

5

AGENDA ITEM
Planning & Zoning

Meeting

3/21/2024

MEETING DATE

TO: Planning and Zoning Board Members

DATE: March 12, 2024

FROM: Justin Kelly, Senior Planner

PHONE: 904 209-0728

SUBJECT OR TITLE: CPA (SS) 2023-10 County Road 208 Multifamily

AGENDA TYPE: Business Item, Legislative, Recommendation, Report

PRESENTER: Thomas Ingram | Sodl & Ingram, PLLC

BACKGROUND INFORMATION:

Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 23.17 acres of land, located on the north side of County Road 208, approximately two miles west of the State Road 16/Interstate 95 interchange, from Rural/Silviculture to Residential-D, with a site specific text amendment stating that the subject property shall be entitled to a maximum density of fifteen (15) dwelling units per net acre, pursuant to Policy A.1.11.1(m)(7) of the 2025 Comprehensive Plan regarding the Affordable Housing Density Bonus, provided that 40% of the dwelling units shall be income-restricted from time of initial development until June 1, 2039.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to recommend approval of the adoption of CPA (SS) 2023-10 County Road 208 Multifamily based upon four (4) findings of fact as provided in the Staff Report.

DENY: Motion to recommend denial of the adoption of CPA (SS) 2023-10 County Road 208 Multifamily based upon four (4) findings of fact as provided in the Staff Report.



Growth Management Department
PLANNING DIVISION REPORT
Application for Comprehensive Plan Amendment
File Number: CPA (SS) 2023-10 County Road 208
Multifamily

To: Planning and Zoning Agency

From: Justin Kelly, MPA, Senior Planner

Date: March 12, 2024

Subject: **CPA (SS) 2023-10 County Road 208 Multifamily**, request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 23.17 acres of land from Rural/Silviculture to Residential-D, with a site specific text amendment stating that the subject property shall be entitled to a maximum density of fifteen (15) dwelling units per net acre, pursuant to Policy A.1.11.1(m)(7) of the 2025 Comprehensive Plan regarding the Affordable Housing Density Bonus, provided that 40% of the dwelling units shall be income-restricted from time of initial development until June 1, 2039.

**Applicant/
Representative:** Thomas Ingram | Sodl & Ingram, PLLC

Owner: Ruby208, LLC

Hearing dates: Planning and Zoning Agency – March 21, 2024
Board of County Commissioners – April 16, 2024

**Commissioner
District:** District 2

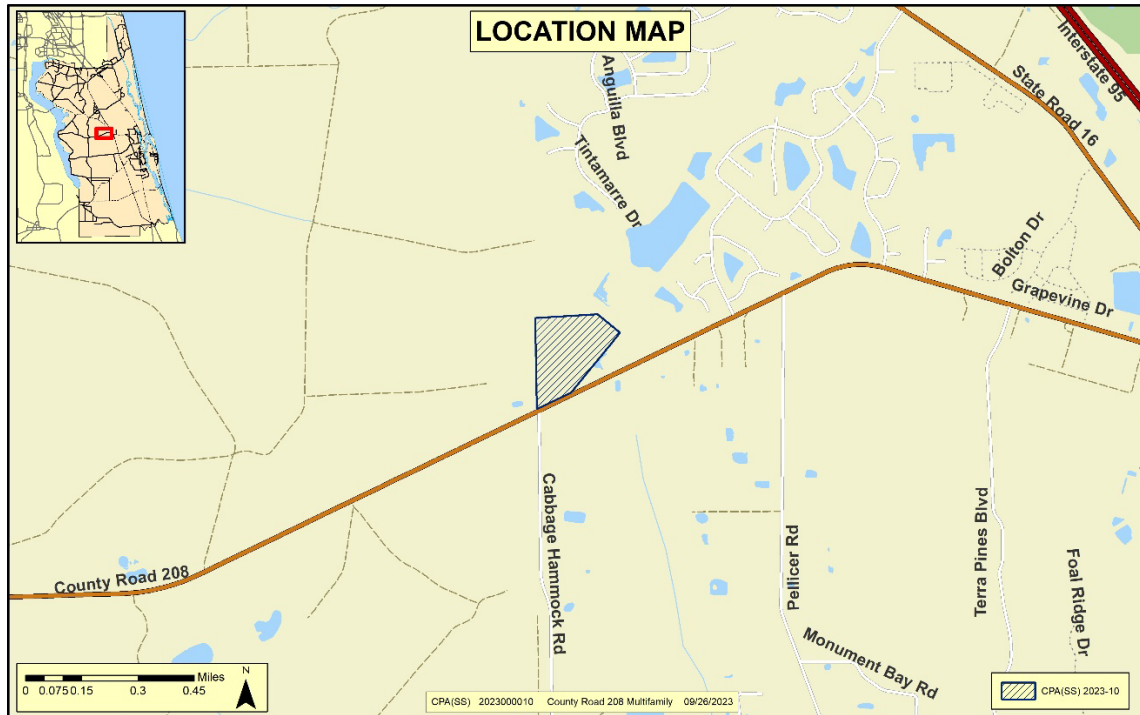
SUGGESTED MOTION/ACTION:

APPROVE: Motion to recommend approval of the adoption of **CPA (SS) 2023-10 County Road 208 Multifamily** based upon four (4) findings of fact as provided in the Staff Report.

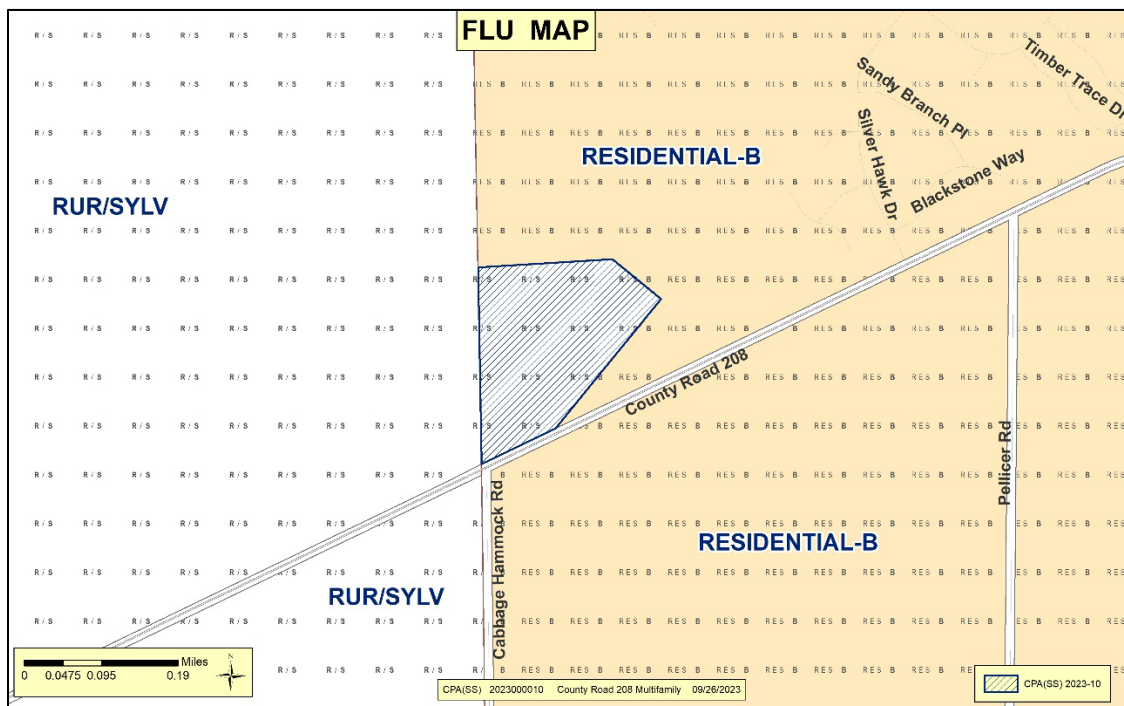
DENY: Motion to recommend denial of the adoption of **CPA (SS) 2023-10 County Road 208 Multifamily** based upon four (4) findings of fact as provided in the Staff Report.

MAP SERIES

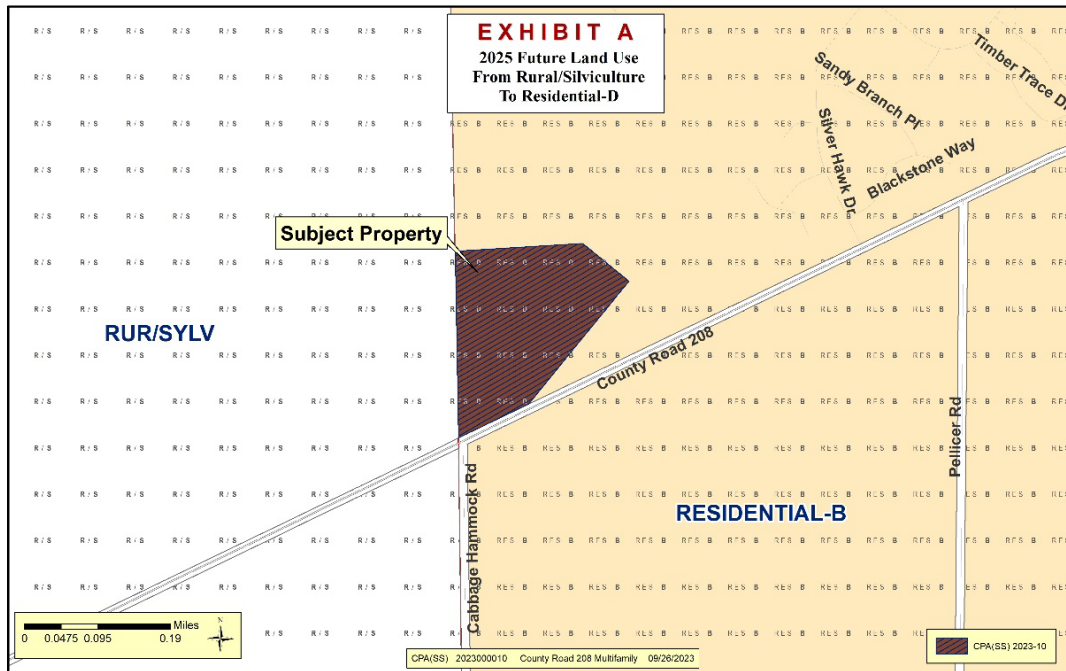
Location: The subject property is located on the north side of County Road 208, approximately two (2) miles west of the State Road 16/Interstate 95 interchange.



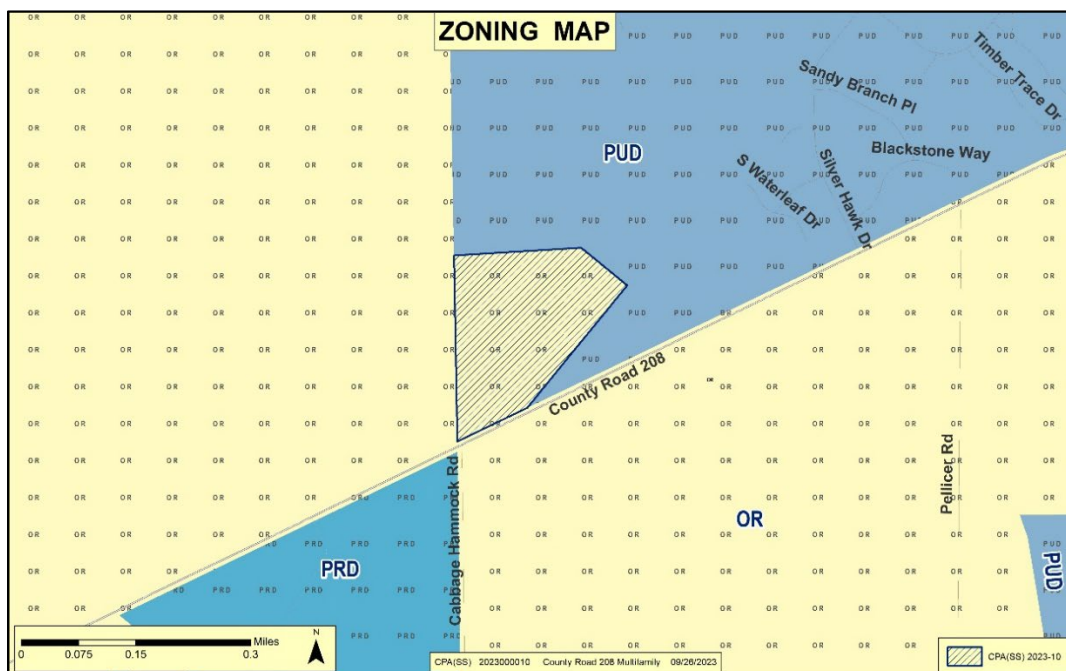
Existing Future Land Use: The subject property is designated Rural/Silviculture. Lands to the east are designated Residential-B. Lands to the west are designated Rural/Silviculture.



