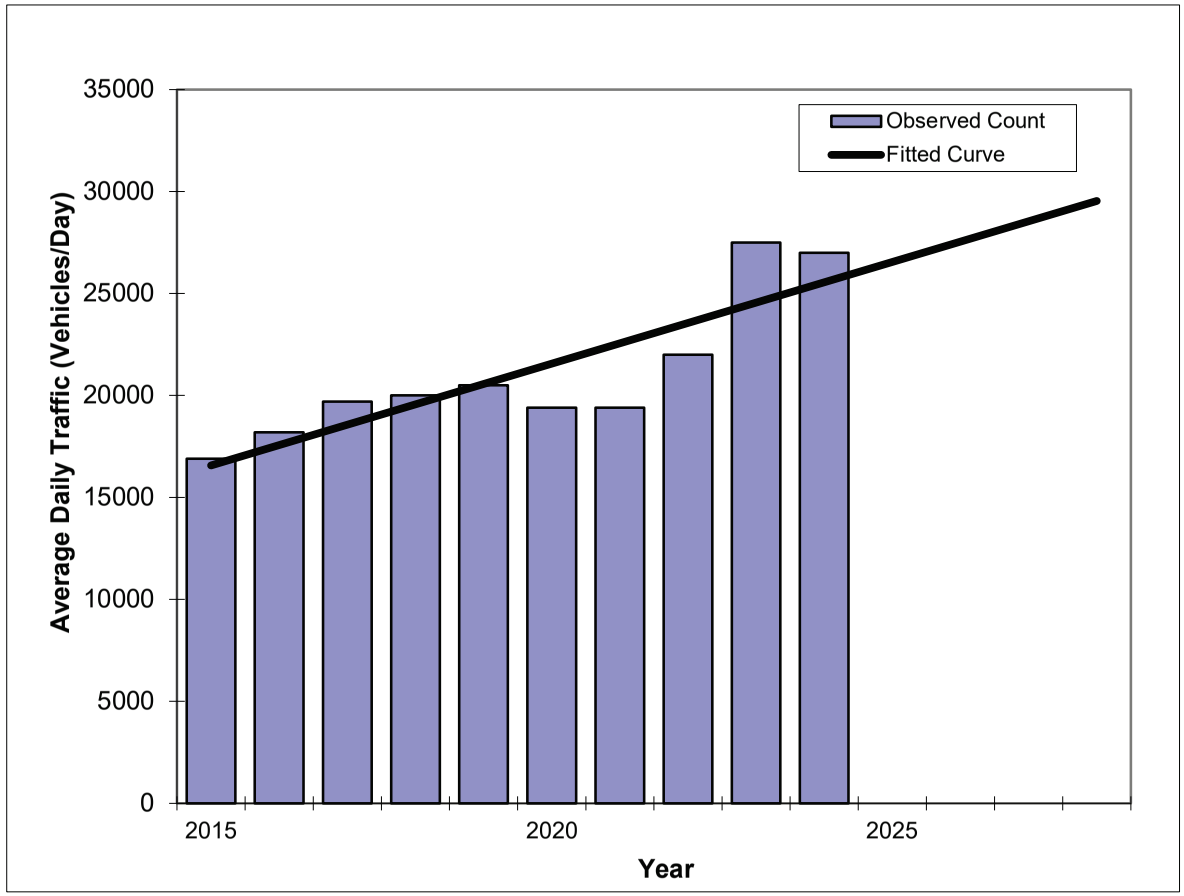
***Axle-Adjusted**

Traffic Trends - V2023

SR 16 -- SR 16 .1 MI. W. OF INT. GOLF PKWY

FM #	
Location	1

County:	St. Johns (78)
Station #:	785050
Roadway:	SR 16



Annual Trend Increase:	998
Trend R-squared:	73.35%
Trend Annual Historic Growth Rate:	6.02%
Trend Growth Rate (2024 to Design Year)	3.90%
Printed:	1/14/2026

Linear Growth Option

Year	Traffic (ADT/AADT) Count*	Trend
2015	16,900	16,570
2016	18,200	17,570
2017	19,700	18,570
2018	20,000	19,560
2019	20,500	20,560
2020	19,400	21,560
2021	19,400	22,560
2022	22,000	23,550
2023	27,500	24,550
2024	27,000	25,550
2026 Opening Year Trend		
2026	N/A	27,540
2027 Interim Year Trend		
2027	N/A	28,540
2028 Design Year Trend		
2028	N/A	29,540
Travel Demand Forecasts/Trends		

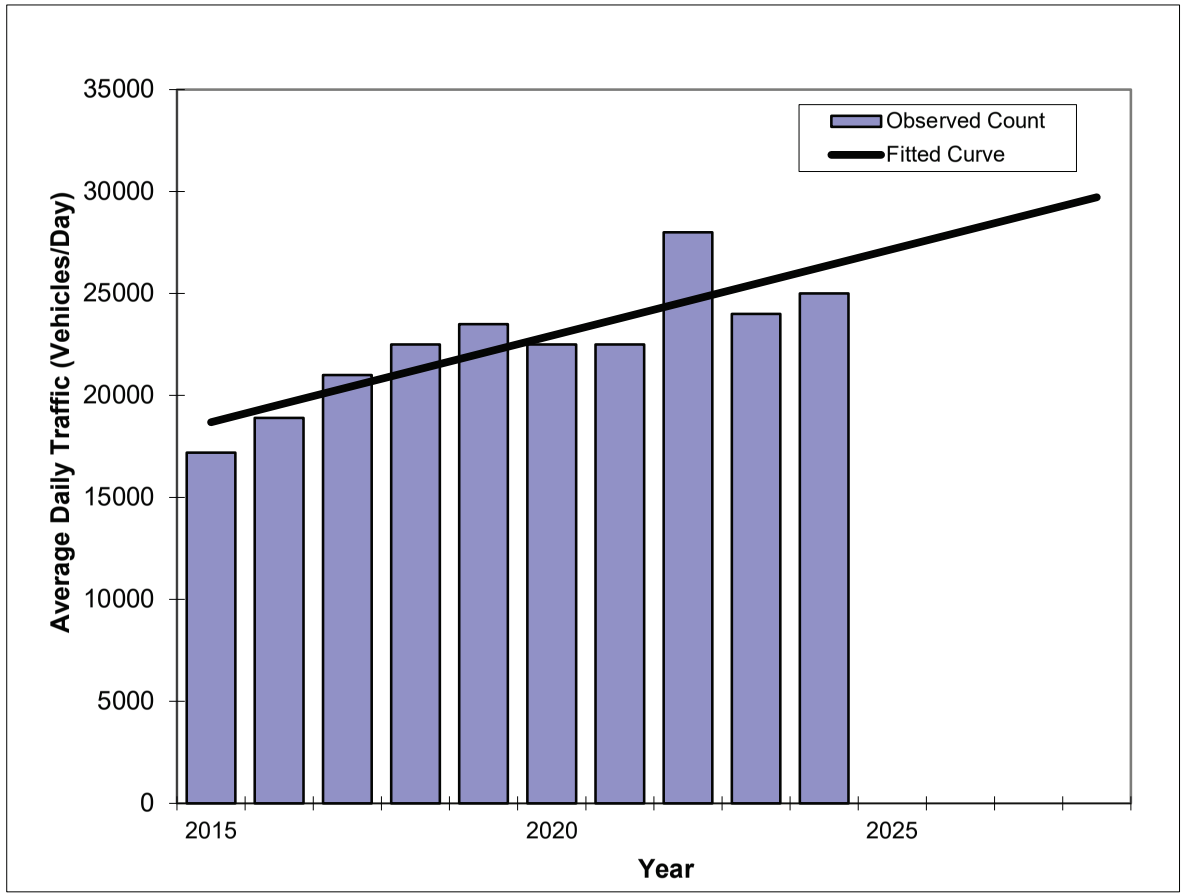
*Axle-Adjusted

Traffic Trends - V2023

INTNL GOLF PKWY -- INT. GOLF PARKWAY .1 MILE NE OF SR 16

FM #	
Location	1

County:	St. Johns (78)
Station #:	780295
Roadway:	INTNL GOLF PKWY



Annual Trend Increase:	848
Trend R-squared:	71.41%
Trend Annual Historic Growth Rate:	4.54%
Trend Growth Rate (2024 to Design Year)	3.22%
Printed:	1/14/2026

Linear Growth Option

Year	Traffic (ADT/AADT) Count*	Trend
2015	17,200	18,690
2016	18,900	19,540
2017	21,000	20,390
2018	22,500	21,240
2019	23,500	22,090
2020	22,500	22,930
2021	22,500	23,780
2022	28,000	24,630
2023	24,000	25,480
2024	25,000	26,330
2026 Opening Year Trend		
2026	N/A	28,020
2027 Interim Year Trend		
2027	N/A	28,870
2028 Design Year Trend		
2028	N/A	29,720
Travel Demand Forecasts/Trends		

