

**8**

**AGENDA ITEM**  
**Planning & Zoning**

Meeting

2/15/2024

MEETING DATE

TO: Planning and Zoning Board Members

DATE: January 30, 2024

FROM: Brandon Tirado, Planner

PHONE: 904 209-0593

SUBJECT OR TITLE: PUD 2023-20 State Road 16 Medical and Commercial PUD

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

PRESENTER: Ellen Avery-Smith, Esq., Rogers Towers, P.A.

**BACKGROUND INFORMATION:**

Request to rezone approximately two (2) acres of land from Residential Single-Family 3 (RS-3) to Planned Unit Development (PUD) to allow for a maximum 19,000 square feet of freestanding Emergency Room, medical office, and ancillary commercial/office space. The property is located on the northeastern corner of Woodlawn Road and State Road 16.

**SUGGESTED MOTION/RECOMMENDATION/ACTION:**

**APPROVE:** Motion to recommend approval of PUD 2023-20 State Road 16 Medical and Commercial PUD based upon nine (9) findings of fact as provided in the Staff Report.

**DENY:** Motion to recommend denial of PUD 2023-20 State Road 16 Medical and Commercial PUD based upon ten (10) findings of fact as provided in the Staff Report.



## **Growth Management Department**

Planning Division Report

Application for Planned Unit Development Rezoning  
PUD 2023-20 State Road 16 Medical and Commercial PUD

**To:** Planning and Zoning Agency

**From:** Brandon Tirado, Planner

**Date:** January 23, 2024

**Subject:** **PUD 2023-20 State Road 16 Medical and Commercial PUD**, Request to rezone approximately two (2) acres of land from Residential Single-Family 3 (RS-3) to Planned Unit Development (PUD) to allow for a maximum 19,000 square feet of freestanding Emergency Room, medical office, and ancillary commercial/office space.

**Applicant/  
Representative:** Ellen Avery Smith, Esq. | Rogers Towers, P.A.

**Owner:** Memorial Healthcare Group, Inc.

**Hearing dates:** Planning and Zoning Agency – February 15, 2024  
Board of County Commissioners – March 19, 2024

**Commissioner  
District:** District 5

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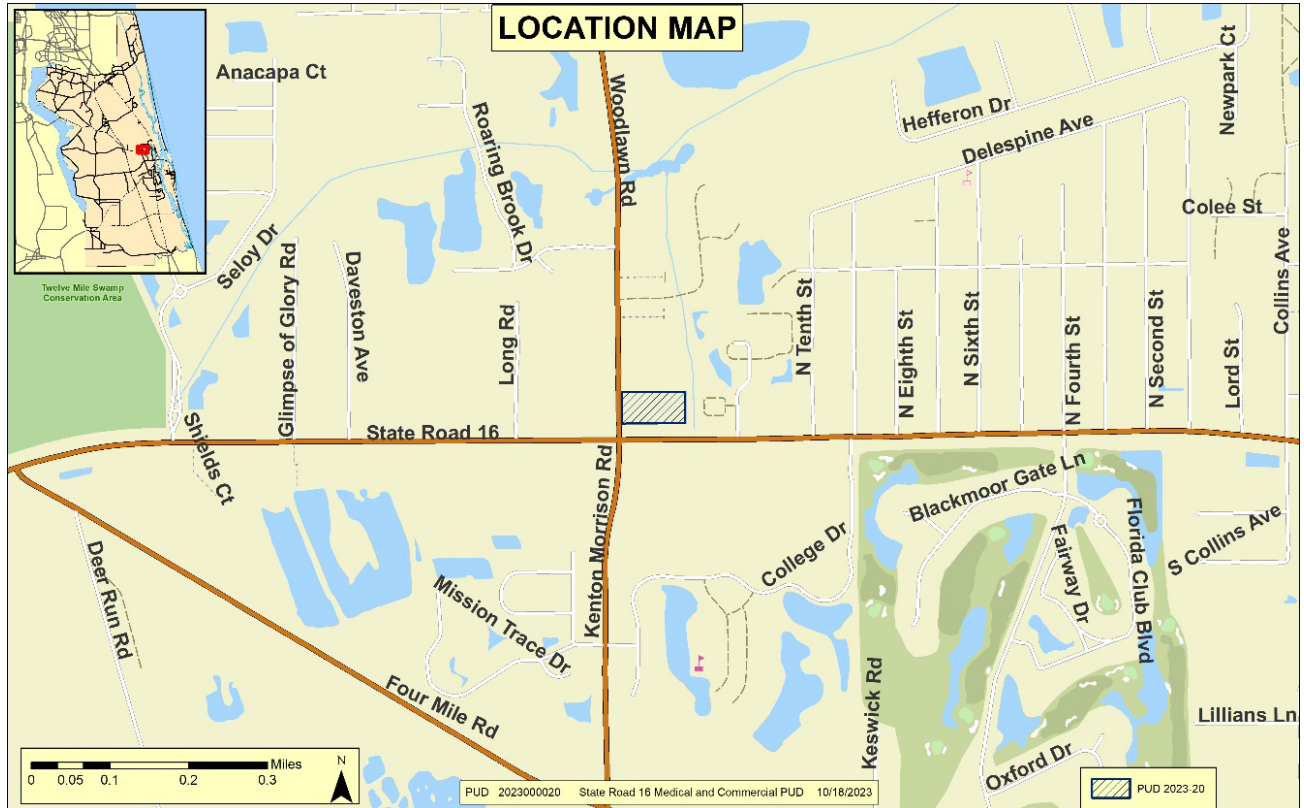
### **SUGGESTED MOTION/ACTION:**

**APPROVE:** Motion to recommend approval of **PUD 2023-20 State Road 16 Medical and Commercial PUD**, based on nine (9) findings of fact, as provided within the Staff Report.

**DENY:** Motion to recommend denial of **2023-20 State Road 16 Medical and Commercial PUD**, based on ten (10) findings of fact as provided within the Staff Report.

## MAP SERIES

**Location:** The subject property is located on the northeastern corner of Woodlawn Road and State Road 16 intersection.

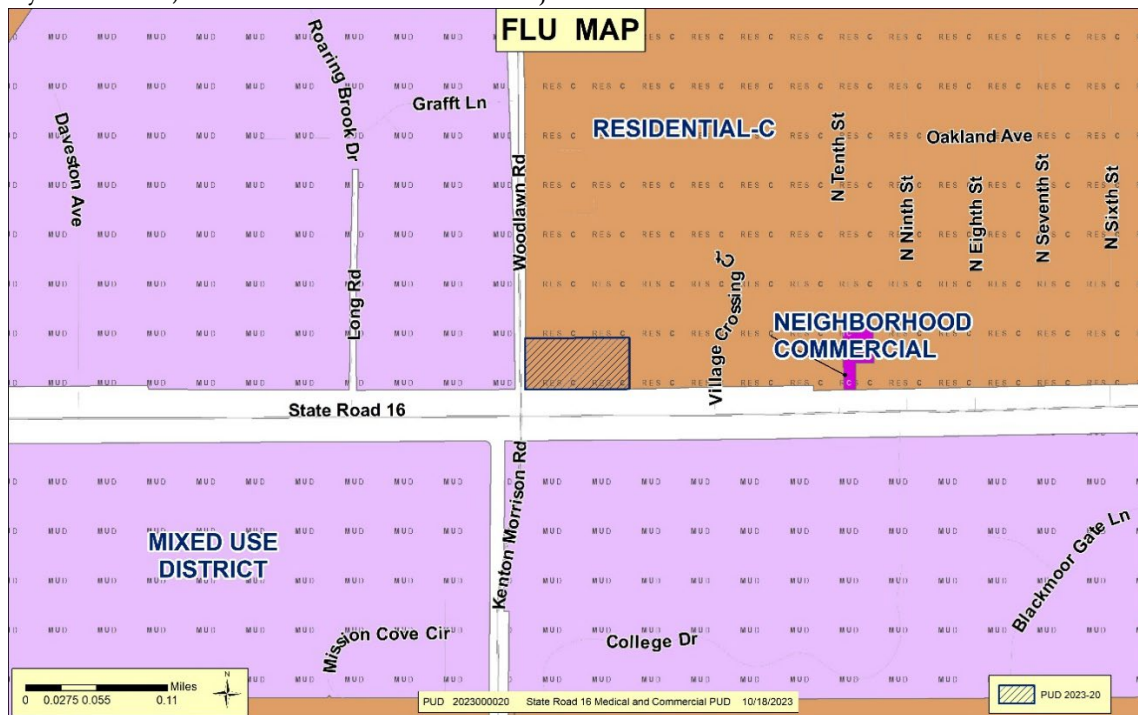


**Aerial Imagery:** The subject property is approximately 2.04 acres in size and currently consist of two (2) lots of record, parcels numbers 084740-0020 and 084740-0030. Parcel one (1) #084740-0020 is 1.02 ac in size and is located at the corner of Woodlawn Road and SR 16. This site is currently an unimproved cleared lot of record. Parcel two (2) #084740-0030 is 1.02 ac in size and is located on SR 16. This site has an existing single-family residence to-be demolished per DEMO permit 1231551. At this time, there are no delineated wetlands identified on the subject property. The surrounding area is primarily developed with a mix of Commercial and Residential uses along State Road 16. Residential uses can be found further north along Woodlawn Road. The subject property directly abuts a single-family residence located at 1770 Woodlawn Road on both the north and eastern boundary of the project site. A bank is located directly across Woodlawn Road and to the west and south along SR 16 is the location of the Mission Trace Commercial Plaza and the Florida Highway Patrol Station to the south.

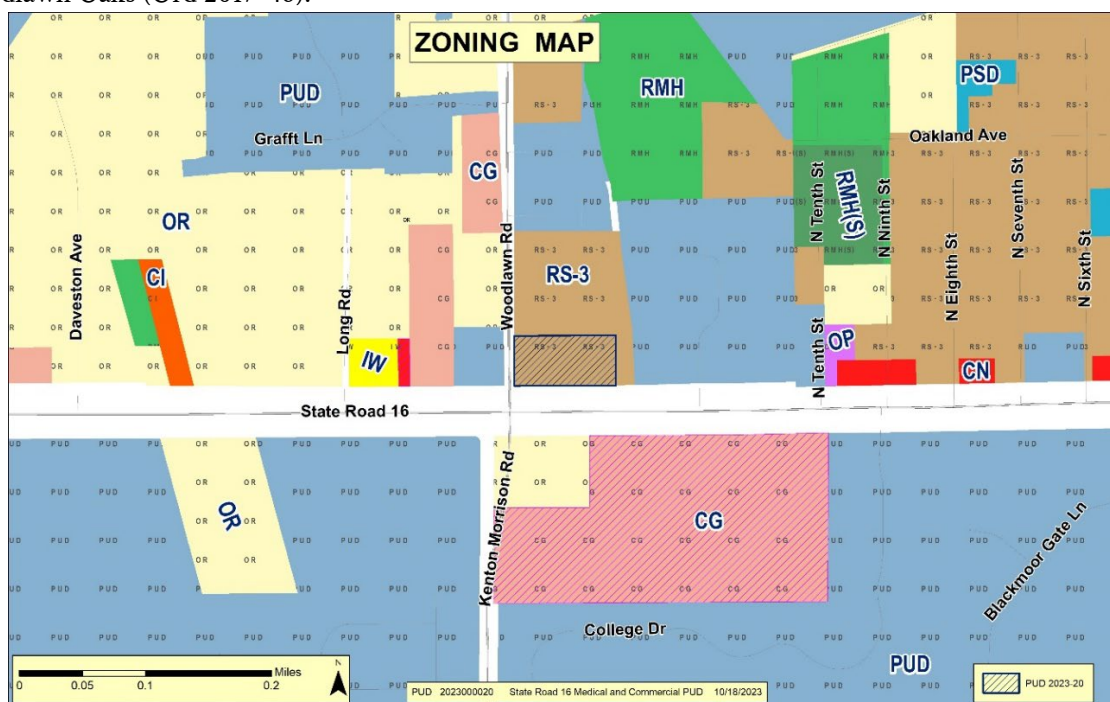




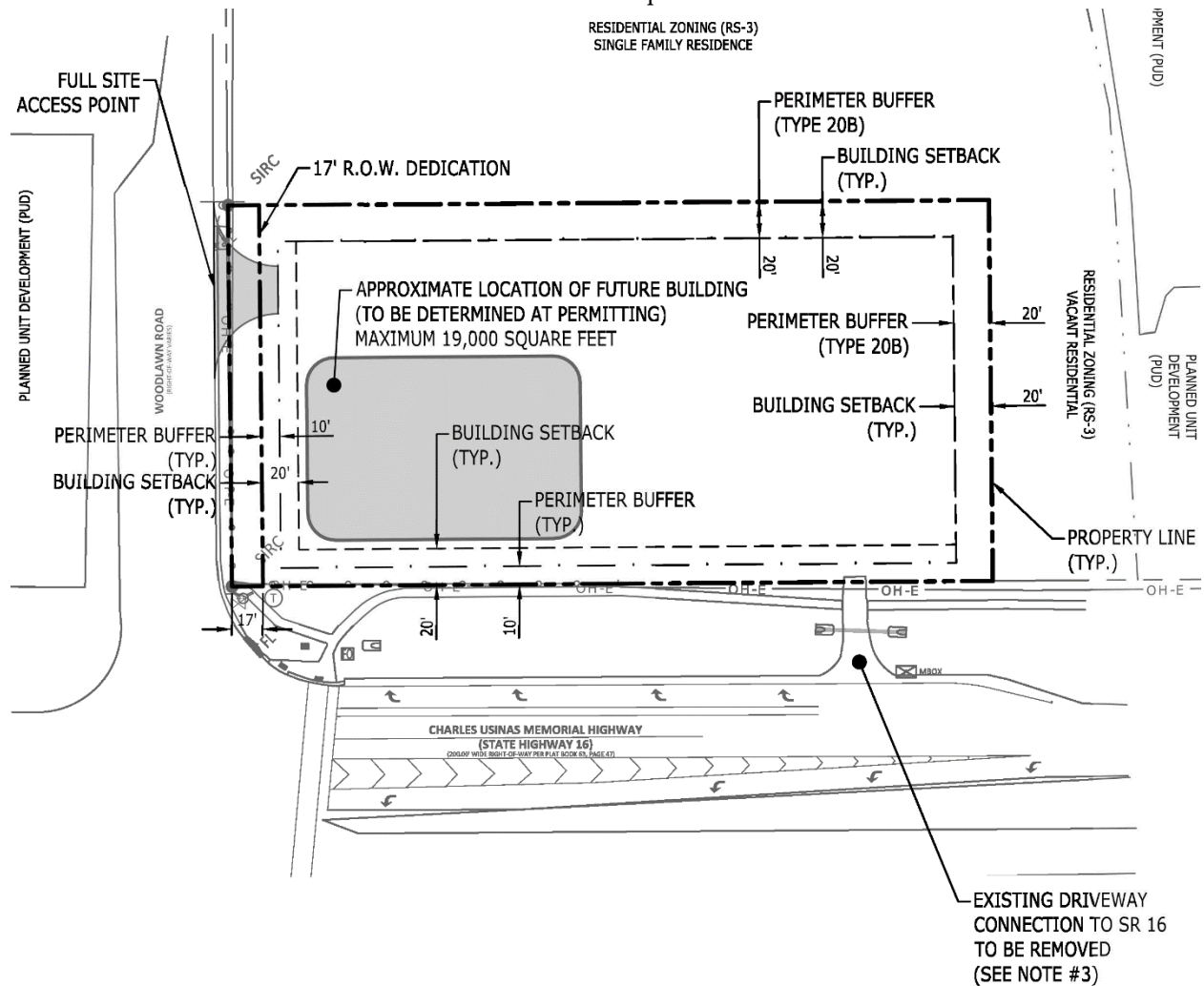
**Future Land Use:** The subject property has the Future Land Use designation of Residential-C (RES-C), directly to the west, south and southwest of the subject site is Mixed-Use District.



**Zoning District:** The subject property is currently zoned Residential, Single Family (RS-3) and is located directly adjacent to properties zoned RS-3 to the north and to the east, Planned Unit Developments (PUD) the Villages of St. Augustine PUD (Ordinance 2007-35, as amended), to the west, across Woodlawn Road properties are zoned: Open Rural (OR), Commercial General, and Planned Unit Developments which includes, the Bank of St. Augustine PUD (Ord. 2003-13), Mission Trace PUD (Ord. 2004-110, as amended) and Woodlawn Oaks (Ord 2017-46).



**Master Development Plan (MDP) Map:** The submitted Master Development Plan (MDP) Map depicts the general layout of the proposed development. The site consists of a total of approximately 2.04 acres of land. The subject property will include a 17' R.O.W. dedication on the western boundary for the future widening of Woodlawn Road. Additionally, the MDP Map demonstrates the 10' Screening Standard "A" perimeter buffer along the southern and western boundaries and a 20' Screening Standard "B" perimeter buffer around the northern and eastern boundaries. Access to the development is proposed through one (1) entrance/exit on Woodlawn Road. The applicant has requested a waiver from the requirement of showing a detailed MDP Map at this time and has opted to show additional details at the time of development. The full MDP Map is included within Attachment 1 Recorded Documents of this Staff Report.



## APPLICATION SUMMARY

The Applicant is seeking to rezone approximately 2.04 acres of land from Residential, Single Family (RS-3) to Planned Unit Development (PUD) to provide for a freestanding Emergency Room (with no overnight stays), medical office, and ancillary commercial/office space. The applicant affirms the architectural design of buildings within the Project will be in character with non-residential structures on surrounding developed lands. The project will provide larger enhanced landscaped buffers, in conformance with applicable Code provisions, to ensure compatibility with the adjacent residential uses to the north. Provided below are the development standards proposed within the provided MDP Text for the Landings at St. Johns.

<b>Figure 1: Proposed Development Standards</b>	
<b>Maximum Lot Coverage by All Buildings</b>	70%
<b>Maximum Impervious Surface</b>	Shall not exceed 70% in aggregate for the entire PUD
<b>Floor Area Ratio (FAR)</b>	In aggregate for the entire PUD area, FAR shall not exceed 50 percent.
<b>Minimum Open Space</b>	25% per LDC
<b>Maximum Building Height <sup>1</sup></b>	Shall not exceed 40 feet in height
<b>Parking</b>	Shall comply with LDC Section 6.05. & LDC Table 6.17
<b>Lighting</b>	Project lighting will comply with the provisions of LDC Sections 5.03.06.H.6 and 6.09.00.
<b>Signage</b>	All Project signs will comply with applicable provisions of LDC Parts 7.02.00 and 7.06.00. Sign locations will be depicted on construction plans.
<b>Required Building Setbacks <sup>2</sup></b>	Front: 20 feet Side: 20 feet Rear: Not applicable since Property is a corner lot with two front yards and two side yards
<b>Buffers</b>	-10' natural/landscape Screening Standard "A" buffer along the western and southern perimeters -20' natural/landscape Screening Standard "B" buffer along the eastern and northern perimeters
<b>Phasing</b>	One (1) 10-year phase; construction shall commence within five (5) years of the date on which the County approves this PUD rezoning application

1. Buildings exceeding 35 feet in height will be protected with an automatic fire sprinkler system designed and installed in accordance with the latest edition adopted by the Florida Fire Prevention Code and NFPA 13.
2. All buildings shall have a minimum 20-foot setback from the rights-of-way of State Road 16 and Woodlawn Road. A 20-foot setback will be provided from adjacent residential parcels.

## REQUESTED WAIVERS

The applicant a single waiver to provisions within the Land Development Code for which the Planning and Zoning Agency will make a recommendation on the approval to the Board of County Commissioners.

- **LDC, Sections 5.03.02.G.2 Master Development Plan Map**

The Owner is requesting a waiver from the requirement to provide a detailed Master Development Plan Map for the Property because the final engineering and construction plans for the proposed building are not available. The Owner will show the required details for onsite improvements in an Incremental Master Development Plan.

## DEPARTMENTAL REVIEW

This application was routed to all appropriate reviewing departments. There are no remaining open comments.

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

Staff noted that modifications to existing turn lanes may be necessary to keep the intersection operating at an acceptable level. Any such improvements would be required as site access improvements prior to any certificate of occupancy.

Transportation/Concurrency Division Review:

The applicant has been made aware that site access design will be reviewed with construction plan submittal, and access improvements may be required within the immediate impact area (Woodlawn Rd and/or SR 16) to provide for safe and efficient access to the proposed development, including access restrictions on Woodlawn Road, as appropriate.

Based on the applicant's preliminary site access analysis, vehicles exiting the proposed project may have difficulty exiting the project to turn left onto Woodlawn Road

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



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

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

Planning and Zoning Division Review: The subject property is located in an area along State Road 16 that has historically been designated for residential type uses, but has introduced few commercial uses within the past 10 years, specifically at this intersection of SR 16 and Woodlawn Road. The site has a Residential-C Future Land Use designation and is currently zoned Residential, Single Family (RS-3), which is supportive of residential type uses. The proposed PUD would allow Neighborhood Commercial Future Land Uses, pursuant to its approval. If approved, Neighborhood Commercial Uses allow for Office and Professional Services Zoning Districts. Among the available uses, Medical Offices w/scheduled or emergency services (No overnight lodging) is an allowed use.

Pursuant to section 125.01055(7)/section 166.04151(7) of the Florida Statutes, as created by Chapter 2023-17, Laws of Florida (the “Live Local Act”), St. Johns County must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial or mixed use if at least 40 percent of the residential units are at or below 120% AMI in the proposed multifamily or mixed-use rental development for a period of at least 30 years, affordable as defined in 420.0004, Fla. Stats. According to the Section E of the MDP Text, The Owner waives the right to develop the Property for residential uses pursuant to the Live Local Act, Chapter 2023-17, Laws of Florida.

Review by staff found that this request appears consistent with the development pattern of the surrounding area over the past ten years, which is comprised largely of single-family residential uses with a commercial node at the intersection of State Road 16 and Woodlawn Road. Furthermore, the proposed PUD would be consistent with the proposed Future Land Use Map designation of Residential-C, which per Comprehensive Plan Policy A.1.11.1(m) permits Neighborhood Commercial Uses pursuant to a Planned Development.

The MDP Map included with this request provides for the requirements of Section 5.03.02.G.2 of the LDC. Staff notes that a waiver is included with this request, that states that the final engineering and construction plans for the proposed building are not available. The Owner will show the required details for onsite improvements in an Incremental Master Development Plan. The proposed development will meet the required 25% Open Space provision prescribed per LDC, Section 5.03.03.

Figure 1 (below) provides a Compatibility Map of the surrounding properties.

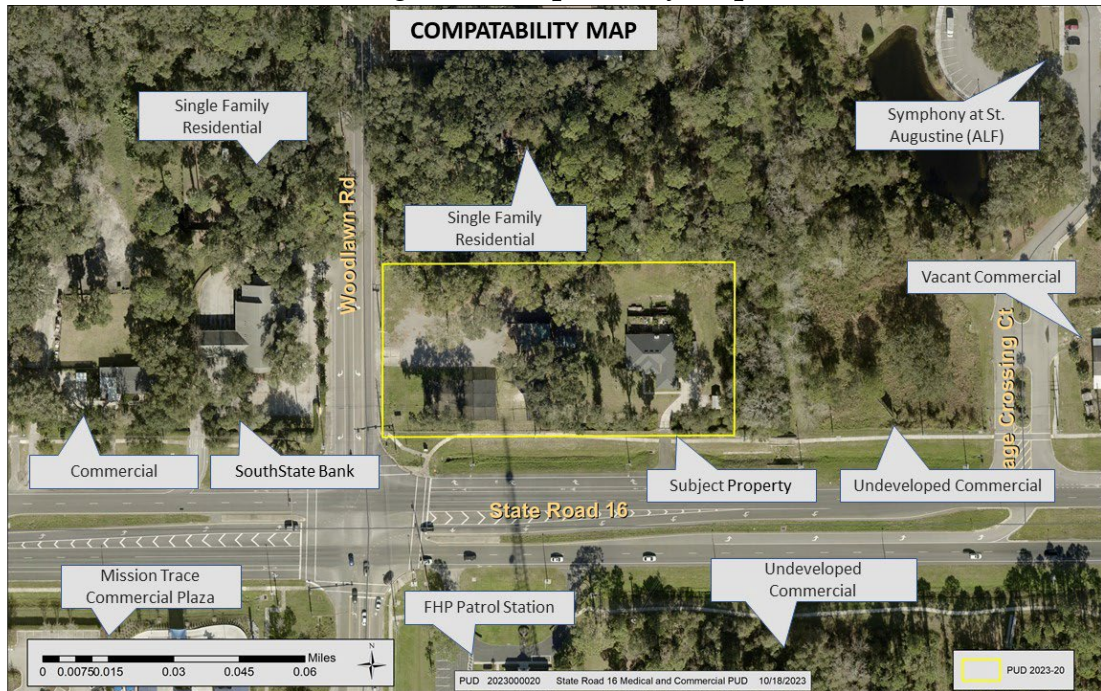
**Figure 1: Compatibility Map**

Figure 2 (below) provides a comparison of the currently permitted Use Categories within the current Residential, Single Family (RS-3) zoning and the Commercial use proposed as a part of this PUD rezoning.

**Figure 2: Zoning Designation Comparison**

Permitted Use Categories	RS-3	PUD
Residential	X	X*
Cultural/Institutional	X	
Outdoor Passive	X	
Neighborhood Public Service	X	
Solid Waste and Correctional Facilities	X	
Neighborhood Business and Commercial		X
Office and Professional		X

\*Multifamily and Mixed-use Residential are possible pursuant to the Live Local Act, Chapter 2023-17, Laws of Florida

## CORRESPONDENCE/PHONE CALLS

Staff has received one regarding the nature of the project at the time of the writing this Staff Report.

## FINDINGS OF FACT/ACTION

Staff has provided 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

<b>FINDINGS OF FACT</b> <b>PUD 2023-20 State Road 16 Medical and Commercial PUD</b>	
<b>APPROVE</b>	<b>DENY</b>
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 2025 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 2025 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 Residential-C.	3. The PUD is not consistent with the Future Land Use Designation of Residential-C by not providing a well-balanced mix of uses in the area under Policy A.1.9.5.
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 Section 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.1.3.11 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.1.3.11 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.1.11 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.1.11 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.
	10. Consistent with <i>Board of County Com'rs of Brevard County v. Snyder</i> , 627 So. 2d 469, the Board finds a legitimate public purpose in keeping the existing zoning of Open Rural (OR).



**ATTACHMENT 2**  
**RECORDED DOCUMENTS SECTION**

**BEGIN DOCUMENTS  
TO BE RECORDED**

**ORDINANCE NUMBER: 2024 - \_\_\_\_\_**

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF RESIDENTIAL, SINGLE FAMILY (RS-3) 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 September 29, 2023 in addition to supporting documents and statements from the applicant, **which are a part of Zoning File PUD 2023-20 State Road 16 Medical and Commercial PUD**, 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, policies and objectives of the 2025 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 Residential-C.
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.1.3.11 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.1.11 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 2023-20 State Road 16 Medical and Commercial PUD** the zoning classification of the lands described within the attached legal description, **Exhibit “A”**,

**is hereby changed to Planned Unit Development (PUD)**

**SECTION 3.** The development of lands within the PUD shall proceed in accordance with the Master Development Plan Text, **Exhibit “B”** and the Master Development Plan Map, **Exhibit “C”**.

**SECTION 4.** 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 5.** It is the intent of the St. Johns County Board of County Commissioners that scriveners and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

**SECTION 6.** 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 \_\_\_\_\_ 2024.**

**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

**BY: \_\_\_\_\_**  
**Sarah S. Arnold, Chair**

**ATTEST: BRANDON J. PATTY, CLERK OF THE  
CIRCUIT COURT AND COMPTROLLER**

**BY: \_\_\_\_\_**  
**Deputy Clerk**

**EFFECTIVE DATE: \_\_\_\_\_**



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**PARCEL 1:**

A PARCEL OF LAND IN SECTION 2, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 89 DEGREES 40 MINUTES 52 SECONDS EAST, ON THE SOUTH LINE OF SAID SECTION 2 AND ON THE ORIGINAL CENTERLINE OF SAID STATE ROAD NO. 16, A DISTANCE OF 139.47 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 43 SECONDS WEST 33.00 FEET TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND ON THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 16; THENCE CONTINUING NORTH 00 DEGREES 33 MINUTES 43 SECONDS WEST, ON THE EAST LINE OF WOODLAWN ROAD, 208.71 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 52 SECONDS EAST 208.71 FEET; THENCE SOUTH 00 DEGREES 33 MINUTES 43 SECONDS EAST 208.71 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 52 SECONDS WEST, ON SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**

A PARCEL OF LAND IN SECTION 2, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 89 DEGREES 40 MINUTES 52 SECONDS EAST, ON THE SOUTH LINE OF SAID SECTION 2 AND ON THE ORIGINAL CENTERLINE OF SAID STATE ROAD NO. 16, A DISTANCE OF 348.18 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 43 SECONDS WEST 33.00 FEET TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND ON THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 16; THENCE CONTINUING NORTH 00 DEGREES 33 MINUTES 43 SECONDS WEST, 208.71 FEET; THENCE SOUTH 00 DEGREES, 33 MINUTES 43 SECONDS EAST 208.71 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 52 SECONDS WEST ON SAID NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

**EXHIBIT “B”**

**State Road 16 Medical and Commercial Planned  
Unit Development**

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St. Johns County, Florida

September 29, 2023  
Revised December 5, 2023  
Revised January 2, 2024  
Revised January 11, 2024  
Revised January 29, 2024  
Revised February 5, 2024

## **Team Roster**

### **Owner/Applicant:**

Memorial Healthcare Group, Inc.  
Ron Woods  
3625 University Boulevard South  
Jacksonville, Florida 32216  
(904) 702-6919

### **Land Planning/Civil Engineering:**

Catalyst Design Group  
George Huddleston, PE  
1085 W. Morse Boulevard  
Winter Park, Florida 32789  
(689) 219-8901

### **Legal:**

Rogers Towers, P.A.  
Ellen Avery-Smith, Esq.  
100 Whetstone Place, Suite 200  
St. Augustine, Florida 32086  
(904) 824-0879

### **Exhibit List:**

Exhibit "A" – Legal Description of the Property  
Exhibit "B" – Planned Unit Development Text  
Exhibit "C" – Master Development Plan

## **STATE ROAD 16 MEDICAL AND COMMERCIAL MASTER DEVELOPMENT PLAN TEXT**

This Master Development Plan Text is part of an application for rezoning the property subject hereto to Planned Unit Development (“**PUD**”) as required by the St. Johns County Land Development Code (the “**Code**” or “**LDC**”). The application is filed on behalf Memorial Healthcare Group, Inc., which is the owner of the property subject to this application (the “**Applicant**” or “**Owner**”).

### **A. Project Description:**

The Owner seeks to rezone land designated Residential Single-Family 3 (“**RS-3**”) to Planned Unit Development (“**PUD**”), for a project to be called State Road 16 Medical and Commercial PUD (the “**Project**”). The Project is located north of State Road 16 and east of Woodlawn Road in unincorporated St. Johns County, Florida, being described in **Exhibit “A”** to the PUD Ordinance (the “**Property**”). The Property has St. Johns County Parcel Identification Nos. 084740-0020 and 084740-0030.

The State Road 16 Medical Commercial Project includes approximately two (2) acres. The Property has a Future Land Use Map (“**FLUM**”) designation of Residential C. The Owner proposes to develop a maximum of 19,000 square feet of freestanding emergency room (with no overnight stays), medical office and ancillary commercial and office space on the Property. All uses within the in the Property are deemed compatible. The architectural design of buildings within the Project will be in character with non-residential structures on surrounding developed lands.

Lands to the north and east of the Property have FLUM designations of Residential C. Parcels to the west and south of the Property have FLUM designations of Mixed Use District. The Property is located on the northeast corner of the intersection of State Road 16 and Woodlawn Road, which is a commercial and mixed-use corner. The project will provide larger landscaped buffers, in conformance with applicable Code provisions, to ensure compatibility with the adjacent residential uses to the north. The property to the east appears to be a commercial establishment.

The design for the PUD may implement Low Impact Development principles in common landscaped areas, with such principles including planting native vegetation and using bio-swales to collect localized stormwater runoff. It is anticipated that the architectural style of the development will result in a unified, cohesive and compatible plan of development in that it will:

- Provide emergency room, medical office and related commercial and office services for area residents in this area of St. Johns County.
- Provide employment opportunities for residents in the southern portion of the County.
- Permit a creative approach to the development of the land and accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of the Code.



- Conform to the limitations of use, design, density, coverage and phasing stipulated on the proposed development plan.
- Provide development consistent with the Residential C FLUM designation and the uses of surrounding lands.

**B. Development Size:**

There are two (2) acres within the PUD, as depicted on the Master Development Plan (“MDP”) Map attached as **Exhibit “C”**.

**C. Wetlands:**

There are no wetlands within the Property.

**D. Development Area:**

The area proposed for development is comprised of two (2) acres (the entire Project acreage).

**E. Dwelling Units and Density:**

No residential development is proposed. The Owner waives the right to develop the Property for residential uses pursuant to the Live Local Act, Chapter 2023-17, Laws of Florida.

**F. Non-Residential Development:**

The Project may contain a maximum of 19,000 square feet of freestanding emergency room (with no overnight stays), medical office and ancillary commercial and office space on the Property. Any of the permitted uses listed in this Section F that would require a special use permit will be permitted, provided that such uses meet the special use criteria set forth in LDC Section 2.03.