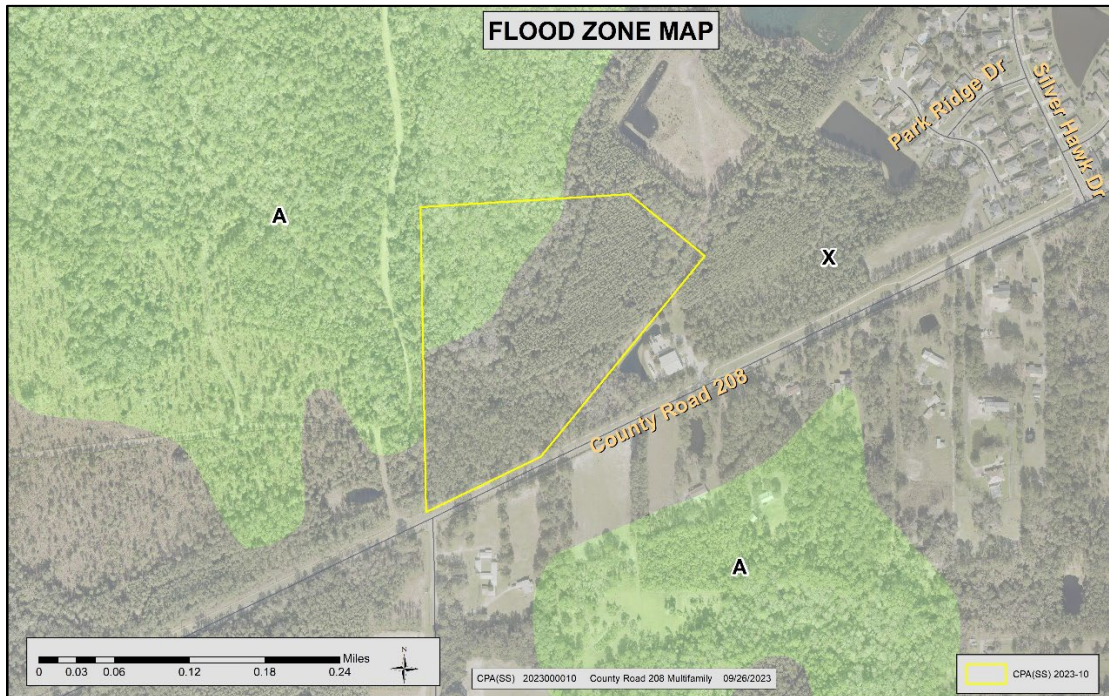
Proposed Future Land Use: The applicant is requesting to change the subject property from Rural/Silviculture to Residential-D, with a site-specific text amendment stating that the subject property shall be entitled to a maximum density of fifteen (15) dwelling units per net acre, pursuant to Policy A.1.11.1(m)(7) of the Comprehensive Plan regarding the Affordable Housing Density Bonus, provided that 40% (72) of the one hundred and eighty (180) dwelling units shall be income-restricted from time of initial development until June 1, 2039 (15 years).



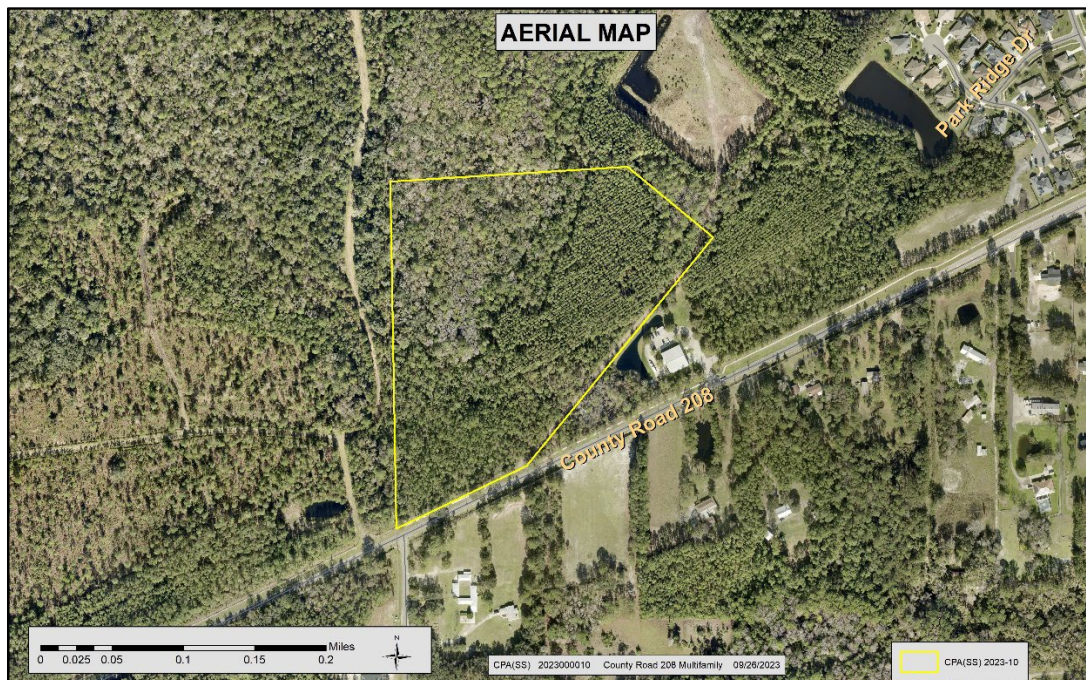
Zoning District: The subject property is currently zoned Open Rural (OR). The applicant has filed a companion rezoning application to Planned Unit Development (PUD 2023-19) to allow for a maximum one hundred and eighty (180) multifamily residential dwelling units.



Flood Zone: Portions of the subject property are located within Flood Zones X (76.19%) and A (23.81%).



Aerial Imagery: The subject property is approximately 23.17 acres in size and is currently unimproved. The adjoining land to the west is the location of the Star 4 Mitigation Bank, an area used to offset environmental impacts from other projects located within the County so that there is no net loss to the environment. The adjoining lands to the north are the wetland conservation and open space areas of the Windward Ranch PUD (ORD. 2016-14). Adjoining lands to the east are platted conservation and recreation areas of the Whisper Ridge PUD (ORD. 2003-89). St. Johns County Fire/Rescue Station #4 is also located to the east of the subject property.



IMPACT REVIEW

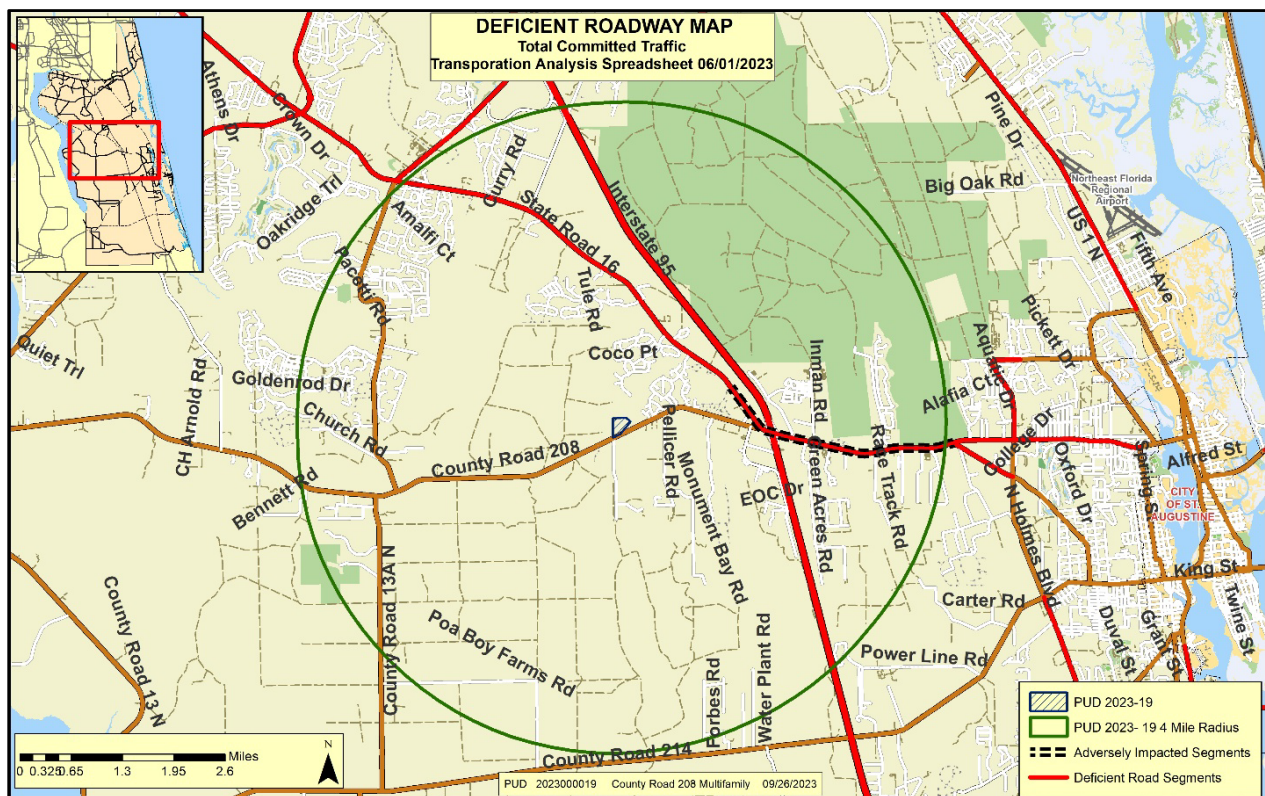
Transportation Impact Analysis: The following assessment is a non-binding traffic impact analysis for County Road 208 Multifamily (CPA (SS) 2023-10) to assess for potential impact based solely upon the applicant's intent to develop within this Comprehensive Plan Amendment application from Rural/Silviculture (R/S) to Residential-D (RES-D) for 23.17 acres. A companion rezoning application, **PUD 2023-19 County Road 208 Multifamily**, proposes development of one hundred and eighty (180) multifamily residential units. The proposed one hundred and eighty (180) multifamily housing units is estimated to generate 1,229 daily trips and 98 p.m. peak hour trips (ITE LUC 220 Multifamily Housing (Low-Rise))

TRANSPORTATION PROPORTIONATE FAIR SHARE ANALYSIS

Based on the current roadway status within the 4-mile radius study area (Transportation Analysis Spreadsheet dated 6/1/2023), including trips from pending concurrency applications, the following roadway segments are currently projected to be adversely impacted based on total committed traffic:

- Link 92.2 (SR 16 from West Mall Entrance to I-95)
- Link 93.1 (SR 16 from I-95 to Inman Rd)
- Link 93.2 (SR 16 from Inman Rd to Four Mile Rd)

Deficient Roadway Map: Adversely impacted segments are those roadway segments within the 4-mile radius study area that are currently over 100% of capacity based on total committed traffic and are impacted by project traffic at 1% or greater of the approved maximum service volume.



The required proportionate fair share for impacts to the adversely impacted segments shown above is currently estimated to be \$1,167,732.00 (3/1/2024), subject to final review in conjunction with the formal concurrency application currently under review (**CONMAJ 2023-12**). This concurrency application is still under review by County staff pending an intersection analyses and school concurrency determination.

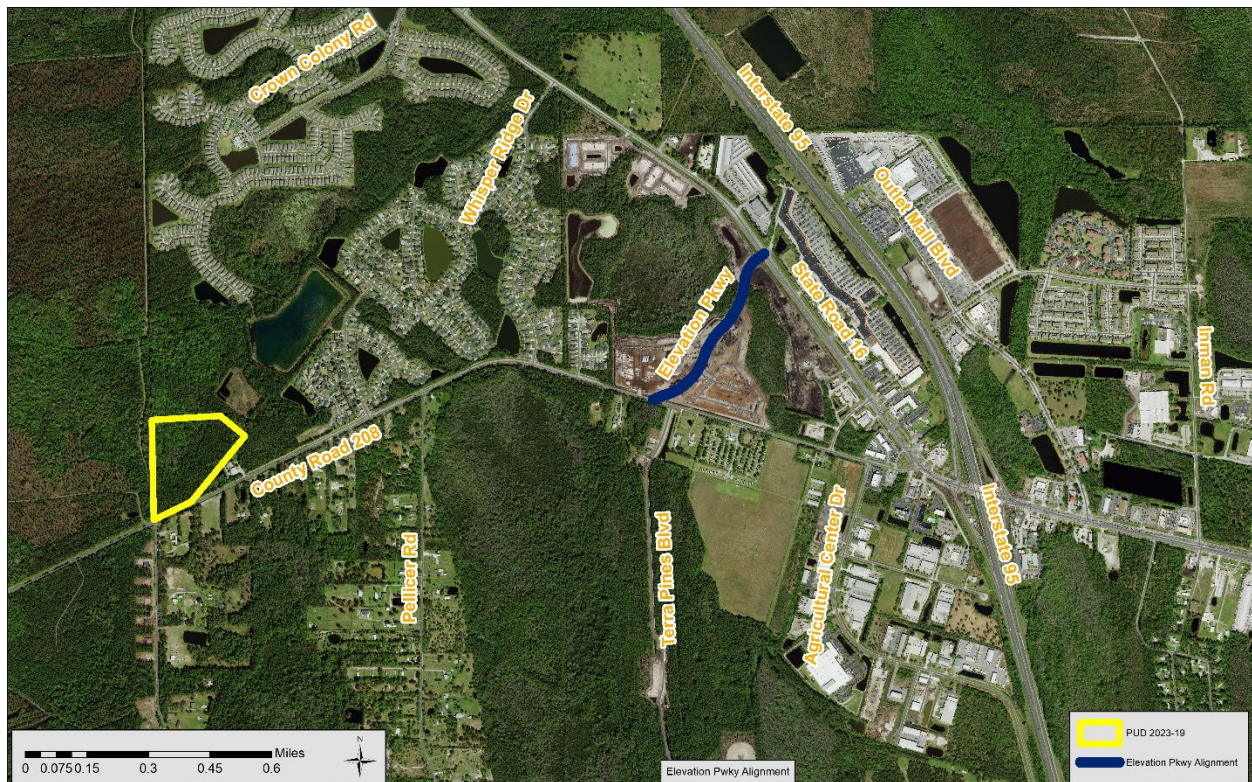
The current status of construction and/or proportionate share commitments for the adversely impacted segments is provided in the table below. It is anticipated that the project will pay its proportionate share to be used by the County for improvements within the project impact area.