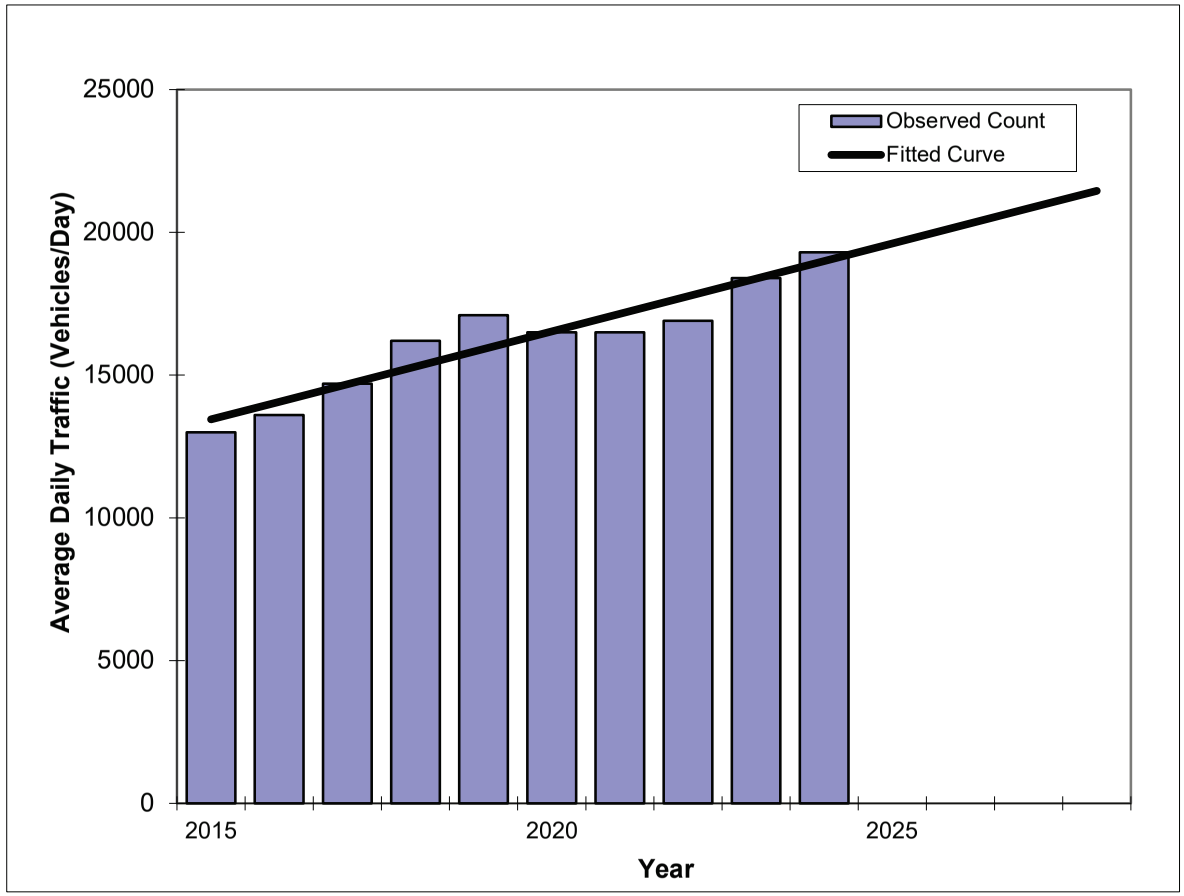
*Axle-Adjusted

Traffic Trends - V2023

INTNL GOLF PKWY -- CR 13A, 0.2 MI S OF SR-16

FM # Location	1

County:	St. Johns (78)
Station #:	789134
Roadway:	INTNL GOLF PKWY



Year	Traffic (ADT/AADT) Count*	Trend
2015	13,000	13,450
2016	13,600	14,060
2017	14,700	14,680
2018	16,200	15,300
2019	17,100	15,910
2020	16,500	16,530
2021	16,500	17,140
2022	16,900	17,760
2023	18,400	18,380
2024	19,300	18,990
2026 Opening Year Trend		
2026	N/A	20,220
2027 Interim Year Trend		
2027	N/A	20,840
2028 Design Year Trend		
2028	N/A	21,450
Travel Demand Forecasts/Trends		

*Axle-Adjusted

Annual Trend Increase:	616
Trend R-squared:	88.93%
Trend Annual Historic Growth Rate:	4.58%
Trend Growth Rate (2024 to Design Year)	3.24%
Printed:	1/14/2026

Linear Growth Option

November 20, 2025

VIA Email: mtzaleski@dewberry.com

Matt Zaleski
Dewberry
2700 S. Blairstone Rd. Suite 204 D
Tallahassee, FL 32301

RE: Water & Sewer Availability
TSC – St. Augustine **PIN(s): 028610 0000**

Mr. Zaleski:

Based on the conditions listed below, St. Johns County Utility Department (SJCUD) will be able to serve the 21,930 square feet commercial space with a total anticipated water demand of 2,193 gallons per day (gpd) and wastewater flow of 1,755 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 NW Water Treatment Plant (WTP) with connection to the existing 20-inch water main along State Road 16. 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.

Point of Connection - Wastewater:
The wastewater capacity can be provided by SJCUD's NW Water Reclamation Facility (WRF) with connection to the existing 12-inch force main along State Road 16.

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 pursuant to County Ordinance 2022-37, as amended. In no case shall potable water be utilized for irrigation. Reclaimed water will be made available with connection to the existing 8-inch reclaimed water main along State Road 16.

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 **May 19th, 2026**. All necessary fees must be paid to guarantee a specific number of Equivalent Residential Connections pursuant to County Ordinance 2022-37, as amended.

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 by clicking here.

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

If you have any questions, please contact me at 904.209.2614 or tshoemaker@sjcfl.us.

Sincerely,

Teri Shoemaker

Teri L. Shoemaker, P.E., PMP
St. Johns County Utility Department

ATTACHMENT 3
Northwest Sector
Community Meeting
Documents

St. Johns County Growth Management Department
Planning & Zoning Division
4040 Lewis Speedway
St. Augustine, Florida 32084
Phone: (904) 209-0675 Fax: (904) 209-0576
E-mail: plandept@sjcfl.us

COMMUNITY MEETING NOTICING AFFIDAVIT

Date: 9/23/2026

I hereby certify that the Community Planning Public Participation Meeting noticing procedures outlined in Development Review Manual Section 33.0, and as required by Comprehensive Plan Policy A.2.1.7, have been properly completed for application number PUD 2026-02, CPA(SS) 2026-03 for a Community Meeting held on 9/17/2026. I understand that the Community Meeting must be held at least 15 days prior to the Planning and Zoning Agency hearing, and that this affidavit must be completed and returned within three business days of the community meeting with a summary of the discussion or the item may be continued to the next available hearing date.

Notice Requirement	Date and Initials
■ Adjacent Property Owner Notice sent 15 days prior to scheduled meeting	9/23/26 AVO
■ Sign(s) Posted 15 days prior to scheduled meeting	9/23/26 AVO
■ Published Notice with copy to Planning and Zoning 15 days prior to scheduled meeting	9/23/26 AVO
■ Signs posted at location meeting	9/23/26 AVO
☐ Flyers posted within Northwest sector (optional)	

Adam Oestman
Applicant Signature

9/23/2026
Date

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 23rd day of September, 2026, by Adam Oestman as Senior Civil Engineer for Alliant Engineering Inc.

Amie Lee Lozanski
Notary Public, State of Florida
Name: Amie Lee Lozanski
My Commission Expires: 6/15/28
My Commission Number is: 535030

Personally Known ✓ OR Produced Identification ____
Type of Identification Produced _____

NOTICE OF COMMUNITY PLANNING PUBLIC PARTICIPATION MEETING
THURSDAY SEPTEMBER 17, 2026, AT 6:00 P.M.
Village Church
4229 Pacetti Road St.
Saint Augustine, FL 32092

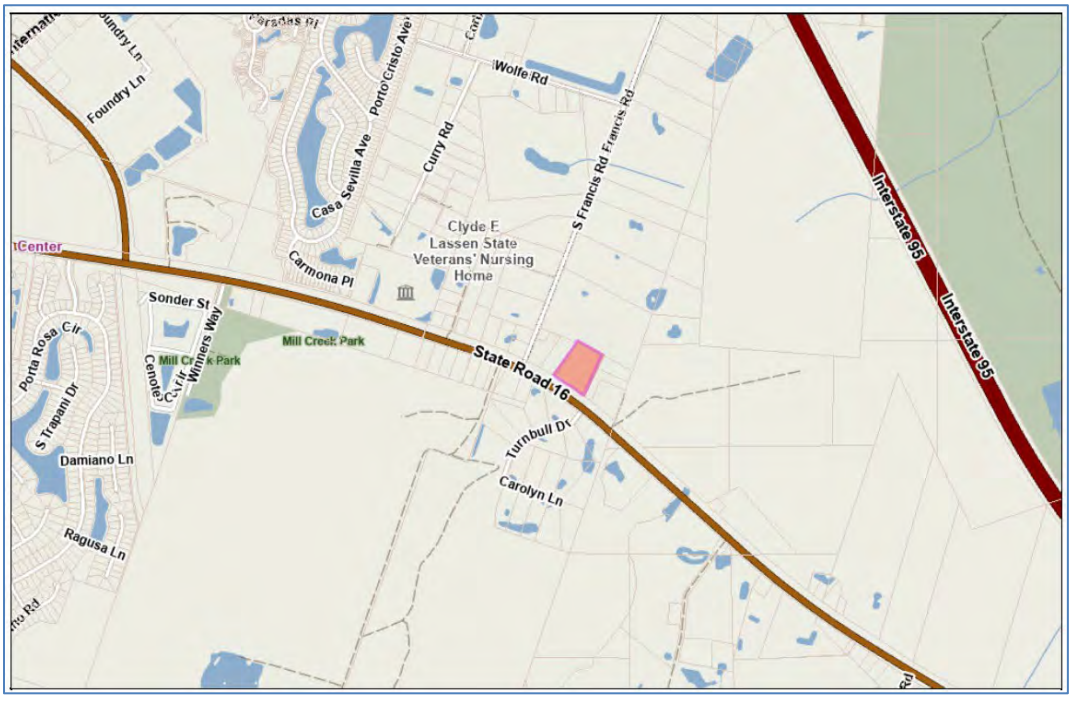
NOTICE OF NORTHWEST SECTOR COMMUNITY PLANNING PUBLIC PARTICIPATION MEETING REGARDING Tractor Supply Company Application for Rezoning (PUD 2026-02) and Small-Scale Comprehensive Plan Amendment (CPA(SS) 2026-03).

This community workshop is being held to provide the public with an opportunity to learn about the proposed Tractor Supply Company project in the Northwest Sector of St. Johns County. The project is located at 4430 State Road16,St. Augustine, Florida 32092, just east of S. Francis Road.

The applicant is requesting approval of (1) a Planned Unit Development (PUD) rezoning and (2) a Small-Scale Comprehensive Plan Amendment for approximately 5.03 acres. The rezoning request would change the property's zoning designation from Open Rural (OR) to Planned Unit Development (PUD), while the Small-Scale Comprehensive Plan Amendment would change the Future Land Use Map designation from Rural/Silviculture (R/S) to Rural Commercial (RC). The proposed PUD would allow a maximum of 48,745 square feet of Rural Commercial uses, including commercial retail and outdoor display.

If you have any questions prior to the meeting, please contact Jennifer Nylander at (251) 380-8373 or jennifer@hixsnedeker.com

NOTICE TO PERSONS NEEDING SPECIAL ACCOMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS; In accordance with the Americans with Disabilities Act; persons needing a special accommodation to participate in the proceedings should contact the Applicant's representative, **Jennifer Nylander at (251) 380-8373 or jennifer@hixsnedeker.com.** For hearing impaired individuals: Contact Florida Relay Service at 1-800-955-8770, no later than five (5) days prior to the date of the community meeting.



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AFFIDAVIT OF PUBLICATION

Michael Freidlin
Michael Freidin
Dewberry
2700 S Blair Stone RD # 204D
Tallahassee FL 32301-5928

STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 09/10/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/10/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.30

My commission expires

Publication Cost:	$328.40	
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Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF COMMUNITY PLANNING PUBLIC PARTICIPATION MEETING THURSDAY SEPTEMBER 17, 2026, AT 6:00 P.M.
Village Church 4229 Pacetti Road St.
Saint Augustine, FL 32092

NOTICE OF NORTHWEST SECTOR COMMUNITY PLANNING PUBLIC PARTICIPATION MEETING REGARDING Tractor Supply Company Application for Rezoning (PUD 2026-02) and Small-Scale Comprehensive Plan Amendment (CPA(SS) 2026-03).

