5	**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: **PUD 2026-02 Tractor Supply**

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

BACKGROUND INFORMATION:

Request to rezone approximately 5.03 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 48,745 square feet of Rural Commercial uses to include commercial retail with outdoor display, specifically located at 4430 State Road 16. This request is a companion application to CPA(SS) 2026-03. 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 PUD rezoning 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 PUD 2026-02 Tractor Supply PUD, based upon nine (9) findings of fact as listed in the staff report.
DENY: Motion to deny PUD 2026-02 Tractor Supply PUD, based upon ten (10) findings of fact as listed 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 Planned Unit Development Rezoning
PUD 2026-02 Tractor Supply PUD

To:	Planning and Zoning Agency
From:	Abrielle Genest, Senior Planner
Date:	October 26, 2026
Subject:	**PUD 2026-02 Tractor Supply PUD,** request to rezone approximately 5.03 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum of 48,745 square feet of Rural Commercial uses, including commercial retail with outdoor display, specifically located at 4430 State Road 16. This request is a companion application to CPA(SS) 2026-03. The Planning and Zoning Agency (PZA) heard this request at its regularly scheduled public hearing on October 15, 2026, and voted to recommend approval of the PUD rezoning 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.
Hearing Dates:	Planning and Zoning Agency – October 15, 2026 Board of County Commissioners- November 17, 2026
Commissioner District:	District 2

MAP SERIES

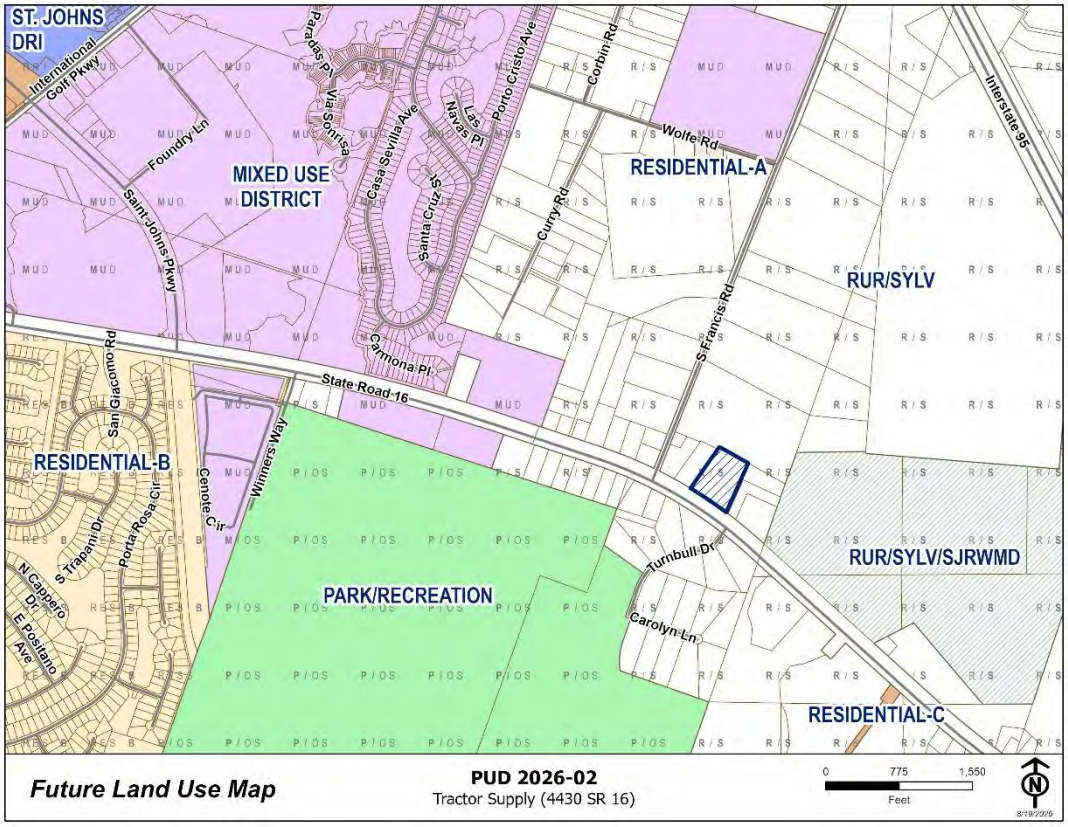
Location: The subject property is located on the north side of State Road 16 and approximately 0.08 miles east of the State Road 16 and S Francis Road intersection.



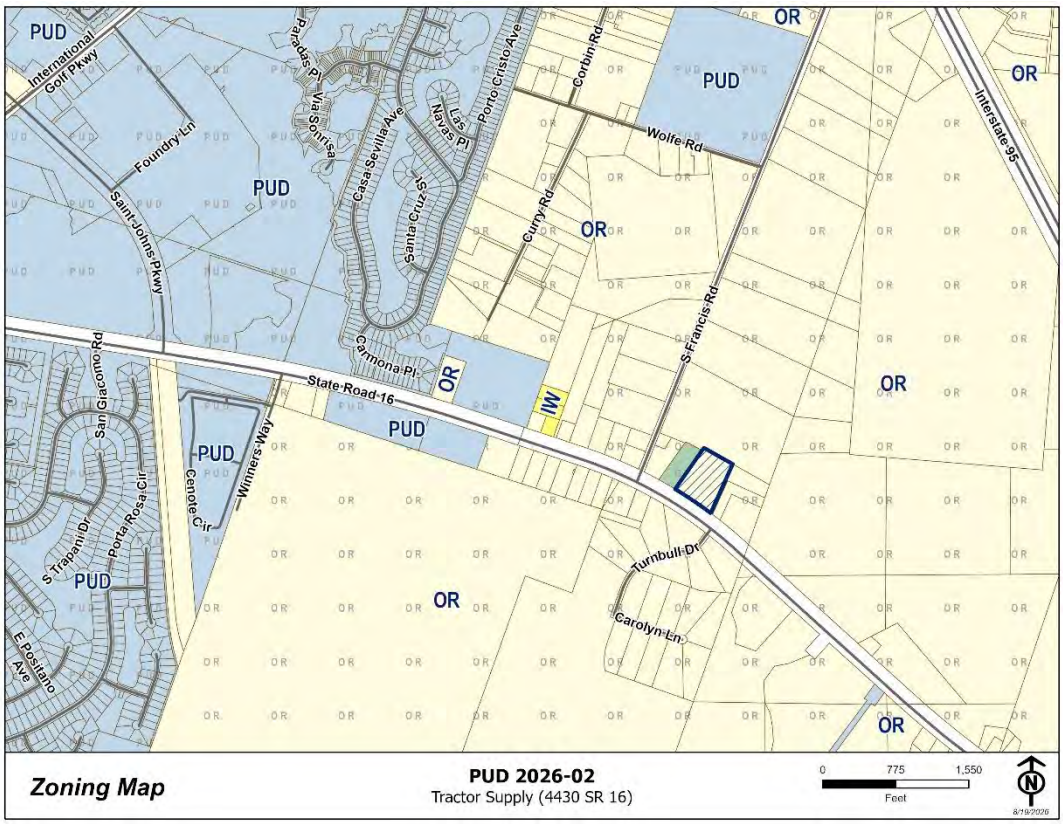
Aerial Imagery: The subject property contains approximately 5.03 acres of land and is currently developed with two single family homes.



Future Land Use: The subject property and the majority of its surrounding properties have a Future Land Use Map (FLUM) designation of Rural Silviculture (R/S). A companion Small Scale Comprehensive Plan amendment to change the land use designation is proposed with this application.



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).



APPLICATION SUMMARY

The Applicant seeks to rezone an approximately 5.03-acre parcel from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum of 48,745 square feet of Rural Commercial uses to develop a Tractor Supply. As outlined in the Master Development Plan (MDP) Text and Map, the applicant intends to develop the site with a commercial retail building and multiple outdoor display areas. The document further states that, given the project's location, its proposed future land use of Rural Commercial, application CPS(SS) 2026-03, and the existing developments and infrastructure in the surrounding area, this project is considered a compatible infill development (as encouraged by Policy A.1.2.6 of the 2050 Comprehensive Plan).

Access to the development is proposed via one (1) connection to State Road 16, as indicated on the MDP Map. The parcel currently has a single existing ingress/egress point on the east side of the property along SR 16 serving the two current residences. This existing access will be vacated, and a new access drive will be constructed on the west side of the property to be utilized for the proposed commercial development.

The applicant has indicated that the proposed use will provide much-needed rural commercial uses to this area of the County. The uses proposed within the PUD are limited to commercial retail and display areas. The applicant has provided a list identifying the permitted display areas and the types of display items allowed within each area. The site depicts three outdoor display areas: the sidewalk directly in front of the building, the fenced outdoor display area, and the permanent trailer and equipment display area. Display items will consist of typical products found at a Tractor Supply store, including, but not limited to, fencing materials, pet and livestock equipment, lawn and garden equipment, and seasonal items.

Figure 1 provides the development standards proposed within the MDP Text and MDP Map, which are both included in **Attachment 1 Recorded Documents.**

Figure 1: Proposed Development Standards	
Development Type	**Commercial**
Maximum Square Footage	22,000 sq ft retail building 20,000 sq ft fenced outdoor display 3,000 sq ft trailer/equipment display 3,745 sq ft sidewalk display
Total Land Area	5.03 acres
Wetlands	0 acres
Total Developable Acres	5.03 acres
Maximum Floor Area Ratio (FAR)	50%
Maximum Impervious Surface Ratio (ISR)	60%
Minimum Open Space	25% (1.26 acres)
Minimum Upland Preservation	5% (0.25 acres)
Maximum Building Height	40 Feet
Minimum Building Setbacks	Front: 20 feet Side: 20 feet Rear: 20 feet
Buffers	10-foot PUD Perimeter Buffer 20/B Buffer to the North, West, and East 75-foot Scenic Edge to the South 20-35 foot Development Edges to the North, West, and East (see waiver request)

Parking	61 spaces (see waiver request)
Lighting	Per SJC LDC Sec. 5.03.06.H.6 and 6.09.00
Signage	277 sq ft total (see waiver request)
Phasing	Commencement to occur within 5 years of PUD approval

Waivers:

The Applicant is requesting the following waivers to the Land Development Code (LDC) and has provided their justification, as follows:

1. Request waiver from LDC Section 6.05.02 Parking and Loading Standards, Table 6.17. The applicant is requesting to allow a reduction to the minimum parking spaces from 71 to 61 parking spaces.

   Provided Justification: As provided by the applicant, Tractor Supply Company stores generate lower traffic than a typical retail store. The justification references *Parking Generation, 4th Edition*, the Institute of Transportation Engineers (ITE) identifies a peak parking demand of 2.7 spaces per 1,000 square feet of store floor area, which equates to a total demand of 60 spaces. The applicant asserts that, due to the site constraints and expected traffic, the proposed 61 spaces will be sufficient for the commercial use.

   Code Reference: LDC Table 6.17 (provided in part):

OFF STREET PARKING REQUIREMENTS	
Use	**Parking Spaces Required**
Business, commercial or professional service establishment (not otherwise listed)	One space for each five hundred square feet of gross Floor Area, plus where applicable, one space for each one thousand square feet of Lot or ground area outside Buildings used for any type of sales or display

   Staff Review: The applicant is requesting a reduction in the required minimum parking from 71 spaces to 61 spaces, a reduction of 10 spaces, or approximately 14 percent. The applicant has provided parking demand data based on the ITE *Parking Generation, 4th Edition*, which identifies a peak parking demand of approximately 2.7 spaces per 1,000 square feet of gross floor area for the proposed Tractor Supply Company use. Based on the applicable floor area, the applicant estimates a peak parking demand of approximately 60 spaces.

   The Land Development Code establishes minimum parking requirements based on the proposed use. In this case, a Tractor Supply Company is a business use that is not specifically identified in Table 6.17. As a result, the applicable parking standard is based on a general category intended to address a broad range of commercial uses. Examples of uses subject to these standards include retail establishments, hair salons and barber shops, financial institutions, convenience stores, gyms, car wash facilities, and animal boarding facilities. Because these uses can have significantly different parking characteristics, the general parking requirement may not accurately reflect the parking demand associated with a Tractor Supply Company.

   Staff finds that the applicant's parking demand analysis generally supports the requested reduction. The ITE methodology provides more specific parking demand data for the proposed use and indicates a peak demand of approximately 60 spaces. The proposed 61 parking spaces would therefore provide one space above the estimated peak demand while reducing the LDC requirement by 10 spaces.

2. Request waiver from LDC Section 6.06.02.H.1. The applicant is requesting a reduction to the Development Edge from the required minimum of thirty-five (35) feet natural/landscaped buffer to a minimum of twenty (20) feet of natural/landscaped buffer development edges with enhanced landscaping. The proposed MDP map identified areas where the Development Edge will be reduced to 20 feet and areas where the Development Edge width will be 40 feet. The applicant proposes an average Development Edge width of 36.45 feet.

   Provided Justification: As provided by the applicant, Tractor Supply Company stores cannot be altered beyond the standard prototypical building layout. The proposed reduction is required to facilitate the truck turnaround for expected deliveries, the required stormwater management ponds, and the standard building layout.

   Code Reference: LDC Section 6.06.02.H (provided in part)

   1. Deviations to the 35-foot minimum development edge shall only be allowed where there are practical difficulties in the meeting of the development edge requirement, due to exceptional shallowness or unusual shape of a specific piece of property, where connectivity to adjacent development makes a logical pattern or other extraordinary condition of such property. The development edge shall be allowed to be reduced to a minimum of 20 feet with the approval of a non-zoning variance or waiver and through the application of performance standards. Where little or no native vegetation exists, buffers should be supplemented as follows:
      a. Shall consist of all native evergreen canopy trees planted every twenty (20) to thirty (30) foot on center.
      b. All native non-canopy trees shall be planted every ten (10) to twenty (20) foot on center.
      c. Shrubs shall be of native species and be planted between every five (5) to fifteen (15) foot on center and appropriately staggered.
      d. Native groundcover shall be planted every three (3) to five (5) foot on center.
      e. Breaks in the development edge may be allowed in otherwise continuous edges to allow for access and associated entrance features, and provide view corridors to parks, scenic areas and other publicly accessible areas. The spacing may also be modified through the clustering of the required trees provided the same number of trees is planted and the gap between the trees cannot exceed 30 feet.
      f. Commercial properties located adjacent to the development edge shall be allowed to maintain visibility to commercial structures, signage and entrance features.
   2. Deviations not addressed above shall be subject to a non-zoning variance or waiver review (if associated with a Planned Development) and approval in accordance with the provisions established in the Land Development Code. Additional buffer and screening requirements may be imposed as a condition of approval of the non-zoning variance or waiver to minimize the effect of the reduced development edge and ensure the intent of the Northwest Sector. In no case shall the development edge be less than 20 feet, except where a non-residential property line abuts another non-residential property line, in which case a narrower development edge may be allowed with approval of a non-zoning variance or waiver review.

   Staff Review: Staff recognizes that the proposed development has operational and site-design constraints associated with the applicant's prototypical Tractor Supply Company building layout, truck maneuvering requirements, and stormwater management facilities. The need to accommodate delivery vehicles and provide adequate truck turnaround areas is a legitimate site-planning consideration, particularly for a use that routinely receives deliveries by large commercial vehicles.

   The proposed plan also provides a compensating increase in the Development Edge in other portions of the site, with areas reaching 40 feet in width. As a result, the average Development Edge exceeds the minimum 35-foot requirement, although certain portions of the site would be reduced to 20 feet. The

applicant's proposal for enhanced landscaping within the reduced areas can further mitigate the visual impact of the reduced buffer width and help maintain the intended screening and separation between the development and adjacent properties or rights-of-way.

3. Request waiver from LDC Section 7.02.04 On-Premise Permanent Signs. The applicant is requesting to allow an increase in the maximum size of building signage. Per LDC Section 7.02.04.C and 7.02.04.D, the maximum size for a single sign is 150 square feet per sign and 200 square feet total signage per business. The proposed building signs are 192 square feet on the main building and 85 square feet for the covered live goods center, totaling 277 square feet.

   Provided Justification: As provided by the applicant, the property's setback, building scale, and nature of Tractor Supply's operations involving large scale vehicles and agricultural equipment make a standard-size sign insufficient for safe identification. As such, the applicant claims larger signs are necessary to ensure that drivers can safely locate the entrance, maintain proper traffic flow, and that that sign remains proportionate to the building and its rural context.

   Code Reference: LDC Section 7.02.04.C (provided in part)

   The following table describes Sign types, the maximum number allowed, and maximum Advertising Display Area.

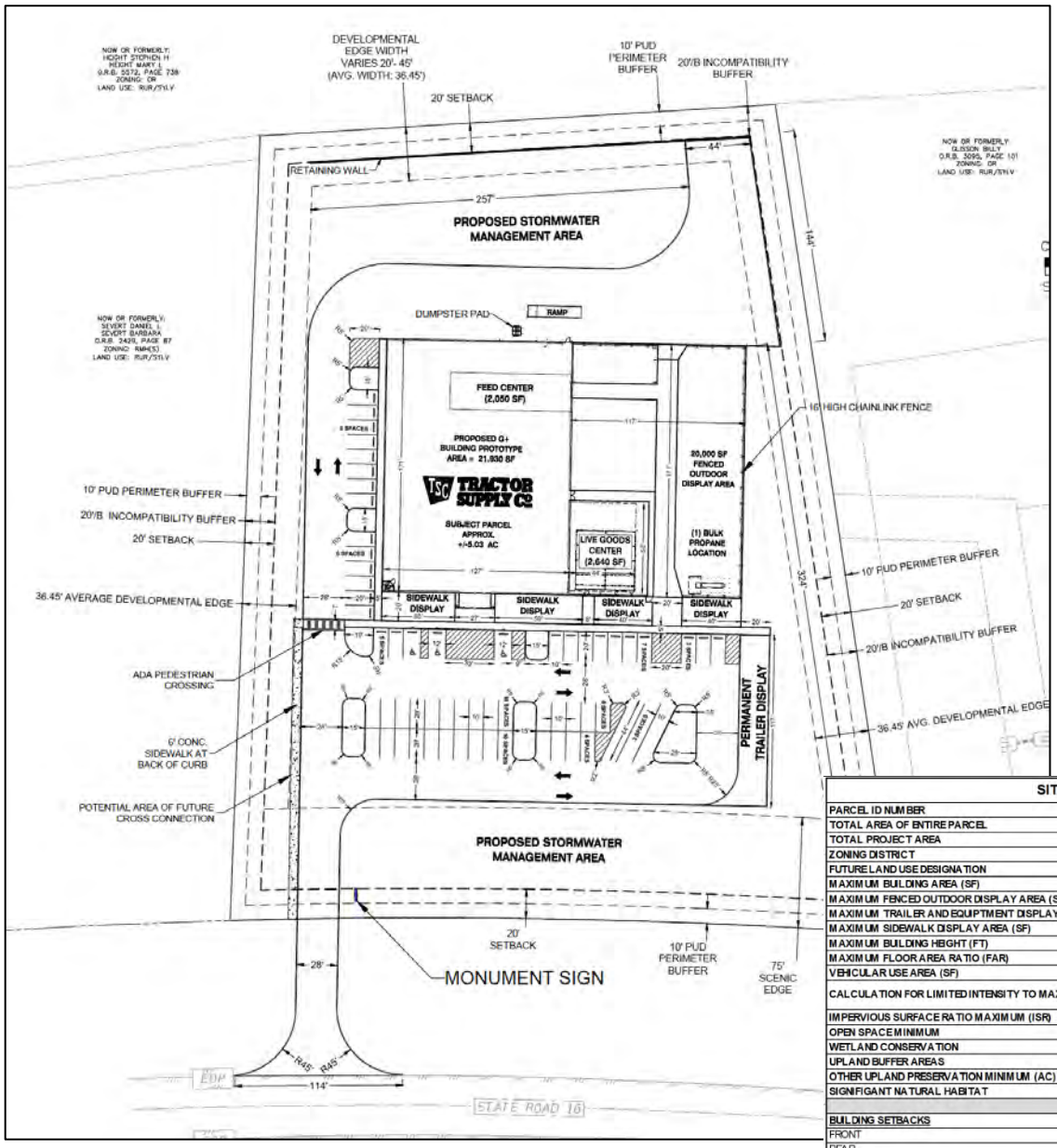
Sign Type	Maximum number of Signs Related to Frontage on Street		Maximum Square Footage Per Sign (Advertising Display Area)
	# of signs	Street Frontage	
Building Signs such as: Fascia, Marquee, Canopy, Building, Wall and similar Sign Structures		Number Not Limited	1.5 square feet per linear footage of Building Frontage. Maximum 150 square feet per Sign, not to exceed 200 square feet of Sign area per business (See Appendix C)

   Code Reference: LDC Section 7.02.04.D

   Maximum Size. In no case shall any individual Sign described above exceed one hundred fifty (150) square feet of Advertising Display Area. Each building is allowed a maximum of two hundred (200) square feet of signage related to building frontage per business.

   Staff Review: The proposed 192-square-foot main building sign is approximately 28 percent larger than the 150-square-foot maximum, while the proposed total signage is approximately 39 percent greater than the 200-square-foot maximum. Staff finds that the site characteristics and rural context provide some basis for considering an increase in signage. The use generates traffic associated with larger vehicles and agricultural equipment, and clear identification of the business and site access may assist motorists in locating the appropriate entrance.

Proposed Master Development Plan (MDP) Map (provided in part):



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

DEPARTMENTAL REVIEW

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

Office of the County Attorney Review:

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

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

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

Fire Services Review:

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.

As of August 2016, ISO applies the following classification to properties in St Johns County:

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

Based on this project submitted, 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.