Impacted Roadway Commitments:

Link ID	Roadway	Improvement Needed	Estimated Improvement Costs (2022)	Current Commitments	Current Status	Preserve at Wards Creek PFS
92.2	SR 16 (West Mall Ent to I-95)	Widen 4 to 6 Lanes (Urban)	\$14,146,518	FDOT Interchange improvements currently under construction	Remainder Unfunded	\$572,934
93.1	SR 16 (I-95 to Inman Rd)	Widen 4 to 6 Lanes (Urban)	\$ 6,015,190	FDOT Interchange improvements currently under construction	Remainder Unfunded	\$152,184
93.2	SR 16 (Inman Rd to Four Mile Rd)	Widen 4 to 6 Lanes (Suburban)	\$20,586,692	No Commitment for 6-laning	Unfunded	\$442,614
	TOTALS		\$40,748,400			\$1,167,732

It is noted that FDOT is currently constructing improvements in the I-95/SR 16 interchange area that will provide improvements within the interchange operational area. Additional operational improvements are planned (Phase 2) east and west of the interchange area. These improvements are anticipated to improve traffic flow through the interchange area, and the CR 208 and Inman Road intersections.

In addition, Elevation Parkway (CR 208 Realignment) is currently under construction by the Elevation Pointe PUD to provide an alternate route between SR 16 and CR 208 to align opposite the westernmost Outlet Mall entrance with signalization at SR 16 (see location map below).

County Road 208 Realignment Map:

Public Schools: The applicant has submitted a school concurrency determination application with the St. Johns County School District. As of the writing of this Staff Report, the applicant has yet to receive that determination Letter from the School District.

Potable Water and Sanitary Sewer: Water and sewer facilities are supplied by the St. Johns County Utility Department. Per the applicant's provided Availability Letter dated September 14, 2023, there is sufficient availability for up to 216 multi-family dwelling units. That determination was valid through March 12, 2024. The applicant has not provided an updated Availability Letter as of the writing of this Staff Report.

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

Solid Waste: There is sufficient capacity available.

Parks and Recreation: A minimum 2.16 acres of active-based recreation is required for 180 multifamily dwelling residential units. The applicant will provide up to 2.63 acres, as indicated within the companion PUD application.

Open Space: A minimum 25% of passive-based open space is required per the LDC. The applicant will provide this minimum acreage within the companion PUD application.

Fire Services: The subject property has an Insurance Services Office (ISO) rating of Class 3, which is defined by properties within five (5) road miles of an existing fire station, and within 1,000 feet of a credible water supply such as a fire hydrant, suction point, or dry hydrant. The closest fire station is located adjacent to the subject property at 3400 CR 208.

DEPARTMENTAL REVIEW

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

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

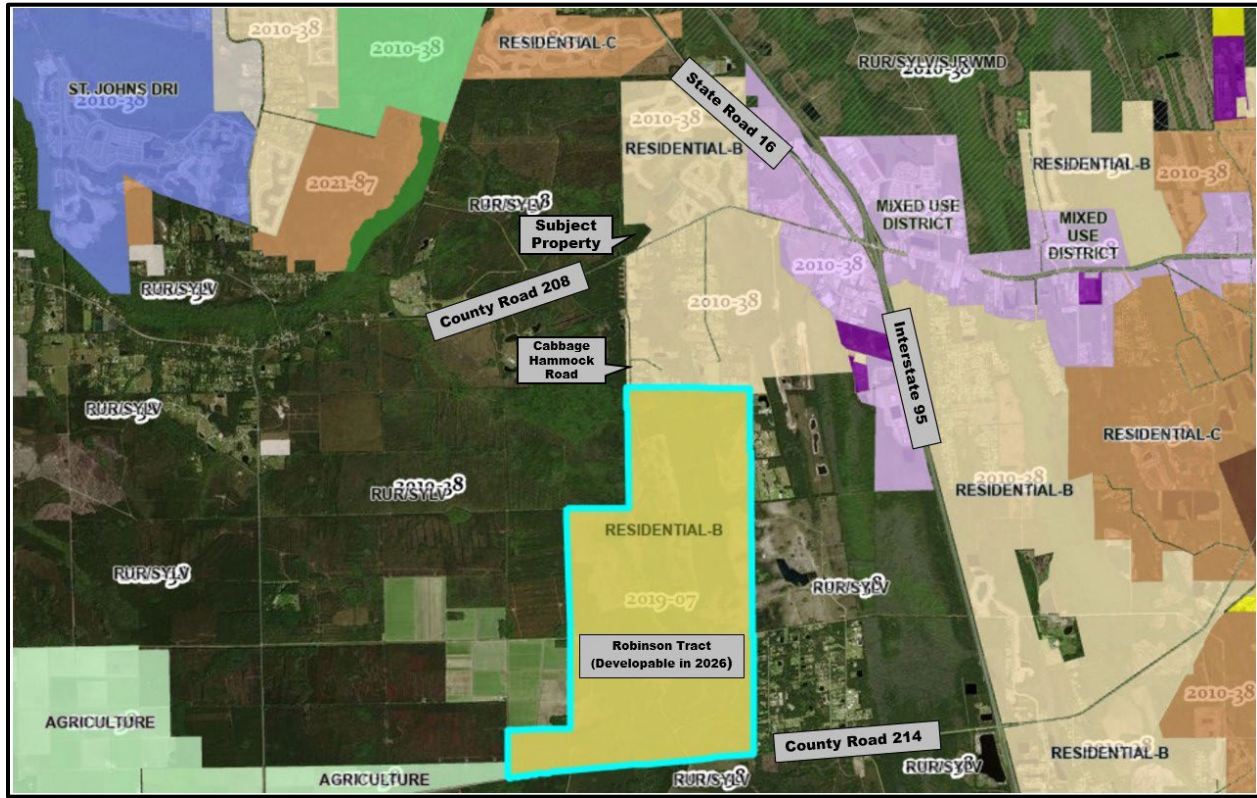
Concurrency/Transportation Planning: An Application for Concurrency (CONMAJ 2023-12) has been submitted by the applicant and is currently under review by County staff for the total proposed development consisting of one hundred and eighty (180) multifamily dwelling units. The concurrency application is still under review by County staff pending intersection analyses and school concurrency determination.

Planning and Zoning Division Review: The applicant is requesting a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map (FLUM) designation to Residential-D for approximately 23.17 acres of land. The Residential-D FLUM designation allows a maximum thirteen (13) dwelling units per net acre; however, the applicant is seeking an optional density bonus per Comprehensive Plan Policy A.1.11.1(m), Note 7 for the implementation of Affordable Housing, thus allowing an additional two (2) dwelling units per net acre, permitting a maximum density of fifteen (15) dwelling units per net acre. Based on application materials provided, the applicant intends on developing the property with a maximum one hundred and eighty (180) multifamily residential dwelling units on twelve (12) acres of developable land, which yields a density of fifteen (15) dwelling units per net acre, or a maximum allowance of 180 DU per net acre, which is proposed. The applicant has also included a site-specific text amendment policy with this request stating that the development will be entitled to a maximum fifteen (15) dwelling units per net acre per the Affordable Housing density bonus, and that the maximum number of dwelling units will be capped at one hundred and eighty (180). Additionally, from time of initial development until June 1, 2039 (15 years), 40% of the dwelling units, or seventy-two (72) of the proposed one hundred and eighty (180) dwelling units, will be designated as income restrictive for purposes of affordable housing, consistent with the State Housing Initiative Partnership (SHIP) program or similar programs administered by the Florida Housing Finance Corporation. Per Article XII of the LDC, Affordable Housing is considered affordable when payments including rent or mortgage, property taxes (for homeowners), renter's or homeowner's insurance, and utility costs do not exceed 30% of a household's gross income (adjusted for family size according to the U.S. Department of Housing and Urban Development).

Review by Planning staff found that the subject property is currently located outside of a defined Development Area boundary, in an area that is primarily rural in character with a large swath of land located to the west designated Rural/Silviculture, allowing agricultural, silvicultural, and residential uses. Lands to the southeast and east are designated Residential-B, which permit a maximum density of two (2) dwelling units per net acre, including any applicable density bonuses per Comprehensive Plan, Policy A.1.11.1(m), as well as Neighborhood Commercial uses that are compatible with surrounding residential areas. Lands located south of the southernmost terminus of Cabbage Hammock Road, west of Monument Bay Road, are designated Residential-B on the FLUM per Ordinance 2019-7. This 2,673-acre tract of land is informally known as the "Robinson

Tract”, and it is not permitted to be developed until the year 2026. The future CR 2209 is proposed to traverse CR 208 approximately .5 miles to the west of the subject property. These Res-B lands are considered to be within a Development Area boundary. Approximately two (2) miles east, lands are designated Mixed Use District on the FLUM. These areas include a mix of commercial and residential uses that are located within the proximate area of the SR 16/I-95 interchange.

Figure 1: Robinson Tract (RES-B)



Planning staff notes that the subject property is not currently located within a defined Development Area boundary since it is designated Rural/Silviculture on the FLUM. If this amendment is approved, the subject property will be placed within a Development Area boundary. Policy A.1.2.7 of the St. Johns County Comprehensive Plan encourages infill development within Development Areas and discourages amendments on lands designated R/S or A-I unless the applicant can demonstrate the amendment provides economic development, job creation, preservation of natural environment, or other public benefit. In response to this policy, the applicant asserts in their provided narrative that the requested Future Land Use change is consistent with the goals, objectives, and policies of the Comprehensive Plan, and will further benefit the County’s stated goals by (provided in part):

- Complementing the existing and planned uses in the area located to the east. The subject property is contiguous to existing Development Areas along several of its boundaries.
- Addressing the need for a variety of housing types in the growing northwest St. Johns County by providing affordable housing, of which there is a local and statewide shortage.
- The proposed land use designation of the Property does not constitute urban sprawl under Section 163.3177(6)(b), Florida Statutes for numerous reasons. This proposed amendment is near several

major residential developments. Infrastructure such as roads, utilities and other government utilities are already in place.

- The development of this Property could assist in preservation of agricultural areas by allowing for development of a relatively small, infill site, away from larger, contiguous agricultural communities such as East Palatka and the outer Hastings area. The proposed amendment would not reduce public open space or natural lands
- The proposed amendment could improve the efficiency of land use patterns in northwest St. Johns County by placing affordable housing near retail commercial development in this area of the County.

APPLICABLE REGULATIONS

The Comprehensive Plan has several policies directed toward Comprehensive Plan Amendments, including A.1.2.5, A.1.2.7 & 8, and A.1.3.11. These policies provide:

- Policy A.1.2.5: All Comprehensive Plan amendments shall provide justification for the need for the proposed amendment and demonstrate how the proposed amendment discourages urban sprawl and not adversely impact natural resources. In evaluating proposed amendments, the County shall consider each of the following:
 - (a) the extent to which the proposed amendment is contiguous to an existing Development Area which has developed in a manner providing a compact, contiguous development pattern with the proposed amendment;
 - (b) the extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;
 - (c) the extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County Capital Improvement Program, the Florida Department of Transportation Five-Year Work Program, the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program, or will be privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;
 - (d) the extent to which the amendment will result in an efficient use of public funds needed for the provision of new infrastructure and services related to it;
 - (e) the extent to which the amendment will not result in a sprawl development pattern as determined by Chapter 163, Florida Statutes, and will not discourage infilling of more appropriate areas available for development within existing Development Area Boundaries; and
 - (f) the extent to which the amendment will result in a sustainable development pattern through a balance of land uses that is internally interrelated; demonstrates an efficient use of land; ensures compatible development adjacent to agriculture lands; protects environmental qualities and characteristics; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation, and appropriately addresses the infrastructure needs of the community.
 - (g) the extent to which the amendment results in positive market, economic and fiscal benefits of the area as demonstrated through a market demand analysis, economic impact analysis and fiscal impact analysis.