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Order# 12616717, 9/10/2026

SAG44649368

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AUTO

Classic / Antique



Ford Tudor Sedan 1939 85 hp, 221 cid,color beige, new gas tank, sand blasted frame, new spark plugs and battery, runs well , Prime movie car filmed in St. Augustine in D.O.A. asking $ 22,900, doughunsworth@hotmail.com, 386-898-1363

PUBLIC NOTICES

Fictitious Business

NOTICE IS HEREBY GIVEN that the undersigned desiring to engage in business under fictitious name of The Math and Stats Tutor located at 1925 Lyndhurst Dr in the County of St Johns in the City of St Augustine, FL 32092, intends to register the said name with the Division of Corporations of The Florida Department of State, Tallahassee, Florida.
Owner, Haddock Strategic Advisors, LLC
September 10 2026
LSAR0591266

NOTICE IS HEREBY GIVEN that the undersigned desiring to engage in business under fictitious name of Lawncare by Dre located at 745 Wildwood Drive in the County of Saint Johns in the City of Saint Augustine, Florida 32086, intends to register the said name with the Division of Corporations of The Florida Department of State, Tallahassee, Florida.
Owner, Deondre Wadley
September 10 2026
LSAR0591988

Foreclosure / Sheriff Sales

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR SAINT JOHNS COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. CA25-1116
FBC MORTGAGE, LLC,
Plaintiff,
vs.
CRYSTAL MARY Y KUHN AKA CRYSTAL MARY KUHN AKA CRYSTAL KUHN A/K/A CRYSTAL MARY, et al.,
Defendant.
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 07, 2026 in Civil Case No. CA25-1116 of the Circuit Court of the SEVENTH JUDICIAL CIRCUIT in and for Saint Johns County, St. Augustine, Florida, wherein FBC MORTGAGE, LLC is Plaintiff and Crystal Mary Y Kuhn AKA Crystal Mary Kuhn AKA Crystal Kuhn a/k/a Crystal Mary, et al., are Defendants, the Clerk of Court, Brandon J. Patty, will sell to the highest and best bidder for cash electronically at www.saintjohns.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 24th day of September, 2026 at 12:00 PM on the following described property as set forth in said Summary Final Judgment, to-wit:
Lot 124, Holly Forest, according to the map or plat thereof, as recorded in Map Book 100, Page 48 through 61, of the Public Records of St. Johns County, Florida.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.
I HEREBY CERTIFY that a true and correct copy of the foregoing was: [check all used](x) E-mailed (x) Mailed this 31st day of August, 2026, to all parties on the attached service list.
By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration in advance of the date the service is needed: Court Administration, 125 E. Orange Ave., Ste. 300, Daytona Beach, FL 32114; (386) 257-6096. Hearing or voice impaired, please call 1 (800) 955-8770.
September 3, 10 2026
LSAR0587741

Notice To Creditors

IN THE CIRCUIT COURT FOR ST. JOHNS COUNTY, FLORIDA
PROBATE DIVISION
File No. CP26-0619
IN RE: Estate of Robert James Hejnas Sr. a/k/a Robert J. Hejnas

NOTICE TO CREDITORS
The administration of the estate of Robert James Hejnas Sr. a/k/a Robert J. Hejnas, deceased, whose date of death was February 8, 2026, is pending in the Circuit Court for St. Johns County, Florida, Probate Division, the address of which is 4010 Lewis Speedway, St. Augustine, Florida 32084. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under s. 732.2211. The written demand must be filed with the clerk.
The date of first publication of this notice is September 03, 2026.

Attorney for Personal Representative:
Robert D. Schwartz, Esq.
Florida Bar No.: 028525
1901 S. Congress Ave., Ste. 215
Boynton Beach, Florida 33426

Personal Representative:
Gloria J. Hejnas
4995 Willow Lake Lane
Cumming, Georgia 30041
September 3, 10 2026
LSAR0587917

IN THE CIRCUIT COURT FOR ST. JOHNS COUNTY, FLORIDA
PROBATE DIVISION
File No. CP26-0627
IN RE: Estate of Ruth L. O'Nell

NOTICE TO CREDITORS
The administration of the estate of Ruth L. O'Nell, deceased, whose date of death was August 3, 2026, is pending in the Circuit Court for St. Johns County, Florida, Probate Division, the address of which is 4010 Lewis Speedway St. Augustine, FL 32084. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under s. 732.2211. The written demand must be filed with the clerk.
The date of first publication of this notice is September 10, 2026.

Attorney for Personal Representative:
Mark E. Parsons
3125 US-1 S.
St Augustine FL 32086

Personal Representative:
Michael O'Nell
731 Vaill Point Rd
St Augustine FL 32086
September 10, 17 2026
LSAR0591549

Public Notices

NOTICE OF PUBLIC MEETING DATES
HERITAGE LANDING COMMUNITY DEVELOPMENT DISTRICT
The Board of Supervisors of Heritage Landing Community Development District will hold their regular monthly meetings for Fiscal Year 2026/2027 on the following dates:

October 8, 2026
November 12, 2026
December 10, 2026
January 14, 2027
February 11, 2027*
March 11, 2027
April 8, 2027
May 13, 2027*
June 10, 2027
July 8, 2027
August 12, 2027*
September 9, 2027

All meetings will convene every 2nd Thursday of the month at 1:00 p.m. (except for dates marked with a * which will be held at 6:00 p.m.) and will be held at the Heritage Landing Amenity Center, 370 Heritage Landing Parkway, St. Augustine Florida 32092.
A copy of the agenda may be obtained by contacting the District Manager, c/o Rizzetta & Company, Inc, 3434 Colwell Avenue, Suite 200, Tampa, FL 33614 ("**District Manager's Office**") or by emailing the District Manager at LGallagher@rizzetta.com and/or by telephoning 904-436-6270 during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at such meeting.
There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 436-6270 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.
A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
District Manager
Run Date: 09/10/2026

SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC MEETING DATES FOR FISCAL YEAR 2026/2027
The Board of Supervisors of the Southaven Community Development District will hold their regular meetings for Fiscal Year 2026/2027 on the following dates:

October 7, 2026
December 2, 2026
February 3, 2027
May 5, 2027
August 4, 2027

All meetings will convene at 10:00 a.m.
and will be held at the Markland Amenity Center,
61 Clarissa Lane, St. Augustine Florida 32095.

A copy of the agenda may be obtained by contacting the District Manager, c/o Rizzetta & Company, Inc, 3434 Colwell Avenue, Suite 200, Tampa, FL 33614 ("District Manager's Office")or by emailing the District Manager at LGallagher@rizzetta.com and/or by telephoning 904-436-6270 during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at such meeting.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 436-6270 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Lesley Gallagher
District Manager
September 10 2026
LSAR0591403

NOTICE OF MEETINGS
TOLOMATO
COMMUNITY DEVELOPMENT DISTRICT
The Board of Supervisors of the Tolomato Community Development District will hold their meetings for Fiscal Year 2027 at the Nocatee Amenity Center (Crosswater Hall), 245 Nocatee Center Way, Ponte Vedra, Florida at 3:00 P.M. on the 4th Tuesday of each month as follows or otherwise indicated:
October 27, 2026
November 17, 2026 (3rd Tuesday)
December 15, 2026 (3rd Tuesday)
January 26, 2027
February 23, 2027
March 23, 2027
April 27, 2027
May 25, 2027
June 22, 2027
July 27, 2027
August 24, 2027
September 28, 2027
The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agendas for each meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850). The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when one or more Supervisors will participate by telephone.
Any person requiring special accommodations for the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.
Each person who decides to appeal any action taken at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Jim Oliver
Manager

NOTICE OF A SPECIAL MEETING OF THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS
NOTICE IS HEREBY GIVEN that the Board of County Commissioners of St. Johns County, Florida, will hold a special meeting on Tuesday, September 15, 2026, at 5:01 p.m. in the County Auditorium at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida.
The purpose of the special meeting is to hold a public hearing to consider and adopt the final millage rates and budget for Fiscal Year 2027. The Board may also consider and take action on any other business that may lawfully come before it during the special meeting.
If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the public hearing, he/she will need a record of the proceedings, and for such purposes he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the ADA Coordinator, at 904-209-0400 or at the Facilities Management Department, 2416 Dobbs Road, St. Augustine, FL 32086. For hearing-impaired individuals: Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of the meeting.
BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
BRANDON J. PATTY, ITS CLERK
By: Artricia K. Allen, Deputy Clerk

Homes



Public Notices

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 10/1/2026 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 11/3/2026 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a Request to rezone approximately 9.16 acres of land from Open Rural (OR) to Commercial General (CG).

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

The subject property is located at Saint Johns Commons Road and CR 210 West. See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Division of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

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

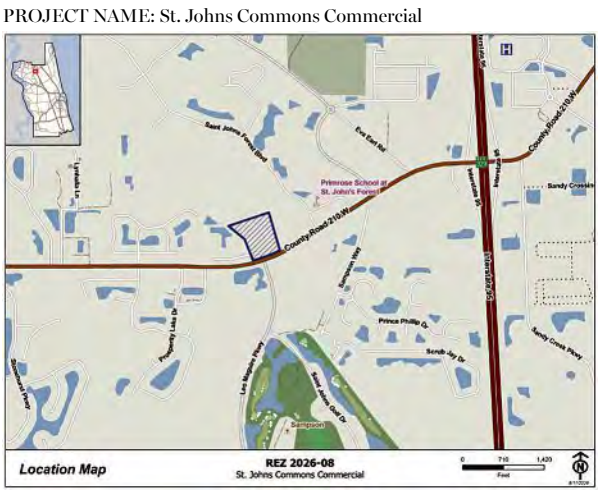
If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony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

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

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

PLANNING AND ZONING AGENCY	BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA	ST. JOHNS COUNTY, FLORIDA
RICHARD HILSENBECK, CHAIR	CLAY MURPHY, CHAIR

FILE NUMBER: REZ-2026000008
PROJECT NAME: St. Johns Commons Commercial



Order# 12612710, 9/10/2026
SAG44640241

Public Notices

NOTICE OF COMMUNITY PLANNING PUBLIC PARTICIPATION MEETING THURSDAY SEPTEMBER 17, 2026, AT 6:00 P.M.
Village Church 4229 Pacetti Road St.
Saint Augustine, FL 32092

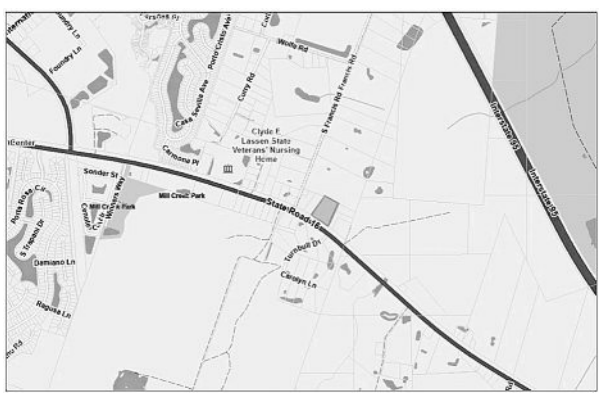
NOTICE OF NORTHWEST SECTOR COMMUNITY PLANNING PUBLIC PARTICIPATION MEETING REGARDING Tractor Supply Company Application for Rezoning (PUD 2026-02) and Small-Scale Comprehensive Plan Amendment (CPA(SS) 2026-03).