Environmental Division Review:

Section 6.06.02.H of the SJC LDC requires projects within the Northwest Sector to provide a 35' development edge along the project development boundaries. This Section also states that deviations to the 35-foot minimum development edge shall only be allowed where there are practical difficulties in the meeting of the development edge requirement, due to exceptional shallowness or unusual shape of a specific piece of property, where connectivity to adjacent development makes a logical pattern or other extraordinary condition of such property. In those cases, development edge shall be allowed to be reduced to a minimum of 20 feet with the approval of a non-zoning variance or waiver and through the application of performance standards.

The applicant has proposed a 36.45' average, 20' minimum, varied width Development Edge is proposed along the north, east, and west project boundaries. The applicant states that the waiver is due to site constraints and financial feasibility, that the standard prototypical Tractor Supply building cannot be altered, and the reduction is required to facilitate a truck turnaround for expected deliveries. Per the PUD Text Section N, the Development Edges will meet the standard for landscaping set forth in Section 6.06.02.H of the St. Johns County Land Development Code.

Technical Division Review:

Technical staff has no objections to the MDP as submitted. 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.

Transportation/Concurrency Division Review:

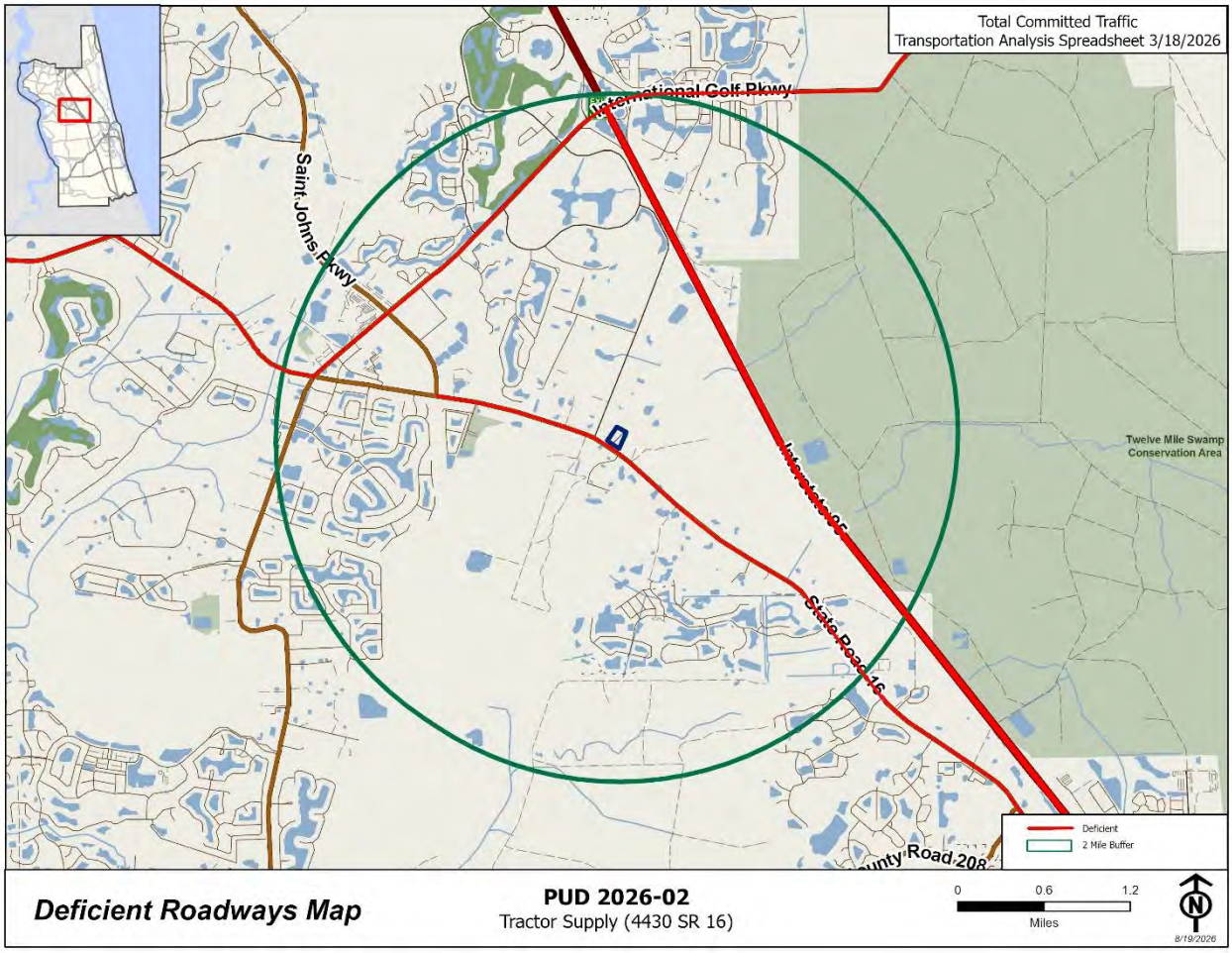
The applicant is requesting to change the future land use for an approximate 5.03 acre parcel from Rural/Silviculture (R/S) to Rural Commercial (RC); and rezone the subject property from Open Rural (OR) to PUD for the development of 22,000 square foot Tractor Supply store located on the north side of 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.



Planning and Zoning Division Review:

The applicant requests to rezone a 5.03-acre site located approximately 0.08 miles east of the State Road 16 and S Francis Road intersection from Open Rural (OR) to Planned Unit Development (PUD) for limited Rural Commercial uses, specifically a Tractor Supply.

The subject property is seeking a Future Land Use designation of Rural Commercial through a Small-Scale Comprehensive Plan Amendment (CPA[SS] 2026-03). According to Comprehensive Plan Policy A.1.13.1(g) and LDC 2.02.01.I.1, Land Use activities in the Rural Commercial Uses category are those business and commercial Uses supportive of and intended to serve rural communities and which are compatible with rural land uses and intensities. Uses typically require direct access to arterial or collector roadways, and operate primarily in daytime or early evening hours. Development may generally include one-story and low-rise buildings outside of activity centers. This category does not include large-scale discount supercenters or big box retailers.

In accordance with LDC Section 6.06.04, the project provides a 20/B incompatibility buffer along the north, west, and east property lines, adjacent to an existing farm, single-family uses, and land designated for residential. A 20/B buffer includes a 20-foot-wide buffer along the length of the property line with a screening standard "B." The screening standard "B" has options of providing the following: 6' evergreen plants with 75% opacity; or a 6' masonry wall; or a 6' wooden fence; or a 6' berm with 75% opacity; and groundcover plants; and evergreen Canopy Trees not less than 10 feet high with a minimum of 2-inch caliper, and are spaced not more than 20 feet apart within 10 feet of the property line.

The property is located within the Northwest Sector and requires installation of Northwest Sector Scenic and Development Edges. The project proposes a 75' Scenic Edge along State Road 16 in accordance with LDC 6.06.02.G.1. The site includes a stormwater management pond within the Scenic Edge. According to LDC

Section 6.06.02.I, retention ponds located within scenic or development edges shall be required to vegetate along the entire perimeter of the banks.

The project proposes an average 36.45-foot Development Edge with widths varying from 20 feet to 40 feet, requesting a waiver from the 35-foot requirement outlined in LDC Section 6.06.02.H. In areas where native vegetation is sparse or absent, supplemental plantings will be provided to meet buffer standards. The impact of a reduced Development Edge width is uncertain. Vegetative buffers help mitigate traffic and operational noise. Narrower buffers may result in increased noise and disturbances from HVAC systems, deliveries, and vehicle movement, as well as potential direct line-of-sight exposure to parking lots or service areas. Any proposed buffers or edges should be complemented with appropriate measures—such as enhanced plantings, sound barriers, and maintenance plans—to address these concerns and ensure adherence to best practices for land-use compatibility.

Figures 2 and 3 provide a compatibility analysis and map of immediately adjacent lands. The subject site is surrounded by a farm, vacant land, and residential sites.

Figure 2: Compatibility Analysis - Immediately Adjacent Lots

Criteria	Subject Property	North	East	South (across SR16)	West
FLUM	Current: Rural Silviculture (R/S) Proposed: Rural Commercial (RC)	R/S	R/S	R/S	R/S
Current / Proposed Zoning	Current: Open Rural (OR) Proposed: Planned Unit Development (PUD)	OR	OR	OR	Residential Mobile Home [RMH(S)] and OR
Current / Proposed Use	Current: 2 Single Family Homes Proposed: Rural Commercial Uses	Farm (2 parcels)	Vacant and Single Family Residential (3 parcels)	Single Family Residential	Vacant (2 parcels)
Property Area	5.03 acres	47.64 acres	6.86 acres	2.7 acres	4.03 acres
Density / Intensity	Proposed: 48,745 sqft = 9,690.8 sqft per gross acre	0.89 units per gross acre	0.15 units per gross acre	0.37 units per gross acre	n/a

Figure 3: Compatibility Map - Immediately Adjacent Lots



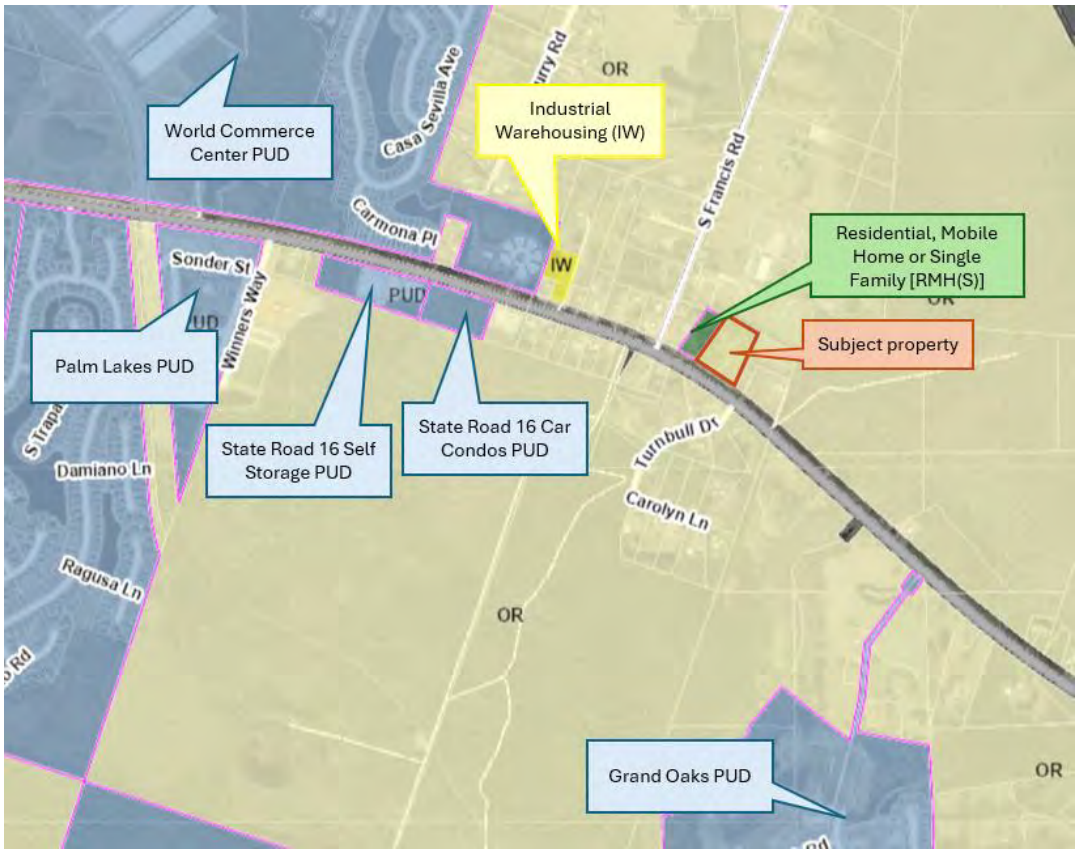
Figures 4 and 5 provide a compatibility analysis and map of the Planned Unit Development (PUD) areas. Although the subject site is adjacent to existing residential developments, there are also PUDs located within the surrounding area.

Figure 4: Compatibility Analysis - Area PUD Sites

Criteria	Subject Property	World Commerce Center PUD	Palm Lakes PUD (Parcel 3)	State Road 16 Self Storage PUD	State Road 16 Car Condos PUD	Grand Oaks PUD
FLUM	Current: Rural Silviculture (R/S) Proposed: Rural Commercial (RC)	Mixed Use District	RES-B	Mixed Use District	Mixed Use District	RES-B
Current / Proposed Zoning	Current: Open Rural (OR) Proposed: Planned Unit Development (PUD)	World Commerce Center PUD (Ord 2003-108, as amended)	Palm Lakes PUD (Ord 2002-65, as amended)	State Road 16 Self Storage (Ord 2015-15)	State Road 16 Car Condos PUD (Ord 2021-15)	Grand Oaks PUD (Ord. 2018-40, as amended)

Criteria	Subject Property	World Commerce Center PUD	Palm Lakes PUD (Parcel 3)	State Road 16 Self Storage PUD	State Road 16 Car Condos PUD	Grand Oaks PUD
Current / Proposed Use	Current: 2 Single Family Homes Proposed: Rural Commercial Uses	allows up to 1,271 residential dwelling units, 1,266,378 sqft of retail/service, 2,110,636 sqft of office, 950 hotel rooms, and 453,900 sqft of light industrial	allows up to 330,000 sqft of Commercial Uses and 392 dwelling units	Allows up to 230,000 square feet of self storage facilities	allows up to 79,000 sqft of garage condos and retail	Allows up to 100,000 sqft of commercial, 50,000 sqft of office, and 999 single family homes
Property Area	5.03 acres	629 acres	33.29 acres	7.67 acres	5.74 acres	435 acres
Density / Intensity	Proposed: 48,745 sqft = 9,690.8 sqft per gross acre	1,271 residential units on 218 developable acres = 5.8 units per acre 1,478,014 sqft of commercial on 366 acres = 4,038.3 sqft per acre 453,900 sqft of industrial on 45 developable acres = 10,086.7 sqft per acre	9,912.9 sqft per acre	29,986.9 square feet per acre	13,763.1 sqft per acre	2.3 units per acre 344.8 sqft of commercial and office per acre
Status	Pending Hearings	Commercial/industrial: 47% built out (1,814,812 sqft built) Residential: 69% built out (881 units built)	Residential: 91% build out (360 units built) Commercial: 0% built out	36% Built Out (83,598 sqft built)	Construction approval for 69,474 sqft obtained	Residential: 44% build out (440 units built) Commercial/Office: 0% built out

Figure 5: Compatibility Map - Area PUD Sites



This section of State Road 16 is generally residential in character, with residential parcels surrounding the subject property. Commercial development occurs approximately 0.4 miles west at the existing mini-storage facility located within the State Road 16 Self Storage PUD. Further west, approximately 1.4 miles from the subject properties, begins the larger commercial node of the World Commerce Center PUD. To the east, Grand Oaks PUD allows commercial and residential uses; however, only residential properties have been constructed as of writing this staff report.

Figure 6 depicts the uses allowed within the current zoning classification of Open Rural (OR) in comparison to the proposed uses allowed in the rezoning classification of Planned Unit Development (PUD).

Figure 6: Zoning Designation Allowable Use Comparison

Permitted Use Categories	PUD (Proposed)	OR (Current)
Residential		X
Agricutural		X *
Cultural/Institutional		X
Neighborhood Business and Commercial		
Rural Commercial	X	
Mining & Extraction		X
Office and Professional		
Outdoor/Passive		X
Neighborhood Public Service		X
Solid Waste & Correctional Facilities		X
* Agriculture uses, and agricultural support services and facilities may be appropriate when not incompatible with surrounding residential uses Per Comprehensive Plan Policy A.1.13.1(l).		

Figure 7 depicts the development standards required within the current zoning classification of Open Rural (OR) in comparison to the proposed standards allowed in the rezoning classification of Planned Unit Development (PUD).

Figure 7: Zoning Designation Development Standards Comparison

Development Standard	PUD (Proposed)	OR – Single Family or Mobile Home	OR – All other uses
Minimum Lot Width:	N/A	100 feet	100 feet
Minimum Lot Area:	N/A	1 acre	1 acre
Maximum Lot Coverage by All Buildings:	N/A	35%	20%
Maximum Floor Area Ratio (FAR):	50%	N/A	N/A
Maximum Impervious Surface Ratio (ISR):	60%	70%	75%
Maximum Height of Structures:	40 feet	35 feet	None *
Setbacks:	Front: 20 feet Side: 20 feet Rear: 20 feet	Front: 25 feet Side: 10 feet Rear: 10 feet	Front: 25 feet Side: 10 feet Rear: 10 feet
*Maximum height of structures is 35' unless protected with an automatic sprinkler system designed and installed in accordance with the latest edition adopted by the Florida Fire Prevention Code and NFPA 13			

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 was 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 attendees 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 (CPA[SS] 2026-03) 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.

Following a vote to recommend approval of the CPA(SS) 2026-03 with conditions, the Agency voted to recommend approval of the PUD rezoning by a vote of 6-1. Support was made by members Hilsenbeck, Speigel, Perkins, Green, Labanowski, and Matovina with Olson dissenting.

CORRESPONDENCE/PHONE CALLS

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

ACTION

Staff provides nine (9) findings of fact to recommend approval and ten (10) findings of fact to recommend denial of the requested PUD rezoning. These findings may be subject to other competent substantial evidence received at the quasi-judicial hearing.

ATTACHMENTS

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

FINDINGS OF FACT PUD 2026-02 Tractor Supply PUD	
APPROVE	**DENY**
1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.	1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The PUD is consistent with the goals, policies and objectives of the 2050 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.	2. The PUD is not consistent with the goals, policies and objectives of the 2050 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
3. The PUD is consistent with the Future Land Use Designation of Rural Commercial.	3. The PUD is not consistent with the Future Land Use Designation of Rural Commercial.
4. The PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.	4. The PUD is not consistent with Part 5.03.00 of the St. Johns County Land Development Code, including Sections 5.03.06.A through H which provides standards for review and approval of Planned Unit Developments.
5. The PUD is consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.4.11 as it relates to compatibility of the project to the surrounding area.	5. The PUD is not consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.4.11 as it relates to compatibility of the project to the surrounding area.
6. The PUD meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.	6. The PUD does not meet the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities, including, but not limited to inadequate drainage systems. Requested waivers are not approved.
7. The PUD meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02.G.1, 5.03.02.G.2, and 5.03.02.F of the Land Development Code.	7. The PUD does not meet all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02.G.1, 5.03.02.G.2, and 5.03.02.F of the Land Development Code. Requested waivers are not approved.
8. The PUD would not adversely affect the orderly development of St. Johns County.	8. The PUD would adversely affect the orderly development of St. Johns County.

9. The PUD as proposed is consistent with Objective A.1.13 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.	9. The PUD as proposed is not consistent with Objective A.1.13 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.
	10. Consistent with *Board of County Commissioners of Brevard County v. Snyder, 627 So. 2d 469,* the Board finds a legitimate public purpose in keeping the existing zoning.

ATTACHMENT 1

RECORDED DOCUMENTS SECTION

BEGIN DOCUMENTS
TO BE RECORDED

ORDINANCE NUMBER: 2026 - _____

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

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

WHEREAS the development of the lands within this rezoning shall proceed in accordance with the application, dated March 6, 2026, in addition to supporting documents and statements from the applicant, which are a part of **Zoning File PUD 2026-02 Tractor Supply**, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

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

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

2. The PUD is consistent with the goals, polices, and objectives of the 2050 Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.

3. The PUD rezoning is consistent with the Future Land Use designation of Rural Commercial (RC).

4. The PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.

5. The PUD is consistent with the St. Johns County Comprehensive Plan, specifically Policy A.1.4.11 as it relates to compatibility of the project to the surrounding area.

6. The PUD meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.

7. The PUD meets all requirements of applicable general zoning, subdivision, and other regulations except as may be approved pursuant to Sections 5.03.02.G.1, 5.03.02.G.2, and 5.03.02.F of the Land Development Code.

8. The PUD would not adversely affect the orderly development of St. Johns County.

9. The PUD as proposed is consistent with Objective A.1.13 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.

SECTION 2. Pursuant to this application **File Number PUD 2026-02 Tractor Supply** the zoning classification of the lands described within the attached legal description, **Exhibit "A"**,

is hereby changed to Planned Unit Development (PUD).

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

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

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

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

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

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

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: _____
Chair

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

BY: _____
Deputy Clerk

EFFECTIVE DATE: _____

EXHIBIT A

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.

ALLIANT

EXHIBIT B

MASTER DEVELOPMENT PLAN TEXT

Section 5.03.02 (G) (1)

a. **A description related to the design, character and architectural style or theme of the Project, which demonstrates an innovative, unified, cohesive and compatible plan of development for all uses included in the Project. Mixed Use PUDs that contain different Uses or several Development Parcels must also demonstrate consistency in design and character and plan of development.**

Commerce Street Partners, LLC ("Developer") proposes to develop approximately 5.03 acres located on SR-16, approximately 400' east of S Francis Rd.

The request is for a Small-Scale Comprehensive Plan Amendment from Rural/Silviculture (R/S) to Rural/Commercial (R/C), and a companion rezoning from Open Rural (OR) to Planned Unit Development (PUD).

The proposed PUD will include commercial retail uses. Infill redevelopment of the existing residential property for commercial/retail use is beneficial to the uses in the surrounding area. The property is a prime location with access to SR16 and will further improve the lives of the residents and farmers in the area by providing convenient access to retail and services, as well as creating job opportunities in St. Johns County. There is no residential use planned for this property.