**G. Site Development Criteria:**

Development of the PUD will adhere to the following site development criteria:

1. **Building Setbacks:** Setbacks will be measured from the Property line in accordance with the LDC, as follows:

Minimum Front Yard Setback: 20 feet  
 Minimum Side Yard Setback: 20 feet  
 Minimum Rear Yard Setback: Not applicable since Property is a corner lot with two front yards and two side yards

All buildings shall have a minimum 20-foot setback from the rights-of-way of State Road 16 and Woodlawn Road. A 20-foot setback will be provided from adjacent residential parcels.

All parking and storage areas shall be set back a minimum of 20 feet from the State Road 16 and Woodlawn Road rights-of-way and five (5) feet from all other property boundaries. Setbacks shall be measured in accordance with the Code from the parent parcel boundaries.

Exterior air conditioning units and related heating/cooling units may be located adjacent to or at the rear of the structures served. All structures shall have a minimum separation of ten (10) feet measured from the furthest projection on the structure to the furthest projection of any other structure unless the exception is met per LDC Section 6.03.01. If this separation cannot be maintained, then all structures must be protected with an automatic fire sprinkler system in accordance with NFPA 13, 13R or 13D or the required fire hydrants shall be capable of providing an additional 500 gallons per minute for two hours. Such fire flow shall be an addition to that already required. (LDC 6.03.01 and NFPA 1, chapter 18).

2. Accessory Structures: All non-residential accessory structures within the Project will comply with applicable requirements of the Code.
3. Maximum Coverage of Lots by Buildings: 70 percent.
4. Floor Area Ratio (FAR): In aggregate for the entire PUD area, FAR shall not exceed 50 percent.
5. Maximum Impervious Surface Ratio (ISR): ISR shall not exceed 70 percent in aggregate for the entire PUD area.
6. Parking: Parking will meet the requirements of the Code in effect at the time of permitting. Individual parcels may share parking with other facilities, with shared parking agreements, and will comply with LDC Section 6.05.02, Parking and Loading Standards. Parking for bicycles will be provided in accordance with LDC Section 6.05.02.M.
7. Lighting: Project lighting will comply with the provisions of LDC Sections 5.03.06.H.6 and 6.09.00.
8. Signage: All Project signs will comply with applicable provisions of LDC Parts 7.02.00 and 7.06.00. Sign locations will be depicted on construction plans.
9. Building Height: Structures shall not exceed 40 feet in height as measured in accordance with LDC Section 6.07.00. Buildings exceeding 35 feet in height will be protected with an automatic fire sprinkler system designed and installed in accordance with the latest edition adopted by the Florida Fire Prevention Code and NFPA 13.
10. Clearing and Grading, and Silvicultural Uses: Excavation activities shall be shown on construction plans and shall be allowed within approved development areas (as defined by approval of construction plans) within the Project for the construction of stormwater management systems and ponds, and other similar uses and

structures in conjunction with the development of the Project, subject to applicable permitting requirements. Dirt from such excavations may be retained on site or sold and transported from the site if the Owner has determined that the dirt is not required for development of the Project. Also, if needed, fill dirt may be brought on to the Project from off-site.

Early land clearing and the excavation, deposit, stockpiling and leveling of fill material removed from construction of the master drainage system and road rights-of-way shall be allowed subject to permitting requirements of St. Johns County and the St. Johns River Water Management District. Prior to any early clearing activity, the Owner shall provide the County a tree inventory or tree survey of protected trees (as defined in the Code) within the limits of the clearing. The Owner will comply with applicable Code provisions. The Owner shall mitigate for any protected trees to be removed by such early clearing activities as required under the Code.

**H. Infrastructure:** The infrastructure needed to serve the PUD will consist of roads, drainage facilities, water and sewer lines, fire protection and solid waste collection as follows:

1. Vehicular Access: There will be one (1) entrance/exit driveway connection to the PUD from Woodlawn Road, as shown in the general locations depicted on the MDP Map, **Exhibit “C”**. Site access improvements will be provided pursuant to applicable St. Johns County and FDOT standards, at the Owner’s expense. The Owner will reserve 17 feet on the western boundary of the Property, in the location depicted on the MDP Map, for the future widening of Woodlawn Road. The proposed Project cannot interconnect to the north or west due to existing uses. Interconnection to the west and south will be provided to Woodlawn Road and State Road 16, respectively.
2. Internal Access: The Owner’s intent is to provide internal access to all development within the PUD with cross-access easements and private roads. Traffic calming elements may include speed humps, speed tables and similar designs along the internal access road as outparcels are developed for efficient placement and construction.
3. Pedestrian Access: Sidewalks shall be provided pursuant to LDC Sections 5.03.02.G.1.h, 5.03.02.G.2.g and 6.02.06 for those portions of the Project that are developed as such development occurs. Five (5)-foot-wide sidewalks exist along the Project’s frontage on State Road 16 and Woodlawn Road. The Owner will construct five (5)-foot-wide sidewalks to connect commercial areas within the Property, as depicted on the MDP Map. Such sidewalks shall provide pedestrian connections throughout the site and to adjacent properties wherever practicable. All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction (“**FACBC**”) and Americans Disability Act Accessibility Guidelines (“**ADAAG**”) established by Florida law and 28 CFR Part 36. Where feasible, bicycle parking shall be provided in designated locations in

conformance with LDC Section 6.05.02.M.

4. Open Space: The project will provide a minimum of five percent (5%) conservation of upland natural vegetation, pursuant to LDC Section 5.03.03.A.3. The Project will provide a minimum of 25 percent open space, pursuant to LDC Section 5.03.03.A.1.
  5. Drainage: Stormwater will be treated on site within the retention and detention areas or within provided off-site drainage easements. All drainage structures and facilities will be designed and constructed in compliance with the Code in effect at the time of permitting and the applicable rules of the St. Johns River Water Management District. All necessary permits will be obtained and construction plans approved prior to the commencement of any construction. Stormwater ponds will be vegetated with natural landscape material wherever feasible. The stormwater management system will be maintained by either the Owner, its successors or assigns, or one or more property owners' associations.
  6. Utilities: All electrical, telephone and cable lines will be installed underground on the site. Water and sewer service will be provided by the City of St. Augustine. Electricity will be provided by Florida Power and Light. Utility availability letters have been provided. All electrical, telephone, and cable lines will be installed underground on the site.
  7. Solid Waste: Solid waste will be handled by the licensed franchisee in the area. Solid waste storage areas will be designed in accordance with LDC Section 6.06.04.B(8).
  8. Fire Protection: Fire protection will be provided in accordance with LDC Section 6.03.00. The Property is located within five (5) miles of a two fire stations.
- I. Potable Water/Sanitary Sewer:** Water and sewer services will be obtained from the City of St. Augustine via central utility systems. All on-site utilities will be public through the point of connection to buildings and then private from meter(s) to building(s). Utility connection points shall be installed as listed in the availability letter 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 City of St. Augustine 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 City of St. Augustine water, reuse and/or pressurized mains unless otherwise approved by City. Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines.
- J. Soils:** Based on the soil survey of St. Johns County, Florida, the following soils are present on the Property: Adamsville fine sand (1); and Immokalee Sand (7). See the Project Ecological Assessment by Modica & Associates dated June 2023 (the “**Environmental Report**”) submitted with this application for developability of the aforementioned soil

types.

- K. **Site Vegetation:** The applicable Florida Land Use, Covers and Forms Classification System (“FLUCFCS”) designations for the Property are summarized as follows: Residential, Low Density (11); and Urban Land in Transition (193).
- L. **Significant Natural Communities Habitat and Listed Species:** The Owner’s environmental consultant, Modica & Associates, has conducted the required Significant Natural Communities Habitat and Listed Species Studies. There is no Significant Natural Communities Habitat on the Property, and no listed species were observed.
- M. **Historic Resources:** Archaeological review is complete (Laughlin, 2006), and no cultural resources have been located on the site. However, in the event archaeological and historical resources are encountered during ground disturbing activities, all work shall halt and the St. Johns County Environmental Division shall be contacted immediately at (904) 209-0623.
- N. **Buffers/Landscaping:** The buffers and setbacks outlined below shall be applicable only to those portions of the PUD that are developed if and when such development occurs. Until development occurs, all existing lands within the Project shall remain exempt from the buffer and setback criteria outlined below and may continue to be used for existing purposes; provided, however, such activities cannot encroach into the required buffers. If development of the Project occurs in phases, all existing lands outside of the phase(s) proposed for development shall remain exempt from the buffer and setback criteria outlined below; provided, however, such activities cannot encroach into the required buffers.
  - 1. Perimeter Buffer; Screening: A natural or planted landscaped buffer a minimum ten (10) feet wide, with Screening Standard “A”, will be provided along the western and southern perimeters of the Property, and a natural or planted landscaped buffer a minimum of 20 feet wide, with Screening Standard “B”, will be provided along the northern and eastern Property boundaries, pursuant to applicable buffer and screening requirements of LDC Sections 5.03.03.A.4 and 6.06.04. Buffer areas are depicted on the MDP Map, Exhibit “C”. The Owner will be permitted to construct sidewalks within the perimeter buffer, in the general locations depicted on the MDP Map. Screening of mechanical equipment located on the ground and/or rooftop will be in compliance with LDC Section 6.06.04.B.9.
  - 2. Upland Buffers: There are no wetlands on the site, so no upland buffers are required.
  - 3. Landscaping: All landscaping, tree removal and tree protection will comply with applicable provisions of LDC Sections 6.06.04 in effect at the time of construction plan submittal.

Landscaping for the Project will be designed to establish a high-quality environment that provides for visibility, safety and low maintenance. The landscape will be designed to enhance the site and to coordinate with the proposed

architecture. The design of the landscape shall provide a pleasant appearance from the adjacent roadways, and special emphasis will be placed on screening service areas and parking fields from these roads. Landscaping will be consistent with typical plantings found along State Road 16. In order to emphasize water conservation, plantings will be selected from the St. Johns River Water Management District's Florida Waterwise plant database as appropriate to the local climate. Landscaping shall be in conformance LDC Section 6.06.00, and other applicable Code provisions.

**O. Special Districts:** The PUD is not located within a Special District.

**P. Temporary Uses:**

1. Temporary Signage. Temporary signage shall be allowed within the PUD and shall comply with LDC Section 7.03.00. Temporary construction trailers may be utilized and placed on the site upon approval of the construction plans in the location(s) shown on such construction plans. Temporary construction trailers will be allowed to remain until completion of the buildings and must be removed no later than 30 days after approval of the Certificate of Occupancy for the last building on the site.
2. Construction/Leasing Trailers. Temporary construction and leasing trailers shall be allowed on-site and to be moved throughout the site as necessary. Parking shall be provided for the trailer(s) in a temporarily defined but unpaved lot with a driveway apron that meets Code requirements. Temporary construction and leasing trailers shall be removed no later than 30 days following the issuance of a certificate of occupancy for all buildings within each phase. All temporary leasing offices shall meet all of the applicable requirements of the Florida Accessibility Code for Building Construction, including, but not limited to, an accessible route and accessible parking with signage. Construction staging areas may be located within any phase of the Project.

**Q. Accessory Uses:** Accessory uses and structures will be allowed as per the Code, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structure. Air conditioning units are not considered structures and may be included within the setback line without violating the setback requirements.

Air conditioning units and/or heating/cooling units may be placed on roofs, provided they are screened from view from adjacent public rights-of-way or located on the ground and screened from view from any adjacent public right-of-way, pursuant to LDC Section 6.06.04.B.9.

No permanent structures shall be allowed within any (public or private) drainage or utility easement. Examples of permanent structures shall include, but are not limited to: buildings, footings, A/C units, and related heating/cooling units.

All Accessory structures shall comply with appropriate Florida Building Codes, including

life safety issues, fire separations and Florida Accessibility Code for Building Construction requirements.

- R. Timing and Phasing:** The Project will include one (1), 10-year phase. The Owner will commence construction within five (5) years of the date on which the County approves this PUD rezoning application. Commencement of construction shall be deemed to have occurred upon the County's approval of applicable infrastructure construction plans. The Project will be completed within ten (10) years of commencement. Completion shall be defined as receipt of approval from the County of applicable As-Built Surveys or certification of completion by the Developer's engineer. This completion date may be extended through a modification of this PUD Ordinance.
- S. Project Impact:** The Property is located within the Residential C FLUM category of the 2025 St. Johns County Comprehensive Plan, which allows the types of community and neighborhood-scale commercial and office uses included within the application. The Owner believes that the proposed free-standing emergency room, medical offices and ancillary commercial and office space provided by the Project will further the stated goals and objectives of the St. Johns County Comprehensive Plan and provide for a more desirable environment than could be accomplished through traditional zoning. The need and justification for approval of the PUD has been considered in accordance with the Code and the St. Johns County Comprehensive Plan.
- The PUD will not adversely affect the orderly development of St. Johns County as embodied by the Code, the 2025 St. Johns County Comprehensive Plan. The Property is identified as Residential C on the Future Land Use Map of the St. Johns County Comprehensive Plan, which allows the development activities proposed in this application. As described, this use is compatible with the surrounding zoning and Comprehensive Plan future land use designations, as well as the overall development trend of the area. Development of the Project is consistent with the St. Johns County Comprehensive Plan.
  - The proposed PUD will be a benefit to the existing and future residents of neighboring projects and to the residents of St. Johns County in that the County will be afforded strict control over development of this Project. The PUD will not adversely affect the health, safety, and welfare of the residents or workers in the area, will not be detrimental to the natural environment or to the development of adjacent properties or the neighborhood and will accomplish the objectives, standards, and criteria set forth in the Code. The Owner and any common property owners' association(s) will maintain the character and appearance set forth herein.
  - The conditions stipulated in the PUD application and imposed by this ordinance provide for strict regulation and maintenance of this Property. When developed in accordance with the conditions stipulated by this ordinance, the PUD will maintain the standards of the area, complement the neighboring developments and will be compatible with the desired future development of the area.
  - The Project meets all applicable requirements of LDC Section 5.03.00, Planned Unit



Development districts, as well as general zoning, subdivision, and other regulations, specifically in relation to its location (it is located within a Residential C on the 2025 FLUM, which district allows the type of development envisioned within the PUD), Compatibility, Adequacy of Public Facilities, and in conformance with all applicable requirements of LDC Section 5.03.00, Planned Unit Development districts. In addition, the PUD provides for a Master Development Plan Text and Map which meet the requirements of LDC Section 5.03.02 (G).

Therefore, the commercial and office uses included in this application will be compatible with the emerging development patterns of the area, are consistent with the Comprehensive Plan and all County requirements and guidelines, as well as consistent with the overall development trend for the area.

**T. Waivers:** The Owner is requesting one waiver.

#### **LDC Section 5.03.02.G.2 Master Development Plan Map**

The Owner is requesting a waiver from the requirement to provide a detailed Master Development Plan Map for the Property because the final engineering and construction plans for the proposed building are not available. The Owner will show the required details for on-site improvements in an Incremental Master Development Plan.

**U. Ownership/Agreement:** The Owner, its successors and/or assigns, hereby agree and stipulate to proceed with the proposed development in accordance with the PUD Ordinance for this application as adopted by the St. Johns County Board of County Commissioners. The Owner (including its successors and/or assigns) also agrees to comply with all conditions and safeguards established by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners regarding said PUD specifically outlined as follows:

“To the extent that they do not conflict with the unique specific and detailed provisions of this approved PUD Ordinance, all provisions of the Land Development Code, as such may be amended from time to time, shall be applicable to this development; except (a) that modification to this PUD by variance or special use shall be prohibited; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency 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.”

All roads, drainage facilities and common areas, located within the PUD for the common use and benefit of all property owners, shall initially be constructed, owned and maintained by the Owner, its successors and/or assigns. The site shall be maintained in a clean and orderly manner in accordance with all provisions of this PUD and conditions included within the adopting Ordinance. Legal documents and agreements for common ownership by property owners and/or a property association, shall meet the requirements of the St. Johns County Land Development Code in effect at the time of establishment.

- V. **Future Land Use Designation:** The Property is located within the Residential C designation on the 2025 Future Land Use Map of the St. Johns County Comprehensive Plan.

**EXHIBIT "A"**

LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND IN SECTION 2, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 89 DEGREES 40 MINUTES 52 SECONDS EAST, ON THE SOUTH LINE OF SAID SECTION 2 AND ON THE ORIGINAL CENTERLINE OF SAID STATE ROAD NO. 16, A DISTANCE OF 139.47 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 43 SECONDS WEST 33.00 FEET TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND ON THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 16; THENCE CONTINUING NORTH 00 DEGREES 33 MINUTES 43 SECONDS WEST, ON THE EAST LINE OF WOODLAWN ROAD, 208.71 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 52 SECONDS EAST 208.71 FEET; THENCE SOUTH 00 DEGREES 33 MINUTES 43 SECONDS EAST 208.71 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 52 SECONDS WEST, ON SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND IN SECTION 2, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 89 DEGREES 40 MINUTES 52 SECONDS EAST, ON THE SOUTH LINE OF SAID SECTION 2 AND ON THE ORIGINAL CENTERLINE OF SAID STATE ROAD NO. 16, A DISTANCE OF 348.18 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 43 SECONDS WEST 33.00 FEET TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND ON THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 16; THENCE CONTINUING NORTH 00 DEGREES 33 MINUTES 43 SECONDS WEST, 208.71 FEET; THENCE SOUTH 00 DEGREES, 33 MINUTES 43 SECONDS EAST 208.71 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 52 SECONDS WEST ON SAID NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

**EXHIBIT “C”**

MASTER DEVELOPMENT PLAN MAP

P:\2023\20230009\_Sr\_Augustine\_FSER\dwg\Test\_Fil\_20230009\_FSER\_Test\_Fil\_Master\_Plan.dwg-Test\_Fil\_Feb 07, 2024\_scolley

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2 TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 2, NORTH 89°40'52" EAST, 139.47 FEET; THENCE, DEPARTING SAID SOUTH LINE, NORTH 00°51'28" EAST, 29.01 FEET TO A 5/8" IRON ROD AND CAP (LB 6605) ON THE WEST RIGHT-OF-WAY LINE OF WOODLAWN ROAD (RIGHT-OF-WAY WIDTH VARIES) AND THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH 0°35'47" WEST, 208.65 FEET TO A 5/8" IRON ROD AND CAP (LB 6605); THENCE, DEPARTING SAID WEST RIGHT-OF-WAY LINE, NORTH 89°33'44" EAST, 208.67 FEET TO A 1/2" IRON ROD AND CAP (RLS 894); THENCE, NORTH 89°33'47" EAST, 208.74 FEET TO A 1/2" IRON PIPE (NO ID); THENCE, SOUTH 0°35'47" EAST, 208.65 FEET TO A 1/2" IRON PIPE (NO ID) ON THE NORTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY NO 16 (200' RIGHT-OF-WAY LINE SOUTH BOOK 63 PAGE 47); THENCE ALONG SAID NORTHERN RIGHT-OF-WAY LINE SOUTH 89°33'46" WEST, 208.71 FEET TO A 1/2" IRON ROD AND CAP (RLS 894); THENCE, CONTINUING ALONG SAID NORTHERN RIGHT-OF-WAY SOUTH 89°33'46" WEST, 208.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.00 ACRES MORE OR LESS.

GENERAL NOTES:

- LOT LAYOUT IS CONCEPTUAL AND MAY BE REVISED ON CONSTRUCTION PLANS OR BY CHANGES TO THE MASTER DEVELOPMENT PLAN IN ACCORDANCE WITH LDC SECTION 5.03.05.
- DEVELOPER MAY INSTALL PERIMETER FENCING AT THEIR OPTION. THE HEIGHT MAY BE UP TO 6 FT. FENCING MAY NOT BE LOCATED WITHIN AN UPLAND BUFFER.
- SIGNAGE SHALL BE ALLOWED BY THE PUD TEXT.
- THIS PROJECT LIES WITHIN FLOOD ZONE "X", BASED UPON FEMA FIRM MAP COMMUNITY NO. 12109C03111, REVISED 12/7/2018.
- DETAILS AND ADA COMPLIANCE OF THE SIDEWALKS WILL BE PROVIDED ON CONSTRUCTION PLANS.
- SOLID WASTE STORAGE DUMPSTERS SHALL BE SCREENED IN ACCORDANCE WITH LDC SEC. 6.06.04 B8. DETAILS SHALL BE PROVIDED WITH THE BUILDINGS PERMIT CONSTRUCTION DRAWINGS AT THE TIME OF SUBMITTAL.
- ON SITE AIR BURNING LOCATION TO BE DETERMINED IN THE FIELD
- STRUCTURES EXCEEDING THIRTY-FIVE (35) FEET MUST CONTAIN AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION ADOPTED BY THE ST. JOHNS COUNTY FIRE PREVENTION CODE OF NFPA 13 OR EQUIVALENT STANDARD AS ADOPTED IN THE FLORIDA ARE PREVENTION CODE OR AS OTHERWISE APPROVED BY ST. JOHNS COUNTY FIRE RESCUE.
  - THE HEIGHT LIMITATIONS DO NOT APPLY TO ANY NEW ROOF STRUCTURES FOR HOUSING ELEVATORS, STAIRWAYS, TANKS, VENTILATING FANS, SOLAR ENERGY COLLECTORS OR SIMILAR EQUIPMENT REQUIRED TO OPERATE THE BUILDING (PROVIDED THE STRUCTURE SHALL NOT COVER MORE THAN 20% OF THE ROOF AREA OR EXTEND OVER 10 FEET IN HEIGHT), NOR TO CHURCH SPIRES, STEEPLES, BELFRIES, CUPOLAS, DOMES, MONUMENTS, WATER TOWERS, SKYLIGHTS, FLAG POLES, VENTS OR TOWER SIMILAR STRUCTURES WHICH MAY BE ERECTED ABOVE THE HEIGHT UMIT, NOR TO ARE OR PARAPET WALLS PROVIDING THAT SUCH WALLS SHALL NOT EXTEND MORE THAN FIVE (5) FEET ABOVE THE ROOF.
- BICYCLE PARKING WILL BE PROVIDED PURSUANT TO SECTION 6.05.02.M, LDC.

NOTE:

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

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

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

ORDINANCE NUMBER: \_\_\_\_\_

FILE NUMBER: \_\_\_\_\_

OPEN RURAL  
ZONING (OR)

FULL SITE  
ACCESS POINT

PLANNED UNIT DEVELOPMENT (PUD)

PERIMETER BUFFER  
(TYP.)  
BUILDING SETBACK  
(TYP.)

17' R.O.W. DEDICATION

APPROXIMATE LOCATION OF FUTURE BUILDING  
(TO BE DETERMINED AT PERMITTING)  
MAXIMUM 19,000 SQUARE FEET

BUILDING SETBACK  
(TYP.)

PERIMETER BUFFER  
(TYP.)

RESIDENTIAL ZONING (RS-3)  
SINGLE FAMILY RESIDENCE

PERIMETER BUFFER  
(TYPE 20B)

BUILDING SETBACK  
(TYP.)

PERIMETER BUFFER  
(TYPE 20B)

BUILDING SETBACK  
(TYP.)

RESIDENTIAL ZONING (RS-3)  
VACANT RESIDENTIAL

PROPERTY LINE  
(TYP.)

EXISTING DRIVEWAY  
CONNECTION TO SR 16  
TO BE REMOVED  
(SEE NOTE #3)

VICINITY MAP

NOT TO SCALE



LEGEND

PROPERTY LINE  
BUILDING SETBACK  
PERIMETER BUFFER

SITE DATA	
PARCEL #	0847400020 & 0847400030
ADDRESS:	890 & 870 STATE ROAD 16, ST. AUGUSTINE, FL 32084
ZONING:	PUD
FUTURE LAND USE:	RESIDENTIAL-C
FLOODPLAIN ZONE:	ZONE X
STORM SURGE ZONE:	NONE
WETLANDS:	NONE

LAND USE DATA	
CURRENT SITE ACREAGE	2.00
SITE ACREAGE AFTER 17' ROW DEDICATION	1.92
MINIMUM UPLAND PRESERVATION (5%)	4,182 SF (BASED ON SITE AREA AFTER ROW DEDICATION)
*TO BE PROVIDED WITHIN MARKED BUFFERS	

MAXIMUM OF 19,000 SQUARE FEET OF PERMITTED USES  
MAXIMUM BUILDING LOT COVERAGE = 70%  
MAXIMUM IMPERVIOUS SURFACE RATIO = 70%  
MAXIMUM FLOOR AREA = 50%  
MAXIMUM BUILDING HEIGHT = 40'

MINIMUM SETBACKS			
LOCATION	YARD TYPE	BUILDING SETBACK (FT)	PERIMETER BUFFER (FT)
SR 16 / CHARLES UNSINAS MEM. HWY.	FRONT	20	10
WOODLAWN RD.	FRONT	20	10
EAST	SIDE	20	20
NORTH	SIDE	20	20

NOTES  
1) 17' R.O.W. DEDICATION WILL BE REQUIRED ALONG WOODLAWN RD.  
2) COUNTY WILL ALLOW FULL ACCESS DRIVEWAY CONNECTION TO WOODLAWN RD.  
3) FDOT WILL NOT ALLOW DRIVEWAY CONNECTION TO SR 16.

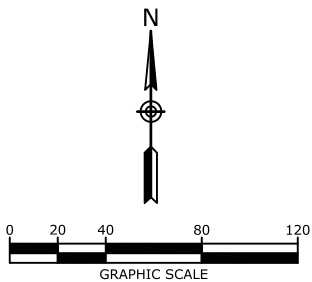


EXHIBIT "C"

ST. JOHNS COUNTY, FL

DRAWING TITLE	
MASTER DEVELOPMENT PLAN	
PROJECT NUMBER	20230009
DRAWING NUMBER	MDP

**END DOCUMENTS  
TO BE RECORDED**

**ATTACHMENT 1**

**APPLICATION AND SUPPORTING  
DOCUMENTS**



# St. Johns County Growth Management Department

Application for: Rezoning

Date 9/29/23

Property Tax ID No 084740-0020, 084740-0030

Project Name State Road 16 Medical and Commercial Planned Unit Development

Property Owner(s) Memorial Healthcare Group, Inc.

Phone Number 904-702-6919

Address 3625 University Blvd. S

Fax Number

City Jacksonville

State FL

Zip Code 32216

e-mail

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

Applicant/Representative Ellen Avery- Smith, Esq. of Rogers Towers, P.A.

Phone Number 904-825-1615

Address 100 Whetstone Place, Suite 200

Fax Number 904-396-0663

City St. Augustine

State FL

Zip Code 32086

e-mail eaverysmith@rtlaw.com

Property Location Northeast corner of the intersection of State Road 16 and Woodlawn Road

Major Access State Road 16

Size of Property 2 acres

Cleared Acres (if applicable) N/A

Zoning Class RS-3

No. of lots (if applicable) N/A

Overlay District (if applicable) N/A

Water & Sewer Provider St. Johns County Utility Department

Future Land Use Designation C-RES

Present Use of Property Single-Family Residence

Proposed Bldg. S.F. 19,000 sf

Project Description (use separate sheet if necessary)

Owner seeks to rezone land designed Residential Single-Family 3 (RS-3) to Planned Unit Development (PUD) for a development of a freestanding emergency room, medical offices and ancillary commercial and office space.

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

N/A

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

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner or person authorized to represent this application:

Signed By

Printed or typed name(s) Ellen Avery-Smith, Esq.

Revised August 24, 2015





## Owner's Authorization Form

Ellen Avery-Smith Esq. of Rogers Towers, P.A.

is hereby authorized TO ACT ON BEHALF OF

Memorial Healthcare Group, Inc.

the owners(s) of those lands described within

the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for:

Rezoning/Modification

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

(Identify what document)

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

Owner: MEMORIAL HEALTHCARE GROUP, INC.

Signature of Owner

By: Nicholas L. Paul

Print Name

Nicholas L. Paul, Vice President

Signature of Owner

Print Name

Telephone Number

615-344-5962

STATE OF ~~FLORIDA~~ TENNESSEE  
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 17th day of July, 2023, by Nicholas L. Paul as Vice President for Memorial Healthcare Group, Inc.

Notary Public, State of ~~Florida~~ Tennessee  
Name: Maureen W. Schuler

My Commission Expires: July 6, 2026

My Commission Number is: N/A

Personally Known ☒ OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_

Revised August 30, 2011



INCUMBENCY CERTIFICATE  
MEMORIAL HEALTHCARE GROUP, INC.

The undersigned, being the Vice President and Assistant Secretary of **MEMORIAL HEALTHCARE GROUP, INC.**, a Florida corporation (the "Company"), does hereby certify that the following named persons have been duly elected and are current officers of the Company holding the office set forth opposite his name below with authority to sign on behalf of said Company:

<u>Name</u>	<u>Office</u>
Nicholas L. Paul	Vice President
Reed Hammond	Vice President

17<sup>th</sup> IN WITNESS WHEREOF, the undersigned has hereunto set his hand as of this day of July, 2023.

By: \_\_\_\_\_

John M. Franck II

Vice President and Assistant Secretary

STATE OF TENNESSEE  
COUNTY OF DAVIDSON

The foregoing instrument was acknowledgment before me on this 17<sup>th</sup> day of July, 2023, by John M. Franck II, with whom I am personally acquainted, and who, upon oath, acknowledged he is the Vice President and Assistant Secretary of Memorial Healthcare Group, Inc., a Florida corporation.



Denine J. Pritchett  
Notary Public  
My Commission Expires: 9/7/26

And THIS DOCUMENT PREPARED BY:

Andrew P. Gulotta, Esq.  
1100 Dr. Martin L. King Jr. Blvd., Suite 500  
Nashville, TN 37203

AFTER RECORDING RETURN TO:

First American Title Insurance Company – NCS  
Attn: Stacey Denson-Palmer  
611 Commerce Street, Suite 3101  
Nashville, TN 37203

Parcel Identification Numbers: 0847400020  
0847400030

**GENERAL WARRANTY DEED**

THIS GENERAL WARRANTY DEED is made effective as of April 17, 2023, by **GLENN F. LIGHTSEY and VIVIAN S. LIGHTSEY, TRUSTEES OF THE GLENN F. AND VIVIAN S. LIGHTSEY TRUST DATED MARCH 6, 2012** and **GLENN F. LIGHTSEY and VIVIAN S. LIGHTSEY, a married couple, ("Grantor")**, whose mailing address is 870 State Road 16, St. Augustine, FL 32084, to **MEMORIAL HEALTHCARE GROUP, INC.**, a Florida corporation ("**Grantee**"), whose mailing address is One Park Plaza, Nashville, TN 37203.

Grantor, for and in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, and sold, and does hereby grant, bargain, and sell unto Grantee that real property situated in St. Johns County, Florida, being more particularly described on Exhibit A attached to and made a part of this instrument by this reference.

To have and to hold such real property, together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantor covenants that Grantor has good right, full power, and lawful authority to grant, bargain, sell, and convey the same, and Grantor fully warrants title to said real property and will defend the same against the lawful claims of all persons whomsoever, subject only to real estate taxes for the year 2023 not yet due or payable.

PARCEL 2 IS THE HOMESTEAD REAL PROPERTY OF THE GRANTORS

*[Remainder of Page Intentionally Left Blank; Signature Page to Follow]*

EXHIBIT A TO GENERAL WARRANTY DEED

**PARCEL 1:**

A PARCEL OF LAND IN SECTION 2, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 89 DEGREES 40 MINUTES 52 SECONDS EAST, ON THE SOUTH LINE OF SAID SECTION 2 AND ON THE ORIGINAL CENTERLINE OF SAID STATE ROAD NO. 16, A DISTANCE OF 139.47 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 43 SECONDS WEST 33.00 FEET TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND ON THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 16; THENCE CONTINUING NORTH 00 DEGREES 33 MINUTES 43 SECONDS WEST, ON THE EAST LINE OF WOODLAWN ROAD, 208.71 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 52 SECONDS EAST 208.71 FEET; THENCE SOUTH 00 DEGREES 33 MINUTES 43 SECONDS EAST 208.71 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 52 SECONDS WEST, ON SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**

A PARCEL OF LAND IN SECTION 2, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 89 DEGREES 40 MINUTES 52 SECONDS EAST, ON THE SOUTH LINE OF SAID SECTION 2 AND ON THE ORIGINAL CENTERLINE OF SAID STATE ROAD NO. 16, A DISTANCE OF 348.18 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 43 SECONDS WEST 33.00 FEET TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND ON THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 16; THENCE CONTINUING NORTH 00 DEGREES 33 MINUTES 43 SECONDS WEST, 208.71 FEET; THENCE SOUTH 00 DEGREES, 33 MINUTES 43 SECONDS EAST 208.71 FEET; THENCE

SOUTH 89 DEGREES 40 MINUTES 52 SECONDS WEST ON SAID NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

**PARCEL 1 AND PARCEL 2 ALSO BEING DESCRIBED COLLECTIVELY AS FOLLOWS:**

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2 TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 2, NORTH 89°40'52" EAST, 139.47 FEET; THENCE, DEPARTING SAID SOUTH LINE, NORTH 00°51'28" EAST, 29.01 FEET TO A 5/8" IRON ROD AND CAP (LB 6605) ON THE WEST RIGHT-OF-WAY LINE OF WOODLAWN ROAD (RIGHT-OF-WAY WIDTH VARIES) AND THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH 0°35'47" WEST, 208.65 FEET TO A 5/8" IRON ROD AND CAP (LB 6605); THENCE, DEPARTING SAID WEST RIGHT-OF-WAY LINE, NORTH 89°33'44" EAST, 208.67 FEET TO A 1/2" IRON ROD AND CAP (RLS 894); THENCE, NORTH 89°33'47" EAST, 208.74 FEET TO A 1/2" IRON PIPE (NO ID); THENCE, SOUTH 0°35'47" EAST, 208.65 FEET TO A 1/2" IRON PIPE (NO ID) ON THE NORTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY NO 16 (200' RIGHT-OF-WAY PER PLAT BOOK 63 PAGE 47); THENCE ALONG SAID NORTHERN RIGHT-OF-WAY LINE SOUTH 89°33'46" WEST, 208.71 FEET TO A 1/2" IRON ROD AND CAP (RLS 894); THENCE, CONTINUING ALONG SAID NORTHERN RIGHT-OF-WAY SOUTH 89°33'46" WEST, 208.71 FEET TO THE POINT OF BEGINNING.