This community workshop is being held to provide the public with an opportunity to learn about the proposed Tractor Supply Company project in the Northwest Sector of St. Johns County. The project is located at 4430 State Road16,St. Augustine, Florida 32092, just east of S. Francis Road.

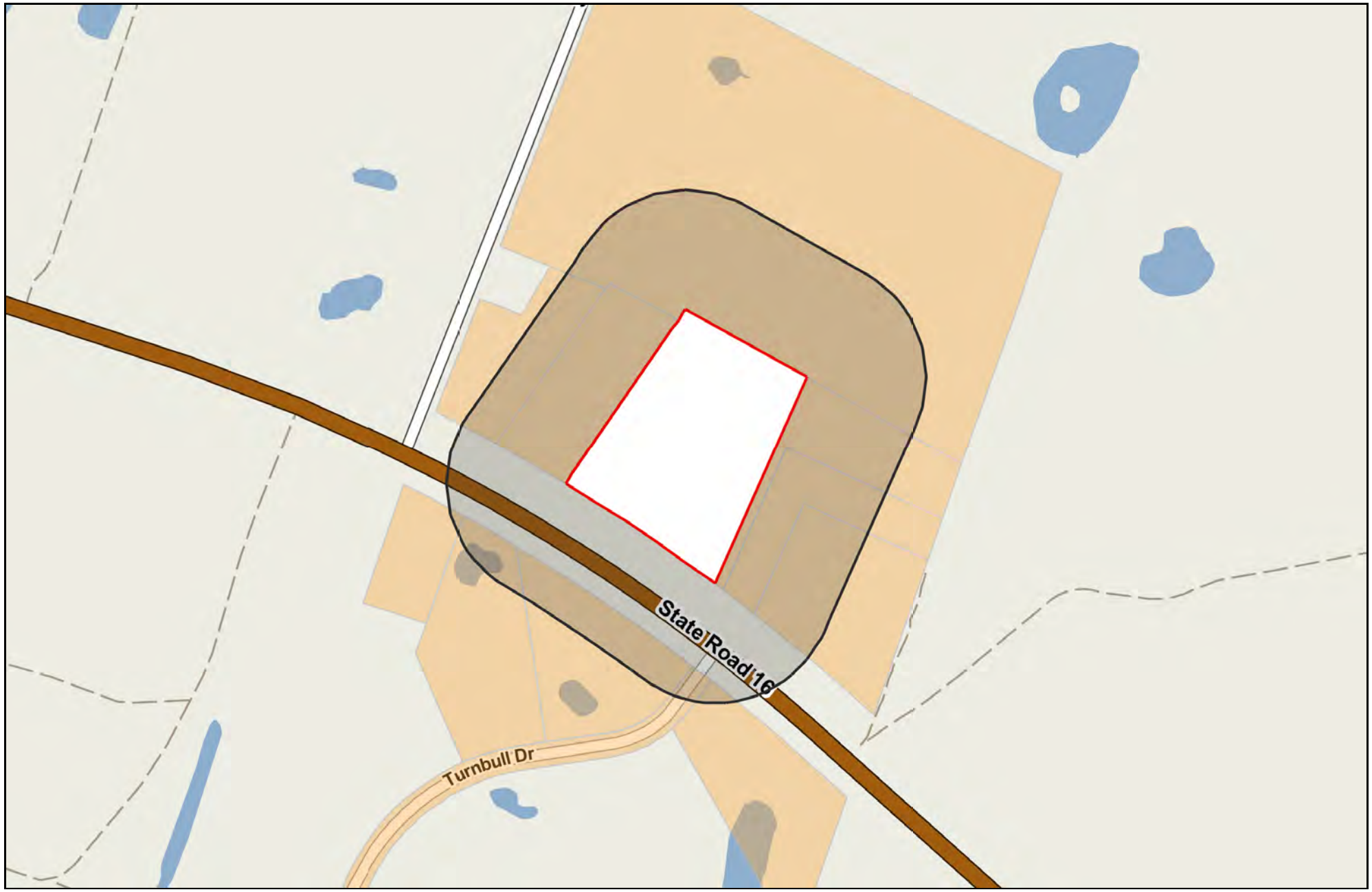
The applicant is requesting approval of (1) a Planned Unit Development (PUD) rezoning and (2) a Small-Scale Comprehensive Plan Amendment for approximately 5.03 acres. The rezoning request would change the property's zoning designation from Open Rural (OR) to Planned Unit Development (PUD), while the Small-Scale Comprehensive Plan Amendment would change the Future Land Use Map designation from Rural/Silviculture (R/S) to Rural Commercial (RC). The proposed PUD would allow a maximum of 48,745 square feet of Rural Commercial uses, including commercial retail and outdoor display.

If you have any questions prior to the meeting, please contact Jennifer Nylander at (251) 380-8373 or jennifer@hixsnedeker.com

NOTICE TO PERSONS NEEDING SPECIAL ACCOMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS; In accordance with the Americans with Disabilities Act; persons needing a special accommodation to participate in the proceedings should contact the Applicant's representative, **Jennifer Nylander at (251) 380-8373 or jennifer@hixsnedeker.com.** For hearing impaired individuals: Contact Florida Relay Service at 1-800-955-8770, no later than five (5) days prior to the date of the community meeting.



Order# 12616717, 9/10/2026
SAG44649366



Map Printed: 8/21/2026

Parcels within 300 ft of PUD2026000002_Tractor Supply

Buffer

Selected Parcels

4410 STATE ROAD 16 LAND TRUST
404 CAMELIA TRL
SAINT AUGUSTINE FL 32086

FARNHAM BRETT ALLEN,MELINDA SUE
4305 TURNBULL DR
SAINT AUGUSTINE FL 32092

HEIGHT STEPHEN H,MARY L
4198 S. FRANCIS RD
ST AUGUSTINE FL 32092-

MC NEW FREDERICK
4410 STATE ROAD 16
SAINT AUGUSTINE FL 32092-0739

NOAH'S ARK SANCTUARY
10215 LIGHT AVE
HASTINGS FL 32145

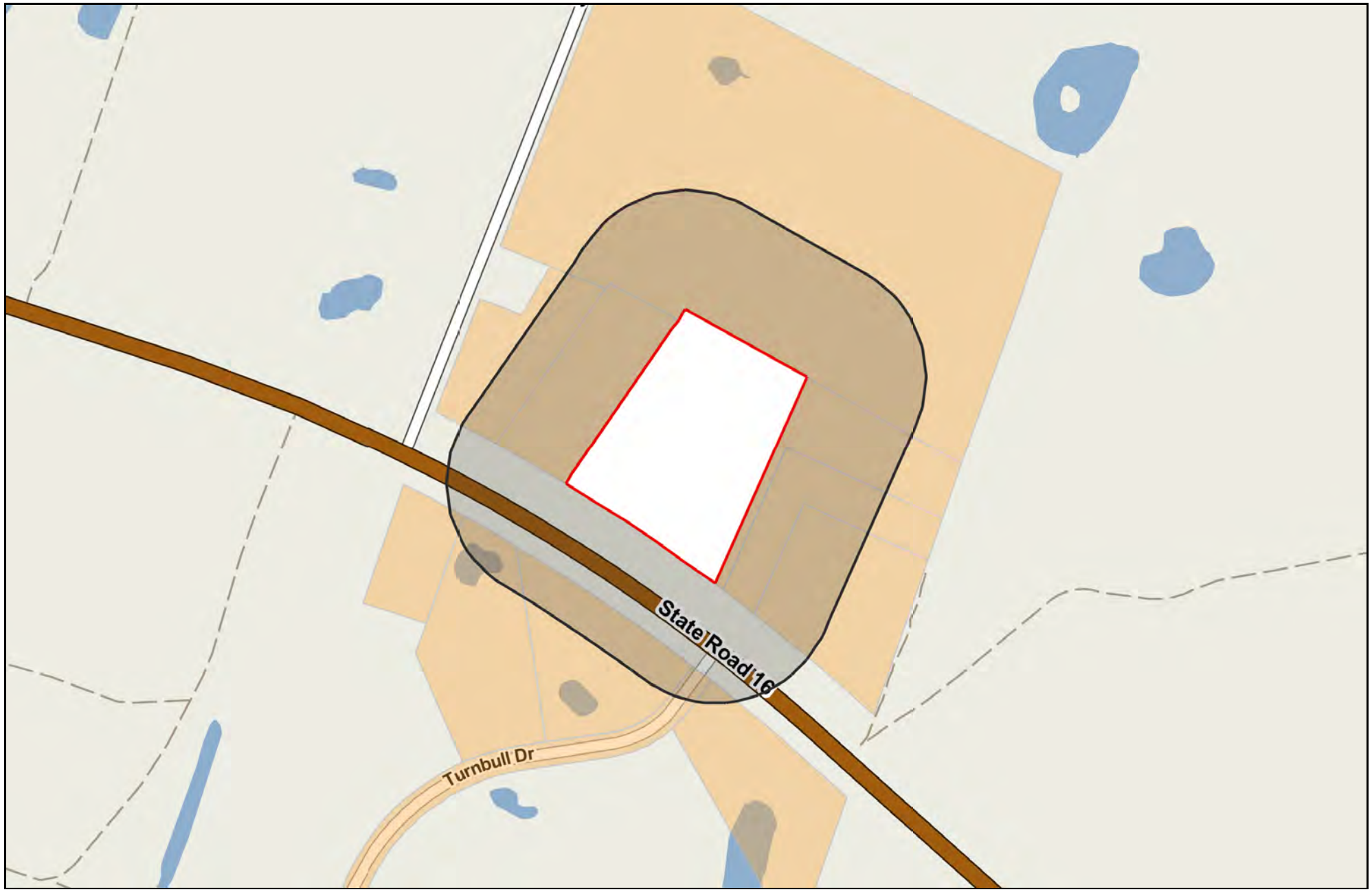
POWELL JAN L
4309 TURNBULL DR
SAINT AUGUSTINE FL 32092