An amendment to the Future Land Use Map (FLUM) and Zoning Map is required to accommodate the proposed commercial uses. The entire property is already designated OR and is in single ownership. The adjustment to PUD will provide for the necessary means to develop the property for commercial/retail use, as well as provide a more beneficial land use fabric commensurate with the area.

Considering the location and immediately abutting uses, it is highly unlikely that the property will be utilized for Residential type densities and/or any Silviculture type activities in the future. This proposed change will revitalize a key property, paving the way for new local jobs and convenient services for St. Johns County residents and the broader region.

A PUD rezoning, instead of a conventional rezoning, on the 5.03 acres is required for the specific uses proposed with this site. Additionally, it is highly unlikely that the existing OR Zoning District type uses will be utilized for future development of this infill property.

b. The total number of acres included within the project requested in the application.

5.03 acres (+/-).

c. The total number of Wetland acres included within the project as requested in the application.

There are no wetlands on the property.

d. The total amount of development area, including the total number of developable acres (including filled wetlands) for each proposed land use and the total number of wetland acres to be preserved for each land use. Each developable parcel shall be limited to one use classification, as provided in Article II of this Code.

5.03 (+/-) of developable upland area. There are no wetlands on the property.

e. The total number of residential dwelling units and density of the project, the projected population, and projected population of elementary and high school age children that may reside within the project.

The Applicant waives the rights to develop under section 125.01055(7) of the Florida Statutes (Live Local Act). There will be no residential units in this PUD.

f. The total square footage and intensity of non-residential development.

Retail building: 22,000sf (+/-)
Fenced Outdoor Display: 20,000sf (+/-)
Trailer & Equipment Display: 3,000sf (+/-)
Sidewalk Display: 3,745sf (+/-)

<u>Permitted uses</u>

A small-scale Comprehensive Plan amendment from Rural/Silviculture (R/S) to Rural Commercial (RC) is proposed to allow for the use. The proposed allowable uses under this PUD are further described in this section, including commercial retail and display areas,

Permitted Outdoor Display **Areas** (See MDP Map):

1. Outdoor display of merchandise on the sidewalk directly in front of the building.
2. Outdoor display of merchandise inside the Fenced Outdoor Display Area.
3. Outdoor display of merchandise in the Permanent Trailer & Equipment Display Area.

Permitted Outdoor Display **Items**:

1. Fenced Outdoor Display Area:
    a. Fencing materials:
        i. Fencing and posts, including wooden fence gates.
    b. Pet and livestock equipment:
        i. Round pens.
        ii. Corral panels.
        iii. Feeding equipment.
        iv. Horse stalls and mats watering tanks.
    c. Miscellaneous/seasonal:
        i. Drainage tile.
        ii. Water pipe.
        iii. Culverts.
    d. Installation of a greenhouse or a live good center.
    e. All items identified in Permanent Trailer & Equipment Display Areas and Permanent Sidewalk Display Areas.

2. Permanent Trailer & Equipment Display Area:
    a. Trailers:
        i. Open and/or closed trailers.
    b. 3-Point Equipment:
        i. Plows.
        ii. Box/grader blades.
        iii. Rakes.
        iv. Scoops.
        v. Finish mowers.
        vi. Fertilizer spreaders.
        vii. Cultivators.

viii. Harrows.
ix. Tillers.
x. Seeder.
xi. Bale carriers.
xii. Sprayers with tanks.
xiii. Rotary cutters.

3. Permanent Sidewalk Display Areas:
    a. Lawn and garden equipment:
        i. Push lawn mowers.
        ii. Riding lawn mowers.
        iii. Garden carts.
        iv. Chippers and shredders.
        v. Log splitters.
        vi. Mow-n-vacs.
        vii. All-terrain vehicles/utility vehicles.
        viii. Tractors.
    b. Fencing materials:
        i. Gates - small selection may show seasonally.
    c. Pet and livestock equipment:
        i. Dog kennels.
        ii. Doghouses.
    d. 3-Point Equipment:
        i. Plows.
        ii. Box/grader blades.
        iii. Rakes.
        iv. Scoops.
        v. Finish mowers.
        vi. Fertilizer spreaders.
        vii. Cultivators.
        viii. Harrows.
        ix. Tillers.
        x. Seeder.
        xi. Bale carriers.
        xii. Sprayers with tanks.
        xiii. Rotary cutters.
    e. Miscellaneous/seasonal:
        i. Bulk propane.
        ii. Welding gas.

iii. Live plants, shrubs, flowers, and trees and garden products.
iv. Pedal boats.
v. Mini bikes.
vi. Dirt bikes.
vii. Go karts.
viii. Scooters.
ix. Wheelbarrows.
x. Bagged feed.
xi. Bagged pine shavings.
xii. Bagged fertilizer.
xiii. Tool rental.
xiv. Hay and forage.

Pet grooming and washing services, and pet veterinary services. Tractor Supply has a pet washing service area located in a self-contained area in the store. Customers pay a small fee and can use the wet washing services (wash using Tractor Supply items provided, and dry using dryers provided in this area). The veterinary services are on a store-by-store basis and are specialty scheduled services.

g. The residential and non-residential structure setbacks, as measured from the property line, the minimum size of residential lots, the number of parking spaces for residential and non-residential uses, the use of signs and signage to serve the project and the maximum height of all structures.

The development will adhere to the following site development standards listed below and approximately as depicted on the Master Development Plan Map (Exhibit C):

1. Parking:	A waiver is requested to reduce the minimum parking spaces required per LDC Section 6.05.02, from 71 required to 61 (10 spaces). See Section T for the justification of the request.
2. Setbacks	Twenty (20) foot setback for Buildings, parking and/or storage areas along property lines adjacent to road Right-of-Way and adjacent to residential Uses.
3. Max. Building Height:	40’
4. Accessory Structures:	Shall meet applicable requirements of the LDC.

5. Signage:	A waiver is requested to increase the size of building signage per LDC Part 7.02.04.C and 7.02.04.D, from 150 SF to 192 SF per sign, and from 200 SF to 277 SF total. See Section T for the justification of the request.
6. Maximum ISR:	0.60
7. Maximum FAR:	50%, as well as a maximum 10,000 SF of floor area per acre (10 KSF/acre).
8. Lighting:	Shall meet applicable requirements of LDC Section 6.09.02.

h. The type and location of infrastructure needed to serve the project, including at a minimum, drainage facilities, vehicle and pedestrian access to the project, internal vehicle and pedestrian access within the project, interconnectivity access points to adjacent properties, park, open space and recreation facilities, types of active recreation that will be provided, the provision of water and sewer, fire protection, and solid waste collection. Additional infrastructure requirements may be addressed based upon the character or location of the project.

Drainage shall be collected and treated by way of stormwater pipes/culverts and ditches to stormwater management facilities to treat stormwater runoff on site. This system to be compliant with St. Johns River Water Management District and St. Johns County requirements.

The PUD primary ingress/egress point on SR-16 will be provided at the developer's expense, including site access improvements (if required), pursuant to St. Johns County and Florida Department of Transportation standards. The development will have full vehicular access from SR-16 with the current roadway configuration, consisting of a 2-lane undivided highway. SR-16 is proposed to be widened by FDOT to a 4-lane divided highway in the future. Upon completion of the roadway widening, this site will be restricted to right-in/right-out vehicular access only.

The MDP Map calls out a location for potential future cross connection to the west. There is no possibility of cross-connection to the east due to the stormwater pond and trailer display area necessary for site feasibility.

Pedestrian access (sidewalk) to be provided from SR-16 to the proposed building, as shown on the MDP map.

Potable water and fire service shall be provided by connection to existing potable water main along SR-16. Fire protection shall comply with the Land Development Code and the most current edition of the Florida Fire Prevention Code as adopted by the State of Florida.

Reclaim water service shall be provided by connection to existing reclaim main along SR-16.

Sanitary service shall be provided by private lift station and force main connection to existing sanitary force main along SR-16.

Solid waste to be provided and consistent with the requirements of the LDC.

Open space to be provided and consistent with the requirements of the LDC, at a minimum of 25%.

A minimum of 5% conservation of upland natural vegetation to be preserved as shown on the MDP Map.

i. **The amount of water and sewer use based upon the project population and the public utility providers, if applicable.**

The St. Johns County Utility Department (SJCUD) will serve the development with an anticipated water demand of 2,193 gpd and a wastewater flow of 1,755 gpd.

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

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

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

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

j. The type of underlying soils and its suitability for development of the proposed project.

Tocoi fine sand (34) is present throughout the site. This is characterized as poorly drained soils formed in Flatwoods on marine terraces. The slope range from 0 to 2 percent. The groundwater level generally varies between 6 to 18 inches below the surface.
The above-mentioned soils pose no issues to development. A geotechnical exploration of the soils providing a further detailed analysis of the on-site soils to be provided during the engineering phase.

k. The type and extent of upland forest and wetlands on the site using the Level III classification of the Florida Land Use Cover and Classification System (FLUCCS). A map depicting the location of upland forest and wetland vegetation shall be provided with the application submittal.

The subject property consists of Residential (FLUCCS code 110) and Hardwood-Conifer Mixed (FLUCCS 434) and is currently utilized as a single-family residence. Atlantic Ecological Services reviewed the subject property for the presence of wetlands. No wetland areas were identified onsite.

l. The type and extent of any significant natural community's habitat as defined by this code. Listed species information including locations, densities, and extent of habitat.

Per Atlantic Ecological Services Environmental Assessment report dated January 26, 2026, 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.

m. Identification of known or observed historic resources as defined by this Code, including any sites listed within the state division of historical resources master site. file or the St. Johns County Historic Inventory. In such cases, the requirements of part 3.01.00 of this code shall apply.

There are no known or observed historic resources on site.

n. The type and extent of buffering, landscaping, tree removal and tree protection, and buffering between adjacent uses as needed to aesthetically screen uses and provide privacy.

Minimum buffer requirements as shown on the Master Development Plan Map (Exhibit C) meet or exceed the requirements of the LDC:

North, East and West side: 35'* Development Edge, 10' Perimeter Buffer, and 20/B Incompatibility Buffer.
South: 75' Scenic Edge and 10' Perimeter Buffer

A waiver is requested to reduce the minimum development edge required per LDC Section 6.06.02.H.1, from 35' required to 20' (15' reduction) to facilitate truck turnaround. To make up for this, wider development edges are proposed as well, to ensure that the development edge averages to more than 35' throughout. See Section T for the justification of the request.

The primary purpose of the Northwest Sector's Scenic and Development Edges is to screen development and to create a natural edge between the roadway and other surrounding properties. Scenic and Development Edges shall be left natural where feasible. If the existing vegetation within these edges cannot be reasonably preserved then these landscape buffers shall be planted according to the enhanced landscape standards described in the Land Development Code as follows: native evergreen canopy trees every 20-30 ft. on center, native non-canopy trees 10-20 ft. on center, native shrubs staggered 5-15 ft. on center and native groundcover 3-5 ft. on center. The spacing may also be modified through the clustering of the required trees provided the same number of trees is planted and the gap between the trees cannot exceed 30 feet."

Any area of wet retention/detention pond or stormwater system lying within the scenic or development edge shall be required to re-vegetate along the entire

perimeter of the banks. Vegetation shall include native grasses and understory plantings, per LDC Section 6.06.02.I.1.

The developer shall make efforts to protect existing trees on site if feasible and not in conflict with proposed improvements. Tree mitigation and landscape shall be consistent with the requirements set forth in the LDC.

Per the Arborist report by Atlantic Ecological Services (AES) dated February 25, 2026, no specimen trees were found on site.

o. PUDs located in special districts as defined by Article III of this Code shall include a statement identifying the particular special district and referencing the requirements to comply with provisions of such special districts.

The property is located in the Northwest Sector. Northwest Sector Scenic and Development Edges to be provided and consistent with the requirements of the LDC.

The development is also to be consistent with Comprehensive Plan Goal A.2.

p. The use, location and duration of temporary uses, including construction trailers, sales units, model homes, and temporary signage related to construction of the project.

Temporary uses on site to include construction signage, temporary construction trailers, parking and temporary power. These uses are to comply with the LDC.

Temporary construction trailers to be located within the development area inside all of the required buffers and development edges. The trailers shall be allowed to remain until completion of the building and to be removed no later than thirty (30) days of approval of the certificate of occupancy. Parking shall be provided for the trailer in a temporary defined but unpaved lot that meets LDC requirements.

q. The use and location of accessory uses for residential and non-residential structures, including guest houses, A/C units and related heating/cooling units, set-backs, swimming pools, fencing, and similar uses.

Accessory uses, such as mechanical units, dumpster enclosure, outdoor sales areas, etc. are shown on the Master Development Plan Map (Exhibit C). The

requested outdoor storage areas as part of this PUD are an integral part of the proposed development. These outdoor storage areas complement and support the unique nature of the products offered for sale in a Tractor Supply, given that many offered items are designed for outdoor use and storage once purchased. The outdoor storage areas are shielded by the large development edges and buffers adjacent to residential areas. The outdoor storage is to be surrounding by a 16' high chain-link fence, as depicted on the MDP Map.

r. **A phasing schedule, which shall include the amount of residential and non-residential Development to be completed within a specified phase; a specific commencement term with a definition of commencement, and a specific completion term with a definition of completion. Phasing of the PUD may be obtained by either of the following two methods:**

(1) the provision of an estimate of Uses to be developed within five (5) to ten (10) year phases. The estimated phases may overlap during construction; however, a phase shall be fifty percent (50%) complete, before the next phase may proceed; or

(2) the provision of number of residential units or non-residential square footage that comprise a phase and the provision of specific development conditions related to the specific phase (e.g. prior to the platting of one hundred (100) dwelling units, a park shall be provided).

The phasing schedule, using either option, shall also provide for a PUD Progress Report as required by Section 5.03.07.

An extension of the commencement or completion date of a PUD, of not more than one (1) year, may be approved by a Small Adjustment when the County Administrator has determined there are not significant changes to the surrounding area since the PUD was originally approved that would cause the PUD to negatively impact the surrounding area, and the Future Land Use Map designation of the subject PUD is the same as when the PUD was approved. If, in the determination of the County Administrator, either of these conditions are not met, or the extension of the commencement or completion date is for more than one (1) year, a Major Modification to the PUD shall be required, as provided in Section 5.03.05.C. An extension of any phase of a PUD may also be approved by a Small Adjustment so long as the commencement or completion dates of the PUD are not extended beyond one (1) year.

All proposed improvements as part of this PUD to be completed as a single phase. The construction is anticipated to be complete within a year of breaking ground. Completed is defined as having approved infrastructure as-builts, as well as a certificate of occupancy for the building.

The construction is planned to commence within 5 years of the approval of this PUD. The construction commencement and/or completion dates contained herein may be extended upon approval by the County.

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

The proposed use meets the criteria specified in both the Rural Commercial FLU Map description as well as Section 5.03.01 of the LDC and Objective A.1.11 of the Comprehensive Plan. The project 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.
The proposed use, Tractor Supply Company, is the largest operator of rural lifestyle retail stores in America. Tractor Supply Company's customers are a niche market of farmers, horse owners, ranchers, part-time and hobby farmers, and suburban and rural homeowners, as well as contractors and tradesmen, and our market analysis indicates a strong need for such a use in this market. Therefore, this development is a strong benefit to the community.
Finally, driveway access to the project is proposed at a single location to SR-16 and is depicted on Exhibit "C", the MDP Map.

t. A description of any waivers, variances, or deviations from this Code included in the application and justification for such waivers, variances, or deviations.

Waiver 1: A waiver is requested to reduce the minimum parking spaces required per LDC Section 6.05.02. Based on the proposed use, code requires 71 parking spaces. The reason why this code requirement cannot be met is due to site constraints. The standard prototypical building cannot be altered due to cost implications for this standard prototypical building. A waiver is requested to reduce the required parking spaces to 61, a reduction of 10 spaces. The proposed parking count will be sufficient based on historical data and expected demand. A parking Justification letter from Tractor supply has been provided to support this case.

Waiver 2: A waiver is requested to reduce the minimum development edge required per LDC Section 6.06.02.H.1. Being located inside the Northwest Sector, the development requires a minimum development edge of 35' to provide screening from roadways and adjacent development. The reason why this code cannot be met is due to site constraints and financial feasibility. The standard prototypical Tractor Supply building cannot be altered, and the reduction is required to facilitate truck turnaround for expected deliveries. A waiver is requested to reduce the minimum development edge to 20' (15' reduction). Wider development edges are proposed as well, to ensure that the development edge averages to more than 35' throughout.

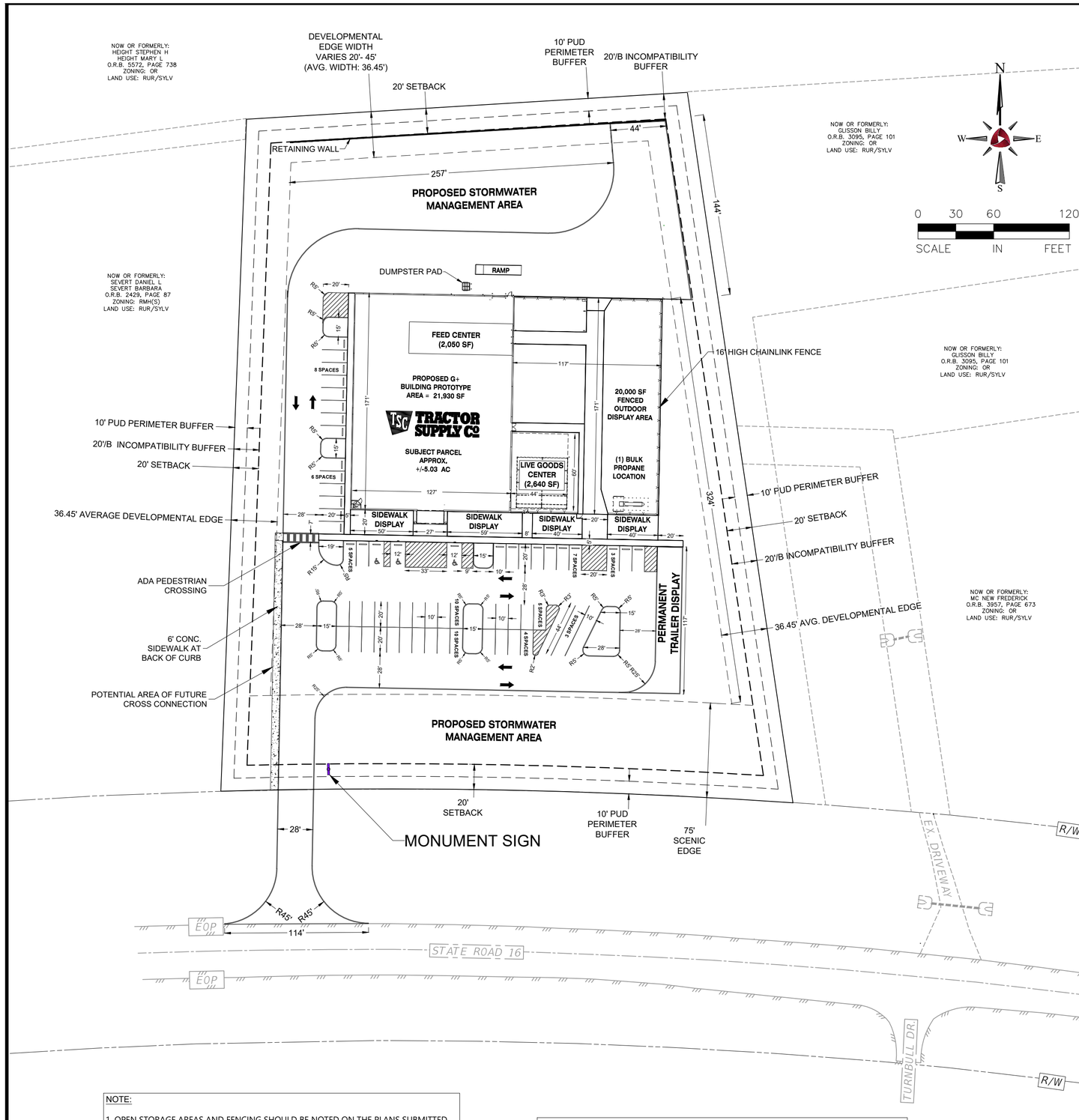
Waiver 3: A waiver is requested to increase the size of building signage per LDC Part 7.02.04.C and 7.02.04.D. Per code, the maximum size of building signs is 1.5 SF per LF of Building Frontage. Maximum 150 SF per sign, not to exceed 200 SF of sign area per business. Proposed building signs are one 8'x24' Main ID Wall Sign (192 SF) and one (1) 6'x13' Garden Center sign (85 SF). An exhibit has been provided to illustrate the sign displays and proposed locations on the building. The reason and justification for this request is not economic, but functional and safety related. The property's setback, building scale, and the nature of Tractor Supply's operations — which involve large vehicles and agricultural equipment — make a standard-sized sign insufficient for safe identification. A larger sign is necessary to ensure that drivers can safely locate the entrance, maintain proper traffic flow, and that the sign remains proportionate to the building and its rural context.

u. A statement, and agreement to comply, binding all successors and assigns in title to the commitments and conditions of the Master Development Plan.

The Applicant hereby stipulates and agrees to proceed with the descriptions listed in this MDP text in accordance with the PUD Ordinance as adopted by the St. Johns County Board of County Commissioners. The Applicant also agrees to comply with all conditions and safeguards established in this PUD.

v. When the subject property is designated as more than one Future Land Use designation on the Comprehensive Plan Future Land Use Map, a map shall be provided depicting the boundaries between the designations and provide the total upland and wetland acres for each land use designation.

Not applicable.



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.