- Policy A.1.2.7: The County shall encourage urban and suburban growth within the development areas where public facilities and services exist. Development Areas are those areas designated on the Future Land Use Map, which depict the overall future growth pattern of the County. Areas designated R/S and A-I are not Development Areas. Comprehensive Plan amendments to add development area shall be discouraged unless the applicant demonstrates the amendment provides economic development, job creation, preservation of the natural environment, or other public benefit.
- Policy A.1.2.8: The County shall encourage infill development. Infill development is development on a vacant parcel or parcels of land within Development Areas that are surrounded by an existing built area. Compatibility of the infill development shall be considered with the development review process. *Infill development shall not be considered in R/S or A-I areas.*
- Policy A.1.3.11: When a Comprehensive Plan is considered the County shall ensure compatibility of adjacent and surrounding land uses. Land uses, include but are not limited to permitted uses, structures, and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses can co-exist in relative proximity to each other in a stable fashion over time such that no use is unduly negatively impacted directly or indirectly by another use. *Compatibility does not mean "the same as".* Compatibility refers to the sensitivity of development proposals in maintaining the character of existing development and environments. The compatibility of land uses is dependent on numerous characteristics which may impact adjacent or surrounding uses. These include, but are not limited to: type of use, density, intensity, height, general appearance and aesthetics, odors, noise, smoke, dust, vibration, traffic generation, sanitation, litter, drainage, fire risk, air quality, vegetation, topography, soil conditions, wildlife, aquifer recharge, surface waters, drainage, protection of Listed Species or Essential Habitat, maintenance of public infrastructure, availability of potable water, sanitary sewer and other necessary public services and nuisances.

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

Table 1: FLUM Designation Allowed Use Categories

Permitted Use Categories	Res-D	Rural/Silviculture
Agricultural	X*	X
Neighborhood Business, Commercial	X	
General Business and Commercial	X	
Office Professional	X	
Mining and Extraction		X
Cultural/Institutional	X	X
Outdoor/Passive	X	X
Neighborhood Public Service	X	X
Solid Waste and Correctional Facilities		X
Residential	X**^	X***

* When compatible with surrounding area **Max 13 DU per net acre ***Per LDC & Comp Plan

^ Hotels, motels, and club facilities with ancillary commercial uses may be appropriate when not incompatible with surrounding residential uses

CORRESPONDENCE/PHONE CALLS

Staff has received several phone calls from property owners located along Cabbage Hammock Road stating their objection to this request. Callers noted that the Residential-D FLUM designation and the proposed use of multifamily apartments would not be compatible with the surrounding rural, residential area. Some callers also noted that the proposed Residential-D FLUM designation is not an appropriate step down in intensity given the Res-B and R/S designations in the area. Callers also noted objections to increased traffic along CR 208.

NORTHWEST SECTOR COMMUNITY MEETING (12/14/2023)

The applicant conducted a required Northwest Sector Community Meeting at the World Golf Village Renaissance St. Augustine on Thursday, December 14, 2023 from 6:30pm-7:30pm. One (1) member of the public attended. A detailed summary of the community meeting is provided within Attachment 3 of this Staff Report. A summary of the community meeting was also provided by the lone member of the public who attended, and is also included within Attachment 3.

FINDINGS OF FACT/ACTION

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

ATTACHMENTS

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

**PROPOSED FINDINGS OF FACT
CPA (SS) 2023-10 County Road 208 Multifamily**

APPROVE	DENY
1. The proposed Comprehensive Plan Amendment was fully considered after public hearing pursuant to legal notice duly published as required by law.	1. The proposed Comprehensive Plan Amendment was fully considered after public hearing pursuant to legal notice duly published as required by law.
2. The amendment is consistent with the Northeast Florida Strategic Regional Policy Plan.	2. The amendment is not consistent with the Northeast Florida Strategic Regional Policy Plan.
3. The proposed Comprehensive Plan Amendment is consistent with applicable sections of the St. Johns County Comprehensive Plan and the Land Development Code.	3. The proposed Comprehensive Plan Amendment is not consistent with applicable sections of the St. Johns County Comprehensive Plan and the Land Development Code.
4. The proposed Comprehensive Plan Amendment is consistent with the Goals, Objectives, and Policies of the St. Johns County Comprehensive Plan, including Policies A.1.2.5, A.1.2.7, A.1.3.11, A.1.15.2, and with other provisions provided during the public hearing.	4. The proposed Comprehensive Plan Amendment is not consistent with the Goals, Objectives, and Policies of the St. Johns County Comprehensive Plan, including Policies A.1.2.5, A.1.2.7, A.1.3.11, A.1.15.2, and with other provisions provided during the public hearing.

ATTACHMENT 1
RECORDED DOCUMENTS
SECTION

ORDINANCE NUMBER: 2024 - _____

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RURAL/SILVICULTURE (R/S) TO RESIDENTIAL-D (RES-D) FOR APPROXIMATELY 23.17 ACRES OF LAND, LOCATED NORTH OF COUNTY ROAD 208, APPROXIMATELY TWO (2) MILES WEST OF THE STATE ROAD 16/INTERSTATE 95 INTERCHANGE; WITH A SITE SPECIFIC TEXT AMENDMENT STATING THAT THE SUBJECT PROPERTY SHALL BE ENTITLED TO A MAXIMUM DENSITY OF FIFTEEN (15) DWELLING UNITS PER NET ACRE, PURSUANT TO POLICY A.1.11.1(M)(7) OF THE 2025 COMPREHENSIVE PLAN REGARDING THE AFFORDABLE HOUSING DENSITY BONUS, PROVIDED THAT 40% OF THE DWELLING UNITS SHALL BE INCOME-RESTRICTED FROM TIME OF INITIAL DEVELOPMENT UNTIL JUNE 1, 2039; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

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

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

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

SECTION 1. The St. Johns County Comprehensive Plan is amended to change the Future Land Map designation from **Rural/Silviculture (R/S)** to **Residential-D (Res-D)** for approximately 23.17 acres of land, located north of County Road 208, approximately two (2) miles west of the State Road 16/Interstate 95 interchange; with a site specific text amendment stating that the subject property shall be entitled to a maximum density of fifteen (15) dwelling units per net acre, pursuant to Policy A.1.11.1(m)(7) of the 2025 Comprehensive Plan regarding the Affordable Housing Density Bonus, provided that 40% of the dwelling units shall be income-restricted from time of initial development until June 1, 2039; as described on the attached exhibits A, B, and C.

SECTION 2. The 2025 Comprehensive Plan amendment described in Section 1 is based upon the following Findings of Fact:

- (a) The amendment was fully considered after public hearing pursuant to legal notice duly published as required by Law.
- (b) The amendment is consistent with the Northeast Florida Strategic Regional Policy Plan.
- (c) The amendment is consistent with the applicable sections of the St. Johns County Comprehensive Plan and the Land Development Code.

- (d) The amendment is consistent with the Goals, Objectives, and Policies of the St. Johns County comprehensive Plan, including Policies A.1.2.5, A.1.2.7, A.1.3.11, A.1.15.2, and with other provisions provided during the public hearing.

SECTION 3. The remaining portions of the St. Johns County Comprehensive Plan, Ordinance No. 2010-38, as amended, and the 2025 Future Land Use Map, as amended, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

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

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

SECTION 6. These amendments to the St. Johns County Comprehensive Plan shall be effective thirty-one (31) days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged within thirty (30) days after adoption, the amendment does not become effective until the state land-planning agency or Administration Commission enters a final order determining the adopted amendment to be in compliance.

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

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS _____ DAY OF _____ 2024.

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

BY: _____
Sarah Arnold, Chair

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

BY: _____
Deputy Clerk

Effective Date: _____

EXHIBIT A

2025 Future Land Use From Rural/Silviculture To Residential-D

Subject Property

RUR/SYLV

RESIDENTIAL-B

County Road 208

Cabbage Hammock Rd

Pellicer Rd

Sandy Branch Pl

Silver Hawk Dr

Blackstone Way

Timber Trace Dr

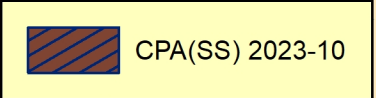
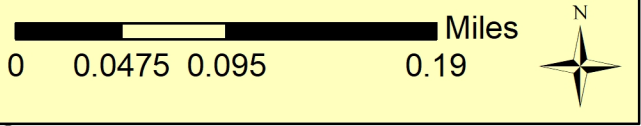


Exhibit B

Legal Description and Tax ID Number

A portion of Section 42, Township 7 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: COMMENCING at the Northwest corner of Tract "II", as shown on the plat of Whisper Ridge Unit Six, as recorded in Map Book 53, Pages 84, 85, 86, 87 and 88 of the Public Records of said County; thence South 51°08'37" East, along the Southwesterly boundary of said plat of Whisper Ridge Unit Six, the same being the Northeasterly line of said Section 42, a distance of 1215.79 feet to the most Easterly corner of said Section 42; thence South 39°15'53" West, along the Northwesterly boundary of said Whisper Ridge Unit Six and along the Northwesterly boundary of Whisper Ridge Unit Seven, as recorded in Map Book 54, Pages 43, 44, 45, 46, 47, 48 and 49 of said Public Records, and along the Southeasterly line of said Section 42, a distance of 2320.97 feet to the POINT OF BEGINNING; thence continue South 39°15'53" West along said Southeasterly line of Section 42, a distance of 1090.25 feet to the Northerly right of way line of County Road C-208 (a 66 foot right of way); thence South 64°16'29" West, along said Northerly right of way line, 535.44 feet; thence North 01°01'59" West, along the Southerly prolongation of the Westerly line of Section 36, Township 6 South, Range 28 East, said County, a distance of 1282.14 feet; thence North 86°26'33" East, 879.18 feet; thence South 50°44'07" East, 410.76 feet to the POINT OF BEGINNING.

Parcel ID 0274400051

Exhibit C:

**CPA(SS) 2023-10 CR 208 Multifamily
Comprehensive Plan Site-Specific Text Policy**

Land Use element Policy A.1.11.1(8)(): The 23.17-acre property located on the north side of County Road 208 (Parcel Identification No. 027440-0051) is designated Residential-D and is legally described in Ordinance 2024-____ (refer to Small-Scale Land Use Amendment Ordinance). The subject property shall be entitled to develop at a density up to 15 units per net developable acre pursuant to the Affordable Housing Density Bonus, Policy A.1.11.1(m) of the 2025 Comprehensive Plan, which permits a maximum density increase of two (2) dwelling units in addition to the maximum thirteen (13) dwelling units per net acre permitted within the Residential-D Future Land Use Map designation, for a maximum of 180 (one hundred eighty) dwelling units. Provided, however, that at the time of initial development and until June 1, 2039, forty percent (40%) of the residential units on the property shall be income-restricted and rent-restricted for affordable housing consistent with the State Housing Initiatives Partnership (SHIP) program or other similar program administered by the Florida Housing Finance Corporation or successor agency. Proposed changes to increase the allowed density of the subject property are subject to the provisions of Chapter 163, Florida Statutes.

**END OF RECORDED
DOCUMENTS SECTION**

ATTACHMENT 2
APPLICATION AND
SUPPORTING DOCUMENTS



Comprehensive Plan Amendment Application
St. Johns County Growth Management Services Department
4040 Lewis Speedway
St. Augustine, Florida 32084
Phone (904) 209-0675 Fax (904) 209-0676

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

File No. _____ Fee _____ Date September 21, 2023
Property Owner(s) Ruby208 LLC Phone _____
Address 2160 Autumn Cove Circle Fax _____
City Fleming Island State FL Zip Code 32003 Email _____
Are there any owners not listed ☒ No ☐ Yes If yes please list on separate sheet to be included with your application
Applicant Thomas Ingram, Elizabeth Moore - Sodl & Ingram PLLC Phone (904) 479-6425
Address 1617 San Marco Boulevard Fax (904) 347-2738
City Jacksonville State FL Zip Code 32202 Email Beth.Moore@si-law.com

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

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

Element _____ Goal, Objective or Policy # _____ Page _____

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

Existing Future Land Use Map Designation RS Zoning OR

Proposed Future Land Use Map Designation D Zoning PUD

Location/Description: Property Appraiser's Parcel Identification No. 0274400051

Street Address/Location North side of County Road 208, approximately 2 miles west of State Road 16

Total Acreage 23.17 Overall Dimensions irregular (see legal/sketch) Flood Zone X, A

Adjacent Future Land Use Designation North: B South: B East: B West: RS

Wetlands: Yes: ☒ No: ☐ Type: _____ Acres: 12.34

Soil Associations: _____

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

The existing property is adjacent to County Road 208 and does not contain any improvements. The property's use is predominantly silviculture. The land cover includes wetlands (12.34 acres) and uplands (10.83 acres).

CONSISTENCY WITH COMPREHENSIVE PLAN (attach separate pages):

1. Provide justification/reasons for not developing in designated development areas as shown on Future Land Use Map. Include economic reasons and, if available, market study.
2. Provide information regarding the consistency of the proposed land use amendment with the adopted Future Land Use Element objectives and Policies and any other relevant section of the Comprehensive Plan. Also address consistency with the Strategic Regional Policy Plan and the State Comprehensive Plan.