SEVERT DANIEL L,BARBARA
3865 S FRANCIS RD
SAINT AUGUSTINE FL 32092

ST JOHNS COUNTY
500 SAN SEBASTIAN VW
SAINT AUGUSTINE FL 32084

SUTTON DENNIS ETAL
20 SNOWY EGRET LN
LEXINGTON VA 24450-4450

PIN	NAME	ADDRESS	ADDRESS 2	CITY ST ZIP	LEGAL DESCRIPTION
0286210000	4410 STATE ROAD 16 LAND TRUST	404 CAMELIA TRL		SAINT AUGUSTINE FL 32086	8-27 ANTONIO HUERTAS GRANT SUB PT OF SE1/4 OF SE1/4 OF SEC 8 LYING N OF SR16 -100FT ON RD OR3095/101
0286612010	FARNHAM BRETT ALLEN,MELINDA SUE	4305 TURNBULL DR		SAINT AUGUSTINE FL 32092	25/1-2 TURNBULL WOODS LOT 1 BLOCK 2 OR5309/556
0285600000	HEIGHT STEPHEN H,MARY L	4198 S. FRANCIS RD		ST AUGUSTINE FL 32092-	8-22 ANTONIO HUERTAS GRANT SUB PT OF SE1/4 OF SEC 8 LYING E OF FRANCIS RD & PT OF GL 5 OF SEC 23 (EX PT IN OR1719/753) OR5572/738
0286200000	MC NEW FREDERICK	4410 STATE ROAD 16		SAINT AUGUSTINE FL 32092-0739	8-26 ANTONIO HUERTAS GRANT SUB SUB SEC 8 PT OF E375FT OF SE1/4 OF SE1/4 LYING N OF SR16 OR3957/673
0285500000	NOAH'S ARK SANCTUARY	10215 LIGHT AVE		HASTINGS FL 32145	8-21 ANTONIO HUERTAS GRANT SUB PT SE1/4 OF SE1/4 OF SEC 8 LYING S OF SR 16 (EX W'LY 1FT X 314FT)& PT OF SEC 9 81 X 447FT OR6293/704
0286612020	POWELL JAN L	4309 TURNBULL DR		SAINT AUGUSTINE FL 32092	25/1-2 TURNBULL WOODS LOT 2 BLOCK 2 OR2395/434
0285700000	SEVERT DANIEL L,BARBARA	3865 S FRANCIS RD		SAINT AUGUSTINE FL 32092	8-23 ANTONIO HUERTAS GRANT SUB SUB SEC 8 PT OF SE1/4 OF SE1/4 LYING N OF SR 16 & E OF FRANCIS RD 185FT ON SR 16 (EX PTS IN OR593/194 & 595/431)(EX PT IN OR1278/1379) DB248/694 & OR1684/1797(P/R)
0286610001	ST JOHNS COUNTY	500 SAN SEBASTIAN VW		SAINT AUGUSTINE FL 32084	25/1-2 TURNBULL WOODS ROWS DEDICATED TO SJC PER PLAT
0286611010	SUTTON DENNIS ETAL	20 SNOWY EGRET LN		LEXINGTON VA 24450-4450	25/1-2 TURNBULL WOODS LOT 1 BLOCK 1 OR4399/826



Parcels within 300 ft of CPA(SS)2026000003_Tractor_Supply

Buffer

Selected Parcels

Map Printed: 8/21/2026

4410 STATE ROAD 16 LAND TRUST
404 CAMELIA TRL
SAINT AUGUSTINE FL 32086

FARNHAM BRETT ALLEN,MELINDA SUE
4305 TURNBULL DR
SAINT AUGUSTINE FL 32092

HEIGHT STEPHEN H,MARY L
4198 S. FRANCIS RD
ST AUGUSTINE FL 32092-

MC NEW FREDERICK
4410 STATE ROAD 16
SAINT AUGUSTINE FL 32092-0739

NOAH'S ARK SANCTUARY
10215 LIGHT AVE
HASTINGS FL 32145

POWELL JAN L
4309 TURNBULL DR
SAINT AUGUSTINE FL 32092

SEVERT DANIEL L,BARBARA
3865 S FRANCIS RD
SAINT AUGUSTINE FL 32092

ST JOHNS COUNTY
500 SAN SEBASTIAN VW
SAINT AUGUSTINE FL 32084

SUTTON DENNIS ETAL
20 SNOWY EGRET LN
LEXINGTON VA 24450-4450

PIN	NAME	ADDRESS	ADDRESS 2	CITY ST ZIP	LEGAL DESCRIPTION
0286210000	4410 STATE ROAD 16 LAND TRUST	404 CAMELIA TRL		SAINT AUGUSTINE FL 32086	8-27 ANTONIO HUERTAS GRANT SUB PT OF SE1/4 OF SE1/4 OF SEC 8 LYING N OF SR16 -100FT ON RD OR3095/101
0286612010	FARNHAM BRETT ALLEN,MELINDA SUE	4305 TURNBULL DR		SAINT AUGUSTINE FL 32092	25/1-2 TURNBULL WOODS LOT 1 BLOCK 2 OR5309/556
0285600000	HEIGHT STEPHEN H,MARY L	4198 S. FRANCIS RD		ST AUGUSTINE FL 32092-	8-22 ANTONIO HUERTAS GRANT SUB PT OF SE1/4 OF SEC 8 LYING E OF FRANCIS RD & PT OF GL 5 OF SEC 23 (EX PT IN OR1719/753) OR5572/738
0286200000	MC NEW FREDERICK	4410 STATE ROAD 16		SAINT AUGUSTINE FL 32092-0739	8-26 ANTONIO HUERTAS GRANT SUB SUB SEC 8 PT OF E375FT OF SE1/4 OF SE1/4 LYING N OF SR16 OR3957/673
0285500000	NOAH'S ARK SANCTUARY	10215 LIGHT AVE		HASTINGS FL 32145	8-21 ANTONIO HUERTAS GRANT SUB PT SE1/4 OF SE1/4 OF SEC 8 LYING S OF SR 16 (EX W'LY 1FT X 314FT)& PT OF SEC 9 81 X 447FT OR6293/704
0286612020	POWELL JAN L	4309 TURNBULL DR		SAINT AUGUSTINE FL 32092	25/1-2 TURNBULL WOODS LOT 2 BLOCK 2 OR2395/434
0285700000	SEVERT DANIEL L,BARBARA	3865 S FRANCIS RD		SAINT AUGUSTINE FL 32092	8-23 ANTONIO HUERTAS GRANT SUB SUB SEC 8 PT OF SE1/4 OF SE1/4 LYING N OF SR 16 & E OF FRANCIS RD 185FT ON SR 16 (EX PTS IN OR593/194 & 595/431)(EX PT IN OR1278/1379) DB248/694 & OR1684/1797(P/R)
0286610001	ST JOHNS COUNTY	500 SAN SEBASTIAN VW		SAINT AUGUSTINE FL 32084	25/1-2 TURNBULL WOODS ROWS DEDICATED TO SJC PER PLAT
0286611010	SUTTON DENNIS ETAL	20 SNOWY EGRET LN		LEXINGTON VA 24450-4450	25/1-2 TURNBULL WOODS LOT 1 BLOCK 1 OR4399/826



Notice of NW Sector Community Planning Public Participation Meeting

For a Rezoning and Comprehensive Plan amendment for a new commercial development
To be held Thursday September 17 at 6pm

The Village Church
4229 Pacetti Road, St Augustine FL 32092

SIGN-IN SHEET

COMMUNITY PLANNING PUBLIC PARTICIPATION MEETING

Tractor Supply Company Rezoning (PUD 2026-02) and

Small-Scale Comprehensive Plan Amendment (CPA(SS) 2026-03)

September 17, 2026, At 6:00 P.M.

Village Church 4229 Pacetti Road St.

Saint Augustine, Fl 32092

Name	Company	Phone	Email
PATTY ROGERO	LAND OWNER	904-826-5350	WOODROGERO@GMAIL.COM
DAVID ROGERO	NEIGHBOR	904 307 6890	david.d.rogero@ICLOUD.C
DANNY SEVERT	SEVERTS TREES	904-669-1312	
Jennifer Nylander	Developer Rep.	813-505-7478	Jennknyla@Gmail
JOEY V. DUNCAN	DEWBERRY ENG.	904-545-5868	JDUNCAN@DEWBERRY.COM
Shirley Ressler	Land/Home Owner		
Jason Pk	Resident		
Billy Glisson	Tres	904-347-9058	mtnbikeriders@yahoo.com
Ryan Cleary	KW	352-220-4132	ryan@welchteam.com
Abrielle Grenet	St Johns County	209-0598	agrenet@SJCFL.US
Mindy | Brett Farnham	Neighbor	954-551-0778	mfarnham1@gmail.com | brett.farnham@gmail.com
Chuck Lekandoeski	PZA	443936-3760	clmcguire@AOL.com
Jennifer Penaherrera	Neighbor	574-551-5078	jennifercaudillart@gmail.com
Kathy VENEZIA	neighbor	904-209-5166	VENEBUG@gmail.com

Tractor Supply Northwest Sector Community Meeting

CPA 026-03 and PUD 2026-02

September 17, 2026, 6pm The Village Church 4229 Pacetti Rd, St. Augustine Fl

The meeting began at 5:59pm

The project was introduced by Jennifer Nylander, development manager at Hix Snedeker Development. Also in attendance was Joe Duncan, civil engineer with Dewberry. Large scale plans were available to the attendees to review as well as eight-by-ten copies of the site plan.

The project is seeking rezoning to Rural Commercial and a comprehensive plan amendment to change the future land use designation. It is currently undergoing county site plan review. The proposed development includes a 21,900-square-foot retail building and a 20,000-square-foot outdoor display area, consistent with a typical Tractor Supply store design. The location is well suited to serve the surrounding agricultural and residential community.

The applications were submitted to county for consideration and currently we are scheduled to go to the planning and zoning board with St John Count on 10/15/2026 followed by the Board of County Commissioners on 11/17. A traffic study was required and has been reviewed by the county and FDOT. FDOT will approve 1 access drive on the north side of the property. It was stated that the current access drive that serves this property is an access easement from the neighboring property to the east and that this easement will be terminated in favor of the onsite access for the Tractor Supply as shown. The FDOT plans contemplate a decel lane for the right into the site from SR 16. The plans contemplate a right and left turn into the site.

There was concern from two attendees regarding traffic and safety on SR 16. Details of the proposed access were shared, and the site plan exhibit was shared. There was some discussion among attendees regarding FDOT plans for SR 16. Several attendees voiced support for the project and asked about the opening date.

All onsite stormwaters will be contained onsite by the two stormwater detention ponds. SJRWMD has completed a site visit and has determined no wetlands on this property.

It was discussed that per the county requirements of the Northwest Sector Scenic Edge, the project will have a 75-foot natural vegetation scenic edge buffer. In addition to the

vegetation buffer requirements, this project will include significant landscape requirements to provide aesthetics and visual and noise buffers.

An attendee asked about the scenic overlay. It was clarified that the property line is 120 feet from the road. One of the two stormwater ponds will be located at the front of the property, followed by the parking lot and the building. This layout allows the natural vegetation and pond to help screen the building from the road.

Attendees were advised that there will be two public meetings. The agendas will be posted on the county's website 1 week prior to the meeting dates. Attendees were advised to contact the County Growth Management Department to get access to the plans.