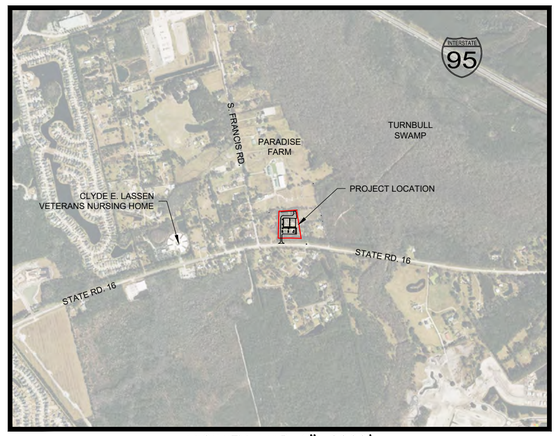
The Master Development Plan Map is a representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD/PRD and other applicable land development regulations.

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

END DOUCMENTS
TO BE RECOREDED

ATTACHMENT 2
SUPPORTING DOCUMENTS

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.

Coile, Nancy C. 1998. *Notes of Florida's Endangered and Threatened Plants*. (Rule 5B-40 Florida's Regulated Plant Index), Botany Contribution 38, 2nd Ed. Florida Department of Agriculture and Consumer Services, Division of Plant Industry, Gaineville, Florida. 119 pp.

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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

N

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

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

0 250 500 Feet

N

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

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

0 50 100 Feet

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

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

0 50 100 Feet

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

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

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Habitat 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 50 100 Feet

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

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ATLANTIC ECOLOGICAL SERVICES

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Tel. (904) 347-9133
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www.atlanticeco.com

February 25, 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 of potential specimen trees and determination of Dead, Dying, and Diseased (DDD) trees. The site assessment was conducted on February 11, 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.

AES was provided a tree survey completed by the Project Surveyor. The survey is included as an attachment to this report. This report summarizes a field review to determine current health and structural integrity of all trees on site as recorded on the tree survey. All trees reviewed were identified to species, size, and evaluated for overall health and structural integrity.

METHODS

Each tree was visually inspected including a 360-degree visual evaluation of the tree from top to bottom including a review of the crown, trunk, root flare, and above-ground roots to look for structural defects, decay, pests, and disease. Each tree was measured for Diameter at Breast Height (DBH) using a standard forestry DBH tape or field calipers. Live Crown Ratio (LCR) was estimated using aerial imagery, ground observation and/or a convex tree height or the percentage of a tree's total height that has foliage.

Specimen tree classifications for St. Johns County are found in the table below as defined by Ordinance No. 2025-23 of Section 4.01.05.D.3.a Specimen Tree Thresholds.

American elm	43
Bay, Loblolly	33
Bay, Red	34
Black Cherry	32
Black Gum/Tupelo	18
Cherry Laurel	13
Cypress, Bald	125
Cypress, Pond	56
Eastern Redbud	7
Flowering Dogwood	20
Hickory, Pignut	43
Hickory, Water	31
Holly, American	19
Magnolia, Southern	61
Magnolia, Sweetbay	36
Oak, Blackjack	14
Oak, Bluejack	17
Oak, Bluff	29
Oak, Chapman	19
Oak, Laurel	48
Oak, Live	50
Oak, Sand Live	49
Oak, Shumard	37
Oak, Turkey	20
Oak, Water	44
Red Maple	47
Red Cedar, Eastern	43
Red Cedar, Southern	33
Red Mulberry	46
River Birch	23
Sugarberry	58
Sweetgum	37
Sycamore	53

Observations

The fieldwork was conducted on February 12, 2026. Discrepancies in DBH with the survey were identified and are described in the table below. Trees in the survey identified as

oaks were further reviewed for species in the field and included in the table below. AES reviewed trees which were close in size to potential specimen trees and also reviewed trees onsite for potential DDD classification. Please see the table below with the findings of the trees AES reviewed. Please see the attached Tree Review Map for numbering taken from the survey provided to AES. Please see the attached picture of trees classified as DDD.

Survey ID	Survey Size	Species - AES	Circumference Tape (inches)	Circumference to DBH Conversion	Notes
20281	Oak 20"	Live oak (*Quercus virginiana*)	107	34	Non-specimen tree
NONE - AES 1		Water oak (*Quercus nigra*)	110	35	Non-specimen tree
20256	Oak 47"	Water oak (*Quercus nigra*)	119	38	Non-specimen tree
20250	Oak 42"	Water oak (*Quercus nigra*)	109	35	Non-specimen tree
20244	Oak 24"	Water oak (*Quercus nigra*)	80	25	DDD - Wood decaying fungus, topping, stress cracks
20254	Oak 47"	Water oak (*Quercus nigra*)	120	38	Non-specimen tree
20230	Oak 24"	Red maple (*Acer rubrum*)	66	21	DDD - Sloughing bark, trunk separation
20193	Oak 16"	Water oak (*Quercus nigra*)	47	15	DDD - Wood decaying fungus, stress cracks
NONE - AES 2		Red maple (*Acer rubrum*)	45	14	DDD - Wood decaying fungus, stress cracks
20160	Oak 18"	Water oak (*Quercus nigra*)	60	19	DDD - Wood decaying fungus, topping, stress cracks
20158	Oak 17"	Sweetgum (*Liquidambar styraciflua*)	60	19	DDD - Wood decaying fungus, topping, stress cracks
20178	Pine 38"	Slash Pine (*Pinus elliottii*)	105	33	Pines are not protected trees per LDC
20194	Oak 46"	Laurel oak (*Quercus laurifolia*)	145	46	Non-specimen tree

CONCLUSION

Atlantic Ecological Services, LLC conducted an arbor review on the Tractor Supply SR 16 property for the purposes of conducting a review of potential specimen trees and determination of Dead, Dying, and Diseased (DDD) trees.

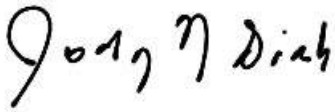
No trees on the subject property meet the specimen tree classification for St. Johns County as defined by Ordinance No. 2025-23 of Section 4.01.05.D.3.a Specimen Tree Thresholds.

Six (6) trees were classified as DDD in the field. Multiple pine trees are identified on the tree survey. No mitigation is required for pine trees or trees classified as DDD. All other trees on the survey are considered Protected trees per the St. Johns County LDC. Protected trees that are located within the limits of clearing where greater than six (6) inches of grade changes is proposed will require to be inventoried and mitigation provided.

Multiple tree size (DBH) errors on the survey were identified by AES. Please see the table within this report for the differences in DBH of the reviewed trees.

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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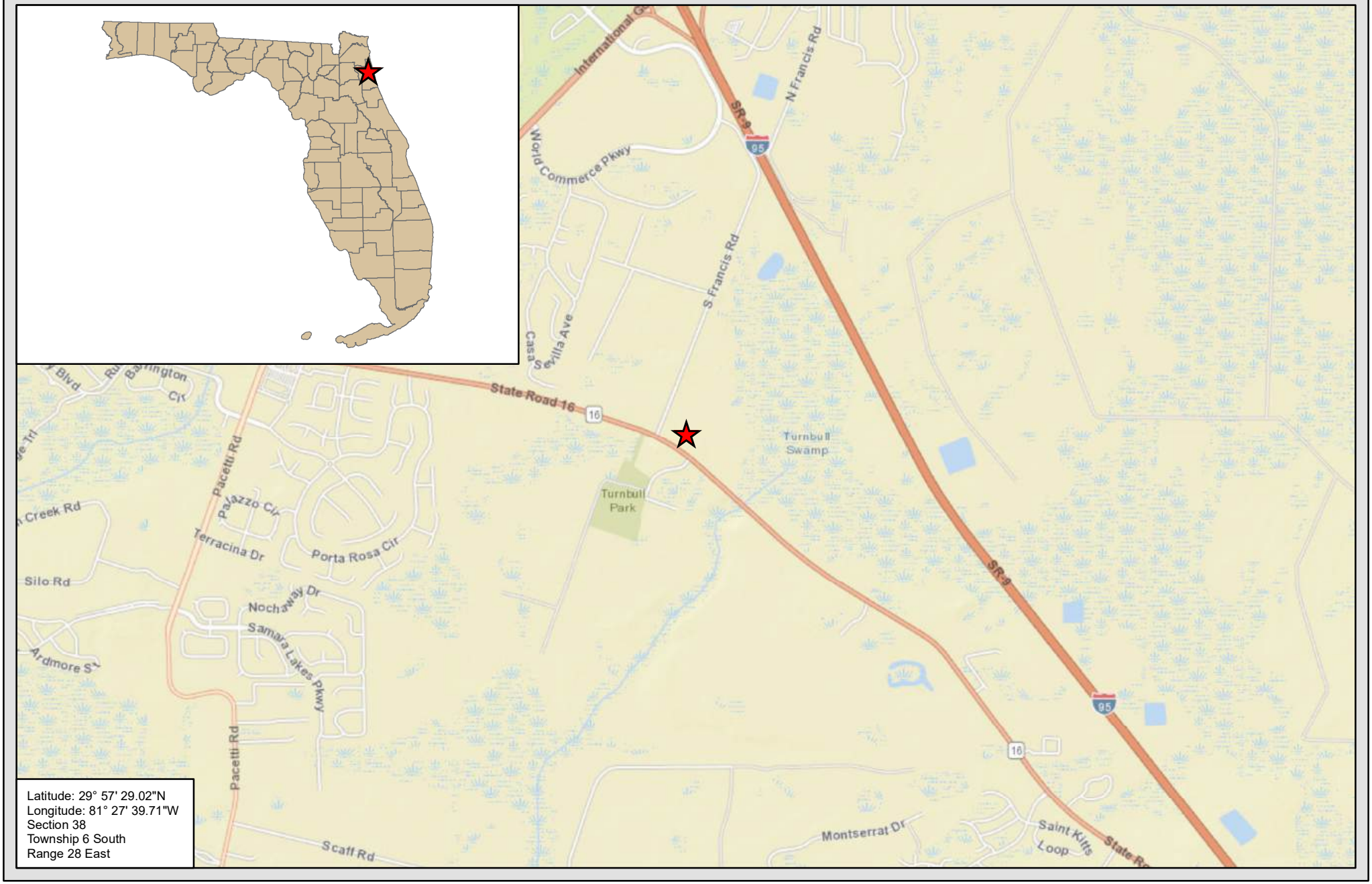


Image Source: ESRI 2025
Date: 1-19-26

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

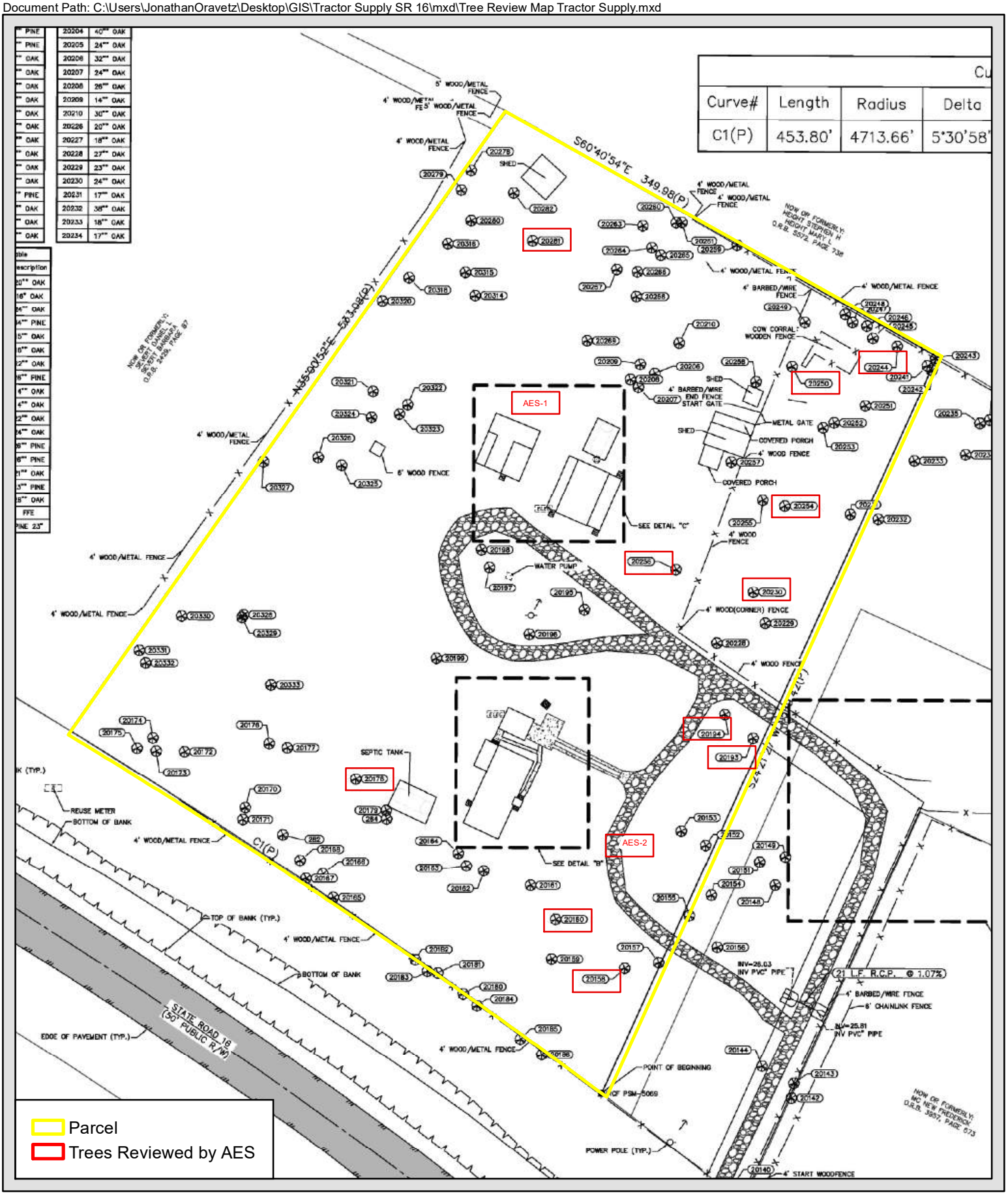
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Aerial Map
Tractor Supply SR 16
St. Johns County, Florida

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Tree Review Map
Tractor Supply SR 16
St. Johns County, Florida

Date: 2-25-26

0 50 100 Feet

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

Photo Documentation
Tractor Supply State Road 16





Location: Tree Survey #20230

Date: February 11, 2026

Photo Documentation
Tractor Supply State Road 16





Location: Tree Survey #20193

Date: February 11, 2026

Photo Documentation
Tractor Supply State Road 16





Location: AES 2

Date: February 11, 2026

Photo Documentation
Tractor Supply State Road 16





Location: Tree Survey #20160

Date: February 11, 2026

Photo Documentation
Tractor Supply State Road 16





Location: Tree Survey #20158

Date: February 11, 2026

ATLANTIC ECOLOGICAL SERVICES

Photo Documentation
Tractor Supply State Road 16





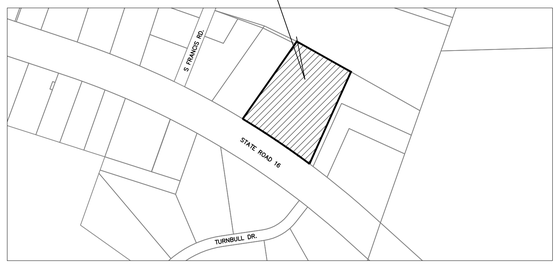
Location: Tree Survey #20244

Date: February 11, 2026

A MAP SHOWING AN TREE SURVEY OF

A PORTION OF SECTION 38, TOWNSHIP 06 SOUTH, RANGE 28 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.

PROJECT LOCATION



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

PARCEL I.D. #0286100000

BOOK 2354 PAGE 1888

A PART OF THE SOUTHEAST 1/4 OFTHE 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 35 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 CORNER 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.

SURVEYOR'S NOTES:

1. TYPE OF SURVEY: TREE SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, CHIUMENTO LAW, PLLC,. COMMITMENT NO. 12794638, AND A DATE OF NOVEMBER 04, 2025 AT 08:00AM.

3. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONES "X", PER FLOOD INSURANCE RATE MAP, MAP NUMBER 12109C0279J, MAP EFFECTIVE DATE: 12/7/2018 6:00 AM, AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

4. BEARINGS SHOWN HEREON, WHEN QUALIFIED AS (M) FOR MEASURED ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD83 (2011) AND WERE DERIVED BY REDUNDANT GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK (RTN) SOLUTION.

5. SUBJECT PROPERTY CONTAINS 5.02 ACRES±.

6. THIS SURVEY IS BASED ON MEASUREMENTS CONDUCTED ON 1/19/2026.

7. REPRODUCED COPIES THAT ARE NOT AT "24"X36" MAY NOT BE TO SCALE.

8. BUILDINGS OBSERVED, SHOWN ON SURVEY HEREON. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, AND BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

9. SUBJECT PROPERTY HAS ACCESS TO STATE ROAD 16 (A 50' PUBLIC RIGHT-OF-WAY).

10. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALD BY CLAYTON A. WALLEY USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CERTIFIED TO:

SURVEYORS CERTIFICATION

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON

DATE OF PLAT OR MAP: 1/30/2026

_____
JOSEPH COUTS, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO.
ALLIANT FLORIDA, INC. LB 8289

ALLIANT
10475 Fortune Pkwy, Suite 101
Jacksonville, FL 32256
904.240.1351 MAIN
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DRAWN BY	ML/JS/JB
CHECKED BY	JC
DATE ISSUED	1/30/2026
SCALE	N/A
JOB NO.	4000962-00
SHEET	1 OF 2

Drawing name: V:\Projects\4000962-00\4000962-00 TRACTOR SUPPLY ALTA JB.dwg Jan 30, 2026 - 1:43pm

A MAP SHOWING AN TREE SURVEY OF

A PORTION OF SECTION 38, TOWNSHIP 06 SOUTH, RANGE 28 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.

Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1(P)	453.80'	4713.66'	5°30'58"	227.08'	N56°01'31"W	453.62'

Tree Table	
Point #	Description
282	PINE 25"
284	OAK 14"
20140	OAK 21"
20141	OAK 18"
20142	PINE 26"
20143	OAK 17"
20144	OAK 16"
20145	OAK 16"
20146	25"" OAK
20147	32"" PINE
20148	18"" OAK
20149	14"" OAK
20150	15"" OAK
20151	34"" PINE
20152	15"" OAK
20153	28"" OAK
20154	23"" PINE
20155	15"" OAK
20156	17"" OAK
20157	17"" OAK

Tree Table	
Point #	Description
20158	21"" OAK
20159	20"" OAK
20160	18"" OAK
20161	14"" OAK
20162	14"" OAK
20163	14"" OAK
20164	17"" OAK
20165	15"" OAK
20166	23"" OAK
20167	17"" OAK
20168	15"" OAK
20169	14"" OAK
20170	14"" OAK
20171	32"" PINE
20172	OAK 21"
20173	OAK 14"
20174	OAK 15"
20175	OAK 19"
20176	15"" OAK
20177	16"" OAK
20178	38"" PINE

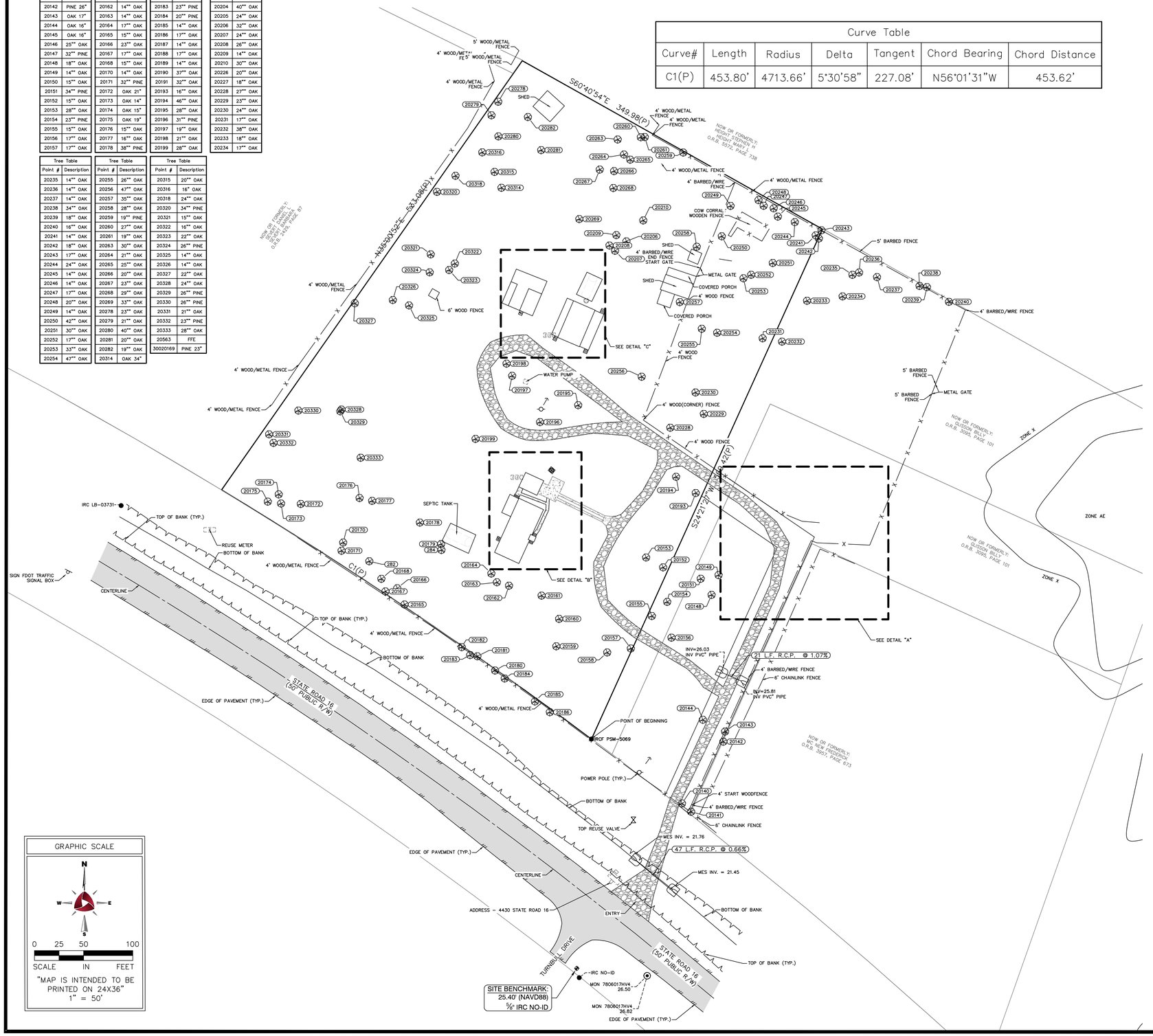
Tree Table	
Point #	Description
20179	OAK 18"
20180	16"" PINE
20181	18"" OAK
20182	20"" PINE
20183	23"" PINE
20184	20"" PINE
20185	14"" OAK
20186	46"" OAK
20195	28"" OAK
20196	31"" PINE
20197	19"" OAK
20198	21"" OAK
20199	28"" OAK