SIGNATURE PAGE TO GENERAL WARRANTY DEED

Grantor has executed these presents in manner and form sufficient to bind Grantor as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

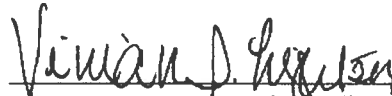
GRANTOR:



GLENN F. LIGHTSEY, individually and as Trustee of the  
Glenn F. and Vivian S. Lightsey Trust dated March 6,  
2012

  
Signature of Witness

Tance E. Roberts  
Printed Name of Witness



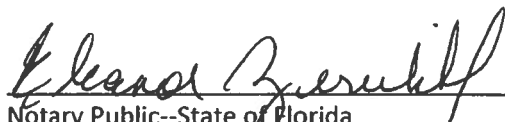
VIVIAN S. LIGHTSEY, individually and as Trustee of the  
Glenn F. and Vivian S. Lightsey Trust dated March 6,  
2012

  
Signature of Witness

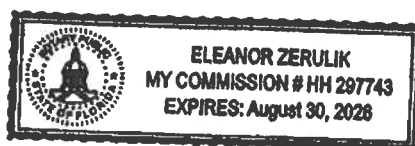
Amber M Kirby-Huff  
Printed Name of Witness

STATE OF FLORIDA     )  
COUNTY OF ST. JOHNS   )

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐]  
online notarization, this 14 day of APRIL, 2023 by Glenn F. Lightsey and Vivian  
S. Lightsey, individually and as the Trustees of the Glenn F. and Vivian S. Lightsey Trust dated March 6,  
2012, who [☐] are personally known or [☒] have produced driver's licenses as identification.

  
Notary Public--State of Florida

Printed Name: Eleanor Zerulik  
My Commission: HH 297743  
My Commission Expires: August 30, 2026



### Apply for Exemptions

[Apply for Exemptions](#)

### Sales Questionnaire Form

*If you are a new owner of this property, please click here to submit a Sales Questionnaire*

[Sales Questionnaire](#)

### 2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

[Click Here to Open Cyclomedia Viewer in a New Tab](#)

# St. Johns County, FL

No Image Available

Parcel ID	0847400020
Location Address	890 STATE ROAD 16 SAINT AUGUSTINE 32084-0000
Neighborhood	M&B SR16/Four Mi to 95 area (COM) (6451.01)
Tax Description*	12-2 PT OF LOT 4 LYING N OF SR 16 & E OF CHICKEN FARM RD 208.71FT ON EACH RD OR5741/631 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	N/A
Sec/Twp/Rng	2-7-29
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	12.8576
Acreage	1.020
Homestead	N

## Owner Information

Owner Name	<a href="#">Memorial Healthcare Group Inc</a> 100%
Mailing Address	ONE PARK PLAZA NASHVILLE, TN 37203-0000

## Map



## Valuation Information

	2023
Building Value	\$0
Extra Features Value	\$5,841
Total Land Value	\$799,758
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$805,599
Total Deferred	\$714,703
Assessed Value	\$90,896
Total Exemptions	\$0
Taxable Value	\$90,896

Values listed are from our working tax roll and are subject to change.

## Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$0	\$6,133	\$76,500	\$0	\$0	\$82,633	\$82,633	\$0	\$82,633
2021	\$0	\$0	\$76,500	\$0	\$0	\$76,500	\$76,500	\$0	\$76,500
2020	\$0	\$0	\$76,500	\$0	\$0	\$76,500	\$76,500	\$0	\$76,500
2019	\$0	\$0	\$76,500	\$0	\$0	\$76,500	\$75,401	\$1,099	\$75,401
2018	\$0	\$0	\$76,500	\$0	\$0	\$76,500	\$68,546	\$7,954	\$68,546
2017	\$0	\$0	\$76,500	\$0	\$0	\$76,500	\$62,315	\$14,185	\$62,315
2016	\$0	\$0	\$76,500	\$0	\$0	\$76,500	\$56,650	\$19,850	\$56,650
2015	\$0	\$0	\$76,500	\$0	\$0	\$76,500	\$51,500	\$25,000	\$51,500
2014	\$0	\$0	\$46,818	\$0	\$0	\$46,818	\$46,818	\$0	\$46,818
2013	\$0	\$0	\$46,818	\$0	\$0	\$46,818	\$46,818	\$0	\$46,818
2012	\$0	\$0	\$46,818	\$0	\$0	\$46,818	\$46,818	\$0	\$46,818
2011	\$0	\$0	\$45,900	\$0	\$0	\$45,900	\$45,900	\$0	\$45,900
2010	\$0	\$0	\$51,000	\$0	\$0	\$51,000	\$51,000	\$0	\$51,000

## Extra Feature Information

Code Description	Status	Value
Metal Fence - 6' (COM)		5841

## Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	209	209	44431	SF	\$799,758



**Sale Information**

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/17/2023	4/17/2023	\$3,689,300.00	WARRANTY DEED	<a href="#">5741</a>	<a href="#">631</a>	Q	V	LIGHTSEY GLENN F & VIVIAN S TRUST	MEMORIAL HEALTHCARE GROUP INC
3/6/2012	3/6/2012	\$0.00	QUIT CLAIM DEED	<a href="#">3533</a>	<a href="#">10</a>	U	V	LIGHTSEY GLENN FVIVIAN S	LIGHTSEY GLENN F & VIVIAN S TRUST
	5/1/1988	\$18,000.00		<a href="#">781</a>	<a href="#">1264</a>	Q	V		LIGHTSEY GLENN FVIVIAN S

No data available for the following modules: Exemption Information, Building Information, Sketch Information.

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### Apply for Exemptions

[Apply for Exemptions](#)

### Sales Questionnaire Form

*If you are a new owner of this property, please click here to submit a Sales Questionnaire*

[Sales Questionnaire](#)

### 2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

[Click Here to Open Cyclomedia Viewer in a New Tab](#)

Skip to main content

St. Johns County, FL

No Image Available

Parcel ID	0847400030
Location Address	870 STATE ROAD 16 SAINT AUGUSTINE 32084-0000
Neighborhood	M&B SR16E & Long Rd area (SF) (6441.03)
Tax Description*	12-2 & 12-3 PT OF GL4 LYING N OF SR 16 - 208.71 FT ON SR16 X 208.71 FT OR5741/631 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	N/A
Sec/Twp/Rng	2-7-29
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	12.8576
Acreage	1.020
Homestead	Y

Owner Information

Owner Name	<a href="#">Memorial Healthcare Group Inc</a> 100%
Mailing Address	ONE PARK PLAZA NASHVILLE, TN 37203-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

## Map



## Valuation Information

	2023
Building Value	\$299,099
Extra Features Value	\$0
Total Land Value	\$63,974
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$363,073
Total Deferred	\$180,875
Assessed Value	\$182,198
Total Exemptions	\$50,000
Taxable Value	\$132,198

Values listed are from our working tax roll and are subject to change.

## Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$198,604	\$0	\$63,974	\$0	\$0	\$262,578	\$176,891	\$135,687	\$126,891
2021	\$146,134	\$0	\$57,120	\$0	\$0	\$203,254	\$171,739	\$81,515	\$121,739
2020	\$147,960	\$0	\$57,120	\$0	\$0	\$205,080	\$169,368	\$85,712	\$119,368
2019	\$140,663	\$0	\$61,200	\$0	\$0	\$201,863	\$165,560	\$86,303	\$115,560
2018	\$144,157	\$0	\$61,200	\$0	\$0	\$205,357	\$162,473	\$92,884	\$112,473
2017	\$147,902	\$0	\$61,200	\$0	\$0	\$209,102	\$159,131	\$99,971	\$109,131
2016	\$149,774	\$0	\$61,200	\$0	\$0	\$210,974	\$155,858	\$105,116	\$105,858
2015	\$129,979	\$0	\$61,200	\$0	\$0	\$191,179	\$154,775	\$86,404	\$104,775
2014	\$123,844	\$0	\$46,818	\$0	\$0	\$170,662	\$153,547	\$67,115	\$103,547
2013	\$104,460	\$0	\$46,818	\$0	\$0	\$151,278	\$151,278	\$50,000	\$101,278
2012	\$105,718	\$0	\$46,818	\$0	\$0	\$152,536	\$152,536	\$50,000	\$102,536
2011	\$106,977	\$0	\$45,900	\$0	\$0	\$152,877	\$152,877	\$50,000	\$102,877
2010	\$109,494	\$0	\$51,000	\$0	\$0	\$160,494	\$152,065	\$58,429	\$102,065

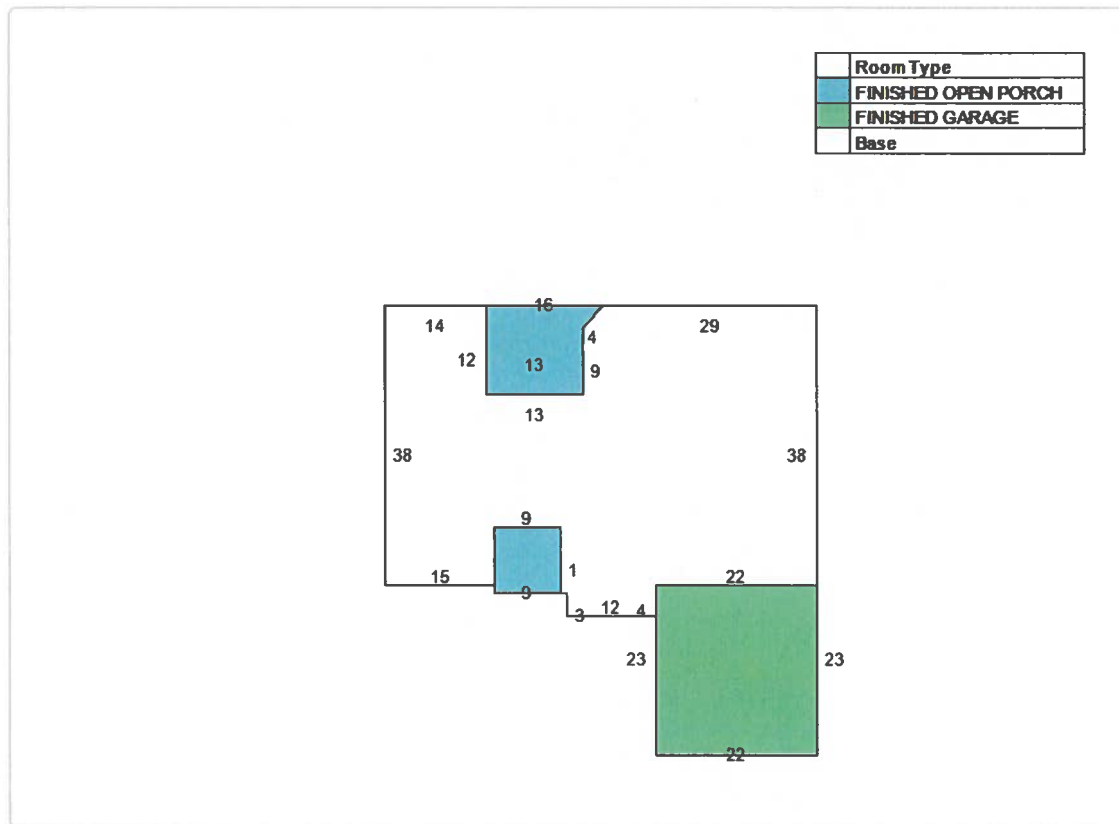
## Building Information

Building 1  
 Year Built 1994  
 Actual Area 2807  
 Conditioned Area 2059  
 Use Single Family Residence  
 Style 01  
 Class N  
 Exterior Wall Aluminum Vinyl, Brick 2

Roof Cover Composite Shingle  
 Roof Structure Gable Hip  
 Interior Flooring Carpet, Ceramic Tile  
 Interior Wall Drywall  
 Heating Type Air Duct  
 Air Conditioning Central  
 Bedrooms 4  
 Baths 3

Description	Square Footage
BASE AREA	2059
FINISHED GARAGE	506
FINISHED OPEN PORCH	161
FINISHED OPEN PORCH	81
Total SqFt	2807

## Sketch Information



## Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	209	209	1.02	AC	\$63,974

## Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/17/2023	4/17/2023	\$3,689,300.00	WARRANTY DEED	<a href="#">5741</a>	<a href="#">631</a>	Q	I	LIGHTSEY GLENN F & VIVIAN S TRUST	MEMORIAL HEALTHCARE GROUP INC
3/6/2012	3/6/2012	\$0.00	QUIT CLAIM DEED	<a href="#">3533</a>	<a href="#">13</a>	U	I	LIGHTSEY GLENN F,VIVIAN L	LIGHTSEY GLENN F & VIVIAN S TRUST
	2/28/1994	\$23,000.00	WARRANTY DEED	<a href="#">1039</a>	<a href="#">1994</a>	U	I	SNYDER ROBERT D,LINDA A	LIGHTSEY GLENN F,VIVIAN L
	5/1/1988	\$18,000.00	WARRANTY DEED	<a href="#">781</a>	<a href="#">1264</a>	U	V		LIGHTSEY GLENN F,VIVIAN L

No data available for the following modules: Extra Feature Information.

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

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[Last Data Upload: 7/13/2023, 11:41:36 PM](#)

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Developed by



# Technical Memorandum

June 16, 2023

Project# 25823.011

To: George Huddleston,  
Catalyst Design Group  
941 W. Morse Boulevard, Suite 100  
Winter Park, FL 32789

From: Stephanie Shealey, PE; Spencer Maddox, EI

RE: St. Augustine FSR Access Analysis

## INTRODUCTION

Catalyst Design Group retained Kittelson & Associates to conduct an access analysis for the proposed St. Augustine Free Standing Emergency Room (FSER) in the northeast quadrant of SR 16 & Woodlawn Road. The access analysis will document the impact of the project on the SR 16 & Woodlawn Road intersection and determine the turn lane and intersection geometric needs to mitigate any deficiencies, if needed. This memorandum is not intended to be submitted for the County's review.

## Site Location

The proposed project is in the northeast quadrant of the intersection of SR 16 & Woodlawn Road, as shown in **Figure 1**. A single access for the proposed project was assumed on Woodlawn Road.



Figure 1. Site Location

## DATA COLLECTION

Intersection turning movement counts were collected for the study intersection on Tuesday, May 9, 2023, during the AM (7-9am) and PM (4-6pm) peak periods. Background volumes for the site access were developed from the northbound and southbound trips on the northern leg of the intersection. No seasonal factor was applied to the traffic counts for a conservative analysis, as May is within the peak season for St Johns County and thus the seasonal factor is under 1.0. The resulting AM and PM peak hour volumes are shown in **Figure 2**. The raw count data is provided in **Appendix A**.

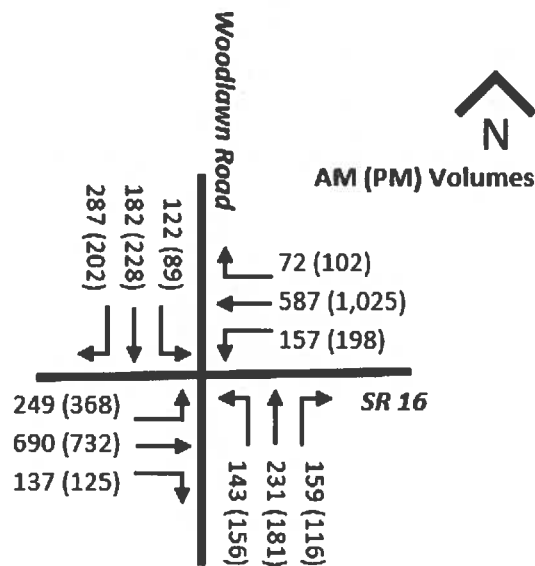


Figure 2. Existing Intersection Volumes

## Roadway Distribution

Using the AM and PM peak hour turning movement counts, the distribution was estimated for the SR 16 & Woodlawn Road intersection. The distribution was estimated by computing the percentage of entering peak hour volumes by direction. **Figure 3** summarizes the distribution.





Figure 3. Roadway Distribution

## FUTURE VOLUME DEVELOPMENT

Buildout of the proposed development is anticipated by the year 2025. Traffic volumes for the future year were developed by growing the existing volumes and adding proposed project volumes. The following sections describe the development of the future traffic volumes.

### Background Growth

The existing traffic volumes were grown using the AADT growth rate from FDOT count stations along SR 16 and along Woodlawn Drive. The historical AADT and growth rates using the FDOT Trends Tool are available in **Appendix B. Table 1** summarizes the AADT and growth rate for each of the count stations. The weighted growth rate for all roadway segments was calculated to be 2%.

Table 1. Historical AADT and Growth Rate

Count Location	AADT (2022)	Growth Rate
SR 16 east of Woodlawn Road	25,500	1.23%
SR 16 west of Woodlawn Road	24,500	1.72%
Woodlawn Road north of SR 16	9,300	4.97%
Weighted Growth Rate		2.00%

## Project Trip Generation

Project trips were estimated using the ITE Trip Generation Manual, 11<sup>th</sup> Edition. Two land use scenarios were evaluated for the proposed development. Scenario 1 assumed a 12,000 SF Free-Standing Emergency Room using Land Use Code 650, and Scenario 2 assumed a 19,000 SF Medical/Dentist Office using ITE Code 720. These scenarios represent the current planned development for the site (the Free-Standing Emergency Room) and the maximum proposed development per the PD (Medical-Dental Office). **Table 2** summarizes the trip generation for each scenario. The Medical/Dentist Office (Scenario 2) is anticipated to generate approximately four times as many peak hour trips as the Free-Standing Emergency Room (Scenario 1).

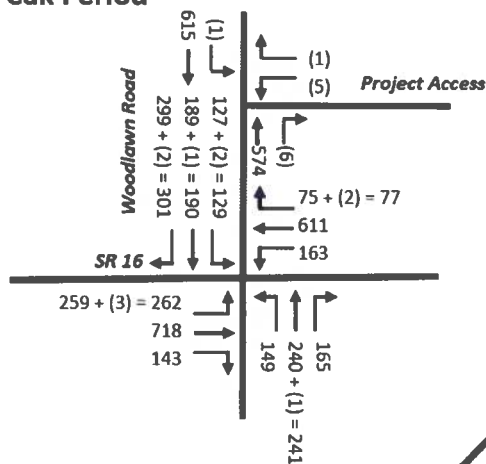
**Table 2. Trip Generation**

Scenario	Land Use	ITE Code	Intensity	AM Peak Period			PM Peak Period		
				In	Out	Total	In	Out	Total
Scenario 1	Free-Standing Emergency Room	650	12 KSF	7	6	13	8	10	18
Scenario 2	Medical/Dentist Office	720	19 KSF	43	11	54	22	52	74

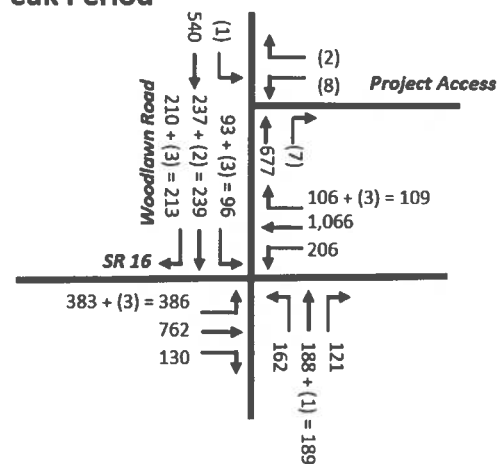
## Future Volumes

The project volumes were combined with the grown background volumes to determine the build-out volumes. The Scenario 1 (FSER) future build-out volumes are shown in **Figure 4**, and the Scenario 2 (Medical Office) future build-out volumes are shown in **Figure 5**.

### AM Peak Period



### PM Peak Period



Background + (Project) = Total

**Figure 4. Scenario 1 - Future Volume (FSER)**

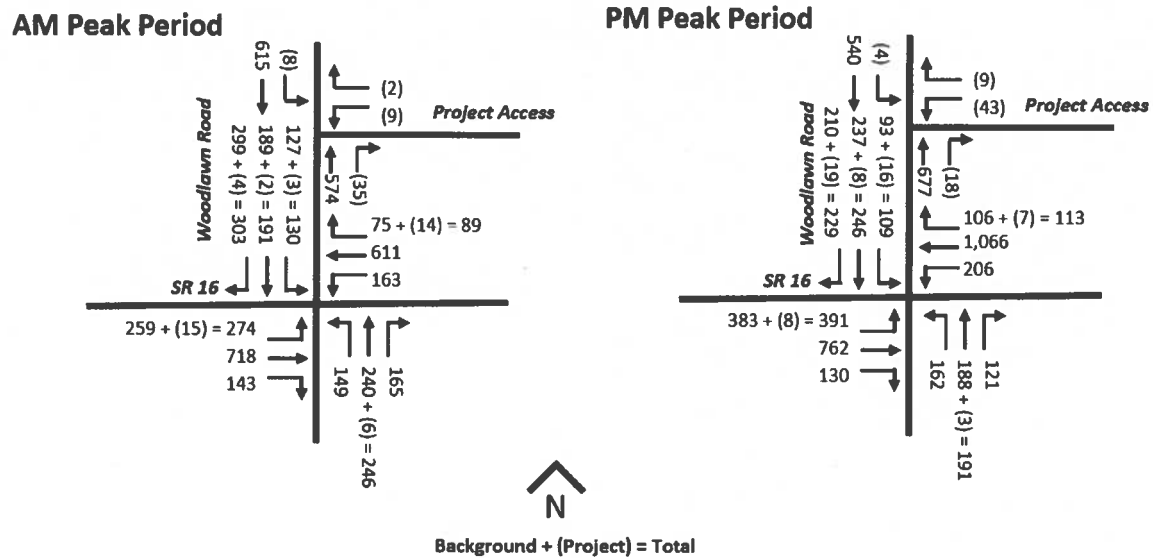


Figure 5. Scenario 2 - Future Volume (Medical Office)

## FUTURE CONDITIONS ANALYSIS (2025)

### Future No-Build Analysis

The future no-build intersection turning movement volumes were analyzed in Synchro 11 with HCM 6 methodologies. The intersection analysis results are shown in **Table 3**, with printouts included in **Appendix C**.

The SR 16 & Woodlawn Road intersection is anticipated to operate at LOS D in AM and PM peak period. All approaches are anticipated to operate under capacity. All approaches are anticipated to operate at LOS D or better except for:

- The southbound approach during the AM and PM peak periods.
- The northbound approach during the PM peak periods.

However, there is sufficient capacity for all movement.

**Table 3. No-Build Intersection Analysis**

Intersection	Performance Measure	AM Peak Period					PM Peak Period				
		Overall	EB	WB	NB	SB	Overall	EB	WB	NB	SB
1 - SR 16 & Woodlawn Road	Delay (s/veh)	39.0	26.2	34.5	49.4	60.1	47.3	40.4	44.8	59.6	59.5
	LOS	D	C	D	D	E	D	D	D	E	E
	v/c ratio*	-	0.58	0.85	0.70	0.90	-	0.95	0.88	0.85	0.78

\*v/c ratio reported for the highest movement

## Future Build-Out Analysis

The future build-out intersection turning movement volumes were analyzed in Synchro 11 with HCM 6 methodologies. The intersection analysis results are shown in **Table 4** and **Table 5** for Scenario 1 and 2, respectively, with printouts included in **Appendix D**.

In future build-out conditions, the SR 16 & Woodlawn Road intersection operates consistently with the future no-build conditions with no changes to the overall or approach LOS.

Under both Scenarios, the SR 16 & Woodlawn Road intersection is anticipated to operate at LOS D in AM and PM peak period. All approaches are anticipated to operate under capacity. All approaches are anticipated to operate at LOS D or better except for:

- The southbound approach during the AM and PM peak periods.
- The northbound approach during the PM peak period.

Under Scenario 1, the Woodlawn Road & Project Access intersection approaches are anticipated to operate at LOS C or better during the AM and PM peak periods. Under Scenario 2, the Woodlawn Road & Project Access intersection approaches are anticipated to operate at LOS D or better during the AM and PM peak periods. In both cases, there is sufficient capacity for all movements.

**Table 4. Scenario 1 - Build-out Intersection Analysis (FSER)**

Intersection	Performance Measure	AM Peak Period					PM Peak Period				
		Overall	EB	WB	NB	SB	Overall	EB	WB	NB	SB
1 – SR 16 & Woodlawn Road	Delay (s/veh)	39.1	26.3	34.7	49.3	60.2	48.1	41.5	45.1	59.7	61.4
	LOS	D	C	D	D	E	D	D	D	E	E
	v/c ratio*	-	0.59	0.85	0.70	0.91	-	0.93	0.88	0.85	0.84
2 – Woodlawn Road & Project Access	Delay (s/veh)	-	-	23.7	-	8.8**	-	-	24.7	-	9.2**
	LOS	-	-	C	A	A**	-	-	C	A	A**
	v/c ratio*	-	-	0.03	-	0.01	-	-	0.06	-	0.01

\*v/c ratio reported for the highest movement

\*\*Major street left-turn movement results reported at unsignalized intersection

**Table 5. Scenario 2 - Build-out Intersection Analysis (Medical Office)**

Intersection	Performance Measure	AM Peak Period					PM Peak Period				
		Overall	EB	WB	NB	SB	Overall	EB	WB	NB	SB
1 – SR 16 & Woodlawn Road	Delay (s/veh)	39.3	26.4	35.0	49.4	60.4	49.0	43.6	45.6	60.0	60.8
	LOS	D	C	D	D	E	D	D	D	E	E
	v/c ratio*	-	0.61	0.85	0.71	0.91	-	0.98	0.88	0.85	0.85
2 – Woodlawn Road & Project Access	Delay (s/veh)	-	-	25.2	-	8.9**	-	-	24.7	-	9.2**
	LOS	-	-	D	A	A**	-	-	C	A	A**
	v/c ratio*	-	-	0.06	-	0.01	-	-	0.06	-	0.01

\*v/c ratio reported for the highest movement

\*\*Major street left-turn movement results reported at unsignalized intersection

## Queue Analysis

The HCM 6<sup>th</sup> Edition 95<sup>th</sup> percentile queue for each lane was analyzed for the build-out condition for both scenarios. A vehicle length of 25-feet was assumed for the queue analysis. The Scenario 1 95<sup>th</sup> percentile queue lengths are depicted in **Table 6**, and the Scenario 2 95<sup>th</sup> percentile queue lengths are depicted in **Table 7**.

Based on the results of the queue analysis, the southbound right-turn 95<sup>th</sup> percentile queue is anticipated to exceed the existing storage length during the AM and PM peak hours. As the proposed driveway is located approximately 125 feet north of Woodlawn Road, the southbound left and right-turn 95<sup>th</sup> percentile queues are anticipated to equal or exceed the length to the driveway. Therefore, vehicles exiting the proposed project may have difficulty exiting the project to turn left onto Woodlawn Road.

**Table 6. Scenario 1 - 95th Percentile Queue Length (FSER)**

Intersection	Approach	AM Queue (ft)	PM Queue (ft)	Existing Storage Length (ft)
1 – SR 16 & Woodlawn Road	Southbound Left	163	125	250
	Southbound Right	<b>395</b>	<b>295</b>	200
	Eastbound Left	198	590	720
	Westbound Right	53	85	340
2 – Woodlawn Road & Project Access	Southbound Left	25	25	n/a
	Westbound	25	25	n/a

**Table 7. Scenario 2 - 95th Percentile Queue Length (Medical Office)**

Intersection	Approach	AM Queue (ft)	PM Queue (ft)	Existing Storage Length (ft)
1 – SR 16 & Woodlawn Road	Southbound Left	163	143	250
	Southbound Right	<b>398</b>	<b>295</b>	200
	Eastbound Left	205	615	720
	Westbound Right	63	90	340
2 – Woodlawn Road & Project Access	Southbound Left	25	25	n/a
	Westbound	25	25	n/a



## CONCLUSION

The proposed development is for a Free-Standing Emergency Room or Medical Office on the northeast corner of the SR 16 & Woodlawn Road intersection. Two scenarios were evaluated for the proposed development a 12KSF FSR and a 19KSF Medical Office to match the proposed project and proposed maximum development per the PD. A 19KSF Medical Office is anticipated to generate approximately 4 times as many peak hour trips as a 12KSF FSR. Both scenarios were evaluated with a single full-access point located on Woodlawn Road.

For both scenarios, the SR 16 & Woodlawn Road intersection is anticipate to operate consistently with the future no-build analysis with no changes to the overall or approach LOS. The addition of the project is not anticipated to significantly impact intersection operations at SR 16 & Woodlawn Road.

Under future build-out conditions, the southbound right-turn 95<sup>th</sup> percentile queue is anticipated to exceed the existing storage length. As the proposed driveway is approximately 125 feet north of SR 16, the southbound left-turn and southbound right-turn 95<sup>th</sup> percentile queues are anticipated to equal or exceed the distance to the driveway. Therefore, vehicles exiting the proposed project may have difficulty exiting the project to turn left onto Woodlawn Road.