ESTIMATED IMPACT ON THE AVAILABILITY OF PUBLIC FACILITIES:

3. Describe how property is to be developed. Include phasing, uses and estimates of (a) number and type of dwelling units; (b) square feet and type of commercial/industrial uses; (c) open space and recreational area; (d) buffers; (e) wetlands; (f) drainage and infrastructure areas; and (g) other uses and sizes. Account for all acres. Provide phasing dates and anticipated buildout.
4. (a) The project will use: ☒ public sewer or ☐ private sewer or ☐ septic tank.
(b) The project will use: ☒ public water or ☐ private water or ☐ private well.
5. (a) Will the project build its own water plant? ☐ Yes ☒ No.
(b) Will the project build its own sewage plant? ☐ Yes ☒ No.
6. If public or private utilities are to provide services, attach letters from the utility company or companies stating whether the utility company anticipates the availability of capacity to service the project through all phases.

7. Estimated Water and Sewage Demand:

	Phase (Years)	Use	GPD	Peak
Water	1 (10 yrs)	180 mf du	54,000	
Sewage	1 (10 yrs)	180 mf du	43,200	
Water Utility	Name: St. Johns County Utility Department		Address: PO Box 3006, St. Augustine, FL 32085	
Sewer Utility	Name: St. Johns County Utility Department		Address: PO Box 3006, St. Augustine, FL 32085	

8. Describe anticipated drainage system: onsite stormwater retention and treatment system permitted by County and St. Johns

River Water Management District

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

Phase (Years)	Number of People or Use	Pounds per Day
1 (10 yrs)	439	2,502.3

10. Estimate the Transportation Disadvantaged Van Services Demand by applying 1.5 percent times the number of Dwelling Units times 2.44 Persons Per Unit. (Only applies to residential developments.)

Phase (Years)	demand = Dwelling Units X 2.44 Persons Per Unit X 0.015
1 (10 yrs)	6.588

11. Estimate the Recreation and Open Space Demand of residential projects by applying the following formulas:
(a) Number of Dwelling Units X 2.4 Persons Per Unit X 5 Acres Per 1,000 Population for Neighborhood/Community Park Recreation, by phase:
2.16 acres

- (b) Number of Units X 2.5 Persons Per Unit X 24 Acres per 1,000 Population for Regional/Open Space, by Phase.
10.8 acres

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

Phase (Years)	Dwelling Units or Square Feet of Each Use	Trips
	See CPA/Concurrency Land Development Traffic Assessment	

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

Phase Years	Road Segment #	Existing LOS	Project Trips	LOS with Project & Background Traffic by Phase End

REQUIRED EXHIBITS: (MUST BE SUBMITTED IN THIS ORDER)

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

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

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner(s) or authorized person if Owner's Authorization Form is attached:

Printed or typed name(s): Elizabeth Moore

Signature(s):

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

Name: Elizabeth Moore

Mailing Address: 1617 San Marco Boulevard, Jacksonville, FL 32207

Phone: (904) 479-6425

FAX: (904) 347-2738

E-mail: Beth.Moore@si-law.com

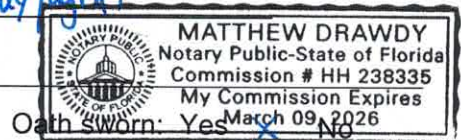
State of Florida County of St. Johns

The foregoing instrument was acknowledged before me by means of physical presence ☒ or online notarization ☐ this 21st day of September, 2023, by Elizabeth Moore as attorney/agent for Ruby208 LLC

Name Matthew Drawdy

Notary Public, State of Florida

HH238335



Notary Signature

My Commission expires:

3/9/2026



Owner's Authorization Form

Thomas Ingram & Elizabeth Moore, Sodl & Ingram PLLC

is hereby authorized TO ACT ON BEHALF OF

Ruby208 LLC

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, Comprehensive Plan Amendment,
Concurrency, and related development permits

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

(Identify what document)

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

Signature of Owner

Print Name

Anthony J. Gorja

Signature of Owner

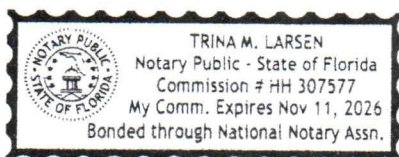
Print Name

Telephone Number

STATE OF FLORIDA
COUNTY OF

Clay

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of September, 2023, by Anthony J. Gorja as _____ for _____.



Notary Public, State of Florida

Name: Trina M. Larsen

My Commission Expires: 11-11-26

My Commission Number is: HH 307577

Personally Known _____ OR Produced Identification xx

Type of Identification Produced driver license

Revised August 30, 2011

Prepared by:

Dawn M. Shee

Sea Glass Title, LLC

4475 US1 South, Suite 204

St. Augustine, Florida 32086

File Number: 20-419

General Warranty Deed

Made this October 13, 2021 A.D. By **LTI Property Jacksonville, LLC**, a Florida limited liability company, 12276 San Jose Blvd. Suite 618, Jacksonville, Florida 32223, hereinafter called the grantor, to **Ruby208 LLC**, a Florida Limited Liability Company, whose post office address is: 2160 Autumn Cove Circle, Fleming Island, FL, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Johns County, Florida, viz:

See Attached Schedule "A"

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **027440-0050**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

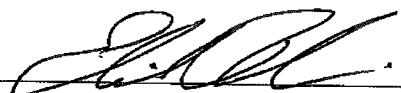
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

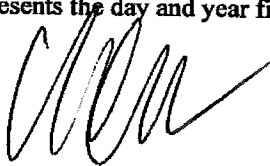
Prepared by:
Dawn M. Shee
Sea Glass Title, LLC
4475 US1 South, Suite 204
St. Augustine, Florida 32086


File Number: 20-419

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Printed Name Erika Robinson


(Seal)
LTI Property Jacksonville, LLC, a Florida limited liability company
By: Kevin D. Carpenter
It's: Manager
Address: 12276 San Jose Blvd. Suite 618, Jacksonville, Florida 32223


Witness Printed Name Brandon Ravan

State of Florida

County of

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of October, 2021, by Kevin D. Carpenter as Manager of LTI Property Jacksonville, LLC, a Florida limited liability company, who is/are personally known to me or who has produced drivers license as identification.



Brandon Ravan
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG976107
Expires 4/5/2024



Notary Public/
Print Name: Brandon Ravan
My Commission Expires: 4/5/2024

EXHIBIT "A"

A portion of Section 42, Township 7 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: COMMENCING at the Northwest corner of Tract "II", as shown on the plat of Whisper Ridge Unit Six, as recorded in Map Book 53, Pages 84, 85, 86, 87 and 88 of the Public Records of said County; thence South $51^{\circ}08'37''$ East, along the Southwesterly boundary of said plat of Whisper Ridge Unit Six, the same being the Northeasterly line of said Section 42, a distance of 1215.79 feet to the most Easterly corner of said Section 42; thence South $39^{\circ}15'53''$ West, along the Northwesterly boundary of said Whisper Ridge Unit Six and along the Northwesterly boundary of Whisper Ridge Unit Seven, as recorded in Map Book 54, Pages 43, 44, 45, 46, 47, 48 and 49 of said Public Records, and along the Southeasterly line of said Section 42, a distance of 2320.97 feet to the POINT OF BEGINNING: thence continue South $39^{\circ}15'53''$ West along said Southeasterly line of Section 42, a distance of 1090.25 feet to the Northerly right of way line of County Road C-208 (a 66 foot right of way); thence South $64^{\circ}16'29''$ West, along said Northerly right of way line, 535.44 feet; thence North $01^{\circ}01'59''$ West, along the Southerly prolongation of the Westerly line of Section 36, Township 6 South, Range 28 East, said County, a distance of 1282.14 feet; thence North $86^{\circ}26'33''$ East, 879.18 feet; thence South $50^{\circ}44'07''$ East, 410.76 feet to the POINT OF BEGINNING.

**Application for Small-Scale Comprehensive Plan Amendment
County Road 208 Multifamily
February 13, 2024**

**Owner: Ruby208 LLC
Agent: Thomas Ingram, Elizabeth Moore – Sodl & Ingram PLLC**

This is a request to amend the Future Land Use Map of the St. Johns County Comprehensive Plan for a 23.17-acre site, which is located approximately two miles west of State Road 16 and Interstate 95. The request is to amend the land use designation from R/S to Res-D, with a companion text policy stating the following:

The 23.17-acre property on County Road 208 shall be entitled to develop at a density up to 15 units per net developable acre pursuant to the Affordable Housing Density Bonus, Policy A.1.11.1(m) of the Comprehensive Plan, which permits a maximum density increase of two (2) dwelling units in addition to the maximum thirteen (13) dwelling units per net acre permitted within the Res-D FLUM designation. Provided, however, that at the time of initial development and until June 1, 2039, forty percent (40%) of the residential units on the property shall be income-restricted and rent-restricted for affordable housing consistent with the State Housing Initiatives Partnership program or other similar program administered by the Florida Housing Finance Corporation or successor agency. Proposed changes to increase the allowed density of the subject property are subject to the provisions of Chapter 163, Florida Statutes.

CONSISTENCY WITH COMPREHENSIVE PLAN

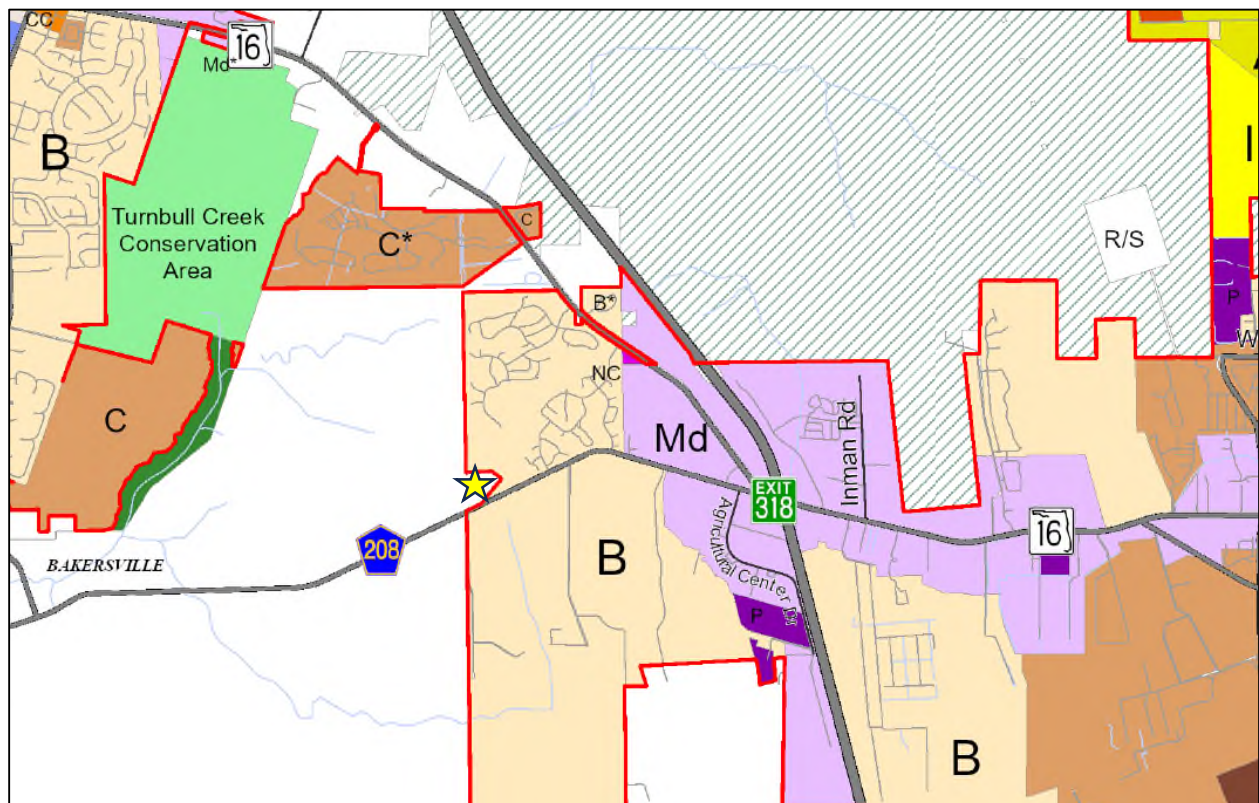
- 1. Provide justification/reasons for not developing in designated development areas as shown on Future Land Use Map. Include economic reasons and, if available, market study.**

This site is located within the southeastern corner of the Northwest Sector, less than two miles west of the State Road 16 and Interstate 95 interchange. This development area is undergoing significant transition, and the proposed development will complement the existing and planned uses in the area.

For example, Elevation Pointe is a 190-acre mixed-use development just one mile east of the site that includes commercial, retail, hotel, and residential uses. The residential uses consist of 750 multi-family units: 320 apartments and 430 townhomes. Publix was also recently announced to be constructing a store at Elevation Pointe as part of the major modification process (MAJMOD 2023-04). Additional improvements associated with Elevation Pointe include realigning County Road 208 and providing a more direct connection to State Road 16.

Further east of Elevation Pointe are the former St. Augustine Outlets, which are being converted into a mixed-use development with 350 multifamily units and up to 99,500 square feet of retail and commercial space (Ord. No. 2021-83). Such mixed-use land use designations allow the highest density of housing allowed in the County—13 units per acre.

Moreover, less than a half-mile west of the site is the southern terminus for the proposed County Road 2209, which will bring further development to this area of the County when it is constructed.