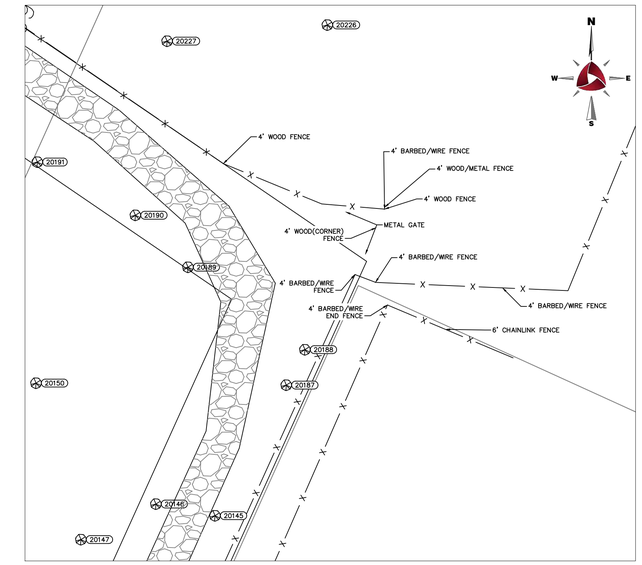
Tree Table	
Point #	Description
20200	21"" OAK
20201	25"" OAK
20202	39"" OAK
20203	24"" OAK
20204	40"" OAK
20205	24"" OAK
20206	32"" OAK
20207	24"" OAK
20208	26"" OAK
20209	14"" OAK
20210	30"" OAK
20226	20"" OAK
20227	18"" OAK
20228	27"" OAK
20229	23"" OAK
20230	24"" OAK
20231	17"" OAK
20232	38"" OAK
20233	18"" OAK
20234	17"" OAK

Tree Table	
Point #	Description
20235	14"" OAK
20236	14"" OAK
20237	14"" OAK
20238	34"" PINE
20239	18"" OAK
20240	16"" OAK
20241	14"" OAK
20242	18"" OAK
20243	17"" OAK
20244	24"" OAK
20245	14"" OAK
20246	14"" OAK
20247	17"" OAK
20248	20"" OAK
20249	14"" OAK
20250	42"" OAK
20251	30"" OAK
20252	17"" OAK
20253	33"" OAK
20254	47"" OAK

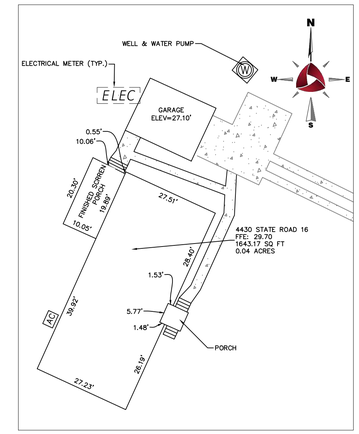
Tree Table	
Point #	Description
20255	26"" OAK
20256	47"" OAK
20257	35"" OAK
20258	28"" OAK
20259	19"" PINE
20260	27"" OAK
20261	19"" OAK
20263	30"" OAK
20264	21"" OAK
20265	25"" OAK
20266	20"" OAK
20267	23"" OAK
20268	29"" OAK
20269	33"" OAK
20278	23"" OAK
20279	21"" OAK
20280	40"" OAK
20281	20"" OAK
20282	19"" OAK
20314	OAK 34"

Tree Table	
Point #	Description
20315	20"" OAK
20316	16" OAK
20318	24"" OAK
20320	34"" PINE
20321	15"" OAK
20322	16"" OAK
20323	22"" OAK
20324	26"" PINE
20325	14"" OAK
20326	14"" OAK
20327	22"" OAK
20328	24"" OAK
20329	26"" PINE
20330	26"" PINE
20331	21"" OAK
20332	23"" PINE
20333	28"" OAK
20563	FFE
30020169	PINE 23"

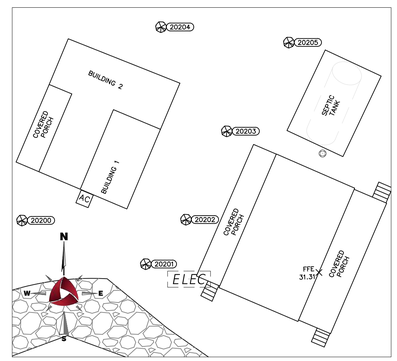




DETAIL "A"
SCALE: 1" = 20'



DETAIL "B"
SCALE: 1" = 20'



DETAIL "C"
SCALE: 1" = 20'

GRAPHIC SCALE

0 25 50 100

SCALE IN FEET

"MAP IS INTENDED TO BE PRINTED ON 24X36" 1" = 50'

LEGEND

- TREE
- SET PRM L.B.#8289
- FOUND IRON MONUMENT
- SET NAIL L.B.#8289
- SIGN
- SANITARY MANHOLE
- BENCHMARK
- ORB OFFICIAL RECORDS BOOK
- CLF CHAIN LINK FENCE
- LF LINEAR FEET
- GS GROUND SHOT
- CMF CONCRETE MONUMENT FOUND
- R/W RIGHT-OF-WAY
- IRCF IRON ROD CAP FOUND
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- NOID NO IDENTIFICATION
- FENCE LINE
- EDGE OF PAVEMENT
- TOP OF BANK

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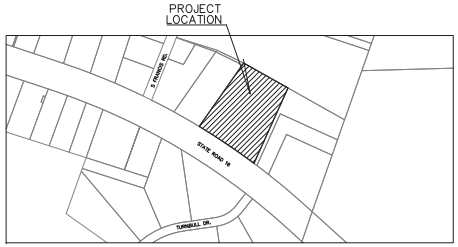
10475 Fortune Pkwy, Suite 101
Jacksonville, FL 32256
904.240.1351 MAIN
www.alliant-inc.com
LB 8289

DRAWN BY	JB
CHECKED BY	CAW
DATE ISSUED	1/30/2026
SCALE	1"=50'
JOB NO.	4000962
SHEET	2 OF 2

Drawing name: V:\Projects\4000962-00\4000962-00 TRACTOR SUPPLY ALTA JB.dwg Jan 30, 2026 - 1:43pm

A MAP SHOWING AN TREE SURVEY OF

A PORTION OF SECTION 38, TOWNSHIP 06 SOUTH, RANGE 28 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

PARCEL I.D. #0286100000

BOOK 2354 PAGE 1888

A PART OF THE SOUTHEAST 1/4 OFTHE 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 35 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 CORNER 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.

SURVEYOR'S NOTES:

1. TYPE OF SURVEY: TREE SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, CHIUMENTO LAW, PLLC,. COMMITMENT NO. 12794638, AND A DATE OF NOVEMBER 04, 2025 AT 08:00AM.

3. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONES "X", PER FLOOD INSURANCE RATE MAP, MAP NUMBER 12109C0279J, MAP EFFECTIVE DATE: 12/7/2018 6:00 AM, AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP. THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

4. BEARINGS SHOWN HEREON, WHEN QUALIFIED AS (M) FOR MEASURED ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD83 (2011) AND WERE DERIVED BY REDUNDANT GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK (RTN) SOLUTION.

5. SUBJECT PROPERTY CONTAINS 5.02 ACRES±.

6. THIS SURVEY IS BASED ON MEASUREMENTS CONDUCTED ON 1/19/2026.

7. REPRODUCED COPIES THAT ARE NOT AT "24"X36" MAY NOT BE TO SCALE.

8. BUILDINGS OBSERVED, SHOWN ON SURVEY HEREON. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, AND BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

9. SUBJECT PROPERTY HAS ACCESS TO STATE ROAD 16 (A 50' PUBLIC RIGHT-OF-WAY).

10. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALD BY CLAYTON A. WALLEY USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CERTIFIED TO:

SURVEYORS CERTIFICATION

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON

DATE OF PLAT OR MAP: 2/10/2026

JOSEPH COUTS, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO.
ALLIANT FLORIDA, INC. LB 8289

JOSEPH COUTS
LICENSE NUMBER
7532
STATE OF FLORIDA
Professional Surveyor and Mapper

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10475 Fortune Pkwy, Suite 101
Jacksonville, FL 32256
904.240.1351 MAIN
www.alliantinc.com
LB 8289

DRAWN BY	ML/JSJB
CHECKED BY	JC
DATE ISSUED	2/10/2026
SCALE	N/A
JOB NO.	4000962-00
SHEET	1 OF 2

Drawing name: V:\Projects\4000962-00\Tree\4000962-00 TRACTOR SUPPLY Tree.dwg Feb 10, 2026 - 1:29pm

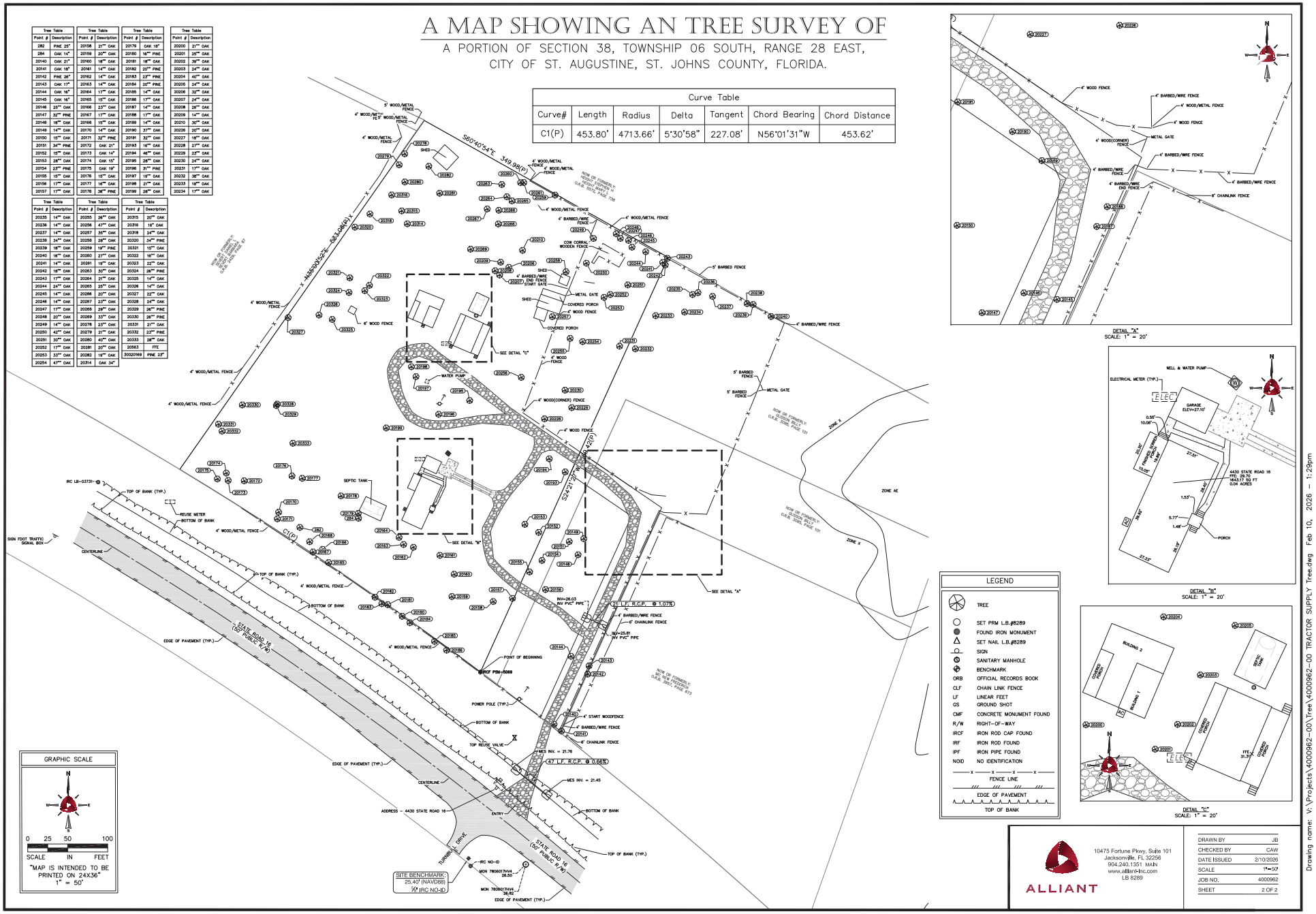
A MAP SHOWING AN TREE SURVEY OF

A PORTION OF SECTION 38, TOWNSHIP 06 SOUTH, RANGE 28 EAST,
CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.

Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1(P)	453.80'	4713.66'	5°30'58"	227.08'	N56°01'31"W	453.62'

Tree Table		Tree Table		Tree Table		Tree Table	
Point #	Description	Point #	Description	Point #	Description	Point #	Description
282	PINE 25"	20158	21"" OAK	20179	OAK 18"	20200	21"" OAK
284	OAK 14"	20159	20"" OAK	20180	16"" PINE	20201	25"" OAK
20140	OAK 21"	20160	18"" OAK	20181	18"" OAK	20202	39"" OAK
20141	OAK 19"	20161	14"" OAK	20182	20"" PINE	20203	24"" OAK
20142	PINE 26"	20162	14"" OAK	20183	23"" PINE	20204	40"" OAK
20143	OAK 17"	20163	14"" OAK	20184	20"" PINE	20205	24"" OAK
20144	OAK 16"	20164	17"" OAK	20185	14"" OAK	20206	32"" OAK
20145	OAK 16"	20165	15"" OAK	20186	17"" OAK	20207	24"" OAK
20146	25"" OAK	20166	23"" OAK	20187	14"" OAK	20208	25"" OAK
20147	32"" PINE	20167	17"" OAK	20188	17"" OAK	20209	14"" OAK
20148	18"" OAK	20168	15"" OAK	20189	14"" OAK	20210	30"" OAK
20149	14"" OAK	20170	14"" OAK	20190	37"" OAK	20226	20"" OAK
20150	15"" OAK	20171	32"" PINE	20191	32"" OAK	20227	18"" OAK
20151	34"" PINE	20172	OAK 21"	20193	16"" OAK	20228	27"" OAK
20152	15"" OAK	20173	OAK 14"	20194	46"" OAK	20229	23"" OAK
20153	28"" OAK	20174	OAK 15"	20195	28"" OAK	20230	24"" OAK
20154	23"" PINE	20175	OAK 19"	20196	31"" PINE	20231	17"" OAK
20155	15"" OAK	20176	15"" OAK	20197	19"" OAK	20232	38"" OAK
20156	17"" OAK	20177	16"" OAK	20198	21"" OAK	20233	18"" OAK
20157	17"" OAK	20178	38"" PINE	20199	28"" OAK	20234	17"" OAK

Tree Table		Tree Table		Tree Table		Tree Table	
Point #	Description	Point #	Description	Point #	Description	Point #	Description
20235	14"" OAK	20255	26"" OAK	20315	20"" OAK		
20236	14"" OAK	20256	47"" OAK	20316	16"" OAK		
20237	14"" OAK	20257	35"" OAK	20318	24"" OAK		
20238	34"" OAK	20258	28"" OAK	20320	34"" PINE		
20239	18"" OAK	20259	19"" PINE	20321	15"" OAK		
20240	18"" OAK	20260	27"" OAK	20322	16"" OAK		
20241	14"" OAK	20261	19"" OAK	20323	22"" OAK		
20242	18"" OAK	20263	30"" OAK	20324	26"" PINE		
20243	17"" OAK	20264	21"" OAK	20325	14"" OAK		
20244	24"" OAK	20265	25"" OAK	20326	14"" OAK		
20245	14"" OAK	20266	20"" OAK	20327	22"" OAK		
20246	14"" OAK	20267	23"" OAK	20328	24"" OAK		
20247	17"" OAK	20268	29"" OAK	20329	26"" PINE		
20248	20"" OAK	20269	33"" OAK	20330	26"" PINE		
20249	14"" OAK	20278	23"" OAK	20331	21"" OAK		
20250	42"" OAK	20279	21"" OAK	20332	23"" PINE		
20251	30"" OAK	20280	40"" OAK	20333	28"" OAK		
20252	17"" OAK	20281	20"" OAK	20563	FFE		
20253	33"" OAK	20282	19"" OAK	30020969	PINE 23"		
20254	47"" OAK	20314	OAK 34"				



DETAIL "A"
SCALE: 1" = 20'

DETAIL "B"
SCALE: 1" = 20'

DETAIL "C"
SCALE: 1" = 20'

LEGEND	
	TREE
	SET PRM L.B.#8289
	FOUND IRON MONUMENT
	SET NAIL L.B.#8289
	SIGN
	SANITARY MANHOLE
	BENCHMARK
ORB	OFFICIAL RECORDS BOOK
CLF	CHAIN LINK FENCE
LF	LINEAR FEET
GS	GROUND SHOT
CMF	CONCRETE MONUMENT FOUND
R/W	RIGHT-OF-WAY
IRCF	IRON ROD CAP FOUND
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
NOID	NO IDENTIFICATION
	FENCE LINE
	EDGE OF PAVEMENT
	TOP OF BANK

GRAPHIC SCALE
0 25 50 100
SCALE IN FEET
"MAP IS INTENDED TO BE PRINTED ON 24X36" 1" = 50'

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Jacksonville, FL 32256
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CHECKED BY	CAW
DATE ISSUED	2/10/2026
SCALE	1"=50'
JOB NO.	4000962
SHEET	2 OF 2

Drawing name: V:\Projects\4000962-00\Tree\4000962-00 TRACTOR SUPPLY Tree.dwg Feb 10, 2026 - 1:29pm

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

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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

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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

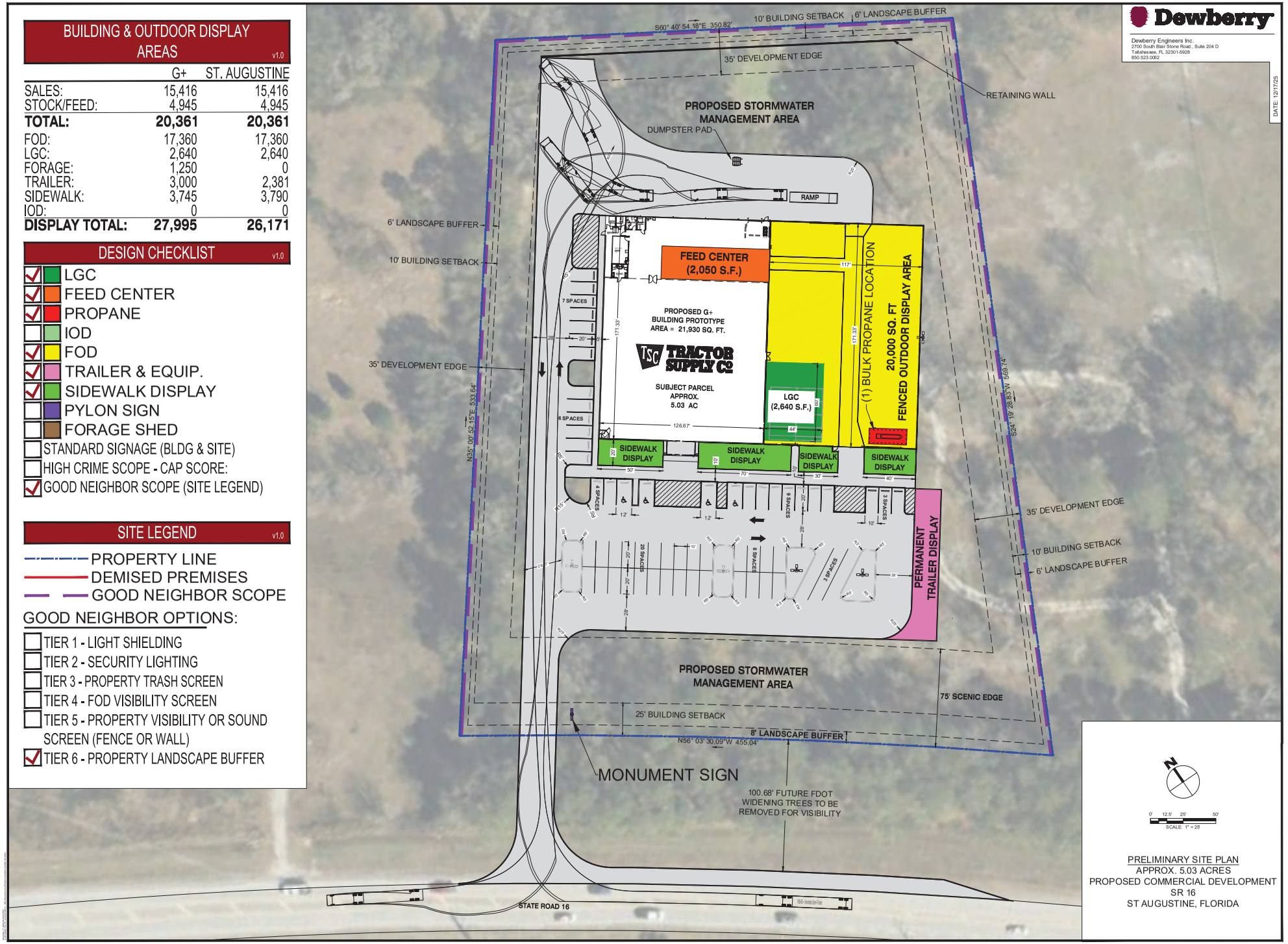
- [x] LGC
- [x] FEED CENTER
- [x] PROPANE
- [ ] IOD
- [x] FOD
- [x] TRAILER & EQUIP.
- [x] SIDEWALK DISPLAY
- [ ] PYLON SIGN
- [ ] FORAGE SHED
- [ ] STANDARD SIGNAGE (BLDG & SITE)
- [ ] HIGH CRIME SCOPE - CAP SCORE:
- [x] GOOD NEIGHBOR SCOPE (SITE LEGEND)