---

## Appendix A

# Turning Movement Counts

# DE TRAFFIC

detraffic.com

(386) 341-4186

Kenton Morrison Rd/Woodlawn Rd at SR 16  
St. Johns County, FL

File Name : Woodlawn at SR 16  
Site Code : 00000001  
Start Date : 5/9/2023  
Page No : 1

## Groups Printed- Automobiles - Commercial

	Woodlawn Rd Southbound										SR 16 Westbound										Kenton Morrison Rd Northbound										SR 16 Eastbound									
Start Time	Left	Thru	Right	R/R	App. Total	Left	Thru	Right	R/R	App. Total	Left	Thru	Right	R/R	App. Total	Left	Thru	Right	R/R	App. Total	Left	Thru	Right	R/R	App. Total	Int. Total														
07:00 AM	16	43	55	13	127	31	84	13	3	131	19	66	34	5	124	44	121	33	11	209	44	121	33	11	209	591														
07:15 AM	24	53	57	19	153	29	109	21	6	165	24	46	29	5	104	64	128	43	16	251	64	128	43	16	251	673														
07:30 AM	25	43	80	16	164	35	145	19	7	206	36	61	43	6	146	75	149	34	13	271	75	149	34	13	271	787														
07:45 AM	37	52	66	11	166	43	142	11	4	200	41	61	46	5	153	68	165	36	9	278	68	165	36	9	278	797														
Total	102	191	258	59	610	138	480	64	20	702	120	234	152	21	527	251	563	146	49	1009	251	563	146	49	1009	2848														
08:00 AM	31	43	76	6	156	38	146	21	2	207	30	56	30	8	124	50	182	32	9	273	50	182	32	9	273	760														
08:15 AM	29	44	65	8	146	41	154	21	4	220	36	53	40	4	133	56	194	35	8	293	56	194	35	8	293	792														
08:30 AM	27	37	55	9	128	27	159	20	4	210	33	45	34	5	117	45	212	34	4	295	45	212	34	4	295	750														
08:45 AM	21	33	46	13	113	24	143	17	3	187	26	28	29	4	87	45	184	31	6	266	45	184	31	6	266	653														
Total	108	157	242	36	543	130	602	79	13	824	125	182	133	21	461	196	772	132	27	1127	196	772	132	27	1127	2955														
04:00 PM	8	64	41	13	126	64	233	26	2	325	38	54	38	9	139	83	115	12	5	215	83	115	12	5	215	805														
04:15 PM	11	45	60	8	124	45	224	22	4	295	51	50	31	6	138	78	119	29	5	231	78	119	29	5	231	788														
04:30 PM	19	60	54	10	143	52	239	26	4	321	44	53	29	4	130	93	132	31	7	263	93	132	31	7	263	857														
04:45 PM	24	61	66	10	161	45	262	26	7	340	35	43	32	3	113	101	202	26	8	337	101	202	26	8	337	951														
Total	62	230	221	41	554	206	958	100	17	1281	168	200	130	22	520	355	568	98	25	1046	355	568	98	25	1046	3401														
05:00 PM	23	54	46	8	131	55	241	24	4	324	44	45	29	3	121	99	207	38	9	353	99	207	38	9	353	929														
05:15 PM	23	53	36	9	121	46	283	26	8	363	33	40	26	6	105	75	191	30	8	304	75	191	30	8	304	893														
05:30 PM	22	43	36	12	113	28	226	20	4	278	35	44	26	4	109	66	243	21	6	336	66	243	21	6	336	836														
05:45 PM	16	26	28	10	80	32	235	22	5	294	29	30	23	3	85	43	152	20	6	221	43	152	20	6	221	680														
Total	84	176	146	39	445	161	985	92	21	1259	141	159	104	16	420	283	793	109	29	1214	283	793	109	29	1214	3338														
Grand Total	356	754	867	175	2152	635	3025	335	71	4066	554	775	519	80	1928	1085	2696	485	130	4396	1085	2696	485	130	4396	12542														
Approch %	16.5	35	40.3	8.1	17.2	15.6	74.4	8.2	1.7	32.4	28.7	40.2	26.9	4.1	11	24.7	61.3	11	3	35.1	24.7	61.3	11	3	35.1															
Total %	2.8	6	6.9	1.4	17.2	5.1	24.1	2.7	0.6	32.4	4.4	6.2	4.1	0.6	15.4	8.7	21.5	3.9	1	35.1	8.7	21.5	3.9	1	35.1															
Automobiles	342	748	808	172	2070	613	2868	319	68	3868	525	753	500	77	1855	1056	2567	467	127	4217	1056	2567	467	127	4217	12010														
% Automobiles	96.1	99.2	93.2	98.3	96.2	96.5	94.8	95.2	95.8	95.1	94.8	97.2	96.3	96.2	96.2	97.3	95.2	96.3	97.7	95.9	97.3	95.2	96.3	97.7	95.9	95.8														
Commercial	14	6	59	3	82	22	157	16	3	198	29	22	19	3	73	29	129	18	3	179	29	129	18	3	179	532														
% Commercial	3.9	0.8	6.8	1.7	3.8	3.5	5.2	4.8	4.2	4.9	5.2	2.8	3.7	3.8	3.8	2.7	4.8	3.7	2.3	4.1	2.7	4.8	3.7	2.3	4.1	4.2														



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(386) 341-4186

Kenton Morrison Rd/Woodlanwn Rd at SR 16

St. Johns County, FL

**File Name : Woodlawn at SR 16**

Site Code : 00000001

Start Date : 5/9/2023

Page No : 2

Start Time	Woodlawn Rd Southbound					SR 16 Westbound					Kenton Morrison Rd Northbound					SR 16 Eastbound					
	Left	Thru	Right	R/R	App. Total	Left	Thru	Right	R/R	App. Total	Left	Thru	Right	R/R	App. Total	Left	Thru	Right	R/R	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	25	43	80	16	164	35	145	19	7	206	36	61	43	6	146	75	149	34	13		271
07:45 AM	37	52	66	11	166	43	142	11	4	200	41	61	46	5	153	68	165	36	9		278
08:00 AM	31	43	76	6	156	38	146	21	156	207	30	56	30	8	124	50	182	32	9		273
08:15 AM	29	44	65	8	146	41	154	21	4	220	36	53	40	4	133	56	194	35	8		293
Total Volume	122	182	287	41	632	157	587	72	17	833	143	231	159	23	556	249	690	137	39		1115
% App. Total	19.3	28.8	45.4	6.5		18.8	70.5	8.6	2		25.7	41.5	28.6	4.1		22.3	61.9	12.3	3.5		
PHF	824	875	897	641	952	913	953	857	607	947	872	947	864	719	908	830	889	951	750		951
Automobiles	114	180	269	39	602	153	532	69	16	770	138	226	152	22	538	237	651	134	38		984
% Automobiles	93.4	98.9	93.7	95.1	95.3	97.5	90.6	95.8	94.1	92.4	96.5	97.8	95.6	95.7	96.8	95.2	94.3	97.8	97.4		984
Commercial	8	2	18	2	30	4	55	3	1	63	5	5	7	1	18	12	39	3	1		1060
% Commercial	6.6	1.1	6.3	4.9	4.7	2.5	9.4	4.2	5.9	7.6	3.5	2.2	4.4	4.3	3.2	4.8	5.7	2.2	2.6		95.1

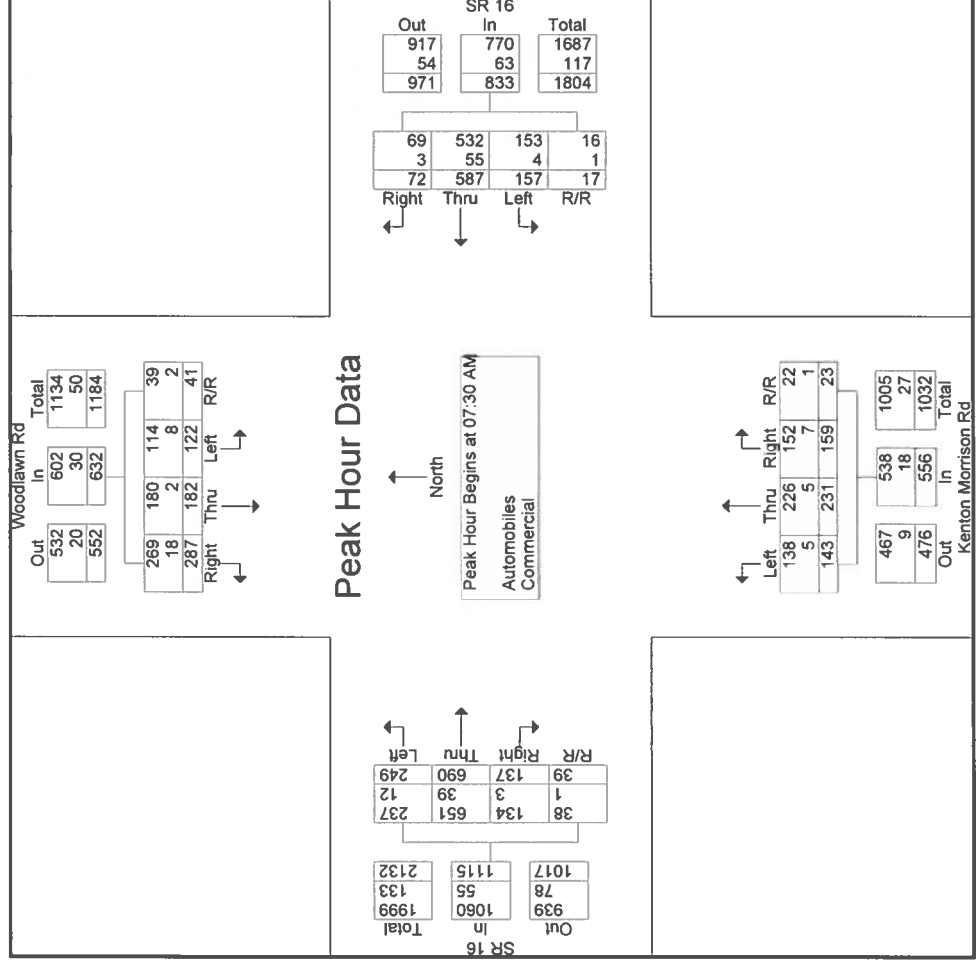
# DE TRAFFIC

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Kenton Morrison Rd/Woodlawn Rd at SR 16  
St. Johns County, FL

File Name : Woodlawn at SR 16  
Site Code : 00000001  
Start Date : 5/9/2023  
Page No : 3



# DE TRAFFIC

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Kenton Morrison Rd/Woodlawn Rd at SR 16  
St. Johns County, FL

File Name : Woodlawn at SR 16  
Site Code : 00000001  
Start Date : 5/9/2023  
Page No : 4

Woodlawn Rd										Kenton Morrison Rd										SR 16									
Southbound										Northbound										Eastbound									
Start Time	Left	Thru	Right	R/R	App. Total	Left	Thru	Right	R/R	App. Total	Left	Thru	Right	R/R	App. Total	Left	Thru	Right	R/R	App. Total	Int. Total								
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																													
Peak Hour for Entire Intersection Begins at 04:30 PM																													
04:30 PM	19	60	54	10	143	52	239	26	4	321	44	53	29	4	130	93	132	31	7	263	857								
04:45 PM	24	61	66	10	161	45	262	26	7	340	35	43	32	3	113	101	202	26	8	337	951								
05:00 PM	23	54	46	8	131	55	241	24	4	324	44	45	29	3	121	99	207	38	9	353	929								
05:15 PM	23	53	36	9	121	46	283	26	8	363	33	40	26	6	105	75	191	30	8	304	893								
Total Volume	89	228	202	37	556	198	1025	102	23	1348	156	181	116	16	469	368	732	125	32	1257	3630								
% App. Total	16	41	36.3	6.7		14.7	76	7.6	1.7		33.3	38.6	24.7	3.4		29.3	58.2	9.9	2.5										
PHF	.927	.934	.765	.925	.863	.900	.905	.981	.719	.928	.886	.854	.906	.667	.902	.911	.884	.822	.889	.890	.954								
Automobiles	88	226	191	36	541	189	993	97	22	1301	148	176	112	15	451	365	704	118	32	1219	3512								
% Automobiles	98.9	99.1	94.6	97.3	97.3	95.5	96.9	95.1	95.7	96.5	94.9	97.2	96.6	93.8	96.2	99.2	96.2	94.4	100	97.0	96.7								
Commercial	1	2	11	1	15	9	32	5	1	47	8	5	4	1	18	3	28	7	0	38	118								
% Commercial	1.1	0.9	5.4	2.7	2.7	4.5	3.1	4.9	4.3	3.5	5.1	2.8	3.4	6.3	3.8	0.8	3.8	5.6	0	3.0	3.3								

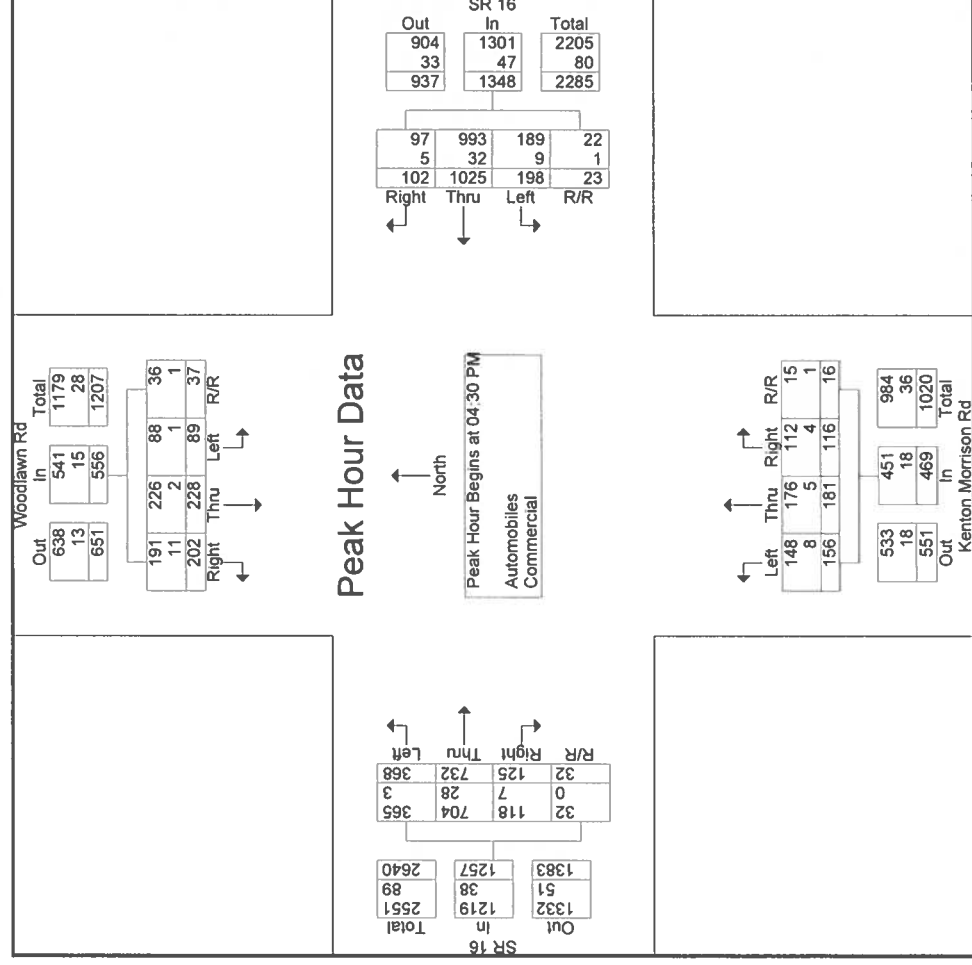
# DE TRAFFIC

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Kenton Morrison Rd/Woodlawn Rd at SR 16  
St. Johns County, FL

File Name : Woodlawn at SR 16  
Site Code : 00000001  
Start Date : 5/9/2023  
Page No : 5



# DE TRAFFIC

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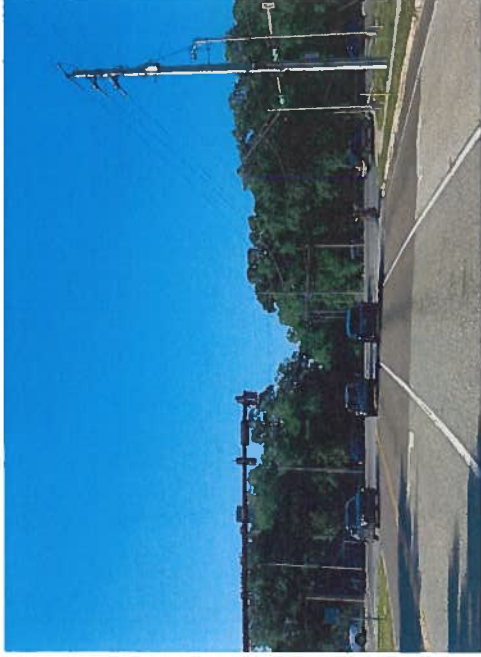
(386) 341-4186

Kenton Morrison Rd/Woodlawn Rd at SR 16  
St. Johns County, FL

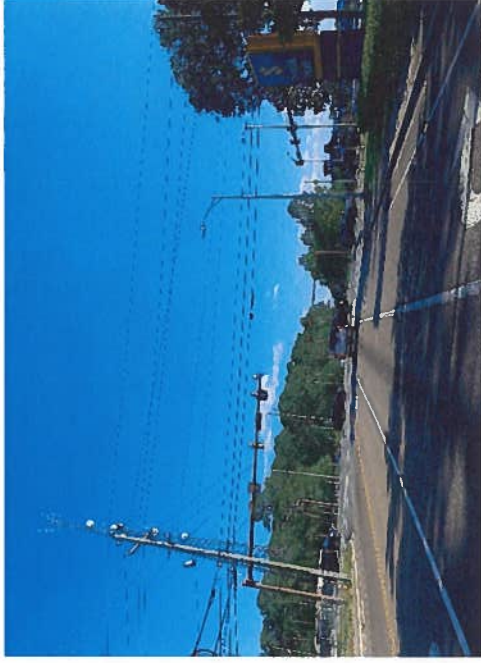
File Name : Woodlawn at SR 16  
Site Code : 00000001  
Start Date : 5/9/2023  
Page No : 6

## Groups Printed- Peds

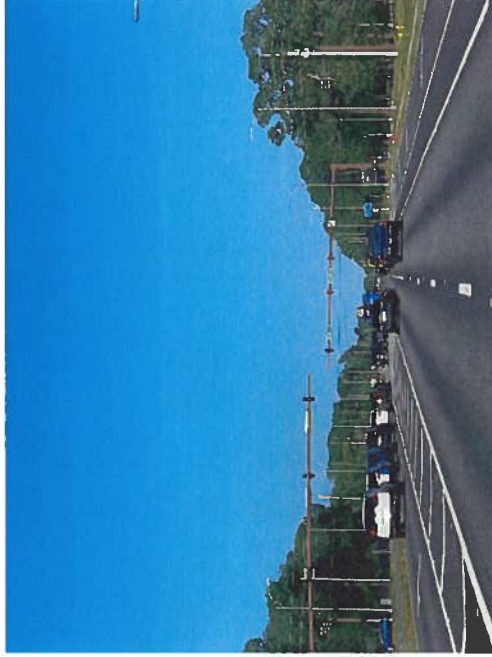
Woodlawn Rd Southbound					SR 16 Westbound					Kenton Morrison Rd Northbound					SR 16 Eastbound				
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total			
07:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1			
07:45 AM	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1			
Total	0	0	0	0	0	0	0	0	1	1	0	0	0	1	1	2			
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	2			
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	2			
04:45 PM	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1			
Total	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1			
05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	2			
05:15 PM	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	2			
05:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	5			
Total	0	0	0	0	0	0	0	0	2	2	0	0	0	3	3	9			
Grand Total	0	0	0	0	0	0	0	0	4	4	0	0	0	6	6	14			
Approch %	0	0	0	0	0	0	0	0	100	28.6	0	0	0	100	42.9				
Total %	0	0	0	0	0	0	0	0	28.6	28.6	0	0	0	42.9	42.9				



NB Approach



SB Approach



EB Approach



WB Approach



Kenton Morrison Rd/Woodlawn Rd  
at SR 16

St. Johns County

[www.de-traffic.com](http://www.de-traffic.com)

299 McGregor Rd. Deland Fl. 32720

Project

Number: K&A-10

Sheet

Number: 1

---

## Appendix B

### Historic AADT and FDOT Trends Tool

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2022 HISTORICAL AADT REPORT

COUNTY: 78 - ST. JOHNS

SITE: 5051 - SR 16 .1 MI. E. OF FOUR MILE RD.

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	24500 C	E 12500	W 12000	9.00	56.40	3.40
2021	24000 S	E 12000	W 12000	9.00	56.30	2.40
2020	24000 F	E 12000	W 12000	9.00	56.60	2.80
2019	25000 C	E 12500	W 12500	9.00	57.90	3.10
2018	25500 C	E 13000	W 12500	9.00	57.60	3.00
2017	26000 C	E 13500	W 12500	9.00	58.00	2.70
2016	25000 C	E 12500	W 12500	9.00	57.80	2.80
2015	24000 C	E 12000	W 12000	9.00	58.00	2.40
2014	23000 C	E 11500	W 11500	9.00	58.30	2.70
2013	22500 C	E 11500	W 11000	9.00	58.00	2.40
2012	21500 C	E 11000	W 10500	9.00	57.90	2.50
2011	21000 C	E 10500	W 10500	9.00	58.40	1.90
2010	20000 C	E 10000	W 10000	9.59	57.46	2.70

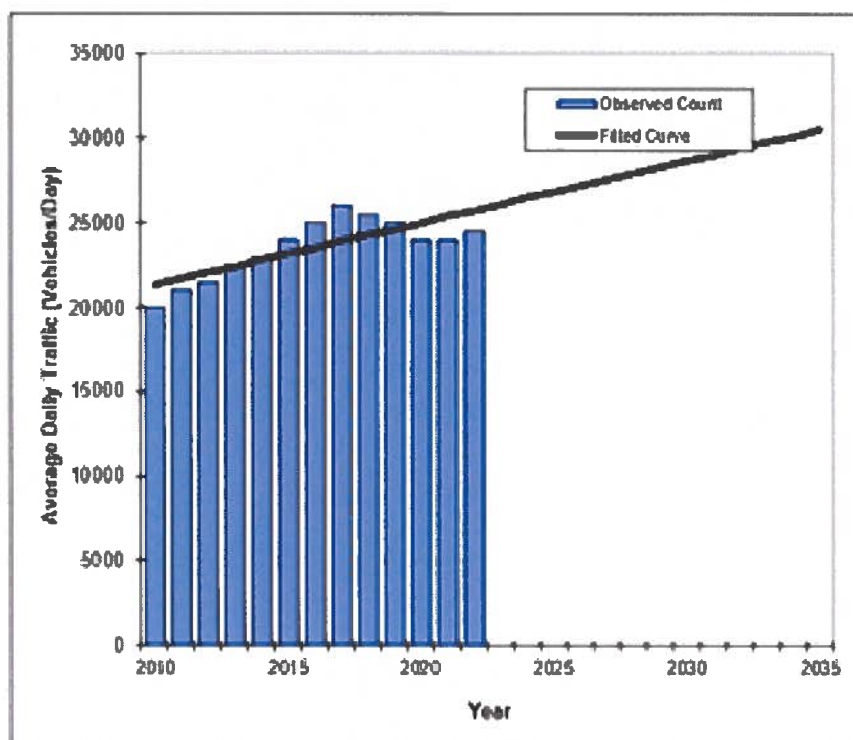
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES





** Annual Trend Increase:	365
Trend R-squared:	60.40%
Trend Annual Historic Growth Rate:	1.72%
Trend Growth Rate (2022 to Design Year):	1.44%
Printed:	2-Jun-23
Straight Line Growth Option	

Year	Traffic (ADT/AADT)	
	Count*	Trend**
2010	20000	21300
2011	21000	21700
2012	21500	22100
2013	22500	22400
2014	23000	22800
2015	24000	23200
2016	25000	23500
2017	26000	23900
2018	25500	24300
2019	25000	24600
2020	24000	25000
2021	24000	25400
2022	24500	25700
2025 Opening Year Trend		
2025	N/A	26800
2034 Mid-Year Trend		
2034	N/A	30100
2035 Design Year Trend		
2035	N/A	30500
TRAFFIC PLAN Forecasts/Trends		

\*Axis Adjusted

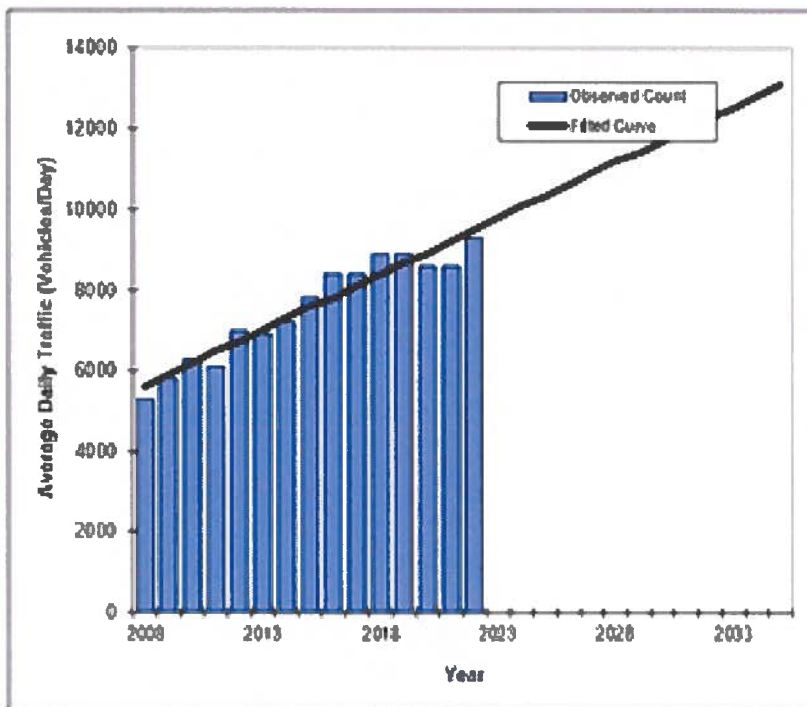
FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2022 HISTORICAL AADT REPORT

COUNTY: 78 - ST. JOHNS

SITE: 9013 - WOODLAWN RD. N. OF SR 16 (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2022	9300 C	N	0	9.00	56.40	2.30
2021	8600 S	0	0	9.00	56.30	1.80
2020	8600 F	0	0	9.00	56.60	1.90
2019	8900 C	N	0	9.00	57.90	1.80
2018	8900 C	N	0	9.00	57.60	1.70
2017	8400 C	N	0	9.00	58.00	1.40
2016	8400 C	N	0	9.00	57.80	1.60
2015	7800 C	N	0	9.00	58.00	3.00
2014	7200 C	N	0	9.00	58.30	3.00
2013	6900 C	N	3400	9.00	58.00	3.00
2012	7000 C	N	0	9.00	57.90	1.20
2011	6100 C	N	0	9.00	58.40	1.30
2010	6300 C	N	0	9.59	57.46	1.40
2009	5800 C	N	0	9.64	56.93	1.10
2008	5300 C	N	0	9.60	59.67	1.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES



Annual Trend Increase:	276
Trend R-squared:	92.81%
Trend Annual Historic Growth Rate:	4.97%
Trend Growth Rate (2022 to Design Year):	2.91%
Printed:	2-Jun-23
Straight Line Growth Option	

Traffic (ADT/AADT)		
Year	Count*	Trend**
2008	5300	5600
2009	5800	5900
2010	6300	6200
2011	6100	6500
2012	7000	6700
2013	6900	7000
2014	7200	7300
2015	7300	7600
2016	8400	7800
2017	8400	8100
2018	8900	8400
2019	8900	8700
2020	8600	8900
2021	8900	9200
2022	9300	9500
2025 Opening Year Trend		
2025	N/A	10300
2034 Mid-Year Trend		
2034	N/A	12800
2035 Design Year Trend		
2035	N/A	13100
TRANSPLAN Forecasts/Trends		

\*Axis Adjusted

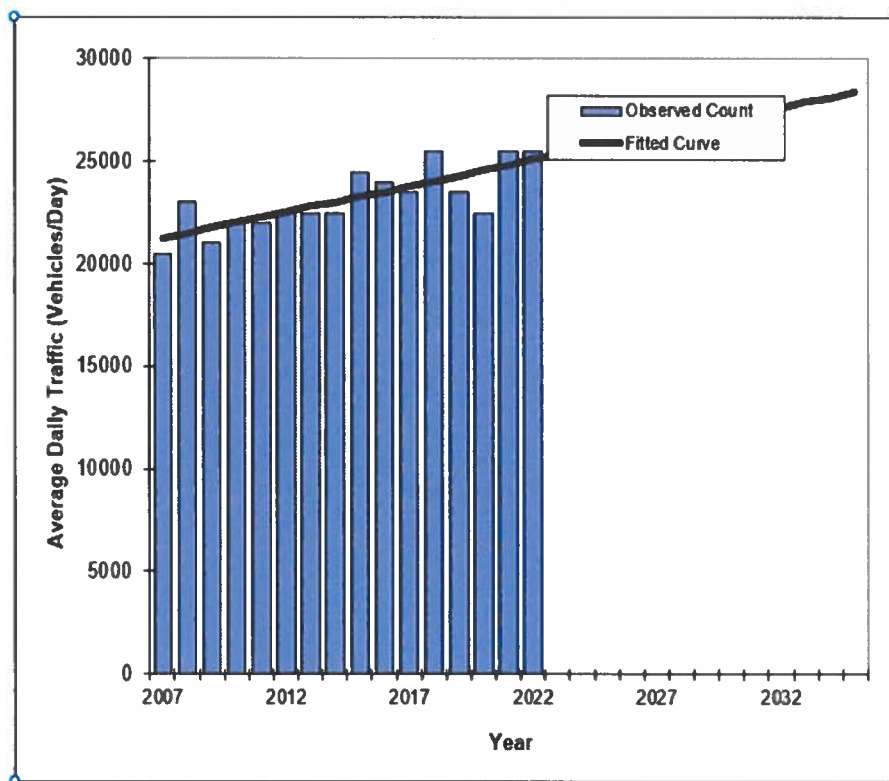
FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2022 HISTORICAL AADT REPORT

COUNTY: 78 - ST. JOHNS

SITE: 0104 - SR 16 .2 MI. E. OF 10TH ST.

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	25500 C	E 13000	W 12500	9.00	56.40	2.80
2021	25500 C	E 13000	W 12500	9.00	56.30	2.50
2020	22500 C	E 11500	W 11000	9.00	56.60	2.80
2019	23500 C	E 12000	W 11500	9.00	57.90	2.70
2018	25500 C	E 13000	W 12500	9.00	57.60	2.80
2017	23500 C	E 12000	W 11500	9.00	58.00	2.50
2016	24000 C	E 12000	W 12000	9.00	57.80	2.70
2015	24500 C	E 12500	W 12000	9.00	58.00	2.50
2014	22500 C	E 11500	W 11000	9.00	58.30	2.90
2013	22500 C	E 11500	W 11000	9.00	58.00	2.60
2012	22000 C	E 11000	W 11000	9.00	57.90	2.90
2011	22000 C	E 11000	W 11000	9.00	58.40	2.30
2010	22000 C	E 11000	W 11000	9.59	57.46	2.90
2009	21000 C	E 10500	W 10500	9.64	56.93	2.50
2008	23000 C	E 11500	W 11500	9.60	59.67	3.10
2007	20500 C	E 10500	W 10000	9.31	57.44	3.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARD, PRIOR YEARS ARE K30 VALUES



** Annual Trend Increase:	255
Trend R-squared:	62.60%
Trend Annual Historic Growth Rate:	1.23%
Trend Growth Rate (2022 to Design Year):	1.01%
Printed:	2-Jun-23
Straight Line Growth Option	

Traffic (ADT/AADT)		
Year	Count*	Trend**
2007	20500	21200
2008	23000	21500
2009	21000	21800
2010	22000	22000
2011	22000	22300
2012	22500	22500
2013	22500	22800
2014	22500	23000
2015	24500	23300
2016	24000	23500
2017	23500	23800
2018	25500	24000
2019	23500	24300
2020	22500	24600
2021	25500	24800
2022	25500	25100
2025 Opening Year Trend		
2025	N/A	25800
2034 Mid-Year Trend		
2034	N/A	28100
2035 Design Year Trend		
2035	N/A	28400
TRANPLAN Forecasts/Trends		

\*Axle-Adjusted

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## Appendix C

























# Future No-Build Synchro Results



# HCM 6th Signalized Intersection Summary

## 1: Woodlawn Road & SR 16

1. Future No-Build AM  
St. Augustine FSER

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	259	718	143	163	611	75	149	240	165	127	189	299
Future Volume (veh/h)	259	718	143	163	611	75	149	240	165	127	189	299
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1826	1811	1870	1856	1752	1841	1841	1870	1841	1796	1885	1811
Adj Flow Rate, veh/h	264	733	104	166	623	59	152	245	144	130	193	261
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	5	6	2	3	10	4	4	2	4	7	1	6
Cap, veh/h	457	1454	670	195	1427	669	265	352	293	236	354	289
Arrive On Green	0.10	0.42	0.42	0.11	0.43	0.43	0.07	0.19	0.19	0.07	0.19	0.19
Sat Flow, veh/h	1739	3441	1585	1767	3328	1560	1753	1870	1560	1711	1885	1535
Grp Volume(v), veh/h	264	733	104	166	623	59	152	245	144	130	193	261
Grp Sat Flow(s),veh/h/ln	1739	1721	1585	1767	1664	1560	1753	1870	1560	1711	1885	1535
Q Serve(g_s), s	11.0	20.3	5.3	12.0	17.1	2.9	9.0	15.9	10.7	7.9	12.0	21.6
Cycle Q Clear(g_c), s	11.0	20.3	5.3	12.0	17.1	2.9	9.0	15.9	10.7	7.9	12.0	21.6
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	457	1454	670	195	1427	669	265	352	293	236	354	289
V/C Ratio(X)	0.58	0.50	0.16	0.85	0.44	0.09	0.57	0.70	0.49	0.55	0.54	0.90
Avail Cap(c_a), veh/h	590	1454	670	442	1427	669	265	399	332	236	402	327
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	18.8	27.5	23.2	56.8	26.1	22.1	40.1	49.3	47.2	39.9	47.7	51.6
Incr Delay (d2), s/veh	1.2	1.3	0.5	10.0	1.0	0.3	3.0	4.5	1.3	2.7	1.3	25.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	7.8	13.0	3.8	9.7	11.0	2.0	7.5	12.5	7.7	6.4	9.8	15.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	19.9	28.8	23.7	66.8	27.1	22.3	43.1	53.8	48.5	42.6	49.1	77.1
LnGrp LOS	B	C	C	E	C	C	D	D	D	D	D	E
Approach Vol, veh/h	1101			848			541			584		
Approach Delay, s/veh	26.2			34.5			49.4			60.1		
Approach LOS	C			C			D			E		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	21.0	63.2	15.0	30.7	21.8	62.4	15.0	30.7				
Change Period (Y+Rc), s	7.5	7.5	6.0	* 6.3	7.5	7.5	6.0	* 6.3				
Max Green Setting (Gmax), s	23.5	42.5	9.0	* 28	32.5	33.5	9.0	* 28				
Max Q Clear Time (g_c+I1), s	13.0	19.1	9.9	17.9	14.0	22.3	11.0	23.6				
Green Ext Time (p_c), s	0.5	3.3	0.0	1.3	0.4	3.1	0.0	0.8				
Intersection Summary												
HCM 6th Ctrl Delay	39.0											
HCM 6th LOS	D											

### Notes

User approved pedestrian interval to be less than phase max green.

























\* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

# HCM 6th Signalized Intersection Summary

## 1: Woodlawn Road & SR 16

# 1. Future No-Build PM

## St. Augustine FSR

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	383	762	130	206	1066	106	162	188	121	93	237	210
Future Volume (veh/h)	383	762	130	206	1066	106	162	188	121	93	237	210
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1885	1841	1811	1826	1856	1826	1826	1856	1841	1885	1885	1826
Adj Flow Rate, veh/h	403	802	98	217	1122	86	171	198	108	98	249	189
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	1	4	6	5	3	5	5	3	4	1	1	5
Cap, veh/h	424	1477	646	246	1351	591	202	310	260	234	296	242
Arrive On Green	0.18	0.42	0.42	0.14	0.38	0.38	0.07	0.17	0.17	0.06	0.16	0.16
Sat Flow, veh/h	1795	3497	1529	1739	3526	1541	1739	1856	1557	1795	1885	1544
Grp Volume(v), veh/h	403	802	98	217	1122	86	171	198	108	98	249	189
Grp Sat Flow(s),veh/h/ln	1795	1749	1529	1739	1763	1541	1739	1856	1557	1795	1885	1544
Q Serve(g_s), s	21.5	22.3	5.1	15.9	37.4	4.7	9.0	12.9	8.1	5.9	16.7	15.3
Cycle Q Clear(g_c), s	21.5	22.3	5.1	15.9	37.4	4.7	9.0	12.9	8.1	5.9	16.7	15.3
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	424	1477	646	246	1351	591	202	310	260	234	296	242
V/C Ratio(X)	0.95	0.54	0.15	0.88	0.83	0.15	0.85	0.64	0.42	0.42	0.84	0.78
Avail Cap(c_a), veh/h	424	1477	646	435	1351	591	202	395	332	253	402	329
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	35.0	28.2	23.2	54.7	36.3	26.2	47.2	50.5	48.5	42.8	53.2	52.7
Incr Delay (d2), s/veh	31.1	1.4	0.5	9.9	6.0	0.5	26.7	2.2	1.1	1.2	11.3	8.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	23.1	14.7	3.5	12.2	23.9	3.3	5.1	10.3	5.8	4.9	13.7	10.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	66.1	29.6	23.7	64.6	42.3	26.7	73.9	52.7	49.5	44.0	64.6	60.8
LnGrp LOS	E	C	C	E	D	C	E	D	D	D	E	E
Approach Vol, veh/h	1303			1425			477			536		
Approach Delay, s/veh	40.4			44.8			59.6			59.5		
Approach LOS	D			D			E			E		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	31.0	57.3	13.7	28.0	25.9	62.4	15.0	26.7				
Change Period (Y+Rc), s	7.5	7.5	6.0	* 6.3	7.5	7.5	6.0	* 6.3				
Max Green Setting (Gmax), s	23.5	42.5	9.0	* 28	32.5	33.5	9.0	* 28				
Max Q Clear Time (g_c+l1), s	23.5	39.4	7.9	14.9	17.9	24.3	11.0	18.7				
Green Ext Time (p_c), s	0.0	1.9	0.0	1.2	0.5	3.4	0.0	1.4				

Intersection Summary												
HCM 6th Ctrl Delay	47.3											
HCM 6th LOS	D											

Notes												
User approved pedestrian interval to be less than phase max green.												
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.												



























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## Appendix D

# Future Build-Out Synchro Results

# HCM 6th Signalized Intersection Summary 1: Woodlawn Road & SR 16

## 2. Future Build FSER AM St. Augustine FSER

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	262	718	143	163	611	77	149	241	165	129	190	301
Future Volume (veh/h)	262	718	143	163	611	77	149	241	165	129	190	301
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1826	1811	1870	1856	1752	1841	1841	1870	1841	1796	1885	1811
Adj Flow Rate, veh/h	267	733	104	166	623	61	152	246	144	132	194	263
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	5	6	2	3	10	4	4	2	4	7	1	6
Cap, veh/h	456	1450	668	195	1419	665	265	354	295	237	357	290
Arrive On Green	0.11	0.42	0.42	0.11	0.43	0.43	0.07	0.19	0.19	0.07	0.19	0.19
Sat Flow, veh/h	1739	3441	1585	1767	3328	1560	1753	1870	1560	1711	1885	1535
Grp Volume(v), veh/h	267	733	104	166	623	61	152	246	144	132	194	263
Grp Sat Flow(s), veh/h/ln	1739	1721	1585	1767	1664	1560	1753	1870	1560	1711	1885	1535
Q Serve(g_s), s	11.2	20.4	5.3	12.0	17.2	3.0	9.0	16.0	10.7	8.1	12.1	21.8
Cycle Q Clear(g_c), s	11.2	20.4	5.3	12.0	17.2	3.0	9.0	16.0	10.7	8.1	12.1	21.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	456	1450	668	195	1419	665	265	354	295	237	357	290
V/C Ratio(X)	0.59	0.51	0.16	0.85	0.44	0.09	0.57	0.70	0.49	0.56	0.54	0.91
Avail Cap(c_a), veh/h	587	1450	668	442	1419	665	265	399	332	237	402	327
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	18.8	27.7	23.3	56.8	26.3	22.3	40.0	49.2	47.1	39.9	47.6	51.6
Incr Delay (d2), s/veh	1.2	1.3	0.5	10.0	1.0	0.3	3.0	4.5	1.3	2.9	1.3	25.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	7.9	13.1	3.8	9.7	11.0	2.1	7.5	12.5	7.7	6.5	9.8	15.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	20.0	28.9	23.8	66.8	27.3	22.5	43.0	53.7	48.3	42.7	48.9	77.3
LnGrp LOS	C	C	C	E	C	C	D	D	D	D	D	E
Approach Vol, veh/h	1104				850				542			
Approach Delay, s/veh	26.3				34.7				49.3			
Approach LOS	C				C				D			
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	21.2	62.9	15.0	30.9	21.8	62.3	15.0	30.9				
Change Period (Y+Rc), s	7.5	7.5	6.0	* 6.3	7.5	7.5	6.0	* 6.3				
Max Green Setting (Gmax), s	23.5	42.5	9.0	* 28	32.5	33.5	9.0	* 28				
Max Q Clear Time (g_c+l1), s	13.2	19.2	10.1	18.0	14.0	22.4	11.0	23.8				
Green Ext Time (p_c), s	0.5	3.3	0.0	1.3	0.4	3.1	0.0	0.8				

Intersection Summary												
HCM 6th Ctrl Delay	39.1											
HCM 6th LOS	D											

Notes												
User approved pedestrian interval to be less than phase max green.												
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.												

HCM 6th TWSC  
2: Woodlawn Road

2. Future Build FSER AM  
St. Augustine FSER

Intersection						
Int Delay, s/veh	0.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		T			T
Traffic Vol, veh/h	5	1	574	6	1	615
Future Vol, veh/h	5	1	574	6	1	615
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	1	624	7	1	668

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	1298	628	0	0	631
Stage 1	628	-	-	-	-
Stage 2	670	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218
Pot Cap-1 Maneuver	178	483	-	-	951
Stage 1	532	-	-	-	-
Stage 2	509	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	178	483	-	-	951
Mov Cap-2 Maneuver	178	-	-	-	-
Stage 1	532	-	-	-	-
Stage 2	508	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	23.7	0	0
HCM LOS	C		

























  

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	199	951
HCM Lane V/C Ratio	-	-	0.033	0.001
HCM Control Delay (s)	-	-	23.7	8.8
HCM Lane LOS	-	-	C	A
HCM 95th %tile Q(veh)	-	-	0.1	0



# HCM 6th Signalized Intersection Summary 1: Woodlawn Road & SR 16

## 2. Future Build FSER PM

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	386	762	130	206	1066	109	162	189	121	96	239	213
Future Volume (veh/h)	386	762	130	206	1066	109	162	189	121	96	239	213
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1885	1841	1811	1826	1856	1826	1826	1856	1841	1885	1885	1826
Adj Flow Rate, veh/h	406	802	98	217	1122	88	171	199	94	101	252	205
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	1	4	6	5	3	5	5	3	4	1	1	5
Cap, veh/h	423	1471	643	246	1345	588	202	311	261	238	299	245
Arrive On Green	0.18	0.42	0.42	0.14	0.38	0.38	0.07	0.17	0.17	0.06	0.16	0.16
Sat Flow, veh/h	1795	3497	1529	1739	3526	1541	1739	1856	1557	1795	1885	1544
Grp Volume(v), veh/h	406	802	98	217	1122	88	171	199	94	101	252	205
Grp Sat Flow(s),veh/h/ln	1795	1749	1529	1739	1763	1541	1739	1856	1557	1795	1885	1544
Q Serve(g_s), s	21.9	22.4	5.2	15.9	37.5	4.9	9.0	13.0	7.0	6.1	16.9	16.7
Cycle Q Clear(g_c), s	21.9	22.4	5.2	15.9	37.5	4.9	9.0	13.0	7.0	6.1	16.9	16.7
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	423	1471	643	246	1345	588	202	311	261	238	299	245
V/C Ratio(X)	0.96	0.55	0.15	0.88	0.83	0.15	0.85	0.64	0.36	0.43	0.84	0.84
Avail Cap(c_a), veh/h	423	1471	643	435	1345	588	202	395	332	253	402	329
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	35.5	28.3	23.3	54.7	36.5	26.4	47.0	50.5	48.0	42.6	53.1	53.1
Incr Delay (d2), s/veh	33.4	1.5	0.5	9.9	6.2	0.5	26.9	2.3	0.8	1.2	11.5	13.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	23.6	14.8	3.6	12.2	24.0	3.4	5.1	10.4	5.0	5.0	13.9	11.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	68.9	29.8	23.8	64.6	42.7	26.9	73.9	52.7	48.8	43.8	64.7	66.2
LnGrp LOS	E	C	C	E	D	C	E	D	D	D	E	E
Approach Vol, veh/h	1306			1427			464			558		
Approach Delay, s/veh	41.5			45.1			59.7			61.4		
Approach LOS	D			D			E			E		
Timer - Assigned Phs												
	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	31.0	57.1	13.9	28.1	25.9	62.2	15.0	26.9				
Change Period (Y+Rc), s	7.5	7.5	6.0	* 6.3	7.5	7.5	6.0	* 6.3				
Max Green Setting (Gmax), s	23.5	42.5	9.0	* 28	32.5	33.5	9.0	* 28				
Max Q Clear Time (g_c+l1), s	23.9	39.5	8.1	15.0	17.9	24.4	11.0	18.9				
Green Ext Time (p_c), s	0.0	1.9	0.0	1.1	0.5	3.4	0.0	1.5				

### Intersection Summary

HCM 6th Ctrl Delay	48.1
HCM 6th LOS	D

### Notes

User approved pedestrian interval to be less than phase max green.

\* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

HCM 6th TWSC  
2: Woodlawn Road

























2. Future Build FSER PM

Intersection						
Int Delay, s/veh	0.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		T			T
Traffic Vol, veh/h	8	2	677	7	1	540
Future Vol, veh/h	8	2	677	7	1	540
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	2	736	8	1	587
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	1329	740	0	0	744	0
Stage 1	740	-	-	-	-	-
Stage 2	589	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	171	417	-	-	864	-
Stage 1	472	-	-	-	-	-
Stage 2	554	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	171	417	-	-	864	-
Mov Cap-2 Maneuver	171	-	-	-	-	-
Stage 1	472	-	-	-	-	-
Stage 2	553	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	24.7	0		0		
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	194	864	-	
HCM Lane V/C Ratio	-	-	0.056	0.001	-	
HCM Control Delay (s)	-	-	24.7	9.2	0	
HCM Lane LOS	-	-	C	A	A	
HCM 95th %tile Q(veh)	-	-	0.2	0	-	



# HCM 6th Signalized Intersection Summary 1: Woodlawn Road & SR 16

## 2. Future Build Medical Office AM St. Augustine FSR




												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	274	718	143	163	611	89	149	246	165	130	191	303
Future Volume (veh/h)	274	718	143	163	611	89	149	246	165	130	191	303
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1826	1811	1870	1856	1752	1841	1841	1870	1841	1796	1885	1811
Adj Flow Rate, veh/h	280	733	104	166	623	70	152	251	144	133	195	265
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	5	6	2	3	10	4	4	2	4	7	1	6
Cap, veh/h	457	1446	666	195	1400	656	266	356	297	235	359	292
Arrive On Green	0.11	0.42	0.42	0.11	0.42	0.42	0.07	0.19	0.19	0.07	0.19	0.19
Sat Flow, veh/h	1739	3441	1585	1767	3328	1560	1753	1870	1560	1711	1885	1535
Grp Volume(v), veh/h	280	733	104	166	623	70	152	251	144	133	195	265
Grp Sat Flow(s),veh/h/ln	1739	1721	1585	1767	1664	1560	1753	1870	1560	1711	1885	1535
Q Serve(g_s), s	11.7	20.4	5.3	12.0	17.3	3.5	9.0	16.3	10.7	8.1	12.1	22.0
Cycle Q Clear(g_c), s	11.7	20.4	5.3	12.0	17.3	3.5	9.0	16.3	10.7	8.1	12.1	22.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	457	1446	666	195	1400	656	266	356	297	235	359	292
V/C Ratio(X)	0.61	0.51	0.16	0.85	0.44	0.11	0.57	0.71	0.49	0.57	0.54	0.91
Avail Cap(c_a), veh/h	580	1446	666	442	1400	656	266	399	332	235	402	327
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	19.0	27.8	23.4	56.8	26.8	22.8	39.9	49.2	47.0	39.8	47.5	51.5
Incr Delay (d2), s/veh	1.3	1.3	0.5	10.0	1.0	0.3	2.9	4.9	1.2	3.1	1.3	26.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	8.2	13.1	3.8	9.7	11.1	2.5	7.5	12.8	7.7	6.5	9.8	15.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	20.3	29.0	23.9	66.8	27.9	23.2	42.8	54.1	48.2	43.0	48.8	77.6
LnGrp LOS	C	C	C	E	C	C	D	D	D	D	D	E
Approach Vol, veh/h	1117			859			547			593		
Approach Delay, s/veh	26.4			35.0			49.4			60.4		
Approach LOS	C			D			D			E		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	21.8	62.2	15.0	31.0	21.8	62.1	15.0	31.0				
Change Period (Y+Rc), s	7.5	7.5	6.0	* 6.3	7.5	7.5	6.0	* 6.3				
Max Green Setting (Gmax), s	23.5	42.5	9.0	* 28	32.5	33.5	9.0	* 28				
Max Q Clear Time (g_c+I1), s	13.7	19.3	10.1	18.3	14.0	22.4	11.0	24.0				
Green Ext Time (p_c), s	0.6	3.4	0.0	1.3	0.4	3.1	0.0	0.8				

Intersection Summary												
HCM 6th Ctrl Delay	39.3											
HCM 6th LOS	D											

Notes												
User approved pedestrian interval to be less than phase max green.												
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.												

HCM 6th TWSC  
2: Woodlawn Road

























2. Future Build Medical Office AM  
St. Augustine FSER

Intersection						
Int Delay, s/veh	0.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	9	2	574	35	8	615
Future Vol, veh/h	9	2	574	35	8	615
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	10	2	624	38	9	668
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	1329	643	0	0	662	0
Stage 1	643	-	-	-	-	-
Stage 2	686	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	171	473	-	-	927	-
Stage 1	523	-	-	-	-	-
Stage 2	500	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	168	473	-	-	927	-
Mov Cap-2 Maneuver	168	-	-	-	-	-
Stage 1	523	-	-	-	-	-
Stage 2	493	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	25.2	0	0.1			
HCM LOS	D					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	190	927	-	
HCM Lane V/C Ratio	-	-	0.063	0.009	-	
HCM Control Delay (s)	-	-	25.2	8.9	0	
HCM Lane LOS	-	-	D	A	A	
HCM 95th %tile Q(veh)	-	-	0.2	0	-	



# HCM 6th Signalized Intersection Summary 1: Woodlawn Road & SR 16

## 2. Future Build Medical Office PM St. Augustine FSR

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	391	762	130	206	1066	113	162	191	121	109	245	229
Future Volume (veh/h)	391	762	130	206	1066	113	162	191	121	109	245	229
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1885	1841	1811	1826	1856	1826	1826	1856	1841	1885	1885	1826
Adj Flow Rate, veh/h	412	802	98	217	1122	91	171	201	108	115	258	206
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	1	4	6	5	3	5	5	3	4	1	1	5
Cap, veh/h	421	1460	639	246	1334	583	202	304	255	243	304	249
Arrive On Green	0.18	0.42	0.42	0.14	0.38	0.38	0.07	0.16	0.16	0.07	0.16	0.16
Sat Flow, veh/h	1795	3497	1529	1739	3526	1541	1739	1856	1557	1795	1885	1544
Grp Volume(v), veh/h	412	802	98	217	1122	91	171	201	108	115	258	206
Grp Sat Flow(s),veh/h/ln	1795	1749	1529	1739	1763	1541	1739	1856	1557	1795	1885	1544
Q Serve(g_s), s	22.7	22.5	5.2	15.9	37.7	5.1	9.0	13.2	8.1	6.9	17.3	16.8
Cycle Q Clear(g_c), s	22.7	22.5	5.2	15.9	37.7	5.1	9.0	13.2	8.1	6.9	17.3	16.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	421	1460	639	246	1334	583	202	304	255	243	304	249
V/C Ratio(X)	0.98	0.55	0.15	0.88	0.84	0.16	0.85	0.66	0.42	0.47	0.85	0.83
Avail Cap(c_a), veh/h	421	1460	639	435	1334	583	202	395	332	247	402	329
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	36.3	28.6	23.6	54.7	36.8	26.7	46.8	51.0	48.9	42.0	52.9	52.7
Incr Delay (d2), s/veh	38.2	1.5	0.5	9.9	6.5	0.6	27.2	2.6	1.1	1.4	12.2	12.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	24.6	14.9	3.6	12.2	24.1	3.6	5.1	10.5	5.8	5.7	14.2	11.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	74.4	30.1	24.1	64.6	43.4	27.3	73.9	53.6	50.0	43.5	65.2	65.0
LnGrp LOS	E	C	C	E	D	C	E	D	D	D	E	E
Approach Vol, veh/h	1312			1430			480			579		
Approach Delay, s/veh	43.6			45.6			60.0			60.8		
Approach LOS	D			D			E			E		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	31.0	56.7	14.7	27.6	25.9	61.8	15.0	27.3				
Change Period (Y+Rc), s	7.5	7.5	6.0	* 6.3	7.5	7.5	6.0	* 6.3				
Max Green Setting (Gmax), s	23.5	42.5	9.0	* 28	32.5	33.5	9.0	* 28				
Max Q Clear Time (g_c+I1), s	24.7	39.7	8.9	15.2	17.9	24.5	11.0	19.3				
Green Ext Time (p_c), s	0.0	1.8	0.0	1.2	0.5	3.4	0.0	1.5				

### Intersection Summary

HCM 6th Ctrl Delay	49.0
HCM 6th LOS	D

### Notes




User approved pedestrian interval to be less than phase max green.

\* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.



HCM 6th TWSC  
2: Woodlawn Road

2. Future Build Medical Office PM  
St. Augustine FSER

Intersection						
Int Delay, s/veh	1.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	43	9	677	18	4	540
Future Vol, veh/h	43	9	677	18	4	540
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	47	10	736	20	4	587
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	1341	746	0	0	756	0
Stage 1	746	-	-	-	-	-
Stage 2	595	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	168	413	-	-	855	-
Stage 1	469	-	-	-	-	-
Stage 2	551	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	167	413	-	-	855	-
Mov Cap-2 Maneuver	167	-	-	-	-	-
Stage 1	469	-	-	-	-	-
Stage 2	547	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	32.6	0	0.1			
HCM LOS	D					
Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT	
Capacity (veh/h)	-	-	186	855	-	
HCM Lane V/C Ratio	-	-	0.304	0.005	-	
HCM Control Delay (s)	-	-	32.6	9.2	0	
HCM Lane LOS	-	-	D	A	A	
HCM 95th %tile Q(veh)	-	-	1.2	0	-	

**ST. AUGUSTINE FSER  
ST. JOHNS COUNTY, FLORIDA**

**ECOLOGICAL ASSESSMENT**

**June 2023**



ENVIRONMENTAL  
PLANNING  
DESIGN &  
PERMITTING

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**ST. AUGUSTINE FSER  
ST. JOHNS COUNTY, FLORIDA  
ECOLOGICAL ASSESSMENT**

**TABLE OF CONTENTS**

1.0	Introduction.....	1
2.0	Project Site Conditions .....	1
2.1	Soils.....	2
2.2	Land Use Types & Vegetative Communities .....	2
2.3	Wildlife .....	3
2.4	Listed Flora .....	4
3.0	Environmental Regulatory Permitting .....	4
3.1	St. Johns River Water Management District.....	4
3.2	St. Johns County .....	4
4.0	Protected Species Regulations & Permitting .....	5
4.1	Gopher Tortoise .....	5
4.2	American Bald Eagle .....	6
4.3	Eastern Indigo Snake .....	6
5.0	Summary .....	7
6.0	References.....	8

**LIST OF FIGURES**

Figure 1	Location Map
Figure 2	Aerial Map
Figure 3	Soil Types Map
Figure 4	Land Use Map
Figure 5	Bald Eagle Nests Map

**LIST OF EXHIBITS**

Exhibit A	FNAI Tracking List
Exhibit B	St. Johns County Land Development Code

**ST. AUGUSTINE FSER  
ST. JOHNS COUNTY, FLORIDA**

**ECOLOGICAL ASSESSMENT**

**1.0 INTRODUCTION**

Modica & Associates completed an Ecological Assessment of the 2.04± acre St. Augustine Free Standing Emergency Room (FSER; “Project Site”) on May 2, 2023. The Project Site is generally located at the northeast corner of Charles Usinas Memorial Highway and Woodlawn Road in St. Johns County, Florida (**Figures 1 & 2**). The project area consists of two parcels identified by the St. Johns County Property Appraiser with Parcel Identification Numbers: 0847400020 and 0847400030.

The intent of the Ecological Assessment was to conduct a preliminary evaluation of on-site habitat types, land uses, and vegetative communities; identify the presence or potential for presence of protected wildlife species or any other potential environmentally-related development constraints associated with the property, and to outline regulatory permitting requirements pertaining to ecological resources. The findings presented herein reflect on-site conditions at the time of the investigation and do not preclude the possibility that conditions may change over time.

**2.0 PROJECT SITE CONDITIONS**

Prior to inspecting the Project Site, published literature and publicly available ArcView™ GIS data layers were reviewed to obtain an understanding of site topography, soils, vegetation, and anticipated / documented wildlife use in the vicinity of the property. The following resources were accessed as part of the subject assessment:

- Aerial Photographic Imagery, ESRI Online Basemap Options;
- Google Earth Aerial Imagery, 1994-current;
- U.S. Department of Agriculture (USDA) *Soil Survey of St. Johns County Florida*;
- Florida Natural Areas Inventory (FNAI) – Species Occurrence Tracking List, St. Johns County;
- *Florida’s Endangered and Threatened Species*, December 2022, FWC.
- U.S. Fish & Wildlife Service’s Information for Planning and Consultation (IPaC).
- *Florida Land Use, Cover and Forms Classification System (FLUCFCS) Handbook*, U.S. Department of Transportation;
- Gopher Tortoise Permitting Guidelines (FWC, April 2008, rev. April 2023 – Guidelines)
- Audubon Center for Birds of Prey, EagleWatch Program  
(<https://cbop.audubon.org/conservation/about-eaglewatch-program>);

Modica & Associates conducted a comprehensive survey of the Project Site on May 2, 2023. The property was traversed via pedestrian transects to identify any listed wildlife species and



to map the onsite land uses and vegetative communities. The findings of the survey are discussed in greater detail below.

## 2.1 Soils

Per the *Soil Survey of St. Johns County, Florida*, prepared by the U.S. Department of Agriculture (USDA), Soil Conservation Service (SCS), two (2) soil types occur within the Project Site boundaries (**Figure 3**). Soil descriptions of those soil types are described below; the descriptions are excerpts from the SCS *Soil Survey of St. Johns County, Florida*.

**Adamsville fine sand (1)** is a nearly level to gently sloping, somewhat poorly drained soil that occurs as small and large areas in the flatwoods and along the lower slopes of the sandy uplands. The surface layer of this soil type generally consists of dark gray sand about 6 inches thick. In most years, the water table for this soil type is 20 to 40 inches below the surface for cumulative periods of 2 to 6 months during most years. Permeability of this soil type is rapid to a depth of more than 80 inches.

**Immokalee Sand (7)** This nearly level, poorly drained sandy soil generally occurs in broad areas in the flatwoods, in low areas between sand ridges, or in slightly elevated areas between ponds and sloughs. The acreage is moderate in extent. Some areas are more than 1,000 acres. Slopes are smooth to slightly convex or concave and are 0 to 2 percent.

## 2.2 Land Use Types & Vegetative Communities

The St. Augustine FSR project site currently supports two (2) land use types/vegetative communities within its boundaries (**Figure 4**). The land use types/vegetative communities were identified using the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS, FDOT, January 1999). The following provides a brief description of the land use type/vegetative community identified on the site:

### 110 – Residential, Low Density

The eastern side of the Project Site consists of a single-family home with an associated driveway and yard. The dominant vegetative species found in this community include bahiagrass (*Paspalum notatum*), pepperweed (*Lepidium virginicum*), beggartick (*Bidens spp.*), frog fruit (*Phyla nodiflora*), elderberry (*Sambucus canadensis*), pennywort (*Hydrocotyle umbellata*) and some ornamentals such as star jasmine (*Trachelospermum jasminoides*), Buddhist pine (*Podocarpus macrophyllus*) and eastern red cedar (*Juniperus virginiana*).

### 193– Urban Land in Transition

The western portion of the project site would best be described as urban land in transition. It appears there was formerly a trailer or mobile home here according to Google Earth. Now all that exists in this area is remnant concrete, a few oaks (*Quercus spp.*) and low growing vegetation such as bahiagrass, common yarrow (*Asteraceae spp.*), pepperweed, spiderwort (*Tradescantia spp.*), beggartick, ragweed (*Ambrosia artemisifolia*), fleabane (*Erigeron spp.*) southern dewberry (*Rubus trivialis*) and pennywort. Towards the property boundary in the back of the property it is more heavily vegetated with species such as red maple (*Acer rubrum*), bamboo (*Bambusoideae spp.*), Mexican pepperleaf (*Piper auritum*), and sword fern (*Polystichum munitum*).

## **2.3 Wildlife**

A qualitative review of the Project Site was conducted to determine if any wildlife species using the property are listed as protected by the U.S. Fish & Wildlife Service (USFWS) or the Florida Fish & Wildlife Conservation Commission (FWC). To assist in documenting the potential protected species on the project site, the Florida Natural Areas Inventory (FNAI) Tracking List for St. Johns County was obtained and reviewed (**Exhibit A**). Using this information, a survey of the site was conducted to determine the need and extent of formal survey for any wildlife species. Below is a list of wildlife observed, either directly or indirectly (i.e. tracks burrows, calls, etc.), on the Project Site during the May 2, 2023 site inspection.

### **BIRDS**

American crow (*Corvus brachyrhynchos*)

Northern mockingbird (*Mimus polyglottos*)

### **REPTILES**

Brown anole (*Anolis sagrei*)

No species identified within project limits is listed in the FWC's *Official Lists – Florida's Threatened and Endangered Species*.

Wildlife species with the potential to occur on the Project Site based on USFWS Consultation Areas, geographic locale, habitat types present, and presence of suitable soils or vegetative cover include the American bald eagle (*Haliaeetus leucocephalus*), gopher tortoise (*Gopherus polyphemus*), and the eastern indigo snake (*Drymarchon couperi*). Information regarding species of wildlife with potential for presence on the Project Site is provided in Section 4 below.

Although the Project Site lies in the Consultation Areas for the black bear (*Ursus americanus*) and wood stork (*Mycteria americana*) but the property does not contain suitable habitat for the presence of these species and therefore species-specific information is not provided in Section 4 below.



## **2.4 Listed Flora**

A survey was conducted to document the presence of any protected plant species within the Project Site. This floral species survey was conducted in conjunction with the May 2, 2023 wildlife survey.

No plant species listed by either the Florida Department of Agriculture (FDA) or USFWS were observed on the site during the survey.

## **3.0 REGULATORY AGENCY PERMITTING**

Any proposed development of the Project Site will require review and approval by the St. Johns River Water Management District (SJRWMD) and St. Johns County (County). The Project Site consists solely of uplands and therefore will not require review by the Florida Department of Environmental Protection (FDEP) under the State 404 Program.

### **3.1 St. Johns River Water Management District**

The SJRWMD administers regulatory authority for proposed developments through the Statewide Environmental Resource Permitting (ERP) program. A review of Florida's Water Permitting Portal, no SJRWMD permits have been issued for the Project Site. Development of the Project Site will require an ERP application to be submitted to the SJRWMD for stormwater management and environmental regulatory review. The SJRWMD exerts regulatory jurisdiction over wetland and surface water areas. Because the site consists solely of uplands, this report will likely be sufficient to support the ERP application.

### **3.2 St. Johns County**

St. Johns County requires a Natural Resource Assessment to support any rezoning and permitting effort. Article IV of the County's Land Development Code (LDC) outlines the requirements for natural resources (**Exhibit B**).

#### Environmentally Sensitive Areas - Significant Natural Communities Habitat

Sec. 4.01.07 of the County's LDC sets forth restrictions on "Significant Natural Communities Habitat" and provides standards and guidelines for the protection of these types of habitats.

Imperiled Habitats as listed in the LDC are:

1. Beach Dune
2. Coastal Grasslands/ Coastal Strand
3. Xeric Hammock
4. Maritime Hammock
5. Sandhill
6. Scrub

The Project Site does not contain any Significant Natural Communities Habitat types.

Environmentally Sensitive Areas - Threatened or Endangered Species and Species of Special Concern

Sec. 4.01.08 of the County's LDC sets forth standards and guidelines to protect Threatened or Endangered Species or Species of Special Concern. This section states that "identification of Listed Species occurrences in St. Johns County shall be obtained from the Florida Fish and Wildlife Conservation Commission, U.S. Fish and Wildlife Service, and Florida Department of Agriculture and Consumer Services."

No protected species of wildlife were documented on the Project Site, nor does the Project Site provide significant habitat for protected species of wildlife. There are no occurrences of protected species of wildlife indicated on or near the Project Site in published literature and/or databases maintained by regulatory agencies.

Trees and Other Vegetation

Section 4.01.05 of the County's LDC outlines the requirements to protect native trees. The LDC states that a tree removal permit will be issued after applied for and approved by the County.

This report should satisfy the environmental requirements of the County's LDC.

#### **4.0 PROTECTED SPECIES REGULATIONS AND PERMITTING**

A qualitative review of the site was conducted to determine if any wildlife species using the Project Site are listed as protected by the USFWS or the FWC. This survey was comprehensive across the entire project site.

It should be noted that these findings reflect the site conditions at the time of the investigation and do not preclude other listed species from inhabiting the project site in the future.

##### **4.1 Gopher Tortoise**

The gopher tortoise is listed by the FWC as "Threatened". Gopher tortoises are commonly found in areas occurring on well-drained sandy soils associated with xeric pine-oak hammock, scrub, pine flatwoods, pastures and citrus groves.

FWC regulations prohibit development within a 25-foot radius of any potentially occupied gopher tortoise burrow. A permit will need to be obtained from the FWC authorizing the relocation of any gopher tortoises within 25-feet of the footprint of development prior to the initiation of any land clearing or construction activities.



A comprehensive survey was completed by Modica & Associates, Inc. on May 2, 2023. No gopher tortoise burrows were observed on the Project Site and it is unlikely any will be found due to the nature of the site. FWC only considers a survey to be valid for 90 days. A comprehensive survey (100%) following FWC's current Gopher Tortoise Permitting Guidelines will need to be conducted within 90 days of the anticipated start date of construction.

If gopher tortoise burrows are documented on the property in the future, a permit application can be submitted to FWC. Permit issuance typically occurs within 45-days following a complete application submittal. The permit will be valid for a period of one year and is renewable in one-year increments and is transferrable. If no gopher tortoise burrows are documented during the comprehensive survey, a letter can be written for use in the pre-construction meeting, as it is common for the municipalities to request compliance with all development regulations.

A review of FWC's gopher tortoise permit map determined that no permits have been previously issued for the Project Site.

#### **4.2 American Bald Eagle**

The American Bald Eagle (*Haliaeetus leucocephalus*) was officially de-listed by the USFWS on July 9, 2007 (Federal Register Volume 72, No. 130). The bald eagle still receives protection from the USFWS under the Bald and Golden Eagle Protection Act (Eagle Act) and the Migratory Bird Treaty Act (MBTA). As part of the on-site review, all accessible areas were visually scanned for the presence of a bald eagle nest. In addition to the on-site survey, the Audubon Society's EagleWatch Program database was accessed to determine if any previously documented eagle nests are located on or near the Project Site.

The closest eagle nest (SJ021) to the site is located approximately 0.42 miles southeast of the Project Site (**Figure 5**). This nest was last surveyed in 2022 and the status was documented as "Inactive" by the EagleWatch program. Development of the Project Site should not have any adverse impact on eagle breeding or nesting activities as the management zones associated with nest SJ021 do not fall on or near the property. No coordination with USFWS will be required for this species.

#### **4.3 Eastern Indigo Snake**

The Eastern indigo snake (*Drymarchon couperi*) is listed as "Threatened" by the USFWS. Indigo snakes are thick-bodied, glossy black snakes with iridescent blue highlights. Adult indigo snakes may be between 60 and 74 inches long (USFWS, 2016). The USFWS routinely concurs that a project is "not likely to adversely affect" the indigo snake if the USFWS's *Standard Protection Measures for the Eastern Indigo Snake* ("Standard Protection Measures"; USFWS, 2016) will be followed during project construction. The Standard Protection Measures require that an educational program be developed by the Applicant to inform all construction personnel of the potential presence of indigo snakes on the project site. This requires

placement of posters on the project site, distribution of educational pamphlets and informational signs and videos. These educational documents have been prepared by USFWS and are readily available for use by the Applicant.

It is unlikely that an eastern indigo snake would be found on or near the Project Site. However, it is recommended that the USFWS's Standard Protection Measures be implemented during construction activities on the Project Site.

## **5.0 SUMMARY**

Modica & Associates completed an Ecological Assessment inspection of the 2.04± acre St. Augustine FSER on May 2, 2023. The Project Site is generally located at the northeast corner of Charles Usinas Memorial Highway and Woodlawn Road in St. Johns County, Florida.

Any proposed development of the Project Site will require review and approval by the SJRWMD and the County. The Project Site consists solely of uplands and therefore will not require review by the FDEP under the State 404 Program.

A comprehensive survey was completed by Modica & Associates on May 2, 2023. No gopher tortoise burrows were observed on the Project Site and it is unlikely any will be found due to the nature of the site. FWC only considers a survey to be valid for 90 days. A comprehensive survey (100%) following FWC's current Gopher Tortoise Permitting Guidelines will need to be conducted within 90 days of the anticipated start date of construction.

The closest eagle nest (SJ021) to the site is located approximately 0.42 miles southeast of the Project Site (**Figure 5**). This nest was last surveyed in 2022 and the status was documented as "Inactive" by the EagleWatch program. Development of the Project Site should not have any adverse impact on eagle breeding or nesting activities as the management zones associated with nest SJ021 do not fall on or near the property. No coordination with USFWS will be required for this species.