Since the inception of the County Future Land Use Map under Ordinance 1990-53, established Development Areas have been expanded to accommodate population growth, market demand, and expanding availability of public facilities and services. The planning horizon for future development contemplated by the 1990 plan was the year 2005, the year that George W. Bush began his second term as President, and the year that YouTube was founded. In 2005, the estimated County population was 160,266, about half of what it is today. The 1990 population was about 85,000.¹ The County's best planning efforts of 1990 simply did not attempt to predict our needs this far into the future. The current planning horizon of the Comprehensive Plan is 2025. Recent statutory changes will require that the planning horizon be extended.

Since the time of the original Future Land Use Map, amendments to the map have been initiated almost entirely by applications filed by landowners. The practice of amending the Map through landowner-filed applications can result in circumstances where, as here, public facilities and services exist, but the property itself is designated for a future land use which is wholly inconsistent with the development patterns and resulting in the inefficient use of public infrastructure.

The Project is proposed to be developed with multi-family uses and with a two unit per net developable acre Affordable Housing Density Bonus under Future Land Use Policy A.1.11.1.

This application and the companion Planned Unit Development application proposes the development of workforce housing for households meeting the definition of moderate income households as provided in the State Housing Initiatives Partnership Program (SHIP), as published in the annual updates to its "Rents Adjusted to Unit Size" and "Income Limits Adjusted to Family Size by Number of Persons in Household" applicable to St. Johns County.

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

This application is consistent with the Local Housing Assistance Plan adopted by County Resolution 2023-149. Its purpose is to "meet the housing needs of the very low, low and moderate-income households," "expand production of and preserve affordable housing,"

¹ US Census data.

and “further the housing element of the local government comprehensive plan specific to affordable housing.”

The proposed amendment is consistent with the Future Land Use Element Objectives and Policies, the County Comprehensive Plan, the Strategic Regional Policy Plan, and the State Comprehensive Plan. In particular, the proposed amendment is consistent with the following policies, restated below, with the policies identified in italics:

FUTURE LAND USE ELEMENT OBJECTIVES AND POLICIES

A.1.2.5 All Comprehensive Plan amendments shall provide justification for the need for the proposed amendment and demonstrate how the proposed amendment discourages urban sprawl and not adversely impact natural resources. In evaluating proposed amendments, the County shall consider each of the following:

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

The property is contiguous to existing Development Areas along several of its boundaries. Adjacent to the southeast of the property is St. Johns County Fire Rescue Station #4 (Bakersfield), and the southern boundary fronts CR 208. On the south side of CR 208 and Cabbage Hammock Road are additional residential uses.

- (b) the extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;*

St. Johns County now has a population of over 300,000. The continued growth of northwest St. Johns County has resulted in a demand for a variety of housing types, particularly multiple-family dwellings. Moreover, there is a local and statewide shortage of affordable housing.² The proposed housing will help address this need for housing.

- (c) the extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County Capital*

² See Home Matters Report from the Florida Housing Coalition 2022, at <https://flhousing.org/wp-content/uploads/2022/08/Home-Matters-Report-2022.pdf>

Improvement Program, the Florida Department of Transportation Five-Year Work Program, the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program, or will be privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;

Water and sewer service are available to the property by St. Johns County Utilities. Access to the project will be via County Road 208, which is being realigned east of the property through improvements as part of the Elevation Pointe development.

Many road improvements are on the way in the area. Construction of the extension of County Road 2209 from Silverleaf Parkway to State Road 16 is underway, with the groundbreaking ceremony held on December 21, 2023.³ This four-mile long, four lane segment will provide relief to congestion at the intersection of International Golf Parkway and State Road 16. Moreover, the design for widening State Road 16 is underway and funded. Based upon longstanding policies of the Florida DOT (and other government agencies), FDOT only funds the design and construction of road improvements that it intends to construct. FDOT is seeking a grant from USDOT, and the County has submitted a letter supporting the grant and committing \$21.4 million of County funds to the project, subject to appropriation (8/15/2023 BCC Meeting, County Administration comments)⁴. The County anticipates a federal grant for construction of this improvement in 2028, in less than five years. Id.

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

The Property is at a central location for residential development in northwest St. Johns County. County water and sewer service are currently available to the Property.

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

³ <https://www.bizjournals.com/jacksonville/news/2023/12/21/county-road-2209-extension-work-to-begin.html>

⁴ County Administrator's Report, Item 1, August 15, 2023, at <https://stjohnscountyfl.new.swagit.com/videos/269195>

The proposed land use designation of the Property does not constitute urban sprawl under Section 163.3177(6)(b), Florida Statutes for numerous reasons. This proposed amendment is near several major residential developments such that roads, utilities and other government infrastructure are already in place. For example, multi-use development Elevation Pointe is nearby with a planned Publix.

Moreover, by placing residential uses closer to existing and planned nonresidential uses, this amendment can help to substantially reduce energy consumption incurred in meeting daily and weekly shopping needs.

The development of this Property assists in preservation of agricultural areas by allowing for development of a relatively small, infill site, away from larger, contiguous agricultural communities such as East Palatka and the outer Hastings area. The proposed amendment would not reduce public open space or natural lands.

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

The Applicant will provide roadway and sidewalk interconnectivity at the site through implementation of a companion Planned Unit Development Zoning and through implementation of the St. Johns County Land Development Code.

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

See response to A.1.2.5(b) above.

Objective A.1.3 *Surrounding Land Use: The County shall locate land uses so they are compatible and complementary.*

As depicted on the FLUM, the proposed residential land use is compatible with similar residential uses, which are located north, east, and south of the property.

Objective A.1.4 *Historical and Archaeological Resources*

A cultural resources assessment will be provided.

Objective A.1.11 *Provision of Efficient, Compact Development: The County shall encourage an efficient and compact land use pattern providing moderate overall densities and adequate land uses to support balanced growth and economic development.*

The proposed amendment would improve the efficiency of land use patterns in northwest St. Johns County by placing affordable housing near retail commercial development in this area of the County.

Goal A.2 *To ensure that the Northwest Section of St. Johns County will grow in the form of complete communities and neighborhoods within a framework of connected development edges and recreational trails, an orderly roadway and transportation circulation system, that will sustain and provide a high quality of life, protection of the natural environment, a sound economy, efficient movement of goods, services, and people and provide a healthy social and cultural environment for all residents. For the purpose of this Goal, the Northwest Sector shall be defined as the area of St. Johns County bounded by Duval County, the St. Johns River, CR 208, and Interstate 95.*

Development of the Property will comply with Goal A.2. The proposed development and land use amendment will help provide affordable housing to St. Johns County families.

Objective A.2.1.8 *Northwest Sector Land Use Diversity: An overall goal of the Northwest Sector is to achieve a diverse mixture of residential, retail, office uses and civic uses with appropriate open space and recreational opportunities. The County encourages a minimum ratio of one hundred and twelve (112) square feet of retail and office space and 30 square feet of civic space per dwelling unit as a general overall goal to achieve diversity throughout the Northwest Sector.*

The proposed amendment will diversify the housing choices and improve affordability within the Northwest Sector, in a corridor which contains a mix of residential, retail, office, open space and recreational opportunities.

Objective A.2.1.9 *Northwest Sector General Development Pattern*

(a) *Development shall respect existing development patterns and provide*

for compatibility, quality and integrity of existing neighborhoods. Screening between neighborhoods shall have a vegetation component. The use of opaque fencing, walls and similar privacy fencing around the perimeter of neighborhoods shall also provide natural vegetation along the outside.

The companion zoning application will include a Scenic Edge along County Road 208. At the other boundaries, the companion zoning application proposes a Development Edge buffer with natural vegetation or landscaping, and screening requirements under LDC § 6.06.02(G) and (H).

- (b) Incompatibilities between existing neighborhoods shall be mitigated through architectural design, development edges and recreational trails, additional landscaping and similar types of screening. Proposed mitigation for neighborhood incompatibility shall be determined by the Board of County Commissioners. The burden of proof shall be upon the applicant to prove to the Board of County Commissioners that the proposed mitigation meets the intent of this policy.*

The Property abuts St. Johns County Fire Rescue Station #4 (Bakersfield), which will be buffered by the Development Edge.

- (c) Development shall identify and incorporate into its plans measures to protect rural character, archeological, cultural, and historic sites, when these sites are deemed to be significant by St. Johns County or the State of Florida.*

The Applicant will comply with requirements imposed by Comprehensive Plan and the Land Development Code.

- (d) Development shall avoid the creation of urban sprawl and strip development.*

Please see responses under Policy A.1.2.5 concluding that the proposed amendment does not create urban sprawl, as defined by Florida law.

- (e) Development shall provide accessible open space in the form of squares, plazas, parks, greens and similar open space design. The extent, scale and size of these open space areas shall be submitted with*

the development plan. Where possible, areas used as open spaces shall consider the use of existing agricultural or rural silvicultural areas to help maintain the rural character of the sector.

The Property will provide all required development and scenic edges and other open space and/or buffers in accordance with the PUD and the comprehensive plan.

- (f) Residential, commercial, retail, office and other non-residential uses shall be provided in compact centers. Strip development shall be prohibited. Commercial, retail, office and other non-residential uses shall be interconnected with residential areas with vehicular, bike and pedestrian ways to assist in alleviating traffic congestion on other roadways.*

Appropriate sidewalks within the project will be provided under the companion PUD.

- (g) When determined appropriate, development shall provide a mixture of housing types and price ranges to provide housing opportunities for all residents of the Northwest and benefit the area's economy.*

The proposed development assists in providing a mixture of housing types and price ranges to the Northwest Sector.

- (h) Development shall provide a pedestrian friendly transportation system. Pedestrian sidewalks or bikeways shall be provided.*

The proposed development will include an appropriate sidewalk system.

- (i) When determined appropriate, development shall provide the location and proposed density/intensity of development of each neighborhood, as well as the demand, location and size of schools, civic sites and parks in accordance with the requirements of these policies.*

N/A; this application is for a single neighborhood.

- (j) Development shall identify major, minor collector roadways and limited access arterial roadways. Interconnectivity within the development and with surrounding development shall be provided.*

The Property has road frontage on County Road 208, which provide interconnectivity to State Road 16 and the commercial and mixed uses east of the property, as well as residential developments located nearby.

- (k) *Development shall identify bikeways and pedestrian ways. Bikeway and pedestrian interconnectivity within the development and with the surrounding area shall be provided, if feasible.*

The Project will provide pedestrian/bicycle and vehicular interconnection with County Road 208.

- (l) *Development shall identify the extent, type and location of natural features and vistas in the planned development.*

Approximately 12.34 acres of wetlands are present on the Property.

- (m) *Development shall identify existing land uses and prevalent development patterns within and surrounding the proposed development within the defined community.*

The surrounding area is predominately residential and rural/silviculture, with mixed-use located nearby.

- (n) *Development shall identify development edges and recreational trails and other environmental features within and surrounding the proposed development within the defined community.*

The Applicant will provide the required development and scenic edges in accordance with a PUD.

- (o) *Development shall identify the developable land area within the development.*

Developable land within the Property is depicted on the Concept Plan.

- (p) *When determined appropriate, Development shall identify public facilities and services available to the area, available capacity and any deficiencies.*

Public facilities are available to the area, including water, sewer, transportation, electricity, solid waste, public safety and parks. A traffic study will be provided. Utilities are available.

- (q) *Development shall use underground utilities unless topography, drainage, or similar constraints cause underground utilities not to be feasible. This includes electric, water, sewer, cable, fiber optics, and phone lines that may be located in the development edges.*

Development of the Property will use underground utilities unless infeasible.

- (r) *Development shall provide a statement of the community goals and objectives (Vision) consistent with the goals, objectives and policies of the Northwest Sector Overlay and provide how the proposed development meets the intent of the Vision.*

The vision of this Project is to provide affordable housing in Northwest St. Johns County. The Northwest Sector plan contemplates that the area would be predominately residential, but with commercial support uses, schools, parks, open spaces and civic spaces that serve the area. The proposed use is consistent with the plan.

- (s) *Development shall identify the relationship to the surrounding defined community, neighborhoods, and commercial support areas.*

The proposed FLUM change will be consistent and compatible with development in the surrounding area. The proposed land use designation is suitable given its access to the major road network and surrounding adjacent uses. The proposed amendment will contribute to a land use pattern that provides balanced growth in this area of the County.

- (t) *When determined appropriate, the Development shall identify the proposed locations for right-of-ways and reserve right-of-way for roadways depicted on the Northwest Sector Overlay Map.*

N/A

- (u) *Development shall identify neighborhood support facilities that are projected to be needed to address the impacts of the proposed development, such as but not limited to, traffic circulation, water and*

wastewater treatment plants, solid waste transfer facilities, fire stations, emergency medical services, police stations, government buildings, libraries, civic/cultural places, public gathering places, parks, and schools.

The proposed development would have needs for public infrastructure and services similar to other existing residential uses in northwest St. Johns County, though multifamily development has on average, considerably lower transportation and school needs than single family development. No additional neighborhood support facilities are anticipated to be needed to address the impacts of the proposed development.

Transportation Element

Goal B.1 The County shall provide countywide coordination and planning to achieve a balanced transportation system which consists of both public and private transportation networks and which provides for the safe and efficient movement of goods and people, including the transportation disadvantaged.