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)

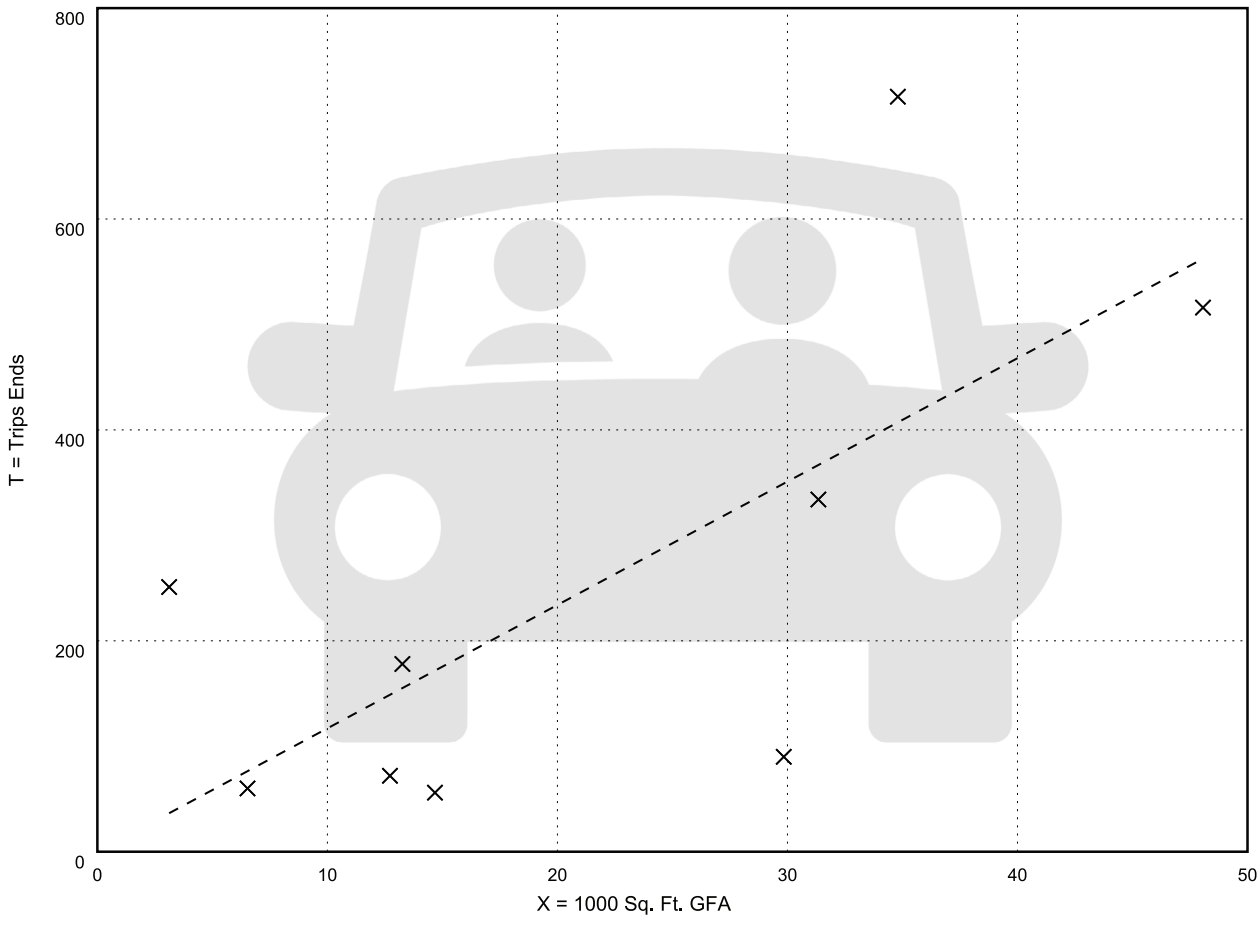
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

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= ***

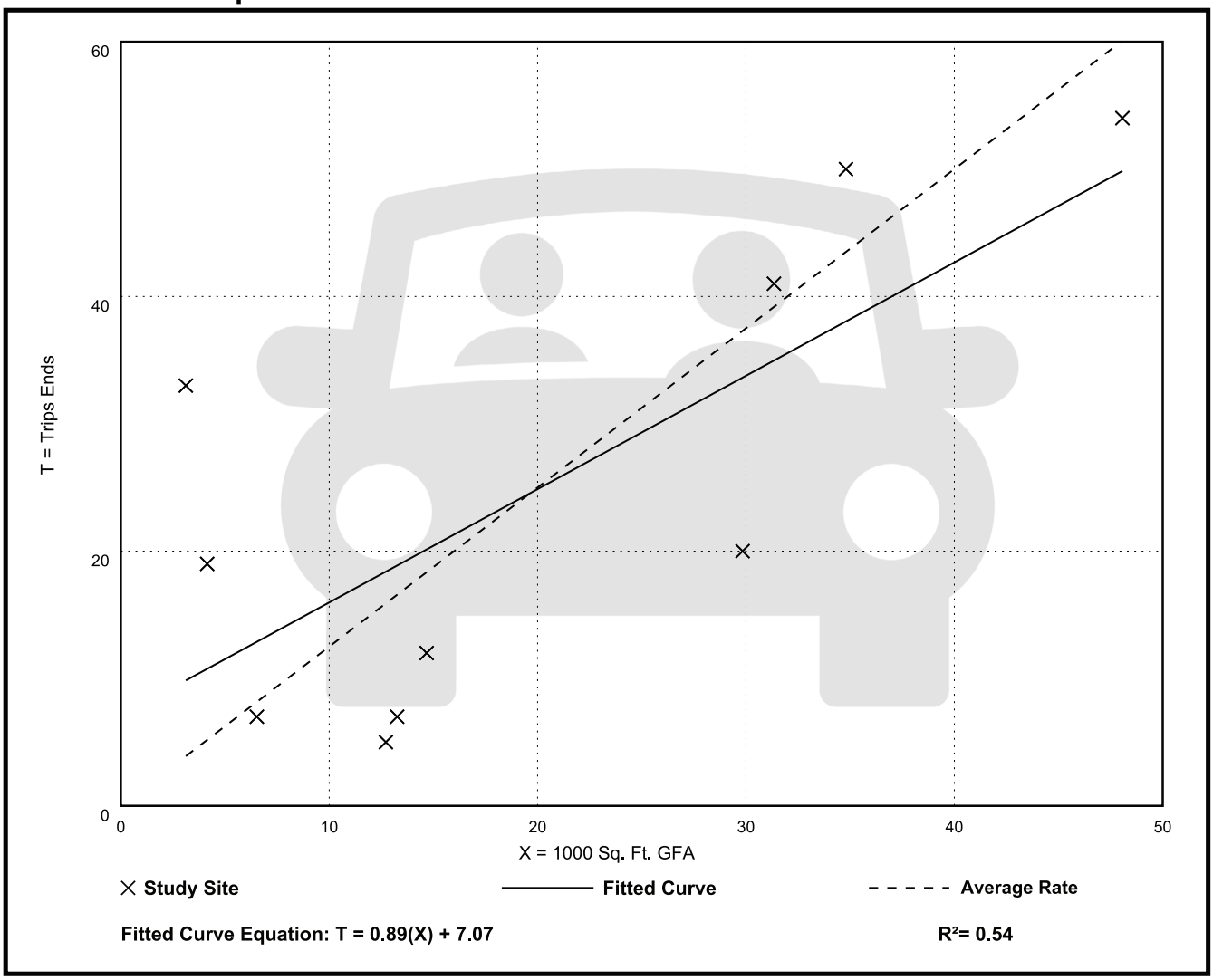
Building Materials and Lumber Store
(812)

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

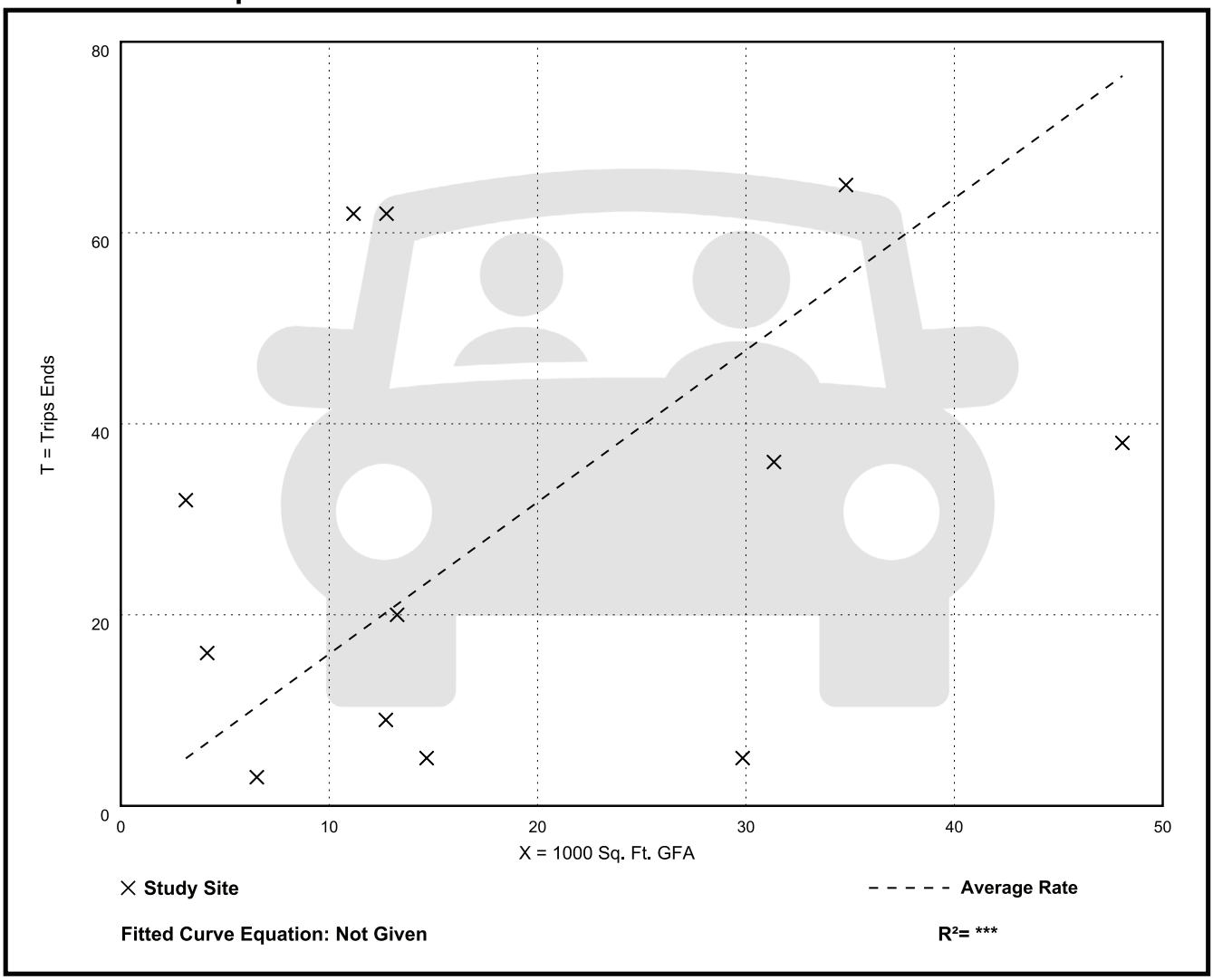
Building Materials and Lumber Store
(812)

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

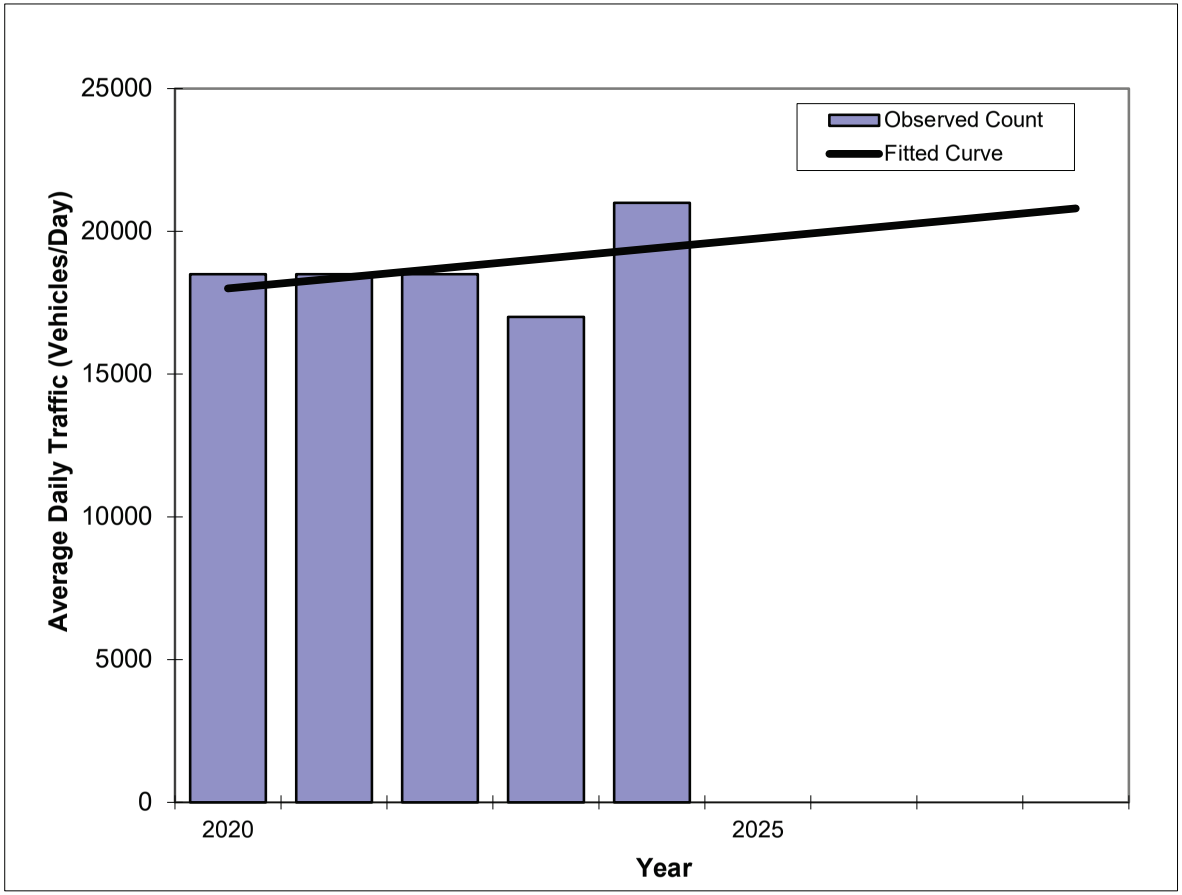
Road Name	From	To	Segment	AADT	K Factor	Peak Hour 2-Way Volume	Posted Speed	Lanes (2-Way)	Access-Point Density	Median Type	Roadway Edge	Context Classification
SR-16	Silverleaf Parkway	International Golf Parkway	785050	27000	9.0%	2430	45	4	>2/mile	Divided	Curbed	C3R
	International Golf Parkway	Driveway	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		