The USFWS typically does not consider adverse effects to the indigo snake if the USFWS's Standard Protection Measures will be followed during project construction. These Standard Protection Measures require that an educational program be developed by the Applicant to inform all construction personnel of the potential presence of indigo snakes on the project site. It is recommended that the USFWS's Standard Protection Measures be implemented during construction activities on the Project Site.

No other listed species of wildlife were identified on the property, nor does the Project Site appear to provide suitable habitat for other listed species at the time. However, it should be noted that these results reflect site conditions at the time of the investigation and do not preclude the possibility of any additional listed species using or inhabiting the site in the future, especially if vegetative habitat characteristics become more favorable for listed species in the future.

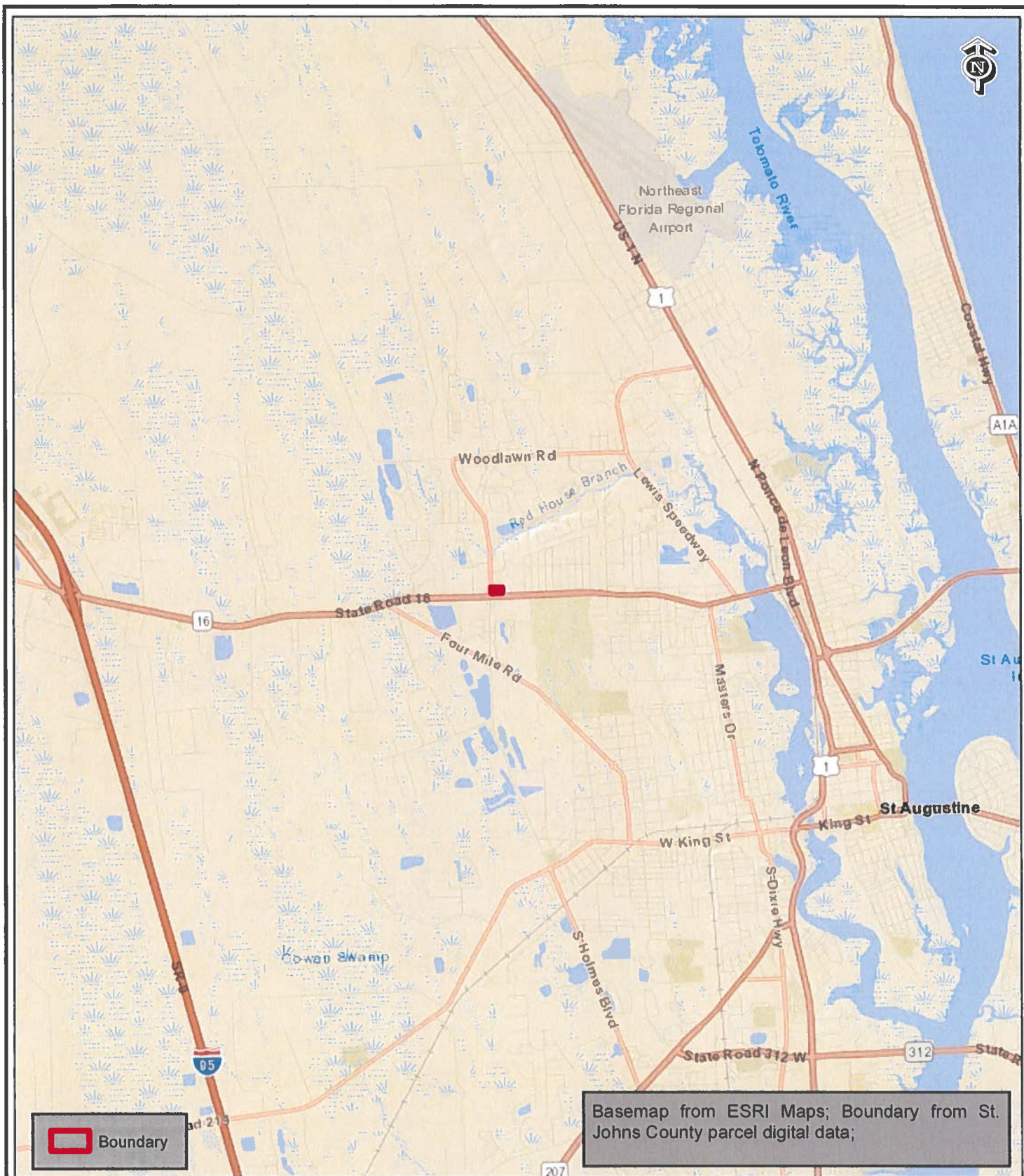
No other environmental concerns were identified or expected for the Site. This ecological assessment does not constitute a Phase I Environmental Audit and this report makes no representation as to the presence or absence of hazardous materials. This report does not constitute a Cultural Resource Assessment Survey and makes no representation to the presence or potential presence of historic sites or artifacts.

## 6.0 REFERENCES

- Audubon Center for Birds of Prey, Eagle Nest Locator. 2022.  
(<https://cbop.audubon.org/conservation/about-eaglewatch-program>)
- Florida Fish and Wildlife Conservation Commission. 2022. Florida's Endangered and Threatened Species.
- Florida Natural Areas Inventory. 2020. Tracking List St. Johns County.  
(<https://www.fnai.org/BiodiversityMatrix/index.html>)
- The FWC Gopher Tortoise Permitting Guidelines (FWC, April 2008, rev. July 2020 – Guidelines)
- United States Department of Agriculture: Soil Conservation Service. 1990. Soil Survey of St. Johns County, Florida.
- U.S. Fish & Wildlife Service. 2007. Bald Eagle Monitoring Guidelines.
- U.S. Fish & Wildlife Service. 2020. Sand skinks and Blue-tailed mole skinks survey protocol peninsular Florida.
- U.S. Fish & Wildlife Service. 2016. Standard Protection Measures for the Eastern Indigo Snake.

# FIGURES





## St. Augustine FSR

Figure 1- Location Map  
Section 2, Township 7 South, Range 29 East  
St. Johns County, Florida

5,000 2,500 0 5,000 Feet



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Boundary Correct

Source: Boundary from St. Johns County parcel digital data;

## St. Augustine FSR

Figure 2- Aerial Map  
Section 2, Township 7 South, Range 29 East  
St. Johns County, Florida



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## St. Augustine FSER

Figure 3- Soil Type Map  
Section 2, Township 7 South, Range 29 East  
St. Johns County, Florida

100 50 0 100 Feet



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## St. Augustine FSER

Figure 4- Land Use Map  
Section 2, Township 7 South, Range 29 East  
St. Johns County, Florida

100 50 0 100 Feet



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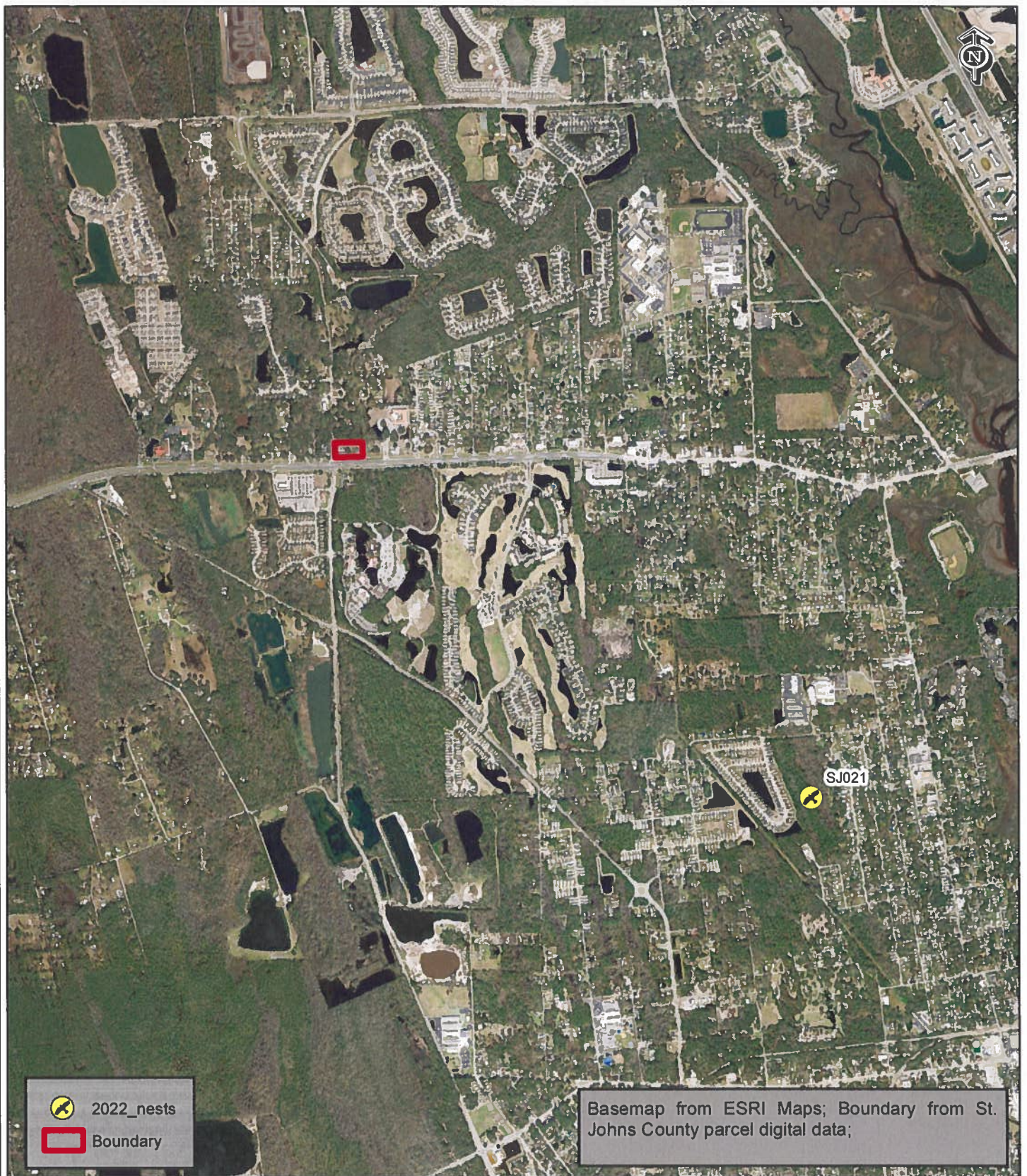
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## St. Augustine FSER

Figure 5- Bald Eagle Nest Location Map  
Section 2, Township 7 South, Range 29 East  
St. Johns County, Florida

2,000 1,000 0 2,000 Feet



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# EXHIBIT A



FLORIDA  
**Natural Areas**  
INVENTORY

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

## Florida Natural Areas Inventory

### Biodiversity Matrix Query Results

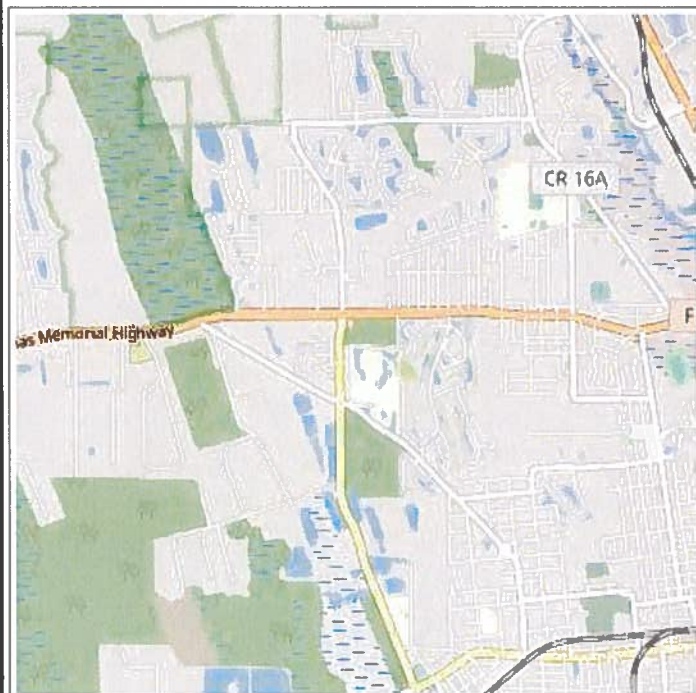
#### UNOFFICIAL REPORT

Created 6/14/2023

(Contact the FNAI Data Services Coordinator at 850.224.8207 or  
kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

#### Report for 2 Matrix Units: 46749 , 47117



#### Descriptions

**DOCUMENTED** - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

**DOCUMENTED-HISTORIC** - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

**LIKELY** - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; or
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

**POTENTIAL** - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

#### Matrix Unit ID: 46749

0 Documented Elements Found

0 Documented-Historic Elements Found

4 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mesic flatwoods	G4	S4	N	N
<a href="#">Mycteria americana</a> Wood Stork	G4	S2	T	FT
Scrub	G2	S2	N	N
<a href="#">Ursus americanus floridanus</a> Florida Black Bear	G5T4	S4	N	N

**Matrix Unit ID: 47117****2 Documented** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Dome swamp</i>	G4	S4	N	N
<a href="#"><i>Litsea aestivalis</i></a> pondspice	G3?	S2	N	E

**0 Documented-Historic** Elements Found**4 Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
<a href="#"><i>Mycteria americana</i></a> Wood Stork	G4	S2	T	FT
<i>Scrub</i>	G2	S2	N	N
<a href="#"><i>Ursus americanus floridanus</i></a> Florida Black Bear	G5T4	S4	N	N

**Matrix Unit IDs: 46749 , 47117****23 Potential** Elements Common to Any of the 2 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<a href="#"><i>Asclepias viridula</i></a> southern milkweed	G2	S2	N	T
<i>Asplenium x heteroresiliens</i> Morzenti's spleenwort	G2	S1	N	N
<a href="#"><i>Balduina atropurpurea</i></a> purple honeycomb-head	G2	S1	N	E
<a href="#"><i>Calopogon multiflorus</i></a> many-flowered grass-pink	G2G3	S2S3	N	T
<a href="#"><i>Calydorea coelestina</i></a> Bartram's ixia	G2G3	S2S3	N	E
<i>Carex chapmannii</i> Chapman's sedge	G3	S3	N	T
<a href="#"><i>Centrosema arenicola</i></a> sand butterfly pea	G2Q	S2	N	E
<a href="#"><i>Corynorhinus rafinesquii</i></a> Rafinesque's Big-eared Bat	G3G4	S1	N	N
<a href="#"><i>Ctenium floridanum</i></a> Florida toothache grass	G2	S2	N	E
<a href="#"><i>Drymarchon couperi</i></a> Eastern Indigo Snake	G3	S2?	T	FT
<a href="#"><i>Gopherus polyphemus</i></a> Gopher Tortoise	G3	S3	C	ST
<a href="#"><i>Lechea cernua</i></a> nodding pinweed	G3	S3	N	T
<a href="#"><i>Litsea aestivalis</i></a> pondspice	G3?	S2	N	E
<a href="#"><i>Lythrum curtissii</i></a> Curtiss' loosestrife	G1	S2	N	E
<a href="#"><i>Matelea floridana</i></a> Florida spiny-pod	G2	S2	N	E
<a href="#"><i>Monotropsis reynoldsiae</i></a> pygmy pipes	G2	S2	N	E
<a href="#"><i>Nemastylis floridana</i></a> celestial lily	G2	S2	N	E
<a href="#"><i>Neofiber alleni</i></a> Round-tailed Muskrat	G2	S2	N	N

<a href="#"><u>Neovison vison lutensis</u></a> Atlantic Salt Marsh Mink	G5T3	S3	N	N
<a href="#"><u>Nolina atopocarpa</u></a> Florida beargrass	G3	S3	N	T
<a href="#"><u>Pycnanthemum floridanum</u></a> Florida mountain-mint	G3	S3	N	T
<a href="#"><u>Rudbeckia nitida</u></a> St. John's blackeyed susan	G3	S2	N	E
<a href="#"><u>Salix floridana</u></a> Florida willow	G2G3	S2S3	N	E

#### Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

#### Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

# EXHIBIT B

<b>ARTICLE IV NATURAL RESOURCES</b>
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## **PART 4.00.00 GENERALLY**

The decision by the Owner as to whether and how to develop a Parcel of land, and the decision by St. Johns County to approve or disapprove proposed Development, may depend on the impact that the proposed Development will have on natural resources. This Article establishes standards and procedures by which these impacts are determined, and by which St. Johns County will approve or disapprove the Development in light of such impacts.

## **PART 4.01.00 NATURAL RESOURCES**

### **Sec. 4.01.01 Generally**

#### **A. Purpose**

The purpose of the Natural Resources Regulations is to set forth regulations regarding Land Alteration, the protection of soil and water, the protection of Trees and other vegetation, and the protection of Environmentally Sensitive Areas, in order to maintain the quality of life in St. Johns County and protect the health, safety, welfare and general well-being of the citizens of St. Johns County.

#### **B. Intent**

It is intended that the implementation of these regulations accomplish the following objectives:

1. Promote soil Conservation by minimizing and controlling alterations of the natural terrain, and thereby reduce sedimentation and air and surface water pollution resulting from soil erosion.
2. Maximize the retention of Trees, a valuable natural resource of the community.
3. Create an aesthetically pleasing and functional living environment to protect and enhance property values by conserving Trees and other vegetation.
4. Protect Environmentally Sensitive Areas from activities which would alter their ecological integrity, balance or character.
5. Ensure that the activities associated with Excavating and the resulting excavation itself does not adversely impact the quantity or quality of surface water or groundwater.
6. Ensure that the hauling of Excavated material does not adversely impact public roads or bridges or public health, safety or welfare.

7. Ensure compliance with Chapter 163, F.S., and the St. Johns County Comprehensive Plan.

#### **Sec. 4.01.02 Natural Resources Permitting**

##### **A. When Required**

Except as specifically exempted herein, it shall be unlawful for any Person, firm or corporation, either individually or through an agent, to cause Land Alteration within the unincorporated areas of St. Johns County without having obtained, a Development Permit or Development Order from the County Administrator, or to allow a condition which is the result of unauthorized Land Alteration activity to remain unremedied.

##### **B. Effect of Permit**

Issuance of a Development Permit by the County Administrator, or exemption from the requirement thereof, does not abrogate any legal requirement to comply with the regulations of any other governmental agency, local, state or federal, which may have jurisdiction over the proposed activity upon the land.

##### **C. Exceptions to Requirement of Permit**

No Permit under this Section is required for:

1. The Removal of dead or naturally fallen vegetation, except within an Environmentally Sensitive Area.
2. The limited Removal of Understory, (including non Protected Trees) vegetation necessary to obtain clear visibility between two (2) points for the purpose of performing field survey work, provided the Removal will not create a cleared swath wider than ten (10) feet.
3. The Removal of vegetation that is endangering public health, safety or welfare, and, after consultation with the County Administrator, it is determined by the County Administrator that there is no other remedy provided in this Code.
4. The Removal of Exempted Trees, as defined in this Code.
5. The Removal of vegetation planted on the premises of a plant nursery or tree farm and grown for the purpose of selling to the general public in the ordinary course of business.
6. The transplanting of Understory vegetation, (with any Protected Tree having been approved for transplanting), for use as landscaping material within the site or off the site, provided the Understory vegetation is not transplanted from an Environmentally Sensitive Area.
7. Land Alteration activities within approved Utility Rights-of-Way or Easements necessary to supply gas, water, sewer, telephone, cable television, or electrical service, provided these activities do not adversely impact an Environmentally Sensitive Area; however, any Land Alteration activity within a new electrical



transmission corridor greater than one hundred (100) feet in width does not qualify for this exemption. Pursuant to the definition of Land Alteration, activities undertaken to maintain existing Utility Rights-of-Way or Easements are not regulated by these Land Alteration regulations.

8. Land Alteration activities necessary to install a sprinkler system, septic tank, septic tank drain field, Utility line or swimming pool; or minor filling for topsoil or foundation fill; provided these activities do not involve Protected Tree Removal or are not undertaken within an Environmentally Sensitive Area.
  9. Land Alteration activities on residentially zoned land for Single Family or Two Family Dwelling Unit where the principal structure allowed pursuant to the zoning regulations has been previously permitted and constructed after Building Permit has been issued, except for the specific provisions of Sections 4.01.05, and 4.01.09.
  10. Land Alteration activities which are normal and necessary to conduct Bona Fide Agricultural and Silvicultural Operations, where those operations are on land in a zoning category, having the appropriate tax exemption, which allows Agricultural or Silvicultural Use and classified as Agricultural land under Section 193.461, F.S. Existing Bona Fide Agricultural and Silvicultural Operations may continue within Planned Unit Developments (PUDs) and Planned Rural Developments (PRDs) when allowed within the ordinance establishing the PUD or PRD district.
  11. Land Alteration activities required by an administrative or judicial order for the correction of landfill violations or closure of a landfill pursuant to Chapter 17 of the Florida Administrative Code.
  12. In the interest of public safety, health and general welfare during or following high winds, storms, hurricanes, tornadoes, floods, freezes, fires or other manmade or natural disasters, the County Administrator, upon finding that a waiver is necessary and defining geographically the area of the emergency, may suspend the regulations contained in Part 4.01.00 of this Code, in whole or in part, for a period of up to thirty (30) Days in the affected area.
  13. The Removal of Trees and vegetation for Fire Protection Breaks.
  14. Land Alteration activities necessary for the Construction and safe operation of Airport infrastructure intended for public use. This includes Protected Tree Removal and/or tree and vegetation mitigation associated with Airside Activities such as clear zones and runway safety and protection zones.
  15. The Removal of Trees exempted under Section 4.01.05.B of this Code.
- D. Certain Activities Exempt From the Provisions of Section 4.01.07, Significant Natural Communities Habitat
1. The terms of Section 4.01.07, pertaining to Significant Natural Communities Habitat, shall not apply to the following activities:

- a. Land Alteration activities necessary to make the Improvements shown on Site Development Plans, Subdivision Construction Plans, DRIs, PUDs, and PRDs approved prior to adoption of this Code.
  - b. Land Alteration activities on land subdivided pursuant to the Subdivision Regulations for a Subdivision that does not require Improvement facilities.
  - c. Land Alteration activities necessary to construct a Single Family or Two Family Dwelling Unit.
2. Development specifically vested against Land Development Regulations adopted to implement the Comprehensive Plan pursuant to a valid, unexpired Vested Rights Determination shall not be required to comply with Section 4.01.07, pertaining to Significant Natural Communities Habitat.
3. Development approved in a Development of Regional Impact (DRI) Development Order adopted prior to the adoption of this Code is exempt from the provisions of Section 4.01.07, Significant Natural Communities Habitat. Further, any amendment to such DRI Development Order which does not increase the impact of authorized Development within Significant Natural Communities Habitat sought to be protected by the provisions of Section 4.01.07 shall also be exempt from such provisions. Any amendment to such DRI Development Order which adds additional land to the DRI Development Order and increases the impact of authorized Development within Significant Natural Communities Habitat sought to be protected by the provisions of Section 4.01.07 shall be addressed in the manner provided in that Section as to such new land. All other amendments to such DRI Development Order shall be reviewed in accordance with the criteria contained in Section 380.06(19), F.S.
4. The terms of Section 4.01.07 pertaining to Significant Natural Communities Habitat shall not apply to those Land Alteration activities which are normal and necessary to conduct Bona Fide Agricultural and Silvicultural Operations.
5. The terms of Section 4.01.07 pertaining to Significant Natural Communities Habitat shall not apply to those Land Alteration activities which directly relate to Airside Activities at Airports intended for public use. Airside Activities include but are not limited to runways, taxiways, taxi lanes, aircraft aprons, storage hangers, terminal Buildings, aircraft maintenance facilities, and other similar Airside Activities and Structures.
6. The terms of Section 4.01.07 pertaining to Significant Natural Communities Habitat shall not apply to Development Projects less than ten (10) acres in size.
- E. The terms of Section 4.01.06 pertaining to Upland Buffers and setbacks shall not apply to platted or legal and documented Lots of Record existing prior to the initial effective date of this Code to be developed as one (1) Single Family or Two Family Dwelling, except that a minimum twenty-five (25) foot Upland Buffer shall be required unless:
  1. A vesting determination is obtained.
  2. A Variance is approved pursuant to Article X of this Code.

3. Averaging of the Upland Buffer width, because of an unavoidable reduction, achieves a greater overall Upland Buffer width. When averaging is allowed the Upland Buffer shall in no case be less than ten (10) feet, except for those areas adjacent to unavoidable Wetland impacts such as road crossings.

The Upland Buffer shall be depicted on all Site Plans, Development plans, and other documents submitted to authorize the review for Development. Upland Buffers shall be maintained in their natural vegetated condition. Native vegetation removed or destroyed within the Upland Buffer in violation of this Code shall be restored. These areas shall be replanted with comparable native vegetative species as were removed or destroyed.

Furthermore, any residence and Accessory Uses regardless of the size of the footprint constructed or properly and effectively permitted on such a Lot on the initial effective date of this Code shall for that particular Structure be a deemed vested Use of the Lot in relation to the Upland Buffers and setbacks required by this Section, and such residence and Accessory Use shall not be a Non-Conforming Use under this Code to the extent it shall be replaceable within its existing footprint.

- F. The provisions of Section 4.01.06 shall not apply to Lots or portions of Lots where a bulkhead, retaining wall, revetment, the placement of rip-rap, or similar method is used to stabilize or embank a man-made canal existing prior to the enactment of this ordinance amendment and is Constructed pursuant to and in accordance with a validly issued and unexpired Permit from the Florida Department of Environmental Protection, St. Johns River Water Management District, or other agency having jurisdiction.
- G. The provisions of Section 4.01.06 shall not be interpreted to prohibit the minimum clearing of upland and Wetland vegetation necessary to construct a dock or other Improvement to provide access to navigable waters in accordance with a validly issued and unexpired Permit from the Florida Department of Environmental Protection, St. Johns River Water Management District, or other agency having jurisdiction.

#### **Sec. 4.01.03 Reserved**

#### **Sec. 4.01.04 Soil and Water**

Pursuant to the objectives and policies of the Coastal/Conservation Element of the St. Johns County Comprehensive Plan, the following measures shall be taken to protect and conserve Soils and Water within the County:

- A. Minimization of Impact
  1. Proposed Improvements shall be designed and located to minimize Land Alteration activities which would unnecessarily Remove the existing vegetation or alter the topography of the natural land surface.
  2. Adequate protection measures, such as hay bales, baffles, sodding and sandbagging, shall be provided as necessary to minimize erosion and downstream sedimentation caused by surface water runoff on exposed land surfaces.
- B. Surface Water Discharges

1. The turbidity of surface water discharged off-site or into any Wetland or Natural Water Body on-site shall not violate the water quality standard for turbidity as stated in Chapter 62-302, F.A.C. Turbid water in violation of this standard shall be treated prior to discharge off-site or into any Wetland or Natural Water Body on-site by using sediment control measures such as settling basins, berms, interceptor ditches, silt screens and other sediment traps. Whenever sediment control measures are necessary, they shall be installed prior to initial clearing and grading operations and maintained throughout the Land Alteration activity as a condition of granting the Permit.
2. Surface water runoff shall be discharged only within the drainage area that normally receives this runoff, unless otherwise approved by the St. Johns River Water Management District or other state or federal agency having jurisdiction.

C. Excavation

1. Applicants must ensure that any proposed Excavating activities meet the standards of the Florida Department of Environmental Protection and St. Johns River Water Management District.
2. Excavating activities shall not adversely impact water levels of either surface water or groundwater on surrounding property. The County shall ensure compliance with Florida Department of Environmental Protection and St. Johns River Water Management District permitting requirements for maintenance of water levels for surface water and groundwater.

D. Exposed Soils

Exposed soils shall be vegetated immediately upon completion of Land Alteration activities. Areas may be sodded, plugged, sprigged, seeded or covered with other vegetation as desired. In areas where erosion is likely, such as slopes greater than five to one (5:1) or areas of erosion prone soils, the County Administrator may determine that sodding is required. Where erosion is found to be occurring, sodding shall be required. In areas where grass seed is used, nurse grass seed (e.g. rye, millet) shall also be sown for immediate effect.

E. Placement of Fill

Fill shall not be placed in Wetlands, Natural Water Bodies, natural water courses, or related floodplains up to and including the 100-year floodplain, manmade/artificial channels, or any natural or manmade stormwater storage area, without prior approval of all applicable state and federal permitting agencies having jurisdiction.

F. Water Conservation

Water efficient landscaping and irrigation systems shall be used in order to maximize the conservation of water. Water efficient landscaping is Florida Friendly or Xeriscape landscaping that utilizes plants that are adaptable to local conditions, employs proper landscape planning of placing the right plant in the right place and utilizes plants which are drought tolerant. Water efficient irrigation uses irrigation systems and techniques that

minimize loss of water through proper design and equipment installation that prevents overspray, overwatering and evaporation.

#### **Sec. 4.01.05 Trees and Other Vegetation**

##### **A. Permits; Criteria for Issuance**

A Permit will be issued after proper application and approval by St. Johns County which clearly demonstrates compliance with this Code. This Permit authorizes the Land Clearing, Grubbing, or Removal of Protected Trees and Understory vegetation only as depicted on an accompanying Site Plan. Specimen and Historic Trees, as defined in Section 4.01.05.D shall not be impacted unless as allowed by the County Administrator or his designee upon showing of good cause, and where the Owner/Applicant proposes an alternative prepared by a Certified Arborist which conforms to the general intent and spirit of these regulations, and where the objectives of this Article have been substantially met.

##### **1. Criteria for Issuance of a Permit**

###### **a. Protected Tree Removal**

Protected Tree Removal shall only be allowed when at least one of the following criteria has been determined by County review with respect to each Protected Tree designated for Removal under the required Permit:

- (1) That the Protected Tree is located within the Building Footprint or within an area five (5) feet outside the Building Footprint of a given site, as identified on the approved Site Plan to minimize the loss of Protected Trees approved through the Development Review process.
- (2) That the Protected Tree is located within an existing or proposed Right-of-Way that has been approved under a Development Order issued by the County; or the Tree is located in an existing public or private Right-of-Way.
- (3) That the Protected Tree is located within an existing or proposed Easement, stormwater management tract or facility, within the minimum area reasonably necessary for the contemplated service or Use.
- (4) That the Protected Tree is located where its continued existence would unreasonably interfere with the physical Construction of the Improvements on a particular site from interference with the access to the site by Construction equipment, or with the operation of the equipment on the site in the immediate vicinity of the proposed Structure or Improvement; and in areas requiring Removal of muck and other unsuitable materials.
- (5) That the Protected Tree is located where it creates or will create a safety or health hazard with respect to an existing or proposed Structure or vehicle or pedestrian routes.

- (6) That the Protected Tree is located where it interferes with the installation, delivery, or maintenance of proposed or existing Utility services to the site.
- (7) That the Protected Tree is diseased, injured or in danger of falling.
- (8) That the Protected Tree is located on a portion of the site outside of the Building Footprint but within the interior area of the site to be used as a vehicular use area or vehicular and pedestrian ingress and egress.
- (9) That the Protected Tree is located within a portion of the site approved for clearing under Section 4.01.05.A.1.b. and Section 4.01.05.F.1.b.

b. Land Clearing

Land Clearing shall not be allowed unless the County Administrator finds that all of the following criteria have been satisfied:

- (1) The Land Clearing is necessary in order to make site Improvements already authorized by an approved Site Plan, Subdivision approval, or Development Permit, and that the area to be cleared is the minimum necessary for such work or (in the event the aforementioned approvals are not required by law for the intended Use of the property) that the proposed clearing is the minimum necessary for the proposed Use of Improvement and is in conformance with Section 4.01.05.A.1.a. "Protected Tree Removal."
- (2) The Applicant shall provide and implement a reasonable written plan to control erosion which may be expected to occur as a result of the proposed Land Clearing. The erosion control plan must meet the requirements of the Roadway, Drainage, & Utilities Standards in Part 6.04.00 and obtain review approval. The plan shall incorporate some or all of the following means as determined by the Applicant: temporary seeding and mulching, sodding, diversion berms, interceptor ditches, sediment barriers, sediment basins, and related appurtenances or devices.
- (3) All provisions of a final submitted erosion control plan shall constitute a condition of Permit issued and a violation of any of the conditions or provisions of the plan shall be considered a violation of this Code, and subject to all enforcement provisions.
- (4) The Applicant has or is complying with all Tree protection provisions contained elsewhere in this Code.

2. Posting of Permits

The Permit shall be posted in a conspicuous and visible place at the front of the property. The Permit shall be protected from the weather and be located in such location by the Applicant promptly after issuance, during, and for a period not less than one month after the Protected Tree Removal and/or Land Clearing or until a Building Permit is issued, whichever occurs first. It is the responsibility of the Permit Applicant to maintain the Permit, or to promptly obtain a replacement copy from the County if necessary.

3. Permits required by this Code may be obtained after-the-fact for Land Clearing and/or Tree Removal activities upon determination by the County Administrator that such activities were performed in accordance with Permit issuance criteria specified in this Section. Such fee for an after-the-fact Permit shall be as established by Resolution of the Board of County Commissioners in a separate fee schedule.

#### B. General Prohibitions

It shall be prohibited and subject to penalties contained herein for any Person directly or indirectly to perform any of the following, unless exempted herein or by an approved Variance.