The meeting concluded at 6:28 PM

ATTACHMENT 4
CORRESPONDENCE

Outlook

Re: NBR: Northwest Sector Community Meeting: CPA(SS) 2026-03 and PUD 2026-02 Tractor Supply

From Kelly Frick <kellycfrick@yahoo.com>
Date Thu 9/17/2026 10:24 AM
To Jennifer Gutt <jgutt@sjcfl.us>
Cc Abrielle Genest <agenest@sjcfl.us>; Dustin Frick <dustin.frick@avidconstructioninc.com>

Good morning,

I am writing to express my **strong opposition** to the proposed "Tractor Supply" commercial development located across from our neighborhood, which is Turnbull Woods. My primary concern is the significant impact this project will have on an already strained traffic situation in our area.

Each day, the current traffic volumes on the surrounding roadways create congestion, delays, and safety concerns attempting to enter and exit the community. During peak morning and evening hours, traffic backups are common, especially with the new traffic light at S. Francis, and additional commercial traffic generated by customers, employees, delivery vehicles, etc. will only **worsen** these existing conditions.

The proposed development has the potential to create several adverse impacts, including:

* Increased traffic congestion and longer wait times for residents.
* Reduced safety for motorists, pedestrians, cyclists, and school-aged children.
* Greater difficulty accessing our neighborhood
* Increased risk of accidents due to additional turning movements and traffic conflicts.
* Higher levels of noise, light pollution, and overall disruption to the residential character of the area.

Before any approval is considered, I respectfully request that the Board **require a comprehensive and independent traffic impact study** that accurately reflects current roadway conditions and projected future traffic volumes. Any analysis should also evaluate whether existing infrastructure can safely accommodate the additional traffic burden without negatively impacting neighboring residential communities.

The residents of our neighborhood chose this area many years ago because of its residential character and quality of life. Approving a commercial project that further intensifies traffic problems without adequate mitigation measures would **significantly** diminish both.

For these reasons, I respectfully urge the Planning and Zoning Board to deny this application.

Thank you for your consideration of the concerns of the residents who will be directly affected by this proposal.

Sincerely,

Dustin and Kelly Frick
Turnbull Woods homeowner since 2007

On Thursday, September 10, 2026 at 07:17:24 AM EDT, Jennifer Gutt <jgutt@sjcfl.us> wrote:

Good Morning,
Thank you for reaching out. These two companion items have the following meeting and public hearings as scheduled below. You are encouraged to attend the hearings where you can voice your opposition. If you cannot attend the meeting / hearings you are able to send Abrielle (CC'd on this response) an email stating your opposition / concerns. The written correspondence will be included in the staff reports for the public hearings. Feel free to call if there are any questions.

Community Meeting (Held by the applicant): September 17, 2026
Planning and Zoning Agency: October 15, 2026
Board of County Commissioners (final approval or denial decision): November 17, 2026.

Thank you,
Jen

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Jen Gutt
Planning Coordinator
Growth Management Department
St. Johns County Board of County Commissioners
4040 Lewis Speedway
St. Augustine, FL 32084
904-209-0663 | www.sjcfl.us

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From: Kelly Frick <kellycfrick@yahoo.com>
Sent: Tuesday, September 8, 2026 12:21 PM
To: Jennifer Gutt <jgutt@sjcfl.us>
Subject: Re: NBR: Northwest Sector Community Meeting: CPA(SS) 2026-03 and PUD 2026-02 Tractor Supply

Hi Jennifer,
If we wanted to email to oppose this (as well as attend meeting), who can we direct that to?
thanks!

- Kelly Frick

On Wednesday, September 2, 2026 at 02:37:45 PM EDT, Jennifer Gutt <jgutt@sjcfl.us> wrote:

Dear NBR recipients for Districts 1, 2 and 5:

Project Name: **CPA(SS) 2026-03 and PUD 2026-02 Tractor Supply**
Meeting Date and Time: **Thursday, September 17, 2026, at 6:00PM**
Meeting Location: **Village Church**
4229 Pacetti Road St.
Saint Augustine, FL 32092

PROPOSED PROJECT SITE

You have received this email because you have opted into the St. Johns County Neighborhood Bill of Rights notification list. This electronic transmission and any documents accompanying it contain public information intended for the individual or entity to which it is addressed. This information will be made available to the public upon request (Florida Statute 119.01).

Please read the content carefully as it may individually cite specific provisions in the law or local regulations. The provisions of the St. Johns County Land Development Code, Comprehensive Plan and any applicable state or federal statutes prevail regardless of any statements herein. Opinions, conclusions, and other information expressed in this message are not given or endorsed by the County unless otherwise authorized pursuant to the St. Johns County Land Development Code. No Development shall be undertaken without prior authorization pursuant to the St. Johns County Land Development Code. Any misrepresentation or the withholding of material facts may invalidate the information supplied for the individual or entity to which it is addressed.

To avoid future notifications from St. Johns County, please reply to this email with the word "UNSUBSCRIBE" as the subject line of your message and please be advised that size limitations for responses are active on this email account. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. Thank you.

Jen Gutt
Planning Coordinator
Growth Management Department
St. Johns County Board of County Commissioners
4040 Lewis Speedway
St. Augustine, FL 32084
www.sjcfl.us

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Outlook

Zoning Change at 4430 State Road 16 (Tractor Supply)...SUPORT!

From Danny Severt <dansevert55@gmail.com>
Date Tue 9/22/2026 2:34 PM
To Jennifer Gutt <jgutt@sjcfl.us>; Abrielle Genest <agenest@sjcfl.us>

Dear Members of the Zoning Board,

I am writing to express my strong support for the proposed zoning change at 4430 State Road 16 to allow for the construction of a new Tractor Supply Store. As a local homeowner living near this area, I believe this project will be a highly beneficial addition to our community.

Currently, residents in our area have to travel quite a distance to purchase everyday home, garden, and hardware essentials. Having a reliable, reputable retailer like Tractor Supply closer to home will save us significant travel time and keep our tax dollars within the local economy.

The proposed location on State Road 16 is well-suited for a commercial development of this nature, and the services they provide align perfectly with the needs of our community. I urge the board to approve this zoning request and welcome this positive investment into our neighborhood.

Thank you for your time and your service to our community.

Sincerely,

Danny Severt

3865 S Francis Rd, St Augustine, FL 32092

Outlook

Zoning Change at 4430 State Road 16 (Tractor Supply)...SUPORT!

From Barbara Severt <barbsevert@gmail.com>
Date Tue 9/22/2026 2:29 PM
To Abrielle Genest <agenest@sjcfl.us>; Jennifer Gutt <jgutt@sjcfl.us>

Dear Members of the Zoning Board,

I am writing to express my strong support for the proposed zoning change at 4430 State Road 16 to allow for the construction of a new Tractor Supply Store. As a local homeowner living near this area, I believe this project will be a highly beneficial addition to our community.

Currently, residents in our area have to travel quite a distance to purchase everyday home, garden, and hardware essentials. Having a reliable, reputable retailer like Tractor Supply closer to home will save us significant travel time and keep our tax dollars within the local economy.

The proposed location on State Road 16 is well-suited for a commercial development of this nature, and the services they provide align perfectly with the needs of our community. I urge the board to approve this zoning request and welcome this positive investment into our neighborhood.

Thank you for your time and your service to our community.

Sincerely,

Barbara Severt

3865 S Francis Rd, St Augustine, Fl 32092

Outlook

4430 State Road 16

From Patty Wood <woodrogero@gmail.com>
Date Tue 9/22/2026 4:51 PM
To Abrielle Genest <agenest@sjcfl.us>

Subject: Resident Support for Tractor Supply Development at 4430 State Road 16

To the Members of the Zoning Commission,

I am writing to urge your approval of the zoning modification for the parcel at 4430 State Road 16. As a neighboring homeowner, I believe a Tractor Supply store is exactly what our corridor needs.

I handle most of my own home maintenance, landscaping, and outdoor projects. Big-box home improvement stores often lack the specific heavy-duty hardware, trailer parts, power equipment, and robust outdoor gear that Tractor Supply is famous for keeping in stock. Their inventory bridges the gap between a standard hardware store and an agricultural supplier, which perfectly matches the lifestyle of residents in this area.

Having access to their distinct product selection and knowledgeable customer service right down the street will be incredibly convenient. Please approve this request and allow this project to move forward.

Sincerely

David and Patty Rogero

6101 State Road 16

Saint Augustine Fl 32092

Outlook

FW: Tractor supply

From Jennifer Gutt <jgutt@sjcfl.us>
Date Thu 9/24/2026 11:28 AM
To Abrielle Genest <agenest@sjcfl.us>

Jen Gutt
Planning Coordinator
Growth Management Department
St. Johns County Board of County Commissioners
4040 Lewis Speedway
St. Augustine, FL 32084
904-209-0663 | www.sjcfl.us

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From: Michell Bertke <mbertke77@gmail.com>
Sent: Wednesday, September 23, 2026 1:23 PM
To: Jennifer Gutt <jgutt@sjcfl.us>
Subject: Tractor supply

Good afternoon, I'm writing you regarding the tractor supply in the area. Just down the street from me. I think it would be a great asset to have in our area. And would save us from having to go all the way into saint augustine, or all the way to jacksonville, we are completely excited to see this project. Go forward. Thank you for your assistance.
Michell bertke
4571 FL-16, St. Augustine, FL 32092

Date: Oct 20, 2026

To: St. Johns County Board and Planning Officials

Re: Request for Permanent Protective Wall and Tree Buffer – Proposed Tractor Supply Development

Dear Members of the Board,

I am writing as the owner of property directly adjoining the proposed Tractor Supply development in St. Johns County. I wish to formally express my concerns regarding the potential impact on our property, our horses, and the people who reside there.

Our property is an established horse farm. Horses regularly graze in the pasture adjoining the proposed development, and our property manager's residence is located nearby. Currently, a beautiful, dense stand of mature trees separates our property from the commercial site. These trees provide an invaluable natural barrier against noise, traffic, lighting, and visual disturbances, while preserving the peaceful, rural character of our surroundings.

I am deeply concerned that these mature trees may be removed during construction, eliminating a buffer that has taken decades to establish and cannot quickly be replaced.

Of particular concern is the welfare and safety of our horses. Horses can be sensitive to sudden noises, unfamiliar movements, and unexpected activity. Delivery trucks, loading operations, customer traffic, and commercial lighting could startle horses grazing nearby, potentially creating risks for the animals and those handling them. The nearby residence could also experience increased noise, headlights, lighting, and loss of privacy.

I recognize the importance of responsible commercial growth. My request is not to prevent development, but to ensure reasonable protections for adjoining properties. I respectfully ask the County to require the following measures as part of the project's approval:

1. **Preserve mature trees** along the shared boundary to the greatest extent possible.
2. **Construct a continuous, solid masonry or concrete wall,** preferably approximately eight feet high where permitted, to provide immediate visual screening and help reduce noise.
3. **Install dense evergreen landscaping** to complement the wall and maintain a natural appearance.
4. **Shield and direct exterior lighting** away from our pastures and the nearby residence.
5. **Locate and manage delivery areas, loading operations, and truck routes** to minimize disturbances near the shared boundary.

I further request that these measures be made enforceable conditions of development approval and completed before commercial operations begin. Newly planted trees alone cannot immediately replace the protection provided by mature vegetation.