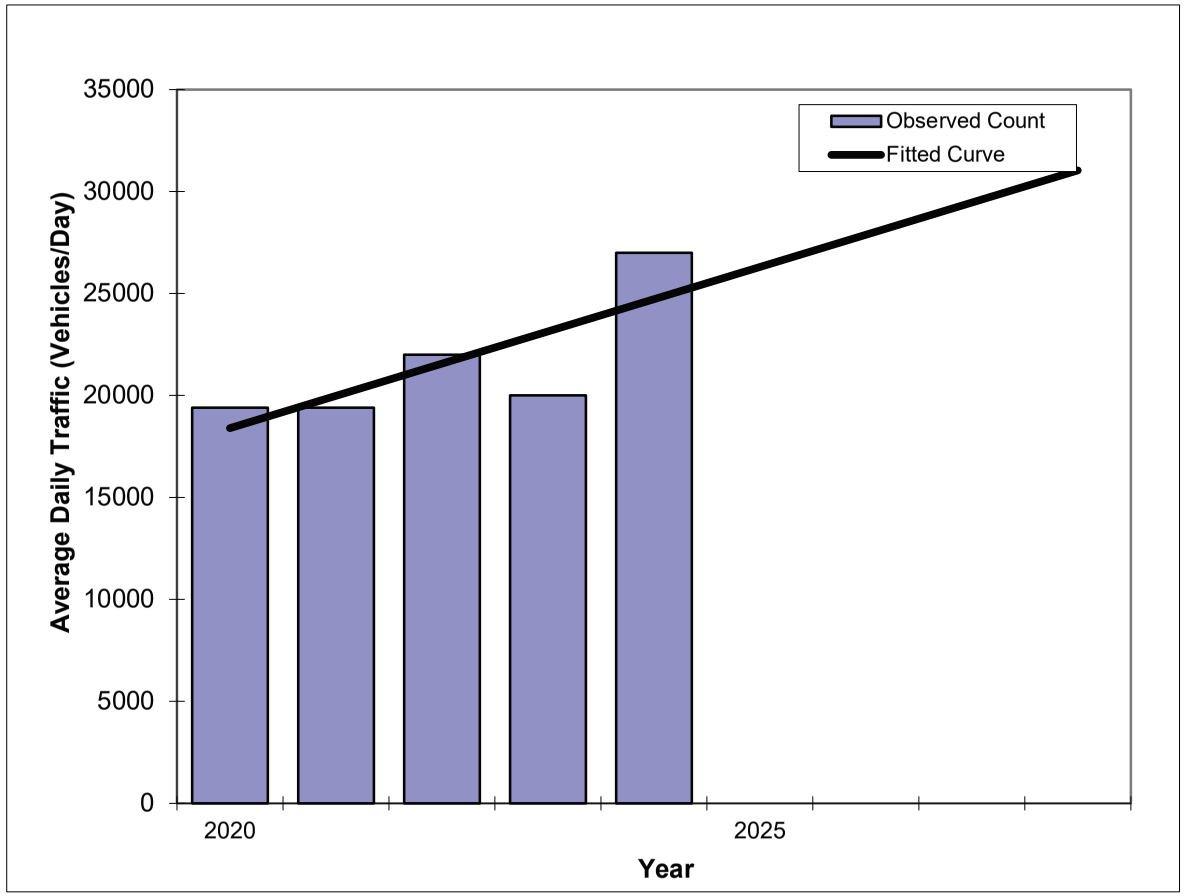
***Axle-Adjusted**

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

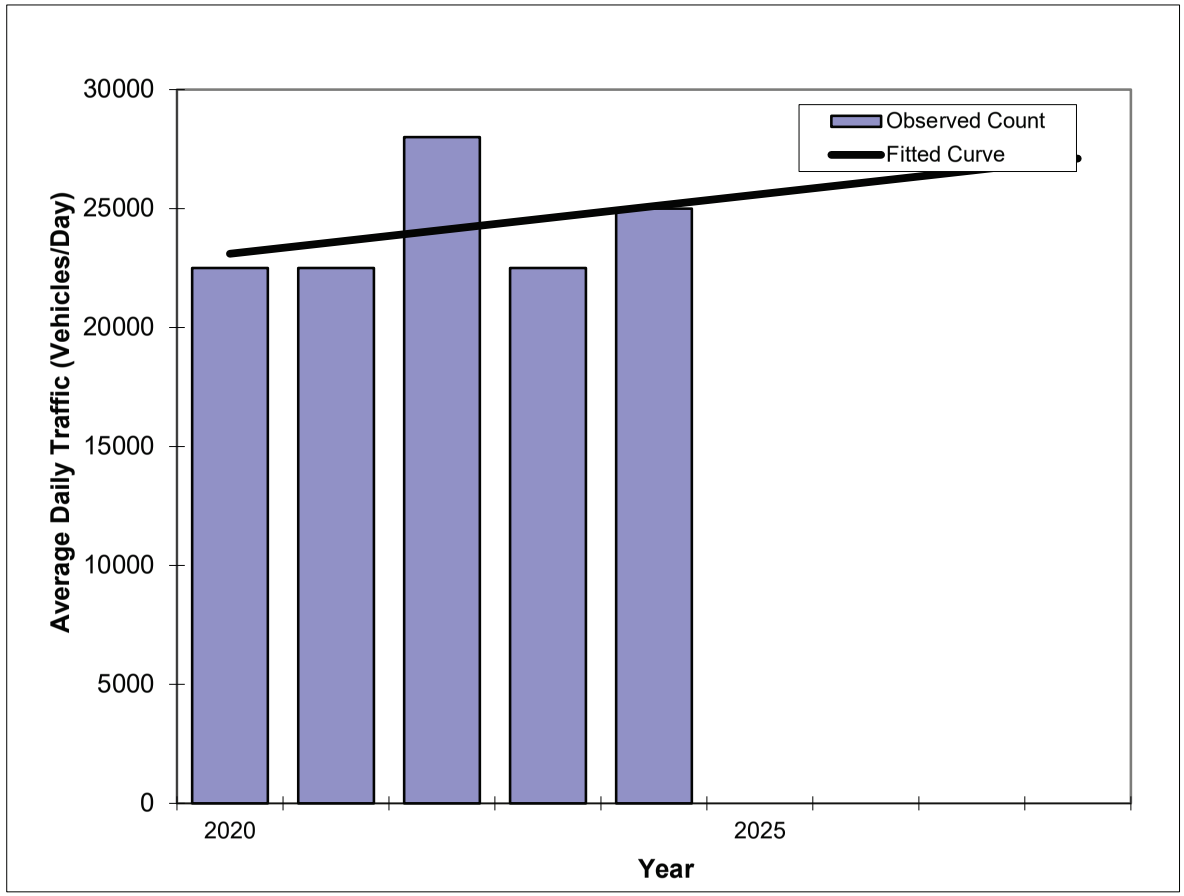
***Axle-Adjusted**

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		

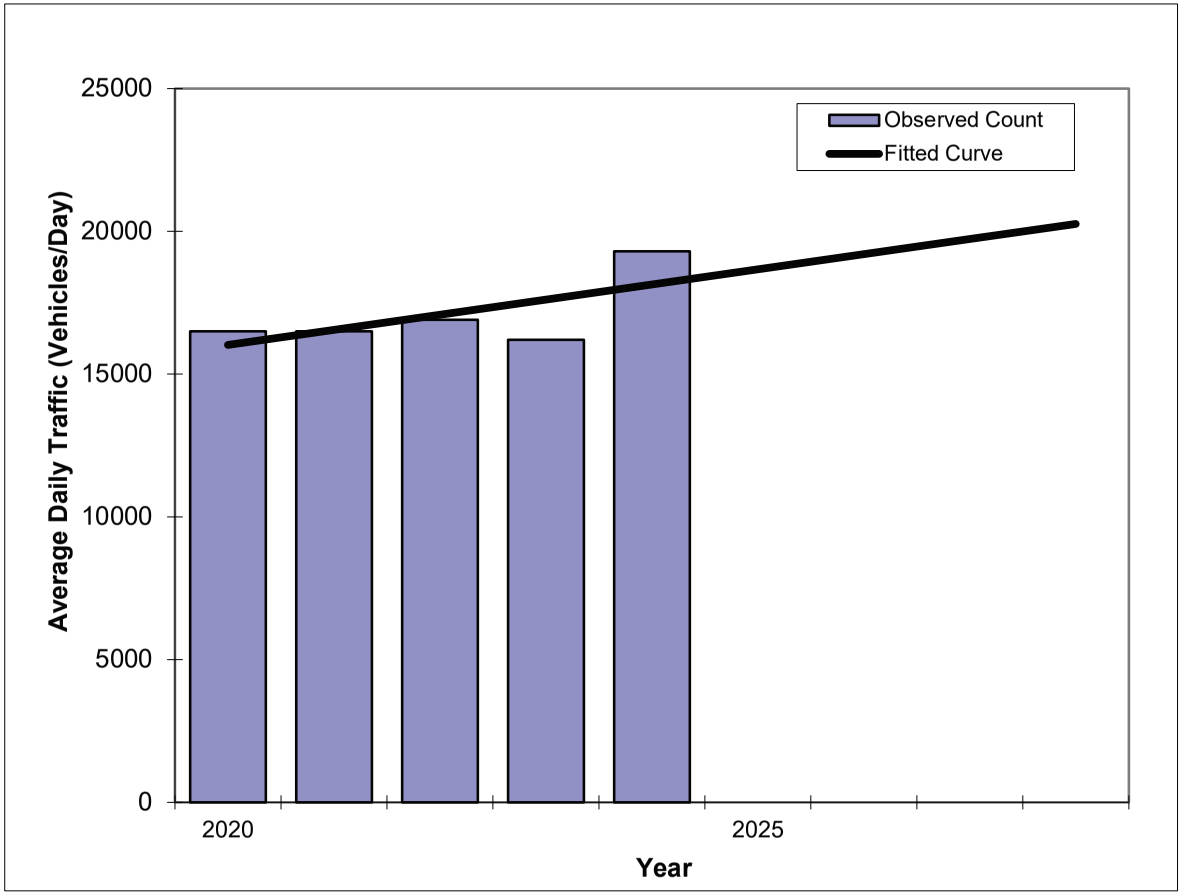
***Axle-Adjusted**

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

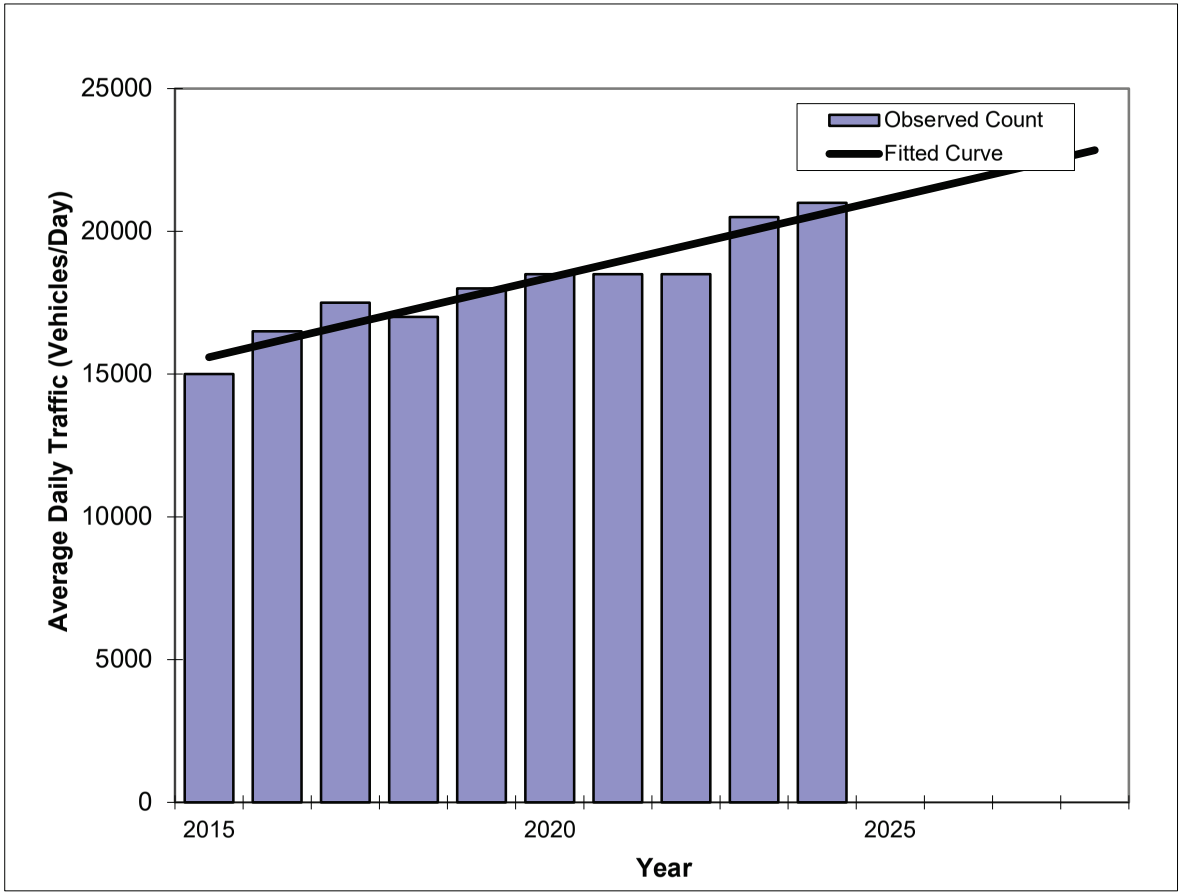
***Axle-Adjusted**

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		

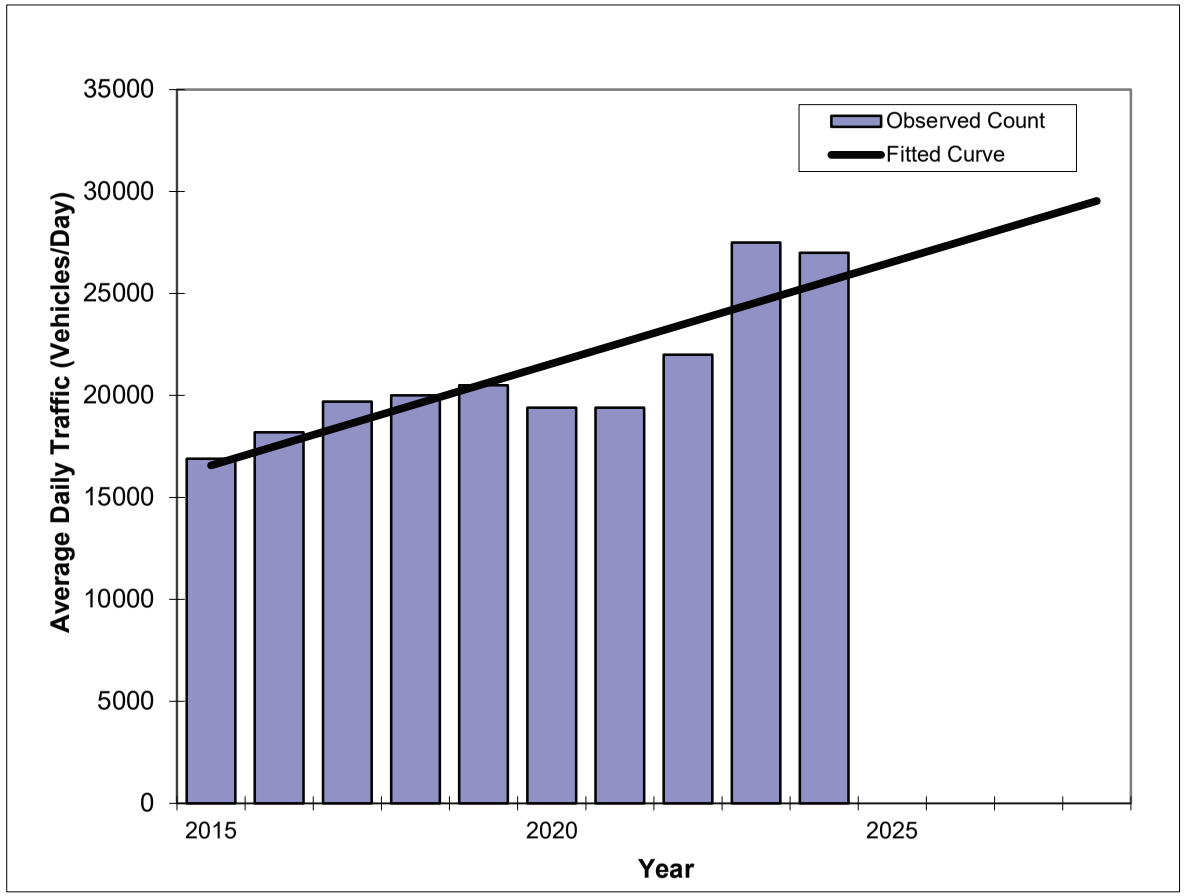
***Axle-Adjusted**

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		

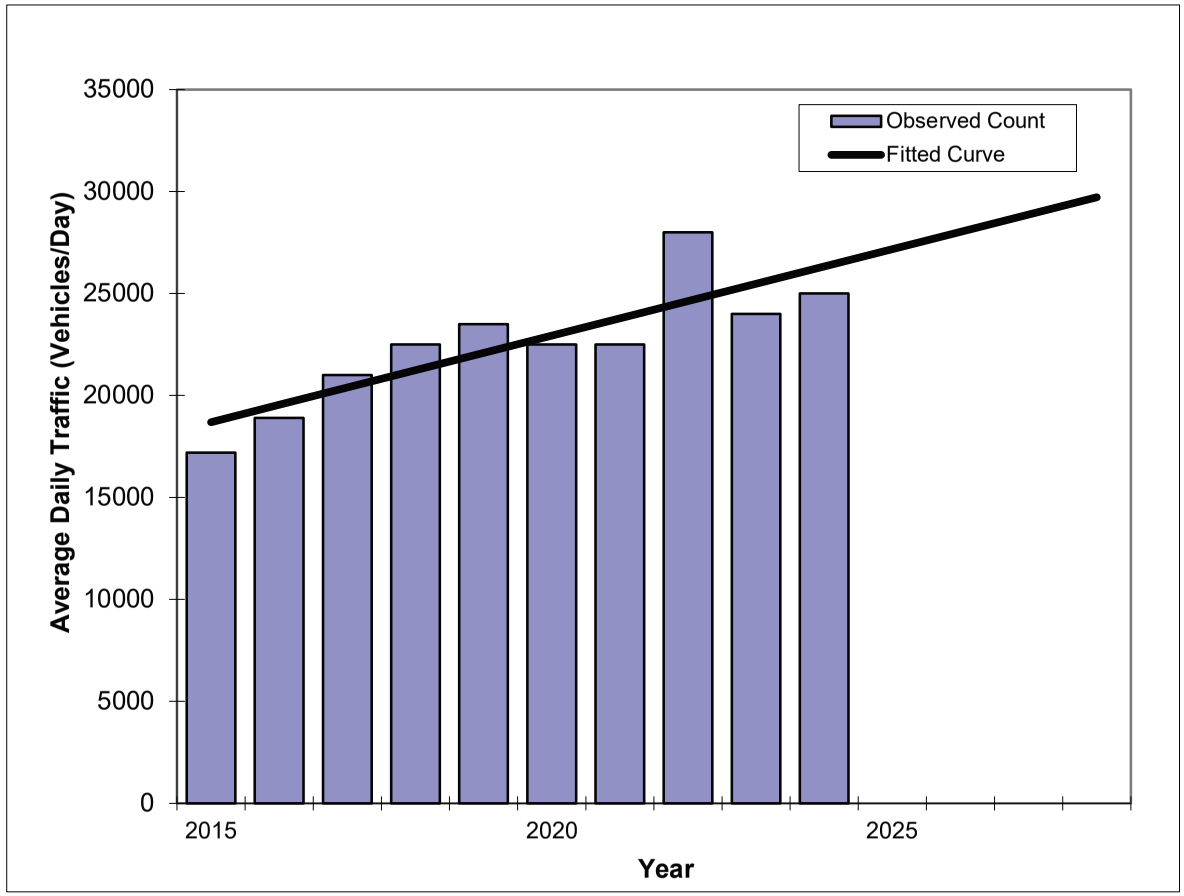
*Axle-Adjusted

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		

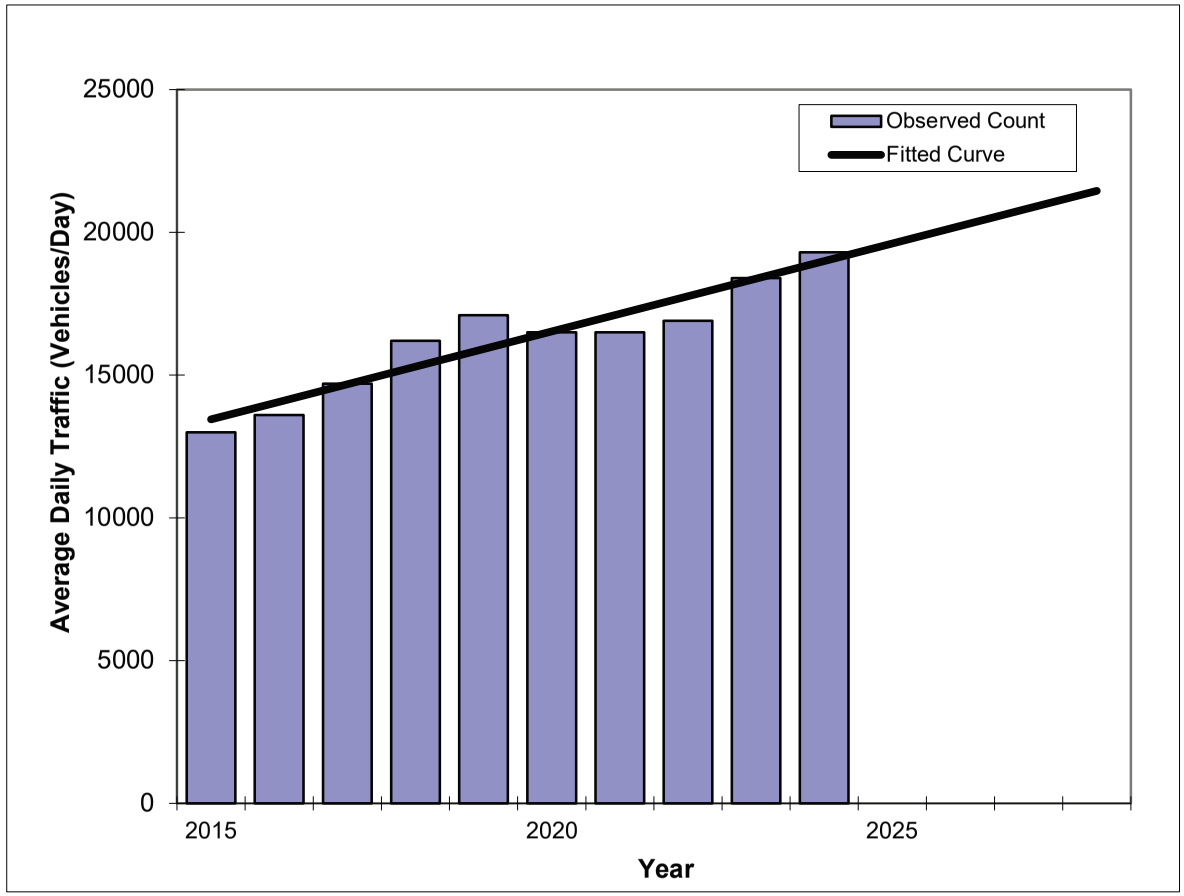
*Axle-Adjusted

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

TractorSupply.com

May 6, 2026

St. Johns County Development Application
PUD-2026000002 CPA-2026000003
Parcel 286100000 5.03 acres

Re: Tractor Supply Co.
Parcel No: 286100000
St. Augustine, FL 32092
APPLICATION FOR Rezone to PUD and
Small Scale Comp Plan Amendment to Rural/
Commercial

In regard to the application for a Small Scale Comp Plan Amendment and Rezone as established by the County's Code of Ordinances please accept this letter as a confirmation that Tractor Supply Company historically does not require an amount higher than a range of 60-75 parking spaces to serve our stores effectively.

Tractor Supply Company stores generate lower traffic than a typical retail store, with peak demand typically occurring between the hours of 11:00 am to 1:00 pm and 5:00 pm to 8:00 pm on weekdays. It should be noted that based on data published in Parking Generation, 4th Edition, the ITE identifies a peak parking demand of 2.70 spaces per 1,000 SF of store floor area for the proposed use. This equates to a total demand of 60 spaces based on store floor area, not including Fenced Outdoor Display, which is satisfied as designed. Furthermore, Tractor Supply Company typically designs their nationwide sites with between 60 and 75 parking spaces in order to provide sufficient parking for their customers and allow for an ease of search when looking for a parking space. The site will provide 61parking spaces, which both exceeds the industry standards as well as the Tractor Supply Co. typical design.

Based on the statements above and the historical performance of the Tractor Supply Company stores we look forward to a favorable review and approval of the site plan allocation for this proposed development.