1. To perform Protected Tree Removal, damage any Protected Tree, or Land Clearing without a valid County Permit.
2. To perform any Construction activity, including Land Clearing and Protected Tree Removal, without first erecting Tree Protection Barricades to at least include the Protected or preserved Tree's Protected Area as defined in this Code.
3. To change earth grade within the required Protected Area of any preserved Protected Tree unless approved by the County Administrator.
4. To modify drainage which causes water to be trapped within a required Protected Area of any preserved Protected Tree.
5. To perform Land Clearing or Protected Tree Removal on the individual platted Lots within a new multi-Lot residential Project, unless Construction Plans are approved for clearing in these areas as defined in Section 4.01.05.F.1.b. On residential Projects requiring clearing for New Construction, Protected Tree Removal may only occur for the road Rights-of-Way, drainage areas and Utility Easements as shown and approved on the Project's Construction Plans.

#### C. Exemptions

Notwithstanding anything to the contrary in this Code, the following activities shall be lawful without application for and issuance of a Permit. None of these exemptions shall apply to any Dune vegetation seaward of the Coastal Construction Control Line or to a Specimen Tree, or Historic Tree, unless otherwise stated below. The burden of proving entitlement to any particular exemption shall lie with the Person claiming the exemption. Exemptions are as follows:



1. The Removal, trimming, pruning or alteration of any unprotected Tree or other vegetation when necessary for:
  - a. The clearing of a path not to exceed ten (10) feet in width to provide physical access or view necessary to conduct a survey or site examination for the preparation of Subdivision plats, Site Plans. The path may be widened to avoid a Protected Tree. However, Land Clearing for surveys shall not authorize the Removal of Protected, Specimen or Historic Trees.
  - b. The clearing of a path not to exceed ten (10) feet in width to provide vehicular access necessary to conduct soil percolation and/or soil bore tests on a property.
  - c. Creation of a Fire Protection Break
2. Routine landscape maintenance such as trimming or pruning of vegetation which is not intended or reasonably likely to result in damage or the eventual death of any Protected Tree; and mowing of yards or lawns, or any other landscaping or gardening activity, which is commonly recognized as routine non-commercial gardening or routine maintenance or replacement. This exemption shall be construed to allow routine maintenance of commonly grown horticultural vegetation growing on Dunes seaward of the Coastal Construction Control Line, provided the Person owning such property, or his/her agent, first provides sufficient documentation evidencing express permission for such activity from the Bureau of Beaches and Coastal Systems of the Florida Department of Environmental Protection of the State of Florida.
3. The Removal, trimming, pruning or alteration of any Protected Tree or vegetation in an existing Utility or drainage Easement or Right-of-Way provided such work is done by or under the control of the operating Utility company, or governmental agency, or property Owner's association or entity responsible for maintaining drainage Improvements and in the case of Utility Easements, said entity has received all necessary licenses or Permits to provide Utility service within the Easement. To qualify as an existing Easement or Right-of-Way, it shall be legally recorded and platted or have drainage or Utility Structures in place prior to the effective date of this Code.
4. The Removal, pruning, trimming or alteration of any Protected Tree or vegetation for the purpose of maintaining an existing access to a property.
5. The movement or storage of any vehicle within or across a Protected Area for the purpose of using or maintaining an access to property that existed prior to the adoption of this Code.
6. Any activity conducted on land operating as a Bona Fide Agricultural Use or Silvicultural Use such as a commercial nursery, farm, wetland enhancement, wetland creation areas, ranch or similar operations. This exemption shall include the purposeful Removal of a Protected Tree or Trees excluding Historic and Specimen Trees. When Land Clearing or Protected Tree Removal has been performed under this exemption based upon the Use of the property for an Agricultural Use, no County Development approvals shall be given for any non-

Agricultural Use or Improvement on the same site within four (4) years of the completion of such Land Clearing or Protected Tree Removal. However, the four (4) year rule shall not apply if the land to be developed has maintained at least eighty (80) D.B.H inches per acre. Existing Bona Fide Agricultural and Silvicultural Operations may continue, within Planned Unit Developments (PUDs) and Planned Rural Developments (PRDs) when allowed with the ordinance establishing the PUD or PRD district.

7. Any Tree which constitutes an immediate peril to life, property, or other Trees of equal or greater Tree inches, may be Removed without an advanced permit, provided that it is followed by a written notification to the County Administrator within three (3) weeks with clear and complete photographic evidence for issuance of retroactive Permit for Removal of the Protected Tree.
8. The mowing or underbrushing of a land area that does not disturb the soil profile when conducted without disturbance, damage or Removal of Protected Trees.
9. The Removal, trimming, pruning or alteration of any Protected Tree or vegetation for the purpose of maintaining the FAA FAR Part 77 surface around public use Airports required for the safe operation of aircraft on and around the Airport.
10. The Removal, trimming, pruning or alteration of Protected Trees or vegetation required for Airside Construction at public use Airports.
11. Land Clearing or Protected Tree Removal for existing single family residential home sites situated on a Lot of Record one (1.0) acre or less in size; except that Historic and Specimen Trees shall not be removed without obtaining approval from the County Administrator unless diseased or a substantial threat to the existing house. Furthermore, the same exemption shall apply to land within one hundred (100) feet of the perimeter of an existing single family residential home situated on a Lot of Record larger than one (1.0) acre. Newly constructed single family residential homes shall become exempt upon the issuance of a Certificate of Occupancy.

#### D. Historic and Specimen Tree Designation

1. Designation as a Historic Tree may commence in any one of the following ways:
  - a. An Applicant may request such designation as part of any master plan, preliminary Subdivision plat, or preliminary Site Plan application. To do so, the Applicant shall submit evidence to the County Administrator that the Historic designation is proper.
  - b. A property Owner may request such designation at any time. In making such request, the property Owner shall submit the request and an expert evaluation to the County Administrator.
  - c. The County Administrator may request such designation as part of an overall Historic Tree protection planning program for the County or portion thereof.

2. The County Administrator shall present, from to time, all Tree designation requests with documentation for Trees meeting the criteria of Historic Trees to the Board of County Commissioners of St. Johns County for its consideration and designation.

3. Specimen Tree Designation

The County Administrator, property Owner, or an Applicant may request that a Native Tree become a Specimen Tree when professional field measurements document species, height, crown spread, D.B.H. and overall condition. The results in total points awarded a Tree designee must be equal to or greater than seventy percent (70%) of the current Florida State Champion Tree for that species as published in "Big Trees the Florida Register" for all species except that the total points awarded must equal or exceed fifty percent (50%) for Laurel Oak, Live Oak, Southern Magnolia and Southern Red Cedar. The County Administrator shall review and approve all Specimen Tree designation requests.

4. On sites where grade cuts are necessary under Historic or Specimen Trees proper root pruning shall be required. Within the Tree's Protected Area, all excavation shall be by hand, and roots two (2) inches and larger shall be evenly cut.
5. When underground Utilities are necessary under Historic or Specimen Trees, tunneling shall be required. The underground Utility tunnel shall begin at the Tree's Protected Area and be a minimum of four (4) feet deep. No open vertical trenches shall be allowed within a Historic or Specimen Tree's Protected Area.
6. A Tree Protection Barricade shall be installed at the Protected Area of each Specimen Tree and shall be inspected by the County prior to the initiation of any Construction activity on site and shall remain in place throughout Construction.

#### SPECIMEN TREE POINT CALCULATION

Total points shall be determined by using the following formula:

(Average crown spread in feet) divided by 4 + (Circumference in inches) + (Height in feet) = Total Points

Example:	Crown spread maximum	68 feet
	Crown spread minimum	<u>52 feet</u>
		120 Total / 2 = 60 feet Average

60 feet / 4 = (15) + Circumference (135 in.) + Height (41 ft.) = (191) Total Points

#### E. Value Assigned to Trees, Notes, Tree Bank Fund, and Remedy for Protected Tree Removal without a Permit.

1. Protected Trees, as defined in Article XII, are assigned values based on Caliper size or DBH measurement.

*Note 1.* Bonus: Tree inches shall be assigned for any Native Tree(s) preserved within a Parking Area, or between a road right of way and the Parking Area or Building Footprint,

such that the distance separating these areas is not more than one hundred (100) feet. These inches may be applied against the deficit of Tree inches from Removal of other Protected Trees. These Trees become Protected Trees, and shall be clearly identified on plans.

*Note 2. Bonus:* A stand of ten (10) or more Native Protected Trees in a cluster with one (1) continuous drip line shall also earn double Tree inch value. Trees, which are Protected size or not Protected size within this area shall be included, as long as they form a continuous drip line. Tree inches from these Trees shall be applied against the deficit of Tree inches from Removal of other Protected Trees. All of these clustered Trees become Protected and shall be clearly identified on Site Plans submitted.

*Note 3.* Planted Multi-Trunk Trees shall earn total Tree inches based upon the size of each individual trunk such that the largest three trunks of the Multi-Trunked Tree shall be added together to obtain the Tree's total Caliper size.

*Note 4. Bonus:* Transplanted from on site Native non-Exempt Trees up to twelve (12) inch DBH: These Trees shall receive Tree inch value, and these Tree inches may be applied against the deficit of Tree inches from Removal of other Protected Trees. All Trees of unprotected size then become Protected Trees and shall be labeled as such on all appropriate Site Plan sheets.

*Note 5.* All planted Palms shall receive three (3) Tree inches of value for those with six (6) feet to fifteen (15) feet of clear trunk and six (6) Tree inches of value for those greater than fifteen (15) feet clear trunk. Those surveyed at Protected Tree minimum size shall all be assigned six (6) Tree inches of value.

*Note 6.* Trees planted to receive Tree inch value shall be selected so:

- (a) At a minimum, seventy percent (70%) of the replacement Trees shall be Canopy Trees, including Parking Areas, unless Canopy Trees are not suitable, as reasonably determined by the County Administrator in the area to be planted.
- (b) To provide diversity, no one species shall constitute more than fifty percent (50%) of the total replacement planting.
- (c) All replacement Trees shall be a minimum two (2) Tree inch Caliper measured no closer than six (6) inches from the ground.
- (d) Non-Canopy Trees shall not be planted closer than ten (10) feet from other Trees and Canopy Trees shall not be planted closer than twenty (20) feet to thirty (30) feet from other Trees unless approved by the County Administrator.
- (e) All landscape plans shall include all lighting structures, electrical overhead lines, and other vertical objects so as not to interfere with plantings.

*Note 7.* As allowed by conditions set forth by 4.01.05.F, Tree inventories on a numbered overlay map may be conducted by a registered land surveyor, registered landscape

architect, registered Professional Engineer, Certified Arborist, or under the supervision and certification of the above listed professionals.

*Note 8.* Tree species selected for planting are subject to County approval based upon site conditions including but not limited to: soil characteristics, planting area size, visibility concerns and Utility conflicts.

*Note 9.* Utility Easement areas shall be deducted from the acreage calculation when determining the required Tree inches per acre. No Trees shall be planted within these easements as they are to be kept clear for Utility installations and Improvements.

## 2. St. Johns County Tree Bank Fund

- a. A dedicated financial fund shall be created under authority of this Code to receive payments as detailed elsewhere in this Article, when Protected Trees are not replaced after Removal. The Tree Bank shall be a separate line item set up and shown on County financial records in which all receipts are detailed. Expenditures of Tree Bank funds occur after approval by the Board of County Commissioners in advance of the expenditure for the following projects:
  - (1) County Construction and capital improvement limited to cost of Trees, landscaping equipment and associated installation and irrigation equipment incidental to the installed landscaping.
  - (2) Beautification limited to the cost of Trees, landscaping equipment and associated installation and irrigation equipment incidental to the beautification project. Where Tree Bank funds are used to plant trees in County Road medians or shoulders, such funds may also be used to fund design by a Registered Landscape Architect to assure the safety, viability and appropriateness of such plantings.
  - (3) Conservation or natural preserve area protection and enhancement limited to cost of Trees, landscaping equipment, access and trails, and associated installation and irrigation equipment incidental to the enhancement project.
  - (4) To mitigate negative environmental effects of tree removal and the loss of treed acreage and to provide the ability to mitigate wildlife displacement as reasonably determined by the County Administrator using acceptable environmental evaluation practices and programs or preservation land assessment and acquisition.
  - (5) Multi-family or Single Family Lots for housing qualifying under State and Federal affordable/workforce housing programs in order to meet applicable Tree inch Requirements.

An annual separate accounting statement shall be presented to the Board of County Commissioners by the County Administrator detailing yearly activity of the Tree Bank Fund.

- b. The Tree Bank Funds may not be used to fund ongoing maintenance costs following the completion of a project.

3. Enforcement for Protected Tree Removal without a permit

Protected tree inches removed due to unauthorized clearing shall require mitigating the Tree inches lost through replanting or a combination of replanting a portion of the Tree inches lost and providing a Tree Bank Fund payment for those inches not replanted. Additionally, the payment of a fine as set forth in this Section shall apply and be paid to the Tree Bank Fund. All mitigation shall be accomplished after the notification of the violation within the six (6) month suspension period. All fines shall be rendered no more than thirty (30) days after the notification of violation.

- a. Removed Protected Trees are to be replaced with like Trees of the same size, species, and location. When replacement of Protected Trees is not practical as reasonably determined by the County Administrator, an equal number of inches of the same species shall be applied to replace the Trees. The plantings shall meet the general planting requirements as provided in this Article, and shall be planted on the same site.
- b. If site conditions prevent the replanting of all the Tree inches lost, as determined by the County Administrator, payment into the St. Johns County Tree Bank Fund for the portion of the Tree inches not replanted is required. The rate of payment shall be at the replacement cost of the particular species, at a two (2) inch Tree size, as determined by a replacement cost estimate.
- c. Fines assessed for unauthorized Protected Tree removal shall be:
  - \$200 for each Tree 8 inches to less than 12 inches
  - \$400 for each Tree 12 inches to less than 20 inches
  - \$800 for each Tree 20 inches to less than 30 inches
  - \$1,000 for each Tree 30 inches or greater
- d. Fines assessed for unauthorized removal of Protected Sand live oak or Southern Red Cedar shall be:
  - \$200 for each Tree 2 inches to less than 4 inches
  - \$400 for each Tree 4 inches to less than 8 inches
  - \$800 for each Tree 8 inches to less than 12 inches
  - \$1,000 for each Tree 12 inches or greater
- e. The fine assessed for unauthorized removal of a Specimen Tree shall be \$5,000 for each Specimen Tree removed.
- f. If a site is cleared without authorization and Trees are removed such that the County Administrator is unable to assess the number and size of Protected Trees removed, such violation shall be subject to a fine of \$30,000 per acre, or fraction thereof, of land cleared.



- g. Issuance of all Development permits with respect to the subject property shall be suspended for a period of six (6) months during which time all mitigation shall be satisfied.
- h. These provisions to achieve compliance do not preclude the use of Code Enforcement activities as provided by Article 10.05.00 of this Code or any other enforcement activities permitted by law.

F. Permit Application Procedures

- 1. Application for any Permit required by Section 4.01.05 shall be in writing on a form provided by the County Administrator. Applicants shall provide all information necessary to evaluate the application to include, but is not limited to, proof of Applicant's legal or equitable interest in the proposed site plus a scaled Site Plan giving all details on Lot configuration and dimensions plus all existing and proposed constructed Improvements of any kind. In addition, more specifics on existing Protected Trees and vegetative cover for different types of Projects shall be provided by the Applicants as detailed below. Permits shall be issued showing compliance with the procedures listed below, and may be issued before complete approval of Construction Plans.

a. For Commercial Building Sites and Subdivisions

- (1) A Site Plan identifying all Protected Trees shall be provided by the Applicant. The Site Plan shall depict all the proposed Improvements and any existing Protected Trees by either Tree Location or Inventory of Trees as set forth below.
  - (a) Protected Tree inches that are located within the limits of clearing where: less than six inches (6) of grade change is required, or Trees that are to be preserved for Tree inch value which offsets removed Tree inches, shall be Tree Located on the Site Plan.
  - (b) Protected Tree inches that are located within the limits of clearing where: greater than six (6) inches of grade change is required, an Inventory of Trees shall be provided on the Site Plan.
  - (c) Trees preserved for inch value in areas that are outside the limits of clearing may be shown by an Inventory of Trees method for value.
- (2) The Site Plan shall include a tally of Tree inches lost by Removal of Protected Trees.
- (3) All Trees of Specimen size as defined by 4.01.05.D or Historic Trees shall be identified on the Site Plan by Tree Location method.
- (4) A tally of Tree inches of all Protected Trees to be Removed under the final approved Site Plan shall be submitted with landscape plans

illustrating the maximum Tree inches to be reasonable earned by replacement planted Trees. A twenty-five dollar (\$25) per lost Tree inch deficiency charge for any unavoidable loss shall be paid into the St. Johns County (SJC) Tree Bank Fund or replacement with new plantings equal to the number of Tree inches lost before final Development Review approval of the Development site. In the event that the Development site is not adequately Treed, a minimum of eighty (80) Tree inches per acre (or prorated portion) shall exist after completion of Construction.

Construction of commercial projects shall be exempt from payment in the Tree Bank Fund for lost Tree inches provided:

- (a) The project meets or exceeds the minimum eighty (80) Tree inches per acre, and
- (b) All efforts have been reasonable made to replant within the Development Area, and
- (c) Any increase in paving above minimum standards must be approved by the Environmental Division.

Construction of Regional Parks shall be exempt from payment into the Tree Bank Fund for lost tree inches upon demonstration that all reasonable efforts have been made to replant within the Development Area. This exemption does not alleviate the requirement to meet the minimum eighty (80) Tree inches per acre requirement as noted above.

b. For Development of Lot areas within Subdivisions

- (1) No Land Alteration is allowed in Lot areas which require less than six (6) inches of grade change.
- (2) All Lot areas that require more than six (6) inches of grade change shall include an Inventory of Trees of all Protected Trees within said area, and they shall be considered lost.
- (3) Mitigation for all Protected Trees lost shall be by one of the following methods:
  - (a) The total tree inches lost from the Lots are reduced by the calculated tree inches to be planted on the Lots, as calculated on the Neighborhood Site Plan. The balance of removed tree inches are to be paid into the Tree Bank fund at twenty-five dollar (\$25) per lost Tree inch, at the time of Construction Plan approval.

EXAMPLE: Total Tree inches Removed minus NSP Tree inches equals balance of Tree inches.

- (b) The total Tree inches shall be replaced by new plantings outside the future Building Restriction Lines of each Lot.
  - (4) Building Lot areas developed under this provision shall be grassed within thirty (30) Days after completion of the filling and grading of such Building Lots.
  - (5) All Trees of Specimen size as defined by 4.01.05.D or Historic trees shall be identified on the Site Plan by Tree Location method.
  - (6) A minimum of forty (40) Tree inches per acre shall exist after completion of Construction.
- c. Development of Individual Residential Lots
- (1) No Land Clearing or Protected Tree Removal shall be allowed before receiving an approved Site Plan. Applications for such approval shall be submitted complete with a scaled detailed Site Plan showing all Lot characteristics and dimensions, all existing and proposed Construction Improvements, all fill including septic mounds, onsite sanitary disposal tanks and any wells. On any portion of a Lot with less than six (6) inches of grade change, said Site Plans shall also show in their proper approximate location all existing Protected Trees which shall thereafter be protected and saved during Building Construction to minimize future expense in planting Trees necessary to meet the forty (40) Tree inches per acre requirement.
  - (2) For purposes of this Code, all Protected Trees in any area with six (6) inches or more grade change shall be considered Removed and no Tree inches shall be given for such Trees. At Final Inspection County personnel shall verify forty (40) Tree inches per acre exist, either preserved or planted in the Lot area.
- d. For Right of Way or Utility Construction projects (no other proposed Construction)
- (1) The Limits of Construction shall only include the required Right of Way, drainage ways, impoundments, and Easement areas.
  - (2) All Trees of Specimen size as defined by 4.01.05.D or Historic Trees shall be identified on the Site Plan by Tree Location method.
  - (3) An Inventory of Trees shall be provided of all Protected Trees, and the total Protected Tree inches are to be replaced by payment into the Tree Bank fund at a rate of twenty-five dollars (\$25) per inch, or at the Developers option, replacement Tree inches planted within the site area.
  - (4) A minimum of forty (40) Tree inches per acre shall exist after completion of Construction.

Construction for Arterial and Collector roadways shall be exempt from payment into the Tree Bank Fund for lost tree inches upon demonstration that all reasonable efforts have been made to replant within the Development area. This exemption does not alleviate the requirement to meet the minimum forty (40) Tree inch requirement as noted above.

2. For Erosion Control

If Land Clearing is intended, an erosion control plan per Section 4.01.05.C.1.b. shall be submitted at the time of the Permit application. The Permit application shall be submitted and processed concurrently with Site Plan review or Subdivision review. The Site Plan or Subdivision plan shall be prepared in a manner to allow ready comparison with the Tree Survey in order to assess whether the cited criteria have been met. All items shown shall be properly dimensioned, scaled and referenced to the property lines, and setback or yard requirements provided.

3. Permit Expiration

Any Permit issued shall remain valid for a period consistent with the Development Review Committee Site Plan approval. The County Administrator may require reapplication and full review in those cases where site conditions have changed substantially from the date of issuance of the initial Permit.

G. Determination of Protected Area

The County Administrator shall review each application, and may inspect each site, for the purpose of making a determination as to the appropriate measures to protect the Protected Area on a given site. The Protected Area shall be the Drip Line of a Protected Tree. A Tree Protection Barricade shall be installed at the Drip Line, unless an alternative is approved by the County Administrator. No Land Clearing or Tree Removal shall begin until after the Protection Barricades are installed and the Barricades shall remain in place until after completion of Construction. Any preserved Tree damaged during Construction will be considered Removed and will have to be replaced. Damage may include, but is not limited to, mechanical damage resulting in the removal of bark, limbs, leaders, and sign attachment, or root damage resulting from grade changes, Utility installation, excessive scraping, removal of Understory, and compaction from heavy machinery.

**Sec. 4.01.06 Environmentally Sensitive Areas - Wetlands, Estuaries, and Natural Water Bodies**

A. Activities Prohibited, Allowed

1. Land Alteration activity which destroys, reduces, impairs or otherwise adversely impacts a Wetland or Natural Water Body shall be prohibited unless specifically authorized and permitted by all applicable state and federal permitting agencies having jurisdiction.
2. Notwithstanding the provisions of Section 4.01.06.B.1. and 2., a minimum natural vegetative Upland Buffer of fifty (50) feet shall be required and maintained between

developed areas and the St. Johns River, Matanzas River, Guana River, or Tolomato River, regardless of any other regulatory agency requirement of a lesser distance. This requirement shall also apply to the portions of tributaries, streams, or other water bodies connected to the St. Johns River, Matanzas River, Guana River, or Tolomato River. Such portions of these tributaries, streams, or other water bodies shall be established by the mean high water line of the applicable tributary, stream or other water body and such mean high water line shall be depicted on all Site Plans, Development plans, and other documents submitted to authorize the review for Development. The fifty (50) foot Upland Buffer shall be measured from the St. Johns River Water Management District or Florida Department of Environmental Protection Wetland jurisdictional line. It is the objective of this requirement that a minimum fifty (50) foot Upland Buffer be established in all areas except for those circumstances where an averaging of the buffer width, because of an unavoidable buffer reduction, achieves a greater overall Upland Buffer width. In no instance shall the Upland Buffer be less than twenty-five (25) feet, except for those areas adjacent to unavoidable wetland impacts. In all cases, the applicable buffer shall be depicted on all Site Plans, Development plans, and other documents submitted to authorize the review for Development. Upland Buffers shall be maintained in their natural vegetated condition. Native vegetation removed or destroyed within the Upland Buffer in violation of this Code shall be restored. These areas shall be replanted with comparable native vegetative species as were removed or destroyed.

3. Any Wetlands, Estuaries, and Natural Water Bodies required to be protected from Development under an applicable Permit shall be designated Conservation Area on all Development Plans and plats. Any allowable Uses approved in the Permit within the Conservation Area shall be noted on such Development Plans and plats.

#### B. Buffers and Setbacks

In accordance with policies of the Coastal/Conservation Element of the Comprehensive Plan, for any new Development after the adoption of this Code, the following Upland Buffers and setbacks are established.

1. Except as provided in Section 4.01.06.A.2., a minimum twenty-five (25) foot natural vegetative Upland Buffer shall be required and maintained between developed areas and Contiguous Wetlands to protect the water quality of the Wetlands. The twenty-five (25) feet shall be measured from the St. Johns River Water Management District or Florida Department of Environmental Protection Wetland jurisdictional line. It is the objective of this requirement that a minimum twenty-five (25) foot Upland Buffer be established in all areas except for those circumstances where an averaging of the buffer width, because of an unavoidable buffer reduction, achieves a greater overall Upland Buffer width. In no instance shall the Upland Buffer be less than ten (10) feet, except for those areas adjacent to unavoidable Wetland impacts such as road crossings. In all cases, the applicable Buffer shall be depicted on all Site Plans, Development plans, and other documents submitted to authorize the review for Development. Upland Buffers shall be maintained in their natural vegetated condition. Native vegetation removed or destroyed within the Upland Buffer in violation of this Code shall be restored. These areas shall be replanted with comparable native vegetative species as were removed or destroyed.

2. In addition to the requirement of Section 4.01.06.B.1, a twenty-five (25) foot setback shall be required for all Parcels of land adjacent to Contiguous Wetlands, except where a 50 foot Buffer is required in Section 4.01.06.A.2. Reduced (no minimum) setbacks may be allowed within the portion of the Parcel to be developed except for residential, as approved by the County Administrator using acceptable environmental evaluation practices. Provided there is no encroachment into the required Upland Buffer, all Accessory Uses, as provided in Section 2.02.04 shall be permitted within this setback, except Buildings which have a permanent foundation. Such Accessory Uses shall be subject to the requirements of this Code. Further, provided there is no encroachment into the Upland Buffer, this setback requirement shall not apply to: the installation of a sprinkler system, Utility line, landscaping, fencing, and gazebos; the Construction of a road essential for access and the Construction of a stormwater retention or detention basin or other stormwater related Structure; the Construction of a recreational trail, golf cart path, or similar Structure; and any necessary grade finishing to provide a gradual slope between the setback line and the Upland Buffer.
3. The twenty-five (25) foot setback requirement from the Upland Buffer as required in Section 4.01.06.B.2 shall not be required for residential lots adjacent to Contiguous Wetlands when the required Upland Buffer is not included within the platted lots. In this instance, residential lots are subject only to the applicable zoning district minimum setbacks.

C. The following criteria shall be applied when reviewing the Upland Buffer:

1. As established in Section 4.01.02.E or Section 4.01.06, the applicable Upland Buffer shall be required for all Contiguous Wetlands. In instances where Upland Buffer averaging is utilized the applicable minimum Upland Buffer shall be maintained in conjunction with achieving a greater overall Upland Buffer width.
2. All required valid and unexpired permits from state and federal regulating agencies shall be provided to the County prior to commencement of Construction.
3. In an area where the Upland Buffer is or will be comprised of fill material, or the bank of a stormwater system, with permits by state and federal regulating agencies, the area shall be reestablished as a natural Upland Buffer by the replanting of plants that are natural and native to the original ecological community. Turf grasses and exotic or non-native plants are expressly prohibited. Upland Buffer planting plans shall be provided with the Development application.
4. A request for a Variance to Section 4.01.02.E or Section 4.01.06 of the Land Development Code for the purposes of unavoidable wetland impacts may be administratively approved by the County Administrator in conjunction with an application for Development review upon finding that all of the following criteria are met:
  - a. All required valid and unexpired permits from state and federal regulating agencies have been issued and are provided with the Development application or will be made a contingency for variance approval.



- b. The Variance request is limited to:
  - (1) A road crossing.
  - (2) Public infrastructure and Utility crossings or rights-of-way that are related to transmission or conveyance of a service.
  - (3) A driveway on a Legal Lot of Record to a single-family residence.
  - (4) A wetland impact as permitted by state and/or federal regulating agencies.
  - (5) Necessity similar to circumstances above, where absent a variance, there could be no reasonable use of the property.
- c. A Variance shall not be approved for self-created hardships such as, but not limited to:
  - (1) Placing a road crossing, Utility crossing, rights-of-way, driveways, or other features in wetlands instead of uplands for the sole purpose of providing additional upland area for Development.

**D. Development**

- 1. All new Development impacting these areas shall be designed and constructed to federal, state and County specifications to minimize stormwater and pollutant discharge.
- 2. All new Development impacting these areas shall meet the standards and requirements of Part 6.04.00, Roadway, Drainage & Utility Standards and Part 3.03.00, Flood Damage Control Regulations.
- 3. Pursuant to policies of the Coastal/Conservation Element of the Comprehensive Plan, users of septic tank systems shall be required to connect to central sewer systems once service becomes available in that area, as required by applicable Utility ordinances and this Code.
- 4. The County shall protect Estuaries, Wetlands, and Natural Water Bodies by ensuring compliance with Florida Department of Environmental Protection standards for Wastewater discharge into Class II and III waters.

**E. Silviculture activities within these areas shall follow practices outlined in the following:**

- 1. "Silviculture Best Management Practices 1993", as updated, Florida Department of Agriculture and Consumer Services, Division of Forestry.
- 2. Comply with the requirements of Chapters 373 and 403, F.S.
- 3. Comply with the St. Johns River Water Management District Silviculture Rule, Chapter 40C-400.500, F.A.C.

**Sec. 4.01.07 Environmentally Sensitive Areas - Significant Natural Communities Habitat; General Provisions**

- A. Section 4.01.07 provides standards and guidelines for the protection of Significant Natural Communities Habitat.
- B. Onsite Conservation shall be considered the most desirable alternative to protect Significant Natural Communities Habitat and plant and wildlife species located within these areas. However, there are provisions to provide Offsite Conservation as an alternative.
- C. Significant Natural Communities Habitat shall be identified, and areas to be established as Preservation shall be designated Conservation Area on all Development Plans and plats equal to or greater than ten (10) acres in size.
- D. Land Alteration activity which destroys, reduces, impairs or otherwise adversely impacts a Preservation Area shall be prohibited unless specifically approved by the Board of County Commissioners, or exempted in Section 4.01.02.D.
- E. Development Projects equal to or greater than ten (10) acres in size containing Significant Natural Communities Habitat shall provide protection of the Significant Natural Communities Habitat as provided below:
  - 1. Ten percent (10%) of the Significant Natural Communities Habitat contained within the Development Project shall be established as Preservation. Onsite Conservation of Listed Species Essential Habitat may also be required subject to the requirements of Section 4.01.08. However, in no instance shall the total amount of upland required to be established as Preservation for Significant Natural Communities Habitat or designated for Onsite Conservation for Listed Species Essential Habitat exceed ten percent (10%) of the total upland area of the Development Project, unless required by a federal or state regulatory agency with jurisdiction.
  - 2. Where establishment of Preservation areas within a Development Project, as required above, results in small, fragmented areas with limited habitat value, as determined by the County Administrator in coordination with applicable state or federal agencies, Offsite Conservation shall be allowed.
- F. Silviculture activities within these areas shall follow practices outlined in the following:
  - 1. "Silviculture Best Management Practices, 1993", as updated, Florida Department of Agriculture and Consumer Services, Division of Forestry.
  - 2. Comply with the requirements of Chapters 373 and 403, F.S.
  - 3. Comply with the St. Johns River Water Management District Silviculture Rule, Chapter 40C-400.500, F.A.C.
- G. In accordance with policies of the Coastal/Conservation Element of the Comprehensive Plan, St. Johns County has identified rare species and natural communities within the County. The following is a list of Imperiled Habitats within St. Johns County, hereinafter

referred to as Significant Natural Communities Habitat as provided by Florida Natural Areas Inventory.

Imperiled Habitats are:

1. Beach Dune
2. Coastal Grasslands/ Coastal Strand
3. Xeric Hammock
4. Maritime Hammock
5. Sandhill
6. Scrub

- H. A determination of the existence, type, and extent of any Significant Natural Communities Habitat shall be made by the County Administrator in conjunction with appropriate state or federal agencies, by conducting an evaluation upon submission of an application for a Development Permit on all Development Parcels equal to or greater than ten (10) acres in size.

**Sec. 4.01.08 Environmentally Sensitive Areas - Threatened or Endangered Species and Species of Special Concern**

**A. Intent and General Provision**

1. This Section provides standards and guidelines for the protection of Threatened or Endangered Species or Species of Special Concern, hereinafter referred to as Listed Species in St. Johns County. It is intended that implementation of the provisions in this Section preserve Essential Habitat based on the species and their habitat needs, in order to maintain viable populations of the species.
2. Identification of Listed Species occurrences in St. Johns County shall be obtained from the Florida Fish and Wildlife Conservation Commission, U.S. Fish and Wildlife Service, and Florida Department of Agriculture and Consumer Services for Conservation purposes and Development of wildlife corridors and Greenways.

**B. Listed Species**

1. Pursuant to policies of the Coastal/Conservation Element of the Comprehensive Plan, any Development which has the potential to endanger Florida manatee or Florida manatee habitat must first ensure compliance with all applicable Florida Department of Environmental Protection regulations before seeking a Development Permit.
2. All species of Marine Turtles which nest on the sand beaches fronting the Atlantic Ocean shall be protected from human interference including beach renourishment, beach front lighting, coastal Construction, mechanical beach clearing, and unregulated vehicular traffic during turtle Nesting Season, in accordance with

policies of the Coastal/Conservation Element of the Comprehensive Plan and Section 4.01.09 of this Part for beach lighting requirements.