The effects of this development on neighboring properties will continue long after construction is complete. I respectfully ask the Board to consider those long-term consequences and provide a substantial, permanent buffer that protects our animals, residents, and rural surroundings.

Thank you for your time and consideration. I would appreciate the opportunity to review the proposed site plans, particularly the tree preservation, buffering, lighting, and loading provisions along our shared boundary.

Respectfully,

Mary Height Steph Heigl

Property Owner

Property Address: 3834 S. Francis Rd, St. Augustine, FL 32092
3840 S. Francis Rd, St. Augustine, FL 32092

St. Johns County, Florida

St. Johns County Growth Management Department, Planning & Zoning Division
4040 Lewis Speedway, St. Augustine, Florida 32084
Phone: (904) 209-0675
E-mail: plandept@sjcfl.us

ADJACENT PROPERTY OWNER NOTICE

You have received this notice because you own property within a 300-foot radius of the subject property below. This is notice of a public hearing scheduled for the request as described below. For additional information please email plandept@sjcfl.us or call (904) 209-0675 ext. 2.

NOTICE OF PUBLIC HEARING: Notice is hereby given that a Public Hearing will be held on **10/15/2026 at 1:30 pm** before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on **11/17/2026 at 9:00 am** before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider the described application.

REQUESTED CHANGE: Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 5.03 acres of land from Rural/Silviculture (R/S) to Rural Commercial (RC). This request is a companion application to PUD 2026-02.

LOCATION OF PROPERTY: 4430 State Road 16

SUBJECT: File number: CPA(SS)-2026000003
Tractor Supply (4430 SR 16)

APPLICATION FILED BY: Jennifer Nylander
805 Trione Street
Daphne, AL 36526

The application is on file with the Planning & Zoning Division and is open to public review and inspection during regular business hours Monday through Friday 7:30 AM to 4:30 PM.

Not less than 15 days in advance of this hearing date, sign(s) will be posted on the subject property on each street side of the property. If no street frontage is available, sign(s) will be posted on the nearest street frontage with a note providing the location of the subject property. In the event that no signs are observed, citizens are asked to notify the Planning & Zoning Division.

Please be advised you may attend the meeting indicated in the notice and state your opinions, or you may reply by e-mail to: plandept@sjcfl.us. If you choose to reply by mail and use this form, please send it to St. Johns County Planning & Zoning Division, 4040 Lewis Speedway, St. Augustine, Florida 32084. If needed, additional pages may be included. Please note: any correspondence will be included in the public record, staff packet and provided to the applicant.

This matter is subject to court imposed quasi-judicial rules of procedures. Decisions must be made on Competent Substantial Evidence, which are fact-based testimony and evidence presented as a part of the hearing. Acceptable citizen testimony includes, but is not limited to: first-hand knowledge of the area; observed changes in condition or quality of life of a neighborhood over time; location and density of nearby development; or personally observed noise, vibrations and other nuisance.

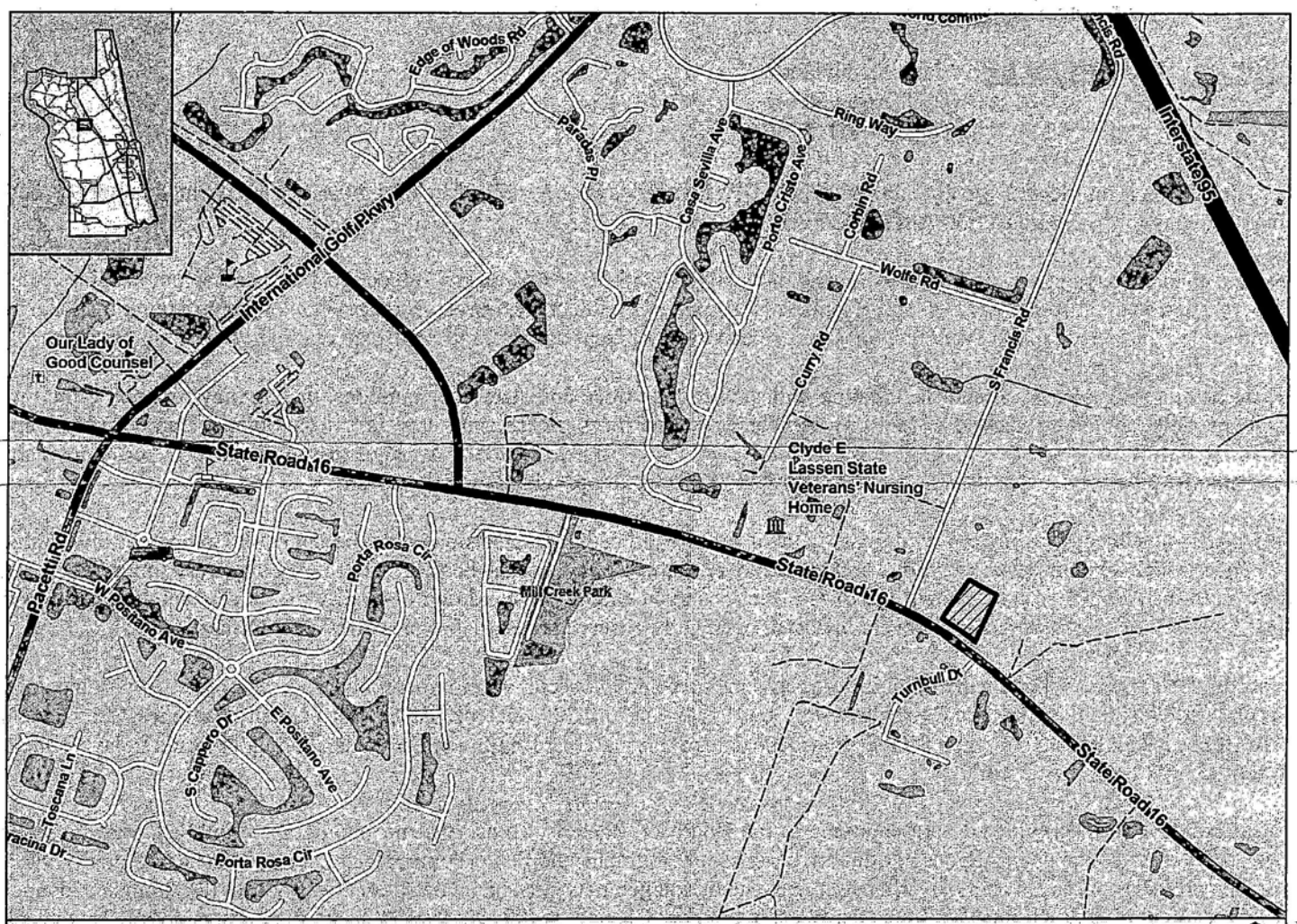
In accordance with the Americans Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or visit St Johns County Facilities Management 2416 Dobbs Rd 32086, no later than 5 days prior to the date of this meeting. Hearing impaired persons, call Florida Relay Services (1-800-955-8770).

Visual aids are allowed with any presentations to the Board or Agency; we ask that no photographs with a glossy finish be presented as part of the presentation. For quality purpose, photographs and PowerPoint presentations can be sent digitally. Staff will then project any visuals on the overhead screens. Such arrangements must be made at least twenty-four (24) hours in advance of the meeting by contacting the St. Johns County Government Channel at (904) 209-0555 or the Planning and Zoning Division at (904) 209-0675.

FILE NUMBER: CPA(SS)-2026000003 Tractor Supply (4430 SR 16)

Correspondence is a part of the public records and will be provided to the Agency / Board and applicant.

Comments: (please attach additional pages if necessary)	
Signature:	Address:



Location Map

CPA(SS) 2026-03
Tractor Supply (4430 SR 16)

MARY HEIGHT
3840 S. FRANCIS RD.
ST. AUGUSTINE, FL 32092



St. Johns County Planning + Zoning Division
4040 Lewis Speedway
St. Augustine, FL. 32084

Abrielle Genest

From: Jennifer Gutt
Sent: Friday, October 9, 2026 7:51 AM
To: Abrielle Genest
Subject: FW: Proposed Zoning Change – 4430 SR 16

Follow Up Flag: Follow up
Flag Status: Flagged

Jen Gutt
Planning Coordinator
Growth Management Department
St. Johns County Board of County Commissioners
4040 Lewis Speedway
St. Augustine, FL 32084
904-209-0663 | www.sjcfl.us

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From: nv@nxre.net <nv@nxre.net>
Sent: Thursday, October 8, 2026 11:05 PM
To: Jennifer Gutt <jgutt@sjcfl.us>
Subject: Proposed Zoning Change – 4430 SR 16

Dear Members of the St. Johns County Planning and Zoning Board,

I am writing as the owner of the two properties located directly adjacent to 4430 SR 16 to express my full support for the proposed zoning change that would allow Tractor Supply to develop a retail establishment on the site.

As a neighboring property owner, I believe the proposed development will be a positive addition to our corridor and will provide a valuable retail service for residents and property owners along SR 16 and in the surrounding community.

I understand that the project will remain subject to the County's thorough review process and all applicable land development regulations. Based on the project details provided to

me, I am confident that the proposed zoning change and commercial use are appropriate for this location.

I respectfully request that the Planning and Zoning Agency take my support into account when reviewing this application.

Thank you for your time and consideration.

Sincerely,

_____

Narasinga Vinjam, Owner
4410 SR 16 and 4420 SR 16
p: 904-314-2988
e: nv@nxre.net

Abrielle Genest

From: Jennifer Gutt
Sent: Friday, October 9, 2026 8:11 AM
To: Abrielle Genest
Subject: FW: Request for Assistance with Privacy Screening for Adjacent Commercial Development

Follow Up Flag: Follow up
Flag Status: Flagged

Jen Gutt
Planning Coordinator
Growth Management Department
St. Johns County Board of County Commissioners
4040 Lewis Speedway
St. Augustine, FL 32084
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From: Brett Farnham <brett.farnham@gmail.com>
Sent: Friday, October 9, 2026 8:09 AM
To: Jennifer Nylander <jennifer@hixsnedeker.com>; FAXPLANDEPT <plandept@sjcfl.us>
Cc: GM Development <GMDevelopment@sjcfl.us>; Jennifer Gutt <jgutt@sjcfl.us>; Commissioner Christian Whitehurst <Bcc1cwhitehurst@sjcfl.us>; Commissioner Sarah Arnold <Bcc2sarnold@sjcfl.us>; Commissioner Clay Murphy <Bcc3cmurphy@sjcfl.us>; Commissioner Krista Joseph <Bcc4kjoseph@sjcfl.us>; Commissioner Ann Taylor <bcc5ataylor@sjcfl.us>; Melinda Farnham <mfarnham16@gmail.com>
Subject: Re: Request for Assistance with Privacy Screening for Adjacent Commercial Development

Good Morning,

I wanted to follow up regarding my fence project request and inquire whether there have been any updates from Tractor Supply regarding the proposed store at 4430 SR 16 File Number : PUD-2026000002.