Objective B.1.1 Level of Service Standards. The County shall maintain Levels of Service standards based on data and analysis for all roadway segments within the major roadway network.

Development of the Property with affordable housing will provide an opportunity for St. Johns County workers to live closer to where they work, reducing burdens on the major roadway network.

Objective B.1.6 Transportation and Land Use. All residential, non-residential, and planned unit developments shall provide a circulation system which: provides safe access to the major roadway network; provides for proper design of local and collector streets within such development; and otherwise supports the objectives and policies of the Land Use and Transportation Elements of the Plan.

The Applicant will utilize County Road 208 to access the proposed development. The Applicant will comply with the requirements of B.1.6.

Policy B.1.6.2 To reduce trip lengths, reduce the demand for vehicular travel and discourage urban sprawl, the County shall adopt and enforce land use policies, standards and regulations that increase the County's retail and employment activities,

promote high intensity mixed use developments which include the requirements for multifamily housing including affordable housing and provide convenient shopping adjacent to residential neighborhoods.

Development of the Property will assist in reducing demand for vehicular travel and discourage urban sprawl by providing retail commercial activities closer to the residents of northwest and central St. Johns County.

Policy B.1.6.4 *Circulation within and between Developments. The County shall, as necessary, ensure that development shall include features and provisions which encourage internal automobile circulation, bicycle use, pedestrian movement, and other features to minimize utilization of the major roadway network; and still make provisions for public road, public bikeway, and pedestrian access to the adjoining properties.*

The Planned Development will include provisions for internal automobile, bicycle and pedestrian interconnectivity within the Property via internal driveways, sidewalks, and walkways.

Housing Element

Objective C.1.1 *Creation and Preservation of Affordable Workforce and Special Needs Housing. The County shall continue its housing implementation policies such as density bonuses, infill housing, and an expedited development review process for affordable workforce housing developments that provide for the development of sufficient housing in numbers, cost, and type to support existing and projected population throughout the planning period 2010-2025.*

Policy C.1.1.1 *St. Johns County shall continue to improve the supply of affordable workforce housing for very-low, low, and moderate income households and special-needs households and to implement neighborhood improvement initiatives. The activities initiated by the County include the following:*

(b) Applying for and administering rent supplement programs and other grants for very-low, low, and moderate income households;

(d) Developing new and maintaining existing cooperative joint-venture relationships with the private sector, public agencies, and non-profit organizations;

Policy C.1.1.4 *The County shall maintain its existing incentives for affordable workforce housing in the Comprehensive Plan and Land Development Code and investigate new incentives, as necessary.*

The proposed project will utilize the transformative Live Local Act as a framework by designating 40% of its units as affordable for moderate-income households. By offering these affordable housing units, the proposed project will make local housing more attainable for the local workforce.

STATE COMPREHENSIVE PLAN

- Water Quality, § 187.201(7)(b)5

The Applicant has demonstrated the availability of local and regional water supplies.

- Water Quality, § 187.201(7)(b)10

The Project will help improve water quality by containing, treating and disposing of stormwater in an environmentally responsible manner.

- Water Quality, § 187.201(7)(b)12

The Development will be served by central wastewater treatment facilities. The Development's surface water management system will be designed to comply with all applicable requirements of St. Johns County, St. Johns River Water Management District, and Florida Department of Environmental Protection.

- Natural Systems and Recreational Lands, § 187.201(9)(b)3

The proposed amendment will not adversely impact endangered species.

- Air Quality, § 187.201(10)(b)2

The Development will maintain air quality. No industrial uses are proposed nor any other use likely to involve impacts to air quality.

- Land Use, § 187.201(15)(b)1

The Property is ideally located to accommodate affordable housing needs in St. Johns County.

➤ Land Use, § 187.201(15)(b)3

The proposed amendment contributes to the accomplishment of this Policy by providing an attractive and functional mix in the overall area of living, working, shopping and recreational activities.

➤ Land Use, § 187.201(15)(b)6

Development of the Property will comply with state and local policies designed to protect water quality and quantity and protect from flooding.

➤ Transportation, § 187.201(19)(b)12

The Subject Property is not located in a Coastal High Hazard Area and contributes to efficient urban development.

State Housing Strategy, See Ch. 2023-17 § 26, Laws of Fla. (CS/SB 102). The State Housing Strategy, as recently revised, requires local governments to provide incentives to the private sector “to be the primary delivery vehicle for the development of affordable housing.” Local incentives may include density bonuses. State funds are to be made available only to local governments which provide incentives or financial assistance for housing. All housing initiatives and programs must be nondiscriminatory.

ESTIMATED IMPACT ON THE AVAILABILITY OF PUBLIC FACILITIES

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

Development is anticipated to occur in a single 10-year phase, with commencement to occur within 2 years of the date the PUD is recorded.

(a) Number and type of dwelling units

180 multifamily, with 40% designated as affordable

(b) Square feet and type of commercial/industrial uses

N/A

(c) Open space and recreational area

The Project complies with LDC § 5.03.03(A)'s and Coastal/ Conservation Element Policy E.2.2.9(a)'s required minimum 25% open space. Open space areas provided within the Project include, but are not limited to, recreation, common areas, buffers, and landscaped areas.

(d) Buffers

The Project will have a 10 foot natural or landscaped buffer along all property boundaries, which may be part of the required building setbacks, Development Edge and Scenic Edge.

The St. Johns County Land Development Code states that a minimum 25-foot Undisturbed Upland Buffer (which can be averaged but shall be no less than 10-feet in any area and must achieve a greater overall upland buffer), plus a 25-foot building setback is required between developed areas and Contiguous Wetlands. This buffer is to be measured landward from the State Jurisdictional Wetland Line and is to remain in a natural, undisturbed, vegetative state. Except for in areas where unavoidable wetland impacts occur, as permitted by the appropriate State and Federal Agencies. Removal or alteration of native vegetation and soils within the upland buffer is prohibited. Accessory Uses are allowed in the setback, except for buildings with a permanent foundation.

(e) Wetlands

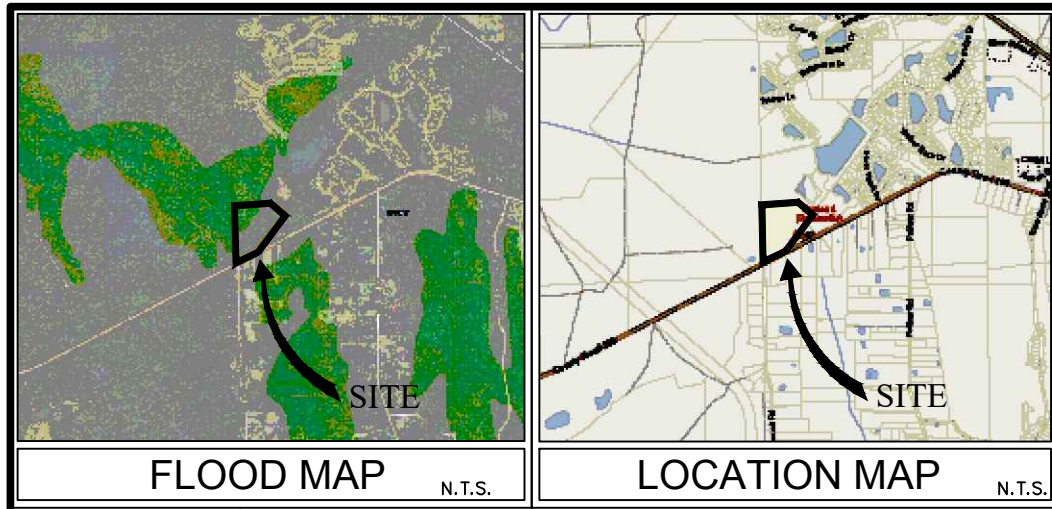
The Property has 12.34 acres of wetlands on the site.

(f) Drainage and infrastructure areas

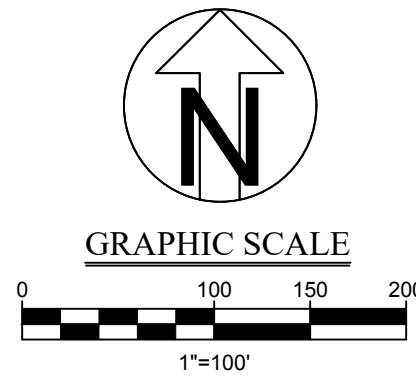
An on-site stormwater management system will be constructed consistent with the requirements of St. Johns County and the St. Johns River Water Management District.

(g) Other uses and sizes

The corresponding PUD application for this project contains additional detailed information.



LEGAL DESCRIPTION
A PORTION OF SECTION 42, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF TRACT "II", AS SHOWN ON THE PLAT OF WHISPER RIDGE UNIT SIX, AS RECORDED IN NAP BOOK 53, PAGES 84, 85, 86, 87 AND 88 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 81°08'37" EAST, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PLAT OF WHISPER RIDGE UNIT SIX, THE SAME BEING THE NORTHEASTERLY LINE OF SAID SECTION 42, A DISTANCE OF 1215.79 FEET TO THE MOST EASTERLY CORNER OF SAID SECTION 42; THENCE SOUTH 39°15'53" WEST, ALONG THE NORTHWESTERLY BOUNDARY OF SAID WHISPER RIDGE UNIT SIX AND ALONG THE NORTHWESTERLY BOUNDARY OF WHISPER RIDGE UNIT SEVEN, AS RECORDED IN NAP BOOK 54, PAGES 43, 44, 45, 46, 47, 48 AND 49 OF SAID PUBLIC RECORDS, AND ALONG THE SOUTHEASTERLY LINE OF SAID SECTION 42, A DISTANCE OF 2320.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 39°15'53" WEST ALONG SAID SOUTHEASTERLY LINE OF SECTION 42, A DISTANCE OF 1090.25 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD C-208 (A 66 FOOT RIGHT OF WAY); THENCE SOUTH 84°16'29" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 535.44 FEET; THENCE NORTH 01°01'59" WEST, ALONG THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, SAID COUNTY, A DISTANCE OF 1282.14 FEET; THENCE NORTH 86°26'33" EAST, 879.18 FEET; THENCE SOUTH 50°44'07" EAST, 410.76 FEET TO THE POINT OF BEGINNING.



SITE DATA		
TOTAL SITE	23.17 AC	1,009,285 SF
UPLANDS	10.80 AC	470,448 SF
WETLAND BUFFER	1.16 AC	50,590 SF
UPLAND PRESERVATION AREA	2.31 AC	100,625 SF
TOTAL NATURAL AREA	13.48 AC	587,277 SF
WETLAND AREA	12.37 AC	538,837 SF
IMPACTED WETLANDS	1.20 AC	52,185 SF
WETLAND CONSERVATION	11.17 AC	486,652 SF
DEVELOPMENT AREA	12.00 AC	522,633 SF
POND AREA	1.30 AC	12.04%
MAX ISR		70%
PROPOSED ISR	223,037 SF	22.10%
MAX LOT COVERAGE		35%
PROPOSED LOT COVERAGE	77,799 SF	7.71%
MINIMUM OPEN SPACE	5.79 AC	25%
PROVIDED OPEN SPACE	5.95 AC	25.69%
MINIMUM ACTIVE RECREATION		2.20 AC
PROVIDED ACTIVE RECREATION		2.38 AC
ZONING		PUD
FLUM		RESIDENTIAL-D
PARCEL NUMBER(S)		0274400051
911 ADDRESS		COUNTY ROAD 208
FEMA PANEL NUMBER		12109C0277J
FLOOD ZONE		ZONE X & A
MAX BUILDING HEIGHT		45'
MIN SETBACKS (FRONT/SIDE/REAR)		(20/20/20')

HATCH LEGEND	
PAVEMENT	
CONCRETE	
WETLANDS	
WETLAND BUFFER	
WETLAND IMPACTS	
RECREATION	
25' UPLAND BUFFER SETBACK	

GENERAL NOTES

- MAXIMUM HEIGHT FOR ALL PROPOSED STRUCTURES IS 45 FEET.
- SITE LIES WITHIN FLOOD ZONE X & A.
- PLAN REFLECTED HEREIN MAY BE AMENDED AS APPLICANT MAY DETERMINE OR AS NECESSARY TO COMPLY WITH ADDITIONAL REQUIREMENTS OF APPLICABLE JURISDICTIONAL AGENCIES. ANY SUCH AMENDMENT SHALL COMPLY WITH ALL ST. JOHNS COUNTY LAND DEVELOPMENT CODES IN EFFECT AT TIME OF THIS ORDER.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL AND UNDISTURBED.
- ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH SILT FENCE AND PROTECTIVE MEASURES.
- THE APPLICANT, HIS ASSESSORS OR ASSIGNS SHALL BE THE RESPONSIBLE PARTY IN THE EVENT THERE IS AN UNAUTHORIZED IMPACT TO THE UPLAND BUFFER AREA.
- ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), ADOPTED PURSUANT TO SECTION 553.503, FLORIDA STATUTES AND BASED ON THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND FAIR HOUSING ACT, IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
- PROPOSED SIGNAGE MAY INCLUDE ONE MONUMENT OR GROUND SIGN WITH MAXIMUM ADVERTISING DISPLAY AREA OF 100 SQUARE FEET AND A MAXIMUM HEIGHT OF FIFTEEN (15) FEET.
- THE PERIMETER BUFFER IS TO REMAIN NATURAL OR IS TO BE LANDSCAPED.
- DEVELOPMENT SHALL COMPLY WITH SOLID WASTE SCREENING REQUIREMENTS 6 LDC 6.06.04 B.8
- DEVELOPMENT SHALL COMPLY WITH MECHANICAL SCREENING REQUIREMENTS 6 LDC 6.06.04 B.9