3. To protect nesting Marine Turtles and their Hatchlings, the following activities are prohibited on the beach at sunset to sunrise during the Nesting Season (May 1 to October 31):
  - a. Campfires or bonfires
  - b. Any transient lighting, such as flashlights, torches, and gas lanterns, used to purposely illuminate nesting Marine Turtles or Hatchlings. This prohibition does not apply to individuals with appropriate Permits from federal and/or state agencies.
  - c. Horseback riding on the beach during the Nesting Season shall be allowed only seaward of the most high-tide line on the beach during times when such riding is otherwise allowed.
  - d. Permanent Marine Turtle information Signs shall be posted at all public and multi-family private beach access points provided with Dune crossovers by the persons or entities that control such beach access points (the "Property Owner"). The Signs shall be:
    - (1) Standardized by the County.
    - (2) Supplied by the County at cost to private Owner(s) requiring such Signs.
    - (3) Installed so that they are conspicuous to persons accessing the beach at that particular point.
    - (4) Maintained in perpetuity by the private Owner(s) such that information printed on the Signs remains legible and conspicuous to beach users.
  - e. Removal of Marine Turtle information Signs by person(s) other than the applicable property Owner or his agent is prohibited.
4. Existing beach access points must comply with conditions of this Section within six (6) months of the effective date of this Code. New beach access points constructed after the effective date of this Code must comply with conditions of this Section prior to issuance of a Certificate of Occupancy or final Building approval, as applicable.
5. When a Listed Species Essential Habitat occurs onsite, the Developer shall protect the habitat by locating and designing proposed Improvements in coordination with the Florida Fish and Wildlife Conservation Commission, U.S. Fish and Wildlife Service, and Florida Department of Agriculture and Consumer Services to minimize adverse impact to a viable animal or plant population, nesting pair, or nesting colony and to minimize adverse impact to Listed Species Essential Habitat. Onsite Conservation or mitigation requirements shall be established utilizing the

standards and guidelines of the Florida Fish and Wildlife Conservation Commission, U.S. Fish and Wildlife Service, and Florida Department of Agriculture and Consumer Services. However, it is not the intent of this provision to preclude the reasonable use of a Lot or Parcel consistent with this Code.

6. The County Administrator shall conclude that a Listed Species Essential Habitat occurs onsite whenever a species or wildlife has been previously or currently documented to exist on said site by evaluation of the property using survey methodologies as approved by the Florida Fish and Wildlife Conservation Commission, U.S. Fish and Wildlife Service, and Florida Department of Agriculture and Consumer Services. This conclusion shall be rebuttable upon a showing of clear and convincing evidence to the contrary.
7. Protection of a Listed Species Essential Habitat shall consist of Onsite Conservation or Offsite Conservation of the habitat, based on the animal or plant species habitat needs, and shall meet the provisions of Section 4.01.12 for Onsite Conservation or Section 4.01.13 for Offsite Conservation.
8. Pursuant to policies of the Coastal/Conservation Element of the Comprehensive Plan, St. Johns County shall work with the Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, St. Johns River Water Management District, along with other applicable public and private agencies to develop a Greenways plan for the purpose of establishing wildlife corridors for Listed Species and the protection of Natural Communities Habitat or Essential Habitat, as well as providing passive recreational opportunities such as trails and canoeing. The Greenways Plan shall include the Development of a connected system of lands through one or more of the following areas: existing and future Conservation areas, Natural Preserves, federal and state owned Conservation and Preservation land, public or private greenways, rails-to-trails, and other appropriate areas.

#### **Sec 4.01.09 Lighting Management For Protection Of Marine Turtles**

This Section establishes a lighting management plan for the protection of Nesting Marine Turtles and their Hatchlings. The following are guidelines for the limitations of new and existing private and public exterior and interior lighting to minimize adverse effects on Marine Turtles.

##### **A. Standards for New Construction**

1. Exterior Light Fixtures on New Construction shall comply with the following requirements:
  - a. Except as otherwise permitted herein, the Point Source of Light or any reflective surface of a Light Fixture on New Construction must not be visible from any point on the surface of the beach and illumination of any area of the surface of the beach is prohibited.
  - b. All Light Fixtures that cast light on the beach shall be shielded, recessed, and/or louvered to avoid possible violation of this Section.

- c. Low-profile Light Fixtures shall be low mounted through the use of bollards, ground level Light Fixtures, or low wall mounts, none of which shall be greater than forty-eight (48) inches from the ground or walkway surface.
  - d. Light Fixtures proposed for the seaward, north and south side of the property must be shielded low pressure sodium lamps of sixty (60) watts or less or bug light bulbs of twenty-five (25) watts or less, amber, orange or red SED lighting, or true red neon lighting.
  - e. Light Fixtures for purely decorative accent purposes shall not be used on the seaward, north and south side of a Beach property.
  - f. High intensity Light Fixtures, which may cast light on the beach, such as that proposed for Roadways, Parking Areas and similar applications shall utilize shielded or full cut-off low pressure sodium lamps or amber, orange or red LED lamps. The number of Light Fixtures shall be the minimum for human safety and shall be positioned and mounted in a manner such that the point source of light or any reflective surface of the Light Fixture is not visible from any point on the beach.
  - g. Parking Areas and Roadways, including any paved or unpaved area upon which motorized vehicles will operate, shall be designed and positioned such that vehicular headlights do not directly illuminate the Beach or cast light toward or onto the surface of the beach. Hedges, native Dune vegetation, and/or other ground-level barriers may be utilized to meet this objective.
  - h. Notwithstanding other provisions of this Code, during Construction, temporary security lighting during the Marine Turtle Nesting Season is strongly discouraged. Such security lights shall be shielded and limited to the minimum number and configuration necessary to achieve functional role(s) using low-profile Light Fixtures. Low pressure sodium vapor lamps, low wattage yellow bug lights (25 watts or less), or amber, orange or red LED lamps shall be utilized for this purpose. Under no circumstances shall these lights Directly, Indirectly or Cumulatively illuminate any area of the surface of the beach.
  - i. It is strongly advised that Tinted Glass or Window Film shall be utilized on all windows and glass doors visible from any point on the surface of the beach.
- B. Prior to the issuance of a final County approval or Certificate of Occupancy, for any Improvement on beach front property, compliance with the beach-front lighting standards set forth in this Code shall be approved as follows:
- 1. Prior to receiving a Building Permit for installation of any exterior Light Fixtures which are visible from the beach, the Applicant must obtain approval that the exact type of exterior Light Fixtures to be used complies with this Code.
  - 2. Upon completion of New Construction activities the Permit holder shall request a Night survey of the site with all Light Fixtures turned on.



3. The Night survey shall include inspection findings in writing identifying:
  - a. The date and time of the inspection.
  - b. The extent of compliance with the lighting standards.
  - c. All areas of observed non-compliance, if any.
4. A copy of the inspection findings shall be delivered to the Permit holder.

C. Guidelines for existing Development, including publicly owned lighting.

Permanent exterior Lighting Fixtures on existing Structures installed prior to the effective date of this Code and which create Direct, Indirect, or Cumulative Beach Illumination of the surface of the beach shall be considered as existing Development and the regulations set forth in this Section shall be met to achieve the purpose of this Code.

D. All existing exterior artificial Light Fixtures associated with existing Structures shall meet the following standards during Night hours during Nesting Season each year.

1. No Point Source of Light or any reflective surface of the Light Fixture shall be visible from any point on the surface of the beach.
2. Illumination of any area of the surface of the Beach through Direct or Indirect Illumination is prohibited.
3. Light Fixtures shall have Direct or Indirect Illumination completely shielded from the Beach and shall have non-reflective interior surfaces. Other Light Fixture types that have appropriate shields, louvers, or full cut-off features may also be used if in compliance with this Section.

E. Exterior Light Fixtures, associated with existing Structures, that do not comply with criteria set forth in this Section, shall be modified from May 1st to October 31st each year with one (1) or a combination of the options listed below as necessary to rectify situations not complying with this Section.

1. Reposition the Light Fixture so the Point Source of Light or any reflective surface of the Light Fixture is no longer visible from the surface of the beach.
2. Replace Light Fixtures having an exposed Point Source of Light with Light Fixtures containing recessed, shielded, and/or louvered point sources.
3. Replace all exterior light bulbs with amber, orange, or red colored LED bulbs (25 watts or less), low pressure sodium bulbs, or true red neon lighting.
4. Replace non-directional Light Fixtures with full cut-off Light Fixtures that point down and away from the Beach.
5. Replace Light Fixtures having transparent or translucent coverings with Light Fixtures having opaque shields covering an arc of at least one hundred eighty

(180) degrees and extending below the bottom edge of the Light Fixture so the Point Source of Light or any reflective surface of the Light Fixture is not visible from the surface of the Beach.

6. Replace pole lights with low-profile, low-level, shielded Light Fixtures so that the Point Source of Light or any reflective surface of the Light Fixture is not visible from the surface of the Beach.
7. Replace incandescent, fluorescent and high intensity lighting with the lowest wattage low-pressure sodium vapor lamps possible for the specific application.
8. Plant or improve vegetation buffers between the Light Fixtures and the Beach to screen light from the surface of the Beach.
9. Construct a ground-level barrier to shield the Point Source of Light from the Beach. Ground-level barriers must not interfere with Marine Turtle nesting, or Hatchling emergence, or cause short or long term damage to the Beach/Dune system.
10. Permanently Remove or disable any Light Fixture which cannot be brought into compliance with these standards.

F. Security lighting

Nothing in this Section is intended to or shall limit or discourage the use of flood lights or spot lights of any color activated by motion of a person or vehicle on the property. Any such light shall provide illumination for a period not to exceed five (5) minutes each time motion is detected by it.

G. Interior Lighting

One (1) or more of the following measures shall be used as necessary to reduce direct, indirect and cumulative beach illumination resulting from the interior light emanating from doors and windows within line-of-sight of the beach from May 1st to October 31st each year during Night hours.

1. Apply Window Tint or Film that meets the standards for Tinted Glass.
2. Rearrange lamps and other moveable Light Fixtures away from windows.
3. Use Window Treatments to shield interior lights from the Beach and, during the Nesting Season, draw operable coverings each Night; and/or
4. Turn off unnecessary lights.

H. Cumulative Beach Illumination

Extensive Development with many light sources scattered over a relatively large area, or intense lighting from facilities may result in Cumulative Beach Illumination. Cumulative Beach Illumination shall be corrected through a reduction in the number, decrease in height or the shielding of the Light Fixtures or other provisions as set forth in this Section. Compliance with this Section may be approved by the County Administrator.

I. Transient Lighting

Any transient lighting, such as flashlights, torches, and gas lanterns, which purposely illuminates nesting Marine Turtles or Hatchlings so that it disrupts their behavior patterns is prohibited. This prohibition does not apply to individuals with appropriate permits from federal and/or state agencies.

J. Recreational Facilities

Recreational Facilities shall follow the requirements of Section 6.09.02.G and may not result in Cumulative Beach Illumination.

K. Compliance Inspections, Penalties and Enforcement

Night-time lighting inspections from the beach shall be conducted at the beginning of each Marine Turtle Nesting Season at least monthly during the Nesting Season to determine compliance or violations of this Section. Enforcement procedures shall be pursuant to Part 10.05.00 of this Code.

**Sec. 4.01.10 Habitat Management For The Bald Eagle**

For the purposes of this Section the U.S. Fish and Wildlife Service will henceforward be known as USFWS and the Florida Fish and Wildlife Conservation Commission will henceforward be known as FWC.

A. Intent

The intent of this section is to maintain and/or improve the environmental conditions that are required for the survival and well-being of the Bald Eagle (*Haliaeetus leucocephalus*) in St. Johns County by minimizing potential detrimental impacts on Bald Eagles particularly during the nesting season defined as October 1 to May 15.

B. Management Zones

This section provides Management Zones with prohibitions and standards for the protection of the Bald Eagle in St. Johns County. Limitations of activities that are allowed in the Management Zones around Bald Eagle nest trees are to minimize the adverse effects on Bald Eagles.

1. Primary Zone: This is the most critical area and must be maintained to promote acceptable conditions for Bald Eagles. The Primary Zone shall be an undisturbed area extending in a minimum radius seven hundred fifty (750) feet outward from the nest tree. This area shall be designated Bald Eagle Primary Zone on all Development or Construction plans.
  - a. To protect Bald Eagles the following activities shall be prohibited in the Primary Zone at all times throughout the year except as provided for in Sections 4.01.10.C and D:

- (1) Residential, commercial or industrial Development including but not limited to Buildings, Accessory Uses, roads, sidewalks, bike paths, trails, and recreation areas.
  - (2) The platting of Lots into the Primary Zone except for the platting of open space. Open space includes buffers, common areas, Environmentally Sensitive Areas, Significant Natural Communities Habitat, Conservation areas, preservation areas and similar areas.
  - (3) Land Clearing, Tree Removal, logging, Construction or mining activity except as provided for in section (6) below or Section 4.01.10.D.4.
  - (4) The use of chemicals which are toxic to wildlife.
  - (5) The shining of search lights or spotlights into the Primary Zone unless necessary at the request of and in the aid of emergency service personnel.
  - (6) Unauthorized human entry. Both the County Administrator and the property Owner (which may be the homeowners association) shall approve authorization of entry into the Primary Zone. Appropriate personnel for entry may include forestry personnel, emergency service personnel or other personnel deemed appropriate by the County Administrator, the FWC and the USFWS. Activities which allow entry into the Primary Zone shall be limited to:
    - Emergency service personnel responding to an emergency call. Emergency Service personnel shall not require prior approval for entry into the Primary Zone.
    - Activities related to management of the Primary Zone for Bald Eagle protection.
    - Activities related to habitat and vegetation maintenance necessary to maintain the habitat quality or reduce the risk of fire.
2. Secondary Zone: Restrictions in this zone are needed to minimize disturbance that might compromise the integrity of the Primary Zone and to protect important areas outside the Primary Zone. The Secondary Zone shall be an area extending outward from the boundary of the Primary Zone a minimum distance of seven hundred fifty (750) feet.
  - a. To protect Bald Eagles the following standards shall be required in the Secondary Zone at all times except as provided for in Sections 4.01.10.C. and D:
    - (1) Construction shall be limited to single family housing and approved Accessory Uses. No multifamily, office, commercial, or industrial Development shall be permitted.

- (2) No Building of a height greater than thirty-five (35) feet.
  - (3) Lots shall be seven thousand five hundred (7,500) square feet or larger.
  - (4) The use of chemicals which are toxic to wildlife.
  - (5) Retaining trees greater than 20 feet in height, particularly pine trees, shall be encouraged.
- b. To protect Bald Eagles the following standards shall be required in the Secondary Zone at all times during nesting season except as provided for in Sections 4.01.10.C and D.
- (1) No Land Clearing or Tree Removal except as provided for in Section 4.01.10.D.4.
  - (2) No installation of utilities, stormwater control systems, septic systems, roads, slabs, Building Pads, pools, drilling, digging, grading, or placing forms.
  - (3) The following exterior work is prohibited:
    - Structural wood, concrete block or concrete framing.
    - Installation of structural wall sheathing, Building paper or exterior siding that requires impact tools.
    - Roof truss erection, roof framing, roof sheathing, roof dry-in, roof shingles or tiles.
    - Installation of fencing or decks which are installed using impact tools.
  - (4) Minimal hand clearing (no power or power assisted equipment) as necessary for surveying is allowed.
  - (5) The number of Light Fixtures proposed for roadways shall be the minimum for human safety and shall be positioned and mounted in a manner such that the point source of light or any reflective surface of the Light Fixture is the least intrusive into the Primary Zone.
  - (6) Sound or noise, which exceeds the County noise standards, measured at the base of the nest tree, is prohibited. The intent of this standard is to decrease the loud and abrupt noise associated with some types of Construction activities.

C. Additional Considerations

1. If a Bald Eagle nest is documented to be either unused by a Bald Eagle on or after December 1 or abandoned by a Bald Eagle for thirty (30) consecutive Days on or after December 1, Construction otherwise prohibited in 4.01.10.B.2 may resume in the Secondary Zone if approved by the Board of County Commissioners, the FWC and the USFWS. Documentation shall be provided by personnel approved by the County Administrator, the FWC and the USFWS. The following conditions shall be followed:
  - a. Monitoring of the Bald Eagle nest shall be required upon initiation of Construction and shall be conducted by an Approved Monitor approved by the County Administrator, the FWC and the USFWS. The Developer of the property shall be responsible for providing the Approved Monitor.
  - b. Monitoring of the Bald Eagle nest shall be conducted a minimum of two (2) hours per day throughout Construction activities at such times and at such locations as the Approved Monitor may determine appropriate based upon existing conditions.
  - c. Approved Monitors shall promptly submit a written report to the County Administrator, the FWC and the USFWS if the behavior activities of a Bald Eagle may indicate that the nest is being selected for use.
  - d. Upon determination by the County Administrator, the FWC and the USFWS that a nest has been selected by a Bald Eagle for nesting the provisions of Section 4.01.10.B.2 shall once again be enforced.
2. If on May 15 a Bald Eagle nest remains in use by a Bald Eagle's nestling or fledgling the provision of Section 4.01.10.B.2 shall remain in effect until such time that it is documented that the Bald Eagle is self-sufficient and the nest is vacated. This documentation of self-sufficiency shall include information concerning the ability of the Bald Eagle to hunt or collect food on its own and shall be provided by personnel approved by the County Administrator, the FWC and the USFWS. Upon approval by the Board of County Commissioners, the FWC and the USFWS that the Bald Eagle has vacated the nest, Construction otherwise prohibited in Section 4.01.10.B.2 may resume in the Secondary Zone.
3. If a Bald Eagle nest is documented to be unused for a period of five (5) consecutive nesting seasons it may be requested that the nest be declared abandoned. Personnel approved by the USFWS, the FWC and the County Administrator shall document abandonment. The Board of County Commissioners, the USFWS and the FWC must approve the request for abandonment. Following abandonment, any activity in the Primary or Secondary Zones shall be at the direction of the USFWS and the FWC. If an abandoned nest is reoccupied by a Bald Eagle the provisions of Section 4.01.10 shall then apply.
4. An alternative site specific Bald Eagle Management Plan may be developed for a Bald Eagle nest. Any requested change to Section 4.01.10 shall be subject to approval by the Board of County Commissioners. The protection standards in the site specific Bald Eagle Management Plan shall provide Bald Eagle protection equal to or better than the protection provided in Section 4.01.10. The applicant



has the burden of demonstrating reasonable assurance that such protection is provided.

5. If a new (not previously or historically documented) Bald Eagle nest is identified on undeveloped land of an approved Subdivision, DRI, PUD, PRD or any other zoning allowing for Development, the Development of the land shall proceed in accordance with one of the following:
  - a. Conformance with the standards and guidelines of Section 4.01.10.
  - b. Provide an alternative site specific Bald Eagle Management Plan. Any requested change to Section 4.01.10 Management Zones standards and guidelines shall be subject to approval by the Board of County Commissioners.
  - c. Request a Vesting determination as provided for in Section 10.02.03. A Vesting determination does not abrogate any legal requirement to comply with the regulations of any other governmental agency, local, state or federal, which may have jurisdiction over the proposed activity upon the land.
6. A Construction permit issued on or after June 1 may be subject to a stop work order if the Construction cannot be completed prior to October 1.
7. No person shall take, pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb any Bald Eagle, alive or dead, or any part, nest, or egg thereof as required by Chapter 68A-27, Florida Administrative Code.

#### D. Exceptions

1. The terms of Section 4.01.10 shall not apply to a Bald Eagle nest if the nest has a Bald Eagle Management Plan approved by the Board of County Commissioners prior to the effective date of this Section and all activities have been in compliance with the approved plan.
2. The terms of Section 4.01.10 shall not apply to those Land Alteration activities which are normal and necessary to conduct Bona Fide Agricultural and Silvicultural Operations but shall follow Bald Eagle protection requirements as established by the FWC and the USFWS for these activities.
3. If a residential structure is damaged or destroyed during or following high winds, violent storms, hurricanes, tornadoes, floods, fires or other natural disasters immediate emergency action necessary to provide for public safety may take place in the Secondary Zone during nesting season. The County Administrator shall be notified of any emergency actions taken. Further, repair or replacement of the damaged or destroyed residential structure may take place in the Secondary Zone during nesting season. All Construction shall be approved by the County and be in accordance with all County requirements and with the Land Development Code.
4. If a Lot is damaged during or following high winds, violent storms, hurricanes, tornadoes, floods, fires or other natural disasters the minimum immediate

emergency action necessary to provide for public safety may take place in the Secondary Zone during nesting season. The County Administrator shall be notified of any emergency actions taken.

5. The terms of Section 4.01.10 shall not apply to those activities or conditions that were documented to exist in a Primary or Secondary Zone prior to the Bald Eagle nest or prior to the effective date of this ordinance. Prior to applying this exemption, the County Administrator shall review all activities proposed to be designated as preexisting and shall approve only those activities determined to be preexisting.
6. The terms of Section 4.01.10 shall not apply to a Lot of Record lying within a County required bald eagle protection zone providing the Lot was recorded prior to the existence of the bald eagle nest. The Lot of Record shall be required to follow state and federal standards and guidelines that regulate Development activities with regard to bald eagle protection and the County shall review for compliance with these state and federal standards and guidelines prior to the issuance of a Building Permit.

#### **E. Waivers**

1. The Board of County Commissioners may grant site-specific waivers to the provisions in Section 4.01.10. B, C and D or any part thereof to the limited extent necessary:
  - a. To prevent a County taking of private property, or a claim under Section 70.11, Florida Statutes, by action of those provisions that are compensable to the landowner under the law of the State of Florida and the United States of America; or
  - b. Based upon a finding of vesting for the project under the provision of Section 10.02.03 of the Land Development Code; or
  - c. Based upon the applicant providing an alternate Eagle Management Plan being approved by the Board of County Commissioners; or
  - d. To prevent a substantial burden being experienced by a property Owner for a delay that would result in stopping Construction through the nesting season; or
  - e. Based upon a finding that Construction on a residential structure is substantially complete prior to October 1 but due to minor additional Construction activities needed the completion of Construction cannot be accomplished prior to October 1. Minor activities shall be those activities that can be complete no later than thirty (30) Days following approval of the variance.

#### **Sec. 4.01.11 Environmentally Sensitive Areas - Coastal Conservation**

- A. These regulations are in addition to all other regulations in this Code dealing with Development and Conservation in Coastal Areas. In addition, all Development within Coastal Areas in St. Johns County shall comply with regulations in Chapter 161, F.S.,

Coastal Protection, and the Florida Department of Environmental Protection regulations regarding Construction within the Coastal Construction Control Line.

- B. Development within Coastal Areas shall meet the standards and requirements for Roadway, Drainage, and Utilities Standards in Part 6.04.00 and Flood Damage Control Regulations in Part 3.03.00.
- C. It is the intent of St. Johns County, pursuant to policies of the Coastal/Conservation Element of the Comprehensive Plan, to protect the County's Coastal barrier areas, Dunes, and beaches to avoid or minimize Development seaward of the Coastal Construction Control Line.
- D. Seawalls and other shoreline modifications shall be set at, or landward of, the mean high Water Line, except as provided by Chapter 161, F.S. The County and other agencies in compliance with Chapter 161, F.S., shall coordinate in establishing appropriate setbacks.
- E. In accordance with the provisions of applicable Utility ordinances and the requirements of this Code, users of septic tank systems shall be required to connect to public or private sewer systems once service becomes available in that area.
- F. Dredge and Fill

In accordance with policies of the Coastal/Conservation Element of the Comprehensive Plan:

- 1. The Construction of canals and man-made waterways shall not commence construction until all federal and state Permits have been acquired.
- 2. All approved dredge and fill activities within the Coastal Area shall meet or exceed all applicable federal, state, and local drainage and floodplain standards.
- 3. All dredge spoil material shall be placed on suitable disposal sites approved by all agencies with jurisdiction.
- 4. Approved Best Management Practices, published by the Florida Department of Environmental Protection or the St. Johns River Water Management District shall be used before, during and after Construction to reduce siltation and erosion.
- G. Public Beach Access
  - 1. The County shall not vacate or relocate existing Rights-of-Way, Easements, walkways, and other access points to beaches, shores and waterways, without requiring the grant or dedication of equal or greater access points or Easements, pursuant to policies of the Coastal/Conservation Element of the Comprehensive Plan.
  - 2. Private property Owners adjacent to public beach access points, including Easements, shall not be allowed to restrict public access to the beaches through such access points.

3. The County shall protect the accessibility of public beach access points and Easements pursuant to policies of the Recreation and Open Space Element of the Comprehensive Plan.

#### **Sec. 4.01.12 Natural Preserves**

For any rezoning or change in the Future Land Use Map designation on property adjacent to a publicly owned or private, nonprofit Natural Preserve or Conservation area, the County shall consider the compatibility of the requested change with the function, operation, and management of the Natural Preserve or Conservation area. The County shall seek the recommendations of the managing agency or private-nonprofit organization holding title to the land prior to the rezoning or Comprehensive Plan change.

#### **Sec. 4.01.13 Onsite Conservation**

##### **A. Site Selection**

Where alternative Onsite Conservation sites exist within a Development, the site or sites selected for Onsite Conservation shall be the best suited to likely maintain a viable habitat. The selection shall consider the following factors:

1. Ability to protect and manage the site.
2. The size and shape of the site. Emphasis should be on not creating enclaves of Development or areas fragmented by Development.
3. The contiguity of the site with Significant Natural Communities Habitat or Essential Habitat offsite.
4. The existing species population sizes at the site.
5. The life history requirements of the species involved.
6. The proximity and accessibility of the site to other populations of the same species.
7. The compatibility of Conservation of the site with adjacent land Uses.

##### **B. Conservation methods**

1. Onsite Conservation shall be accomplished through the designation of the site as Conservation Area on all Development Plans and plats.
2. The site or sites selected for Onsite Conservation of Essential Habitat shall meet the guidelines and requirements of the Florida Fish and Wildlife Conservation Commission, U.S. Fish and Wildlife Service, and Florida Department of Agriculture and Consumer Services which shall be determinative of compliance with the requirements of this Section 4.01.12 for Essential Habitat.
3. A landowner may request that St. Johns County accept a transfer of title (by sale or donation) for the conserved area or a dedication of a Conservation Easement

over the area provided that any Conservation Easement offered by the property Owner meets the requirements of Section 704.06, F.S.

#### **Sec. 4.01.14 Offsite Conservation**

The Offsite Conservation requirement may be fulfilled either directly by conserving land offsite or indirectly by contributing to an Offsite Conservation land bank, as provided below:

##### **A. In-kind Conservation**

1. Offsite Conservation sites shall be the same type of habitat or land which can be restored to the same type of habitat as the natural community, Listed Species, or Essential Habitat being adversely impacted onsite by Development.
2. Offsite Conservation sites for the different habitats shall be biologically manageable and appropriate for the Significant Natural Communities Habitat, Listed Species, Essential Habitat requiring protection, or land which can be restored to such habitat. An Offsite Conservation site for Significant Natural Communities Habitat shall be acre-for-acre compensation for the habitat being adversely impacted on-site by Development, unless a deviation is approved by the County Administrator for the preservation of higher quality habitat off-site than is impacted by Development on-site.

##### **B. Site Selection**

1. The location of Offsite Conservation sites shall be within St. Johns County.
2. Offsite Conservation sites for Essential Habitat shall meet all appropriate acquisition Conservation restoration habitat suitability, manageability, size and other provisions as established pursuant to the guidelines of the Florida Fish and Wildlife Conservation Commission, U.S. Fish and Wildlife Service, and Florida Department of Agriculture and Consumer Services which shall be determinative for purposes of establishing Offsite Conservation requirements pursuant to this Section 4.10.13 for Essential Habitat.

##### **C. Conservation Methods**

1. Offsite Conservation sites shall be for the purpose of restoring (if applicable), conserving, and maintaining natural areas in perpetuity.
2. The Developer shall meet the Offsite Conservation acreage requirement through one (1) of the following methods:

###### **a. Land Acquisition**

The Developer may acquire and transfer fee simple title of an appropriate Offsite Conservation site to St. Johns County, a land Conservation governmental agency, or a private, non-profit land Conservation organization.

###### **b. Contribution to an Offsite Conservation land bank**

The Developer may contribute to an Offsite Conservation land bank based upon the land bank's actual cost of acquiring in-kind Conservation lands, plus cost of restoration, if any, plus estimated total cost of management during the life of the land bank, divided by applicable acreage, multiplied by the carrying costs.

c. Conservation Easement

The Developer may acquire through fee simple purchase an appropriate Offsite Conservation site and establish a Conservation Easement in favor of St. Johns County or other land Conservation governmental agency or private, non-profit land Conservation organization in accordance with the requirements of Section 704.06, F.S. When a Developer chooses this option, a Management Plan shall be developed in cooperation with the property Owner which stipulates the limitations on the Use of the land and identifies the habitat management activities and assignments of responsibility.

D. Timing

The Development Permit shall specify the acreage and location of the Offsite Conservation site, the cost and timing of any monetary contributions or offsite acquisitions, the ownership and party responsible for management of the Offsite Conservation site, the location of any onsite Development, including Land Alteration and Construction activities; and shall contain a requirement that any Significant Natural Communities Habitat, Species, or Essential Habitat on the Project site, for which Offsite Conservation is being provided, shall not be disturbed or adversely impacted prior to meeting the Offsite Conservation requirements.

**Sec. 4.01.15 Procedures**

A. Generally

A Development Permit shall be applied for and reviewed pursuant to the Procedure for Issuance of Development Permits in Part 9.01.00, subject to the following:

1. For any Parcel containing a Wetland, Estuary, Natural Water Body, Significant Natural Communities Habitat, or Essential Habitat, no Development Permit shall be issued until the application has also been reviewed and approved in accordance with this Article.
2. To review an application, the County Administrator, in coordination with applicable federal or state agencies, shall conduct onsite inspections, except in cases where adequate information is available to preclude an onsite inspection.
3. Where Trees are located within any Conservation Area, where Land Alteration and Construction activities are proposed, the Rights-of-Way or centerlines of proposed roads, the corners of proposed Buildings, and the locations of proposed stormwater retention or detention basins, man-made lakes, areas that require fill, and other Improvements shall be rough staked upon submittal of the application



and prior to any onsite inspection. If, upon inspection, roads, Buildings, fill areas, and other Improvements have not been identified, the review shall be suspended until these preparations have been completed.

4. Upon review of the complete application, the County Administrator shall approve, approve with conditions, or deny a Development Permit based upon whether the proposal is in compliance with these Regulations and is necessary for one (1) or more of the following reasons:
  - a. Construct Improvements consistent with proper Development or proper physical Use of a Lot or Parcel pursuant to the requirements of this Code.
  - b. For access to a Lot or Parcel or Construction equipment access to and immediately around proposed Structures or other Improvements.
  - c. For essential grade changes or essential surface water drainage or Utility installations.
  - d. Comply with other ordinances, regulations, or codes of St. Johns County.
  - e. For the welfare of the general public for reasons other than those set forth above.
5. In the event the Development Permit is denied, the County Administrator shall notify the Applicant in writing stating specifically the reasons for denial.
6. The Development Permit shall not be issued until Tree Protection Barricades have been erected around all Trees to be retained within the area where Land Alteration or Construction activities are to occur and, where required, around other vegetation to be preserved. Tree Protection Barricades shall remain in place until Land Alteration and Construction activities are completed, or until commencement of grade finishing and sodding.
7. A Development Permit issued for a land Development Project shall limit Land Alteration activities to approved fill areas, road Rights-of-Way, and drainage and Utility Easements and Rights-of-Way, unless otherwise authorized. A separate Lot Grading and/or Building Permit shall be required to undertake Land Alteration activity on individual residential Lots containing Trees or other vegetation.
8. If appropriate, the following requirements shall be addressed through Permit conditions:
  - a. Hauling of Excavated material shall not adversely impact public roads and bridges located along the haul route. The County Administrator shall require the Owner of the land from which material is to be Excavated to construct a paved exit/entry apron at the point of access to a public road if such an apron is needed to protect the road from damage.
  - b. Trucks hauling Excavated material on a public road shall be covered and their tailgates securely latched to minimize dust. The Owner of the land

from which material is being Excavated shall maintain in a satisfactory condition any dirt road segment of the designated haul route.

- c. The County Administrator shall impose reasonable restrictions on the hours and Days of hauling operations when such restrictions are necessary to protect the public health, safety and welfare.

**B. Submittals**

The application for a Development Permit shall contain information as prescribed in the Development Review Manual.

**C. Permit Compliance**

1. A copy of the Development Permit or Development Order shall be posted onsite during Land Alteration activities.
2. The County Administrator may conduct periodic inspections of the site to determine compliance with the Development Permit or Development Order.
3. No Certificate of Completion or Certificate of Occupancy, if required, shall be issued until the County Administrator has determined upon final inspection that the Land Alteration activity was undertaken according to the approved plan and the Development Permit or Development Order, if required.
4. Any Tree planted in accordance with these regulations shall be replaced by the current property Owner if the Tree dies. DBH inch-for-inch replacement shall be provided.

**D. Permit Duration and Extension**

A Development Permit or Development Order shall be effective for a period of two (2) years after issuance unless otherwise specified on the Permit. A two (2) year Permit extension may be granted by the County Administrator within thirty (30) Days after receipt of a written request indicating why an extension is necessary and upon the County Administrator's review of the Project's work schedule, progress and compliance with Part 4.01.00 of this Code. Any Permit not used within the prescribed time limit shall become void and future work shall require a new application.

History: Ord. 1999-60; Ord. 2000-24; Ord. 2001-39; Ord. 2001-63; Ord. 2002-42; Ord. 2005-20; Ord. 2005-118; Ord. 2006-66; Ord. 2006-123; Ord. 2009-2; Ord. 2009-28; Ord. 2012-2; Ord. 2012-23; Ord. 2013-26; Ord. 2015-14; Ord. 2017-17; Ord. 2020-23; Ord. 2022-57