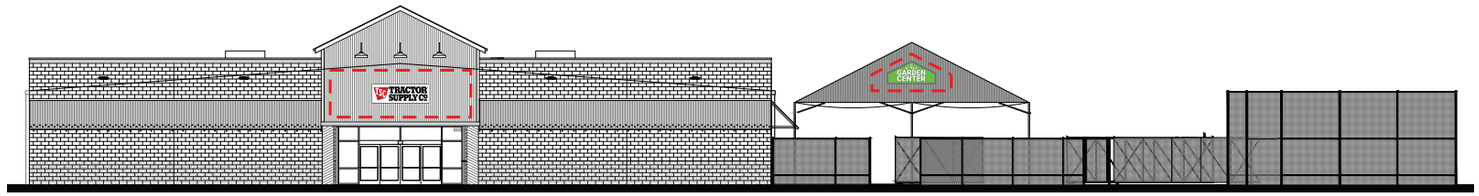
Sincerely,

Tractor Supply Company,
a Delaware corporation

Al Compton

Al Compton; Director Real Estate

TRACTOR SUPPLY CO — SAINT AUGUSTINE, FL — NON-STANDARD PRELIMINARY EXHIBIT



STORE SIGN ELEVATION



MAIN ID WALL SIGN (31.69 SQFT): NON-STANDARD



GARDEN CENTER SIGN (31.59 SQFT): NON-STANDARD

CODE ALLOWANCES:

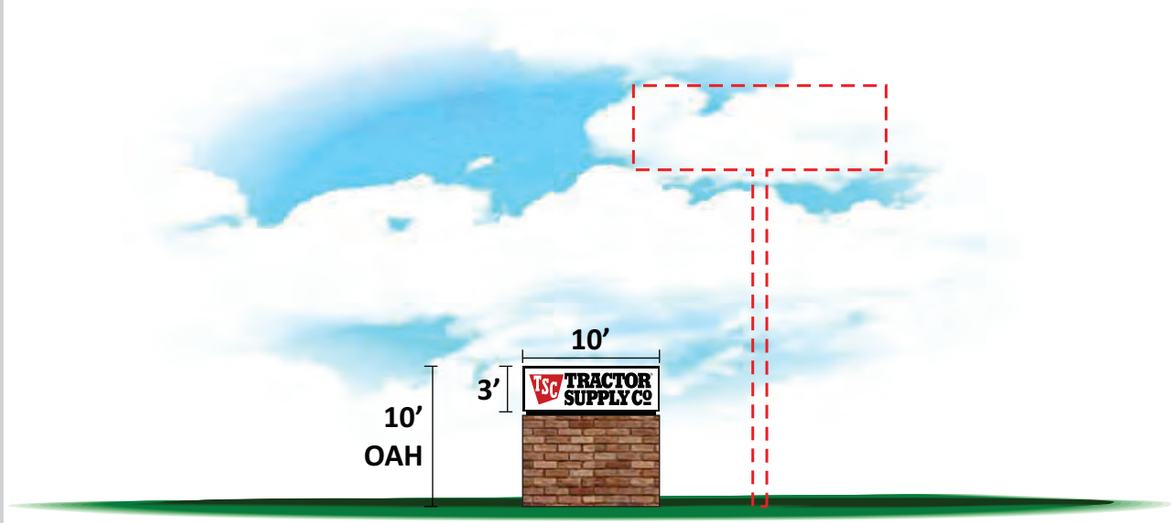
WALL SIGNS:
- NOT TO EXCEED 32 SQFT PER SIGN

FREESTANDING SIGNS:
- NOT TO EXCEED 32 SQFT
- MAX OVERALL HEIGHT 10 FT

PROPOSED VARIANCE FOR TRACTOR SUPPLY STANDARD SIGNAGE:
- 8’ X 24’ MAIN ID WALL SIGN (192 SQFT)
- 6’ X 13’ GARDEN CENTER SIGN (85 SQFT)
- 6’ X 18’ FREESTANDING PYLON (108 SQFT)

VARIANCE LIKELIHOOD OF SUCCESS: HIGH — WHEN RE-ZONED, DEVELOPER REZONING TO PUD INCREASES LIKELIHOOD, NO PRECEDENT FOR PYLONS

ID. ASSOCIATES
BRINGING THE WORLD'S BRANDS TO LIFE



FREESTANDING SIGN (31.69 SQFT): NON-STANDARD

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

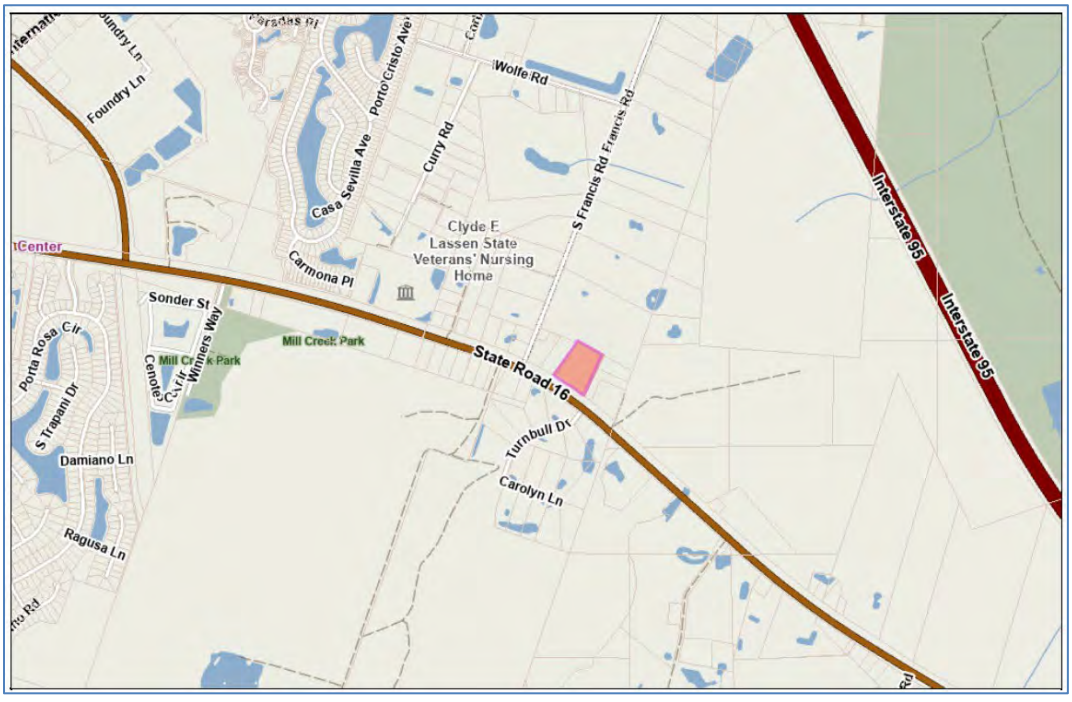
NOTICE OF NORTHWEST SECTOR COMMUNITY PLANNING PUBLIC PARTICIPATION MEETING REGARDING Tractor Supply Company Application for Rezoning (PUD 2026-02) and Small-Scale Comprehensive Plan Amendment (CPA(SS) 2026-03).

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.



USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

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	
Tax Amount:	$0.00	
Payment Cost:	$328.40	
Order No:	12616717	# of Copies:
Customer No:	1619589	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF 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.

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Order# 12616717, 9/10/2026

SAG44649368

Classifieds

To Advertise, visit our website: **Classifieds.staugustine.com**
- Public Notices/Legals email: **Legals@staugustine.com**
- Business & Services email: **StAugustineBusServ@gannett.com**
- To post job openings, visit: **Staugustine.com/jobs**

TO ADVERTISE
Visit Our Website:
Classifieds.staugustine.com

All classified ads are subject to the applicable rate card, copies of which are available from our Advertising Dept. All ads are subject to approval before publication. The St. Augustine Record reserves the right to edit, refuse, reject, classify or cancel any ad at any time. Errors must be reported in the first day of publication. The St. Augustine Record shall not be liable for any loss or expense that results from an error in or omission of an advertisement. No refunds for early cancellation of order.

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RENTALS

PUBLISHER'S NOTICE
All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination. We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

Apartments

CASA DEL MAR APARTMENTS
accepting applications for 1, 2 & 3 bedroom units.
Rental Assistance if qualified.
Call
904-471-2444•TDD:711
1575 A1A So.
St. Augustine, Fl 32080

Rooms For Rent

St Augustine Room For Rent in My Beautiful Home. Available Now! Fully Furnished, shared bathroom. $750/month with $200 security deposit. Located on off US 1 South. Close to the I-95, 206 and 207 exits. Call for additional details and appointment for in-person showing. Sandy 904-501-4717

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.
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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.

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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.

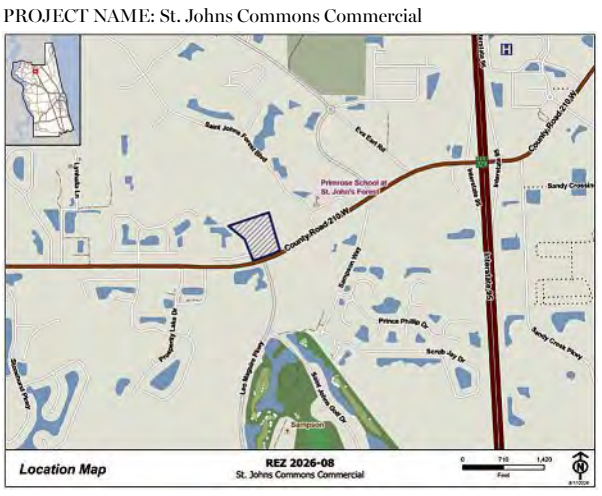
If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony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

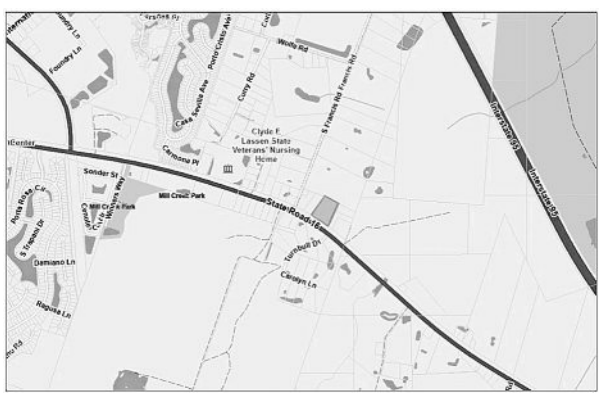
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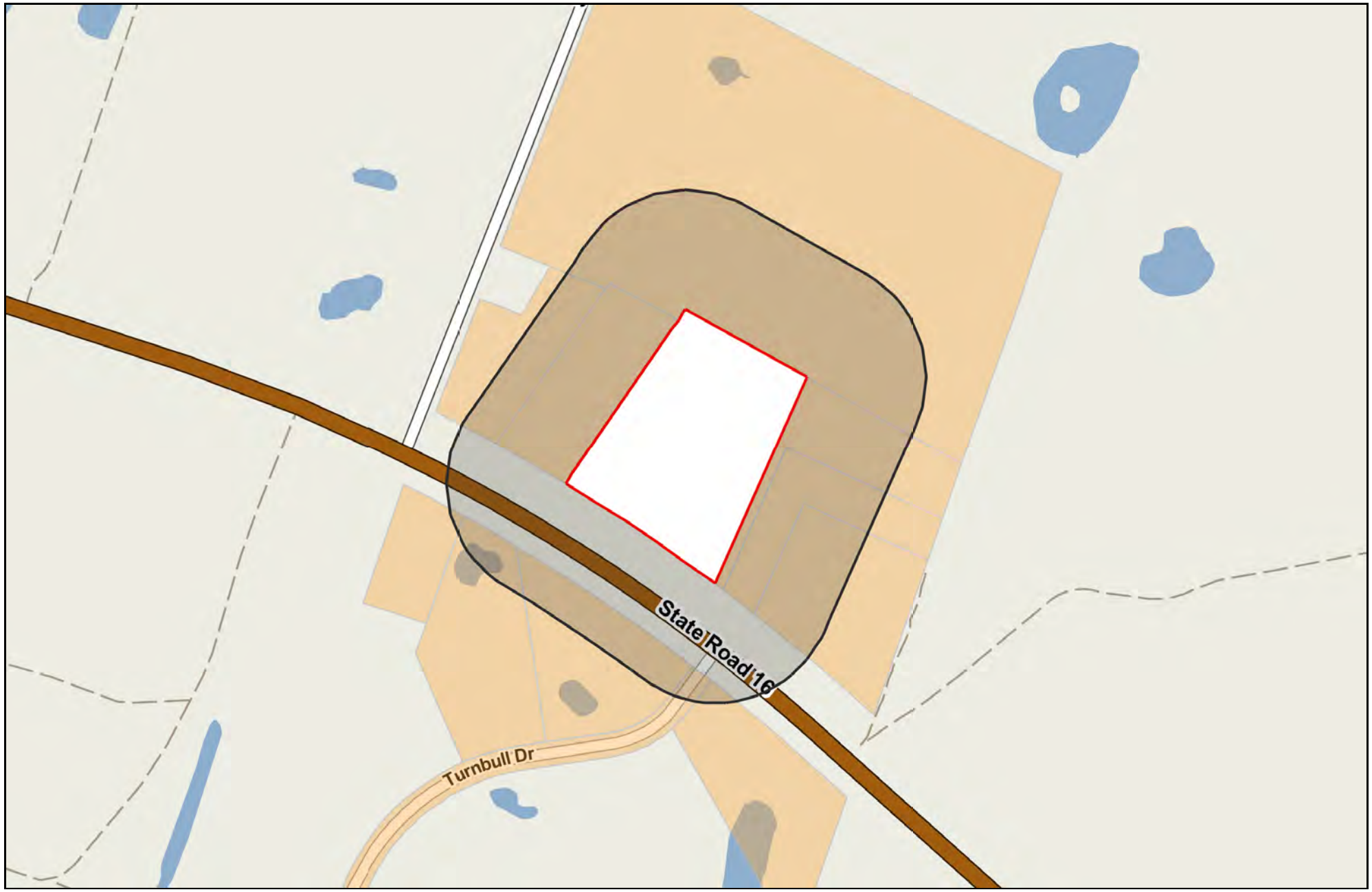
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If you have any questions prior to the meeting, please contact Jennifer Nylander at (251) 380-8373 or jennifer@hixsnedeker.com

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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

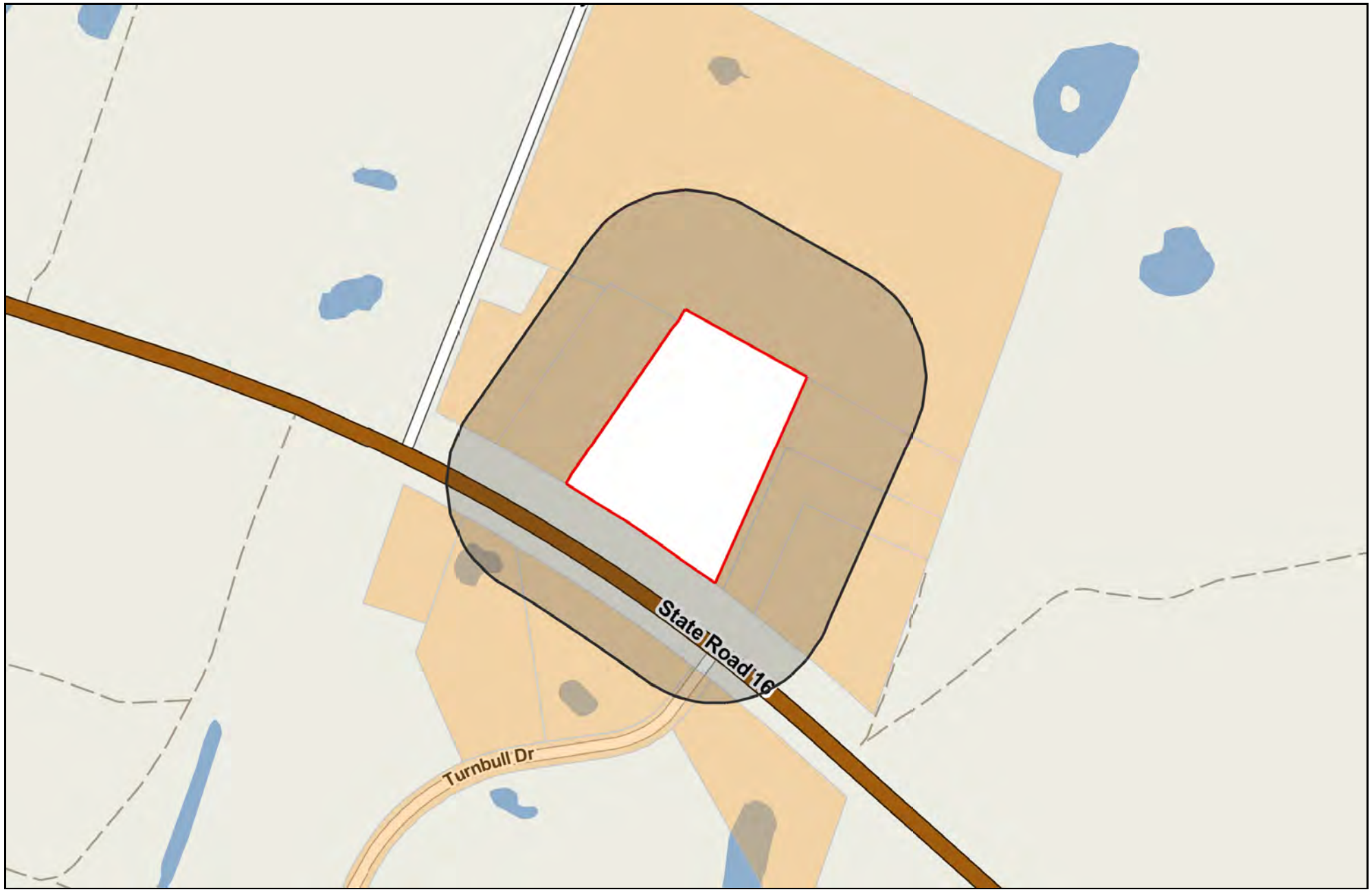
POWELL JAN L
4309 TURNBULL DR
SAINT AUGUSTINE FL 32092

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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For more information see: St. Johns County Issues Urgent Warning Over Wire Transfer Scam - St. Johns County

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 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

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

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

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
904-209-0663 | www.sjcfl.us

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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

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

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.

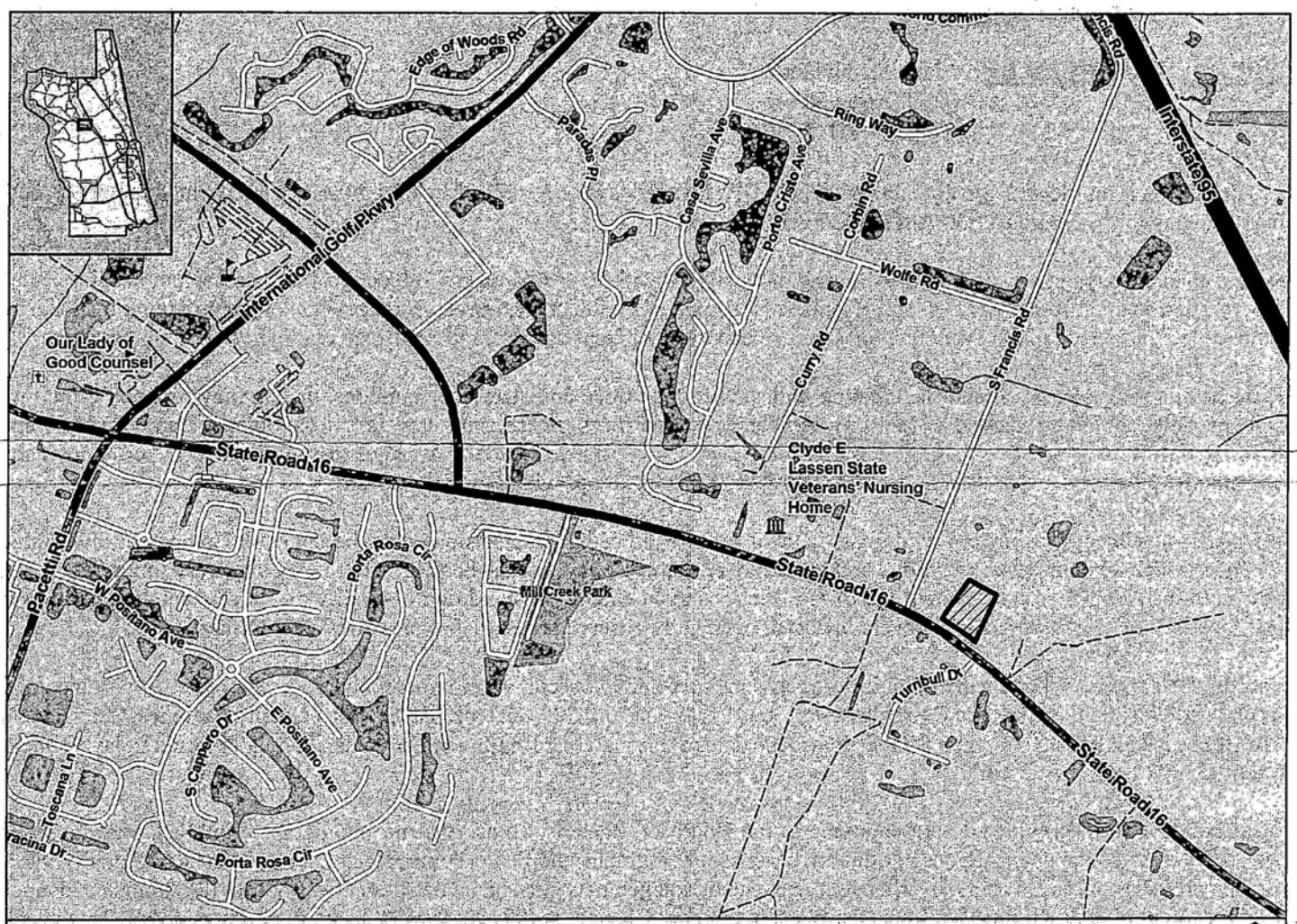
In accordance with the Americans Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or visit St Johns County Facilities Management 2416 Dobbs Rd 32086, no later than 5 days prior to 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

USA TODAY CO.

PO Box 631244 Cincinnati, OH 45263-1244

LocaliQ

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:	$328.40	
Tax Amount:	$0.00	
Payment Cost:	$328.40	
Order No:	12648291	# of Copies:
Customer No:	1621575	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 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 a Request to rezone approximately 5.03 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 48,745 square feet of Rural Commercial uses to include commercial retail with outdoor display. This request is a companion application to CPA(SS) 2026-03.

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 PLANNED UNIT DEVELOPMENT (PUD); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is located at 4430 State Road 16 See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Division of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

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

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

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

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

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

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

FILE NUMBER: PUD-2026000002
PROJECT NAME: Tractor Supply (4430 SR 16)