As mentioned in my previous correspondences, I have revised my initial request from an 8-foot privacy fence to a 6-foot privacy fence to comply with local zoning regulations while also helping to manage project costs.

Additionally, I have obtained three (3) fence estimates and would be happy to provide them for review. Please let me know who I should submit the estimates to and whether there is a preferred process for doing so.

I am also including the St. Johns County Planning and Zoning Department on this email because, unfortunately, I will be unable to attend the October 15 meeting at 1:30 PM due to my work schedule. It is also unlikely that I will be able to attend the November 17 meeting at 9:00 AM for the same reason.

My residence is located directly across the street from the future Tractor Supply store site at 4430 SR 16. With the development of a commercial business immediately adjacent to our neighborhood, I am respectfully requesting financial assistance toward the installation of approximately 480 feet of privacy fencing to help preserve the privacy and quality of life for my family and our property.

I understand these requests require time and careful consideration. However, I wanted to ensure that my request remains under review and to determine whether there is any additional information I can provide to help move the process forward.

Thank you for your time, consideration, and assistance. I appreciate any update you can provide and look forward to hearing from you.

Sincerely,

Brett Farnham
904-371-0478

On Wed, Oct 7, 2026 at 7:25 AM Brett Farnham <brett.farnham@gmail.com> wrote:

> Good Morning,
>
> I wanted to follow up regarding my fence project request and see if there have been any updates from Tractor Supply.
>
> As mentioned in my previous email, I have revised my request from an 8-foot fence to a 6-foot fence to comply with local zoning regulations and help manage project costs. I have also obtained three fence estimates and would be happy to provide them for review. Please let me know who I should send the estimates to and if there is any preferred submission process.
>
> I understand these requests can take time, but I wanted to ensure my project remains under consideration and see if there is any additional information I can provide to help move the process forward.
>
> Thank you for your time and assistance. I appreciate your support and look forward to any update you can provide.
>
> Brett Farnham
>
> 904-371-0478

On Thu, Oct 1, 2026 at 9:30 AM Brett Farnham <brett.farnham@gmail.com> wrote:

> Good Morning,
>
> I wanted to follow up regarding my fence project request and see if there have been any updates from Tractor Supply.
>
> On September 29, I was contacted by Abrielle Genest, the rezoning planner, regarding the fence height requirements. My original request was for an 8-foot fence; however, due to local zoning regulations, the maximum allowable fence height is 6 feet. To comply with these requirements, and also help manage project costs, I have revised my request to a 6-foot fence.
>
> To help keep the process moving forward, I have obtained three fence estimates and am prepared to provide them for review at your convenience. My goal is to ensure all necessary information is available so the project can continue progressing through the approval process.
>
> Please let me know the best way to submit the estimates.
>
> Thank you again for your assistance and support. I appreciate your time and consideration, and I look forward to hearing from you.
>
> Best regards,
>
> Brett Farnham
>
> 904-371-0478

On Fri, Sep 25, 2026 at 8:53 AM Brett Farnham <brett.farnham@gmail.com> wrote:

> Hello,
>
> Thank you for your response and for forwarding my request to Tractor Supply for consideration.
>
> To help support my request and move the process forward, I have already obtained one fence estimate and would be happy to provide it for review. I also plan to gather two additional estimates for comparison.
>
> Please let me know the best way to submit the estimate and whether any additional documentation is needed.
>
> I appreciate your assistance and look forward to hearing from you once you receive an update.
>
> Thank you,
>
> Brett Farnham
>
> 904-371-0478

On Mon, Sep 21, 2026 at 10:56 AM Jennifer Nylander <jennifer@hixsnedeker.com> wrote:

Hello,

Thank you for reaching out. I have forwarded your request to Tractor Supply for consideration. I will communicate back to you when I receive more information.

Jennifer Nylander

Hix Snedeker Companies
Post Office Box 130
Daphne, Alabama 36526

t. (251) 380-8373
c. (813) 505-7478
f. (251) 252-9898

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From: Brett Farnham <brett.farnham@gmail.com>
Sent: Monday, September 21, 2026 9:33 AM
To: Jennifer Nylander <jennifer@hixsnedeker.com>
Cc: GMDevelopment@sjcfl.us; jgutt@sjcfl.us; Bcc1cwhitehurst@sjcfl.us; Bcc2sarnold@sjcfl.us; Bcc3cmurphy@sjcfl.us; Bcc4kjoseph@sjcfl.us; bcc5ataylor@sjcfl.us; Melinda Farnham <mfarnham16@gmail.com>
Subject: Re: Request for Assistance with Privacy Screening for Adjacent Commercial Development

Dear Jennifer Nylander,

I wanted to follow up on my previous correspondence regarding my request for assistance with the installation of a privacy fence at my property located at 4305 Turnbull Drive.

I understand you may still be reviewing the request, but I wanted to check whether any additional information is needed from me. I would be happy to provide contractor estimates, photographs, or any other documentation that may assist in evaluating the request.

As the proposed development moves forward, I would greatly appreciate any consideration of cost-sharing, financial assistance, or alternative screening measures that could help mitigate the impact on my property.

Thank you for your time and consideration. I look forward to hearing from you.

Sincerely,

Brett Farnham
4305 Turnbull Drive
St. Augustine, FL 32092
904-371-0478
brett.farnham@gmail.com

On Fri, Sep 18, 2026 at 10:09 AM Brett Farnham <brett.farnham@gmail.com> wrote:

> Dear Jennifer Nylander,
>
> My name is Brett Farnham, and I am the homeowner at 4305 Turnbull Drive, St. Augustine, FL 32092. My property is located in very close proximity to the proposed Tractor Supply Company development on 4430 State Road 16.
>
> While I understand and fully support responsible growth within our community, I am concerned about the impact the new commercial development may have on the privacy and enjoyment of my home once construction is completed. Increased traffic, lighting, visibility, and commercial activity will significantly change the character of the area surrounding my residence.
>
> To help mitigate these impacts, I am interested in installing an 8-foot wooden privacy fence along my property line. Given that this need has arisen as a result of the nearby commercial development, I respectfully request consideration for financial assistance or cost sharing toward the installation of the privacy fence, or other screening measures.**Im not asking for a free fence, just help**.
>
> I believe that addressing these concerns proactively would demonstrate goodwill toward neighboring residents and help maintain a positive relationship between the development and the surrounding community.
>
> I would appreciate the opportunity to discuss this request further and am happy to provide contractor estimates if needed. I have attached an aerial view of my property with a red line indicating where I would like to install the privacy fence.
>
> Thank you for your time and consideration. I look forward to hearing from you.
>
> Sincerely,
>
> Brett Farnham
> 4305 Turnbull Drive
> St. Augustine, FL 32092

904-371-0478
brett.farnham@gmail.com

Project Contact:
Jennifer Nylander
jennifer@hixsnedeker.com
(251) 380-8373

Development Review Committee (DRC)
GMDevelopment@sjcfl.us
Phone: (904) 209-0675 Option 2

Planning and Zoning Agency

Jennifer Gutt
jgutt@sjcfl.us

Christian Whitehurst
Bcc1cwhitehurst@sjcfl.us
Sarah Arnold
Bcc2sarnold@sjcfl.us
Clay Murphy
Bcc3cmurphy@sjcfl.us
Krista Joseph
Bcc4kjoseph@sjcfl.us
Ann Taylor
bcc5ataylor@sjcfl.us

Abrielle Genest

From: Jennifer Gutt
Sent: Tuesday, October 13, 2026 10:31 AM
To: Abrielle Genest
Subject: FW: TRACTOR SUPPLY PUD

Follow Up Flag: Follow up
Flag Status: Flagged

Jen Gutt
Planning Coordinator
Growth Management Department
St. Johns County Board of County Commissioners
4040 Lewis Speedway
St. Augustine, FL 32084
904-209-0663 | www.sjcfl.us

WARNING: St Johns County will never ask you to wire transfer money.
For more information see: St. Johns County Issues Urgent Warning Over Wire Transfer Scam - St. Johns County

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the St. Johns County Board of County Commissioners and employees regarding public business are public records available to the public and media through a request. Your e-mail communications may be subject to public disclosure.

-----Original Message-----
From: Sabrina Clark <falcons.sabrina@gmail.com>
Sent: Tuesday, October 13, 2026 10:22 AM
To: Jennifer Gutt <jgutt@sjcfl.us>
Subject: TRACTOR SUPPLY PUD

Hi Jennifer,

As a St Johns County resident and open rural land owner, I wanted to write-in to support the new tractor supply near Francis Rd and SR-16. While we adamantly oppose multi-acre developments for new housing, a small lot for a business that supports our local agriculture and farm owners is something we are in favor of.

We hope you will vote against the several hundred acre agricultural enclaves that want to build more housing, and instead will vote for yes businesses like Tractor Supply who serve your current constituents, and our serve in alignment with the hope for the future of our community.

Sincerely,

- Sabrina Clark
5935 State Road 16

904-338-4838

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Jennifer Nylander
Jennifer Nylander
Jennifer Nylander
805 Trione AVE
Daphne AL 36526-8642

STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 09/24/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/24/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.30

My commission expires

Publication Cost:	$241.60	
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THIS IS NOT AN INVOICE!

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MARIAH VERHAGEN
Notary Public
State of Wisconsin

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

NOTICE IS HEREBY GIVEN that the Planning and Zoning Agency on **Thursday, 10/15/2026 at 1:30 pm**, and the St. Johns County Board of County Commissioners on **Tuesday, 11/17/2026 at 9:00 am**, will each hold public hearings, as follows: The Planning and Zoning Agency to consider and issue a recommendation on the approval of a proposed Small Scale Comprehensive Plan amendment to the St. Johns County Future Land Use Map of the 2050 Comprehensive Plan and the Board of County Commissioners will consider whether or not to approve the same proposed Small Scale Comprehensive Plan amendment to the St. Johns County Future Land Use Map of the 2050 Comprehensive Plan, with the following styled ordinance:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2050 COMPREHENSIVE PLAN, ORDINANCE NO. 2026-8, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION RURAL SILVICULTURE (R/S) TO RURAL COMMERCIAL (RC) FOR APPROXIMATELY 5.03 ACRES OF LAND LOCATED AT 4430 STATE ROAD 16; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

Said hearings will be held in the County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida. All interested parties may appear at the public hearings to be heard regarding any or all of the proposed amendment. Board of County Commissioner items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.
The subject property includes 5.03 acres and is located on 4430 State Road 16, within St. Johns County, Florida. See attached map generally depicting the location (Exhibit A). ***A complete description is available in the St. Johns County Planning and Zoning Office.***

The proposed change is known as File Number CPA(SS)-2026000003, and is available for review in the Planning and Zoning Division of the Growth Management Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida and may be examined by interested parties prior to said public hearings.

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

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

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

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
RICHARD HILSENBECK, CHAIR

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

File Number: CPA(SS)-2026000003, Tractor Supply (4430 SR 16)