PARKING CALCULATIONS

USE: MULTIFAMILY (1 & 2 BEDROOMS)	=	1.5 SPACES	165 UNITS	248 SPACES
USE: MULTIFAMILY (3 BEDROOMS)	=	2 SPACES	15 UNITS	30 SPACES
USE: CLUBHOUSE	=	1 SPACE / 300 SF	6,894 SF	23 SPACES
USE: GUEST	=	1 SPACE / 4 DUS	180 UNITS	45 SPACES
ADA REQUIRED	=			4 SPACES
ADA PROVIDED	=			7 SPACES
COMPACT CAR SPACES ALLOWED	=	30% TOTAL REQUIRED		104 SPACES
COMPACT CAR SPACES PROVIDED	=			67 SPACES
TOTAL REQUIRED	=			346 SPACES
TOTAL PROVIDED	=			346 SPACES

THE MASTER DEVELOPMENT PLAN IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE P.U.D./P.R.D. AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

APPROVED: _____
DATE: _____
ORDINANCE NUMBER: _____
FILE NUMBER: _____

MATTHEWS DECM

P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1331 FAX: 904.826.4547
INFO@MIDGEM.COM

MASTER DEVELOPMENT PLAN

COUNTY ROAD 208 MULTIFAMILY PUD

ST. JOHNS COUNTY
PREPARED FOR
RUBY208 LLC

SHEET NO: **1**
OF 1



Prepared for:



&



Prepared By:



Chindalur Traffic Solutions, Inc.
8833 Perimeter Park Boulevard, Suite 103
Jacksonville, FL 32216
904.619.3368 | www.ctrfficsolutions.com

Ruby 208

Concurrency LDTA

St. Johns County, Florida

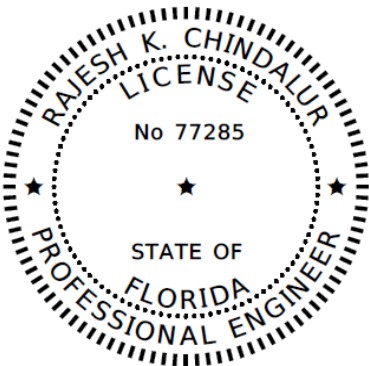
Project #: 1189-230-046
Date: 11/15/2023

PROFESSIONAL ENGINEER CERTIFICATE

I, Rajesh Ramn K. Chindalur, PE #77285, certify that I currently hold an active license in the state of Florida and am competent through education or experience to provide engineering services in the civil discipline contained in this plan, print, specification, or report.

PROJECT:	Ruby 208 Multi-family - LDTA
LOCATION:	St. Johns County, Florida
CLIENT:	Live Oak Contracting

I further certify that this plan, print, specification, or report was prepared by me or under my responsible charge as defined in Chapter 61G15-18.001 F.A.C. Moreover, if offered by a corporation, partnership, or through a fictitious name, I certify that the company offering the engineering services, Chindalur Traffic Solutions, Inc., 8833 Perimeter Park Boulevard, Suite 103, Jacksonville, Florida 32216, holds an active certificate of authorization #30806 to provide engineering service.



*THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY*

ON THE DATE ADJACENT TO THE SEAL.

*PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.*

*CHINDALUR TRAFFIC SOLUTIONS, INC.
8833 PERIMETER PARK BOULEVARD, SUITE 103
JACKSONVILLE, FL 32216
CERTIFICATE OF AUTHORIZATION #30806
RAJESH RAMN K. CHINDALUR, P.E. NO. 77285*

*THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THIS DOCUMENT IN
ACCORDANCE WITH RULE 61G15-23.004, F.A.C.*

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Summary and Conclusions

This Land Development Traffic Assessment (LDTA) was prepared in support of the proposed residential development that is anticipated to include 180 multi-family dwelling units in St. Johns County, FL. The proposed development will be located on the north side of CR 208 west of Whisper Ridge residential development in St. Johns County, FL. Access to the proposed development will be provided via a driveway on CR 208.

The proposed multifamily development would include income restrictions and rent restrictions to provide 40% of the units as affordable to moderate income households, akin to that provided for under the Florida Live Local Act. Buildout is anticipated in 2025.

The proposed development is anticipated to generate **98 PM Peak** trips. As per Article XI of the St. Johns County Land Development Code, since the proposed development is anticipated to generate 98 PM peak hour trips (greater than the 50 PM peak trips threshold), the LDTA should include all roadway links within a 4-mile radius of proposed development.

The existing conditions data for the study area roadway links was taken directly from the *St. Johns County Transportation Analysis Spreadsheet*, dated 06/01/2023.

The following projects are anticipated to be planned and programmed roadways in the 4-mile study radius:

- Mitigation of the proposed Elevation Point PUD (Mixed Use Development)
 - CR 208 Re-alignment – Between CR 208 and SR 16
 - Traffic Signal at SR 16 at Re-aligned CR 208
- I-95 and SR 16 Interchange (Currently Under Construction – Anticipated Completion Fall 2025)

The year 2025 background traffic volumes include the existing traffic and exempt development traffic, approved concurrency traffic (data obtained from the St. Johns County Transportation Analysis Spreadsheet dated 06/01/2023). The interim year 2025 model set of the Northeast Regional Planning Activity Based Model (NERPM_Abv3) travel demand forecasting model, provided by the North Florida Transportation Planning Organization (NFTPO), which was prepared as part of the TPO's 2045 Long Range Transportation Plan update, was used to develop project traffic distribution for the proposed residential development.

The proposed project build-out conditions traffic volumes on each of the study roadway segments include the background traffic and the traffic from the proposed residential development.

The roadway link analysis indicates that the following roadway segments are anticipated to be impacted (residential development contributes 1% or more of the maximum service volume of the adopted level of service standard).

- Link ID 32: CR 208 - CR 13A to SR 16

- Link ID 93.1: SR 16 - SR 9 (I-95) to Inman Rd.
- Link ID 93.2: SR 16 - Inman Rd. to Four Mile Rd.

The below stated roadway segments are anticipated to be adversely impacted (development contributes one percent or more of the maximum service volume of the adopted level of service standard and existing traffic plus vested development traffic plus reserved development traffic plus project traffic exceeds 100% of the maximum service volume of the adopted level of service standard) under the build-out conditions of the proposed residential development.

- Link ID 93.1: SR 16 - SR 9 (I-95) to Inman Rd.
- Link ID 93.2: SR 16 - Inman Rd. to Four Mile Rd.

However, it should be noted that the above stated adversely impacted roadway segments are currently deficient (existing peak hour traffic exceeds 100% of the maximum service volume of the adopted level of service standard) under background (no-build) traffic conditions.

The proposed residential development related project proportionate share is estimated at \$814,402.

The applicant will further comply with concurrency requirements as mandated by Section 163.3180, Florida Statutes, including any provisions of the St. Johns County Land Development Code consistent therewith to mitigate the proposed single-family residential development related transportation adverse impacts.

Any required study intersection capacity analysis will be provided as an addendum (Concurrency LDТА Part 02 submittal).

Introduction

A multi-family residential development that is anticipated to include 180 multi-family dwelling units is proposed for development on the north side of CR 208 west of Whisper Ridge residential development in St. Johns County, FL. The proposed multifamily development would include income restrictions and rent restrictions to provide 40% of the units as affordable to moderate income households, akin to that provided for under the Florida Live Local Act. Buildout is anticipated in 2025.

Access to the proposed development will be provided via a driveway on CR 208. A site location map is included as **Figure 01**. Existing roadway condition on CR 208 at the proposed project access location is shown in **Figure 02**. A copy of the Generalized Site Plan (GSP) provided by Matthews Design Group, Inc. is included as **Attachment A**.

The methodology used in this study is consistent with the methodology provided and discussed with St. Johns County Staff on 10/26/2023. A copy of the methodology document is included as **Attachment B**.

Trip Generation

Trip generation for the proposed project was estimated using the equation provided in the *Trip Generation Manual*, 11th Edition published by Institute of Transportation Engineers (ITE). The ITE Land Use Codes 220 (Multi-family Housing – Low Rise, Not Close to Transit) was used for estimating trips generated by the proposed development. **Table 01** summarizes the Daily, AM peak and PM peak hour trip generation for the proposed residential development. As shown in this table, the proposed development is anticipated to generate **98 PM Peak** trips (62 entering and 36 exiting).

Study Area

As per Article XI of the St. Johns County Land Development Code, since the proposed development is anticipated to generate 98 PM peak hour trips (greater than the 50 PM peak trips threshold), the LDTA should include all roadway links within a 4-mile radius of proposed development. All the roadway links within a four-mile radius of the proposed development are listed in **Table 02**. All the study area roadway links with its link IDs within a 4-mile radius of the proposed development are shown in **Figure 03**.

Existing Conditions

The existing conditions data for the study area roadway links was taken directly from the *St. Johns County Transportation Analysis Spreadsheet*, dated 06/01/2023, and included as **Attachment C**. *Link ID# 32: CR 208 – CR 13A to SR 16* will be the directly accessed link for the proposed residential development. Previously mentioned **Table 02** also shows the existing conditions for the study area roadway links. Previously stated **Figure 02** shows existing conditions on CR 208 at the proposed project access location.

Year 2025 Background Conditions Projections

The year 2025 background traffic volumes include the existing traffic and exempt development traffic, approved concurrency traffic (data obtained from the *St. Johns County Transportation Analysis Spreadsheet* dated 06/01/2023).

Planned and Programmed Improvements

The County Capital Improvement Plan (CIP), FDOT Planned and Programmed Improvements and NFTPО LRTP were reviewed to determine any planned and programmed roadways within and outside the 4-mile radius of the proposed development. **Attachment D** includes details of some of the planned and programmed improvements. The following projects are anticipated to be planned and programmed roadways:

- Mitigation of the proposed Elevation Point PUD (Mixed Use Development)
 - CR 208 Re-alignment – Between CR 208 and SR 16
 - Traffic Signal at SR 16 at Re-aligned CR 208
- I-95 and SR 16 Interchange (Currently Under Construction – Anticipated Completion Fall 2025)

Trip Distribution and Assignment

The interim year 2025 model set of the Northeast Regional Planning Activity Based Model (NERPM_ABv3) travel demand forecasting model, provided by the North Florida Transportation Planning Organization (NFTPО), which was prepared as part of the TPO's 2045 Long Range Transportation Plan update, was used to develop project traffic distribution for the proposed residential development.

A reasonableness check of *Area* and *Facility Type* coding in the model for study links within the project transportation impact area was performed and no adjustments to these variables were required. The model was also verified to ensure all the planned and programmed improvements within the transportation study area identified in the previous section of this report were included in the model. The model refinements further included the addition of the proposed single-family residential development and addition/modification of the following approved developments in the model:

- Elevation Parkway (CR 208 Re-alignment) – Between CR 208 and SR 16
- Proposed Ruby CR 208 Residential Development (180 Units)

No additional transportation improvement projects or mitigation related to the above-mentioned developments were added.

Table 03 shows the project traffic distribution and the PM peak hour project traffic assignment on each roadway segment within a 4-mile radius of the project boundary. **Figure 04** shows the project traffic distribution percentages and the PM peak project traffic assignment within the 4-mile radius of the proposed residential development. **Attachment E** includes copies of the travel demand model plots.

Segment Analysis

The proposed project build-out conditions traffic volumes on each of the study roadway segments include **both** the background traffic and the traffic from the proposed development. **Table 04** summarizes the segment analysis of all the study area roadway segments within the 4-mile radius. As shown in this table the following roadway segments are anticipated to be impacted (residential development contributes 1% or more of the maximum service volume of the adopted level of service standard) due to the traffic generated by the proposed single-family residential development.

- Link ID 32: CR 208 - CR 13A to SR 16
- Link ID 93.1: SR 16 - SR 9 (I-95) to Inman Rd.
- Link ID 93.2: SR 16 - Inman Rd. to Four Mile Rd.

Also, as shown in this table, the below stated roadway segments are anticipated to be adversely impacted (development contributes one percent or more of the maximum service volume of the adopted level of service standard and existing traffic plus vested development traffic plus reserved development traffic plus project traffic exceeds 100% of the maximum service volume of the adopted level of service standard) under the build-out conditions of the proposed residential development.

- Link ID 93.1: SR 16 - SR 9 (I-95) to Inman Rd.
- Link ID 93.2: SR 16 - Inman Rd. to Four Mile Rd.

However, it should be noted that all the adversely impacted roadway segments are currently deficient (existing peak hour traffic exceeds 100% of the maximum service volume of the adopted level of service standard) under background (no-build) traffic conditions.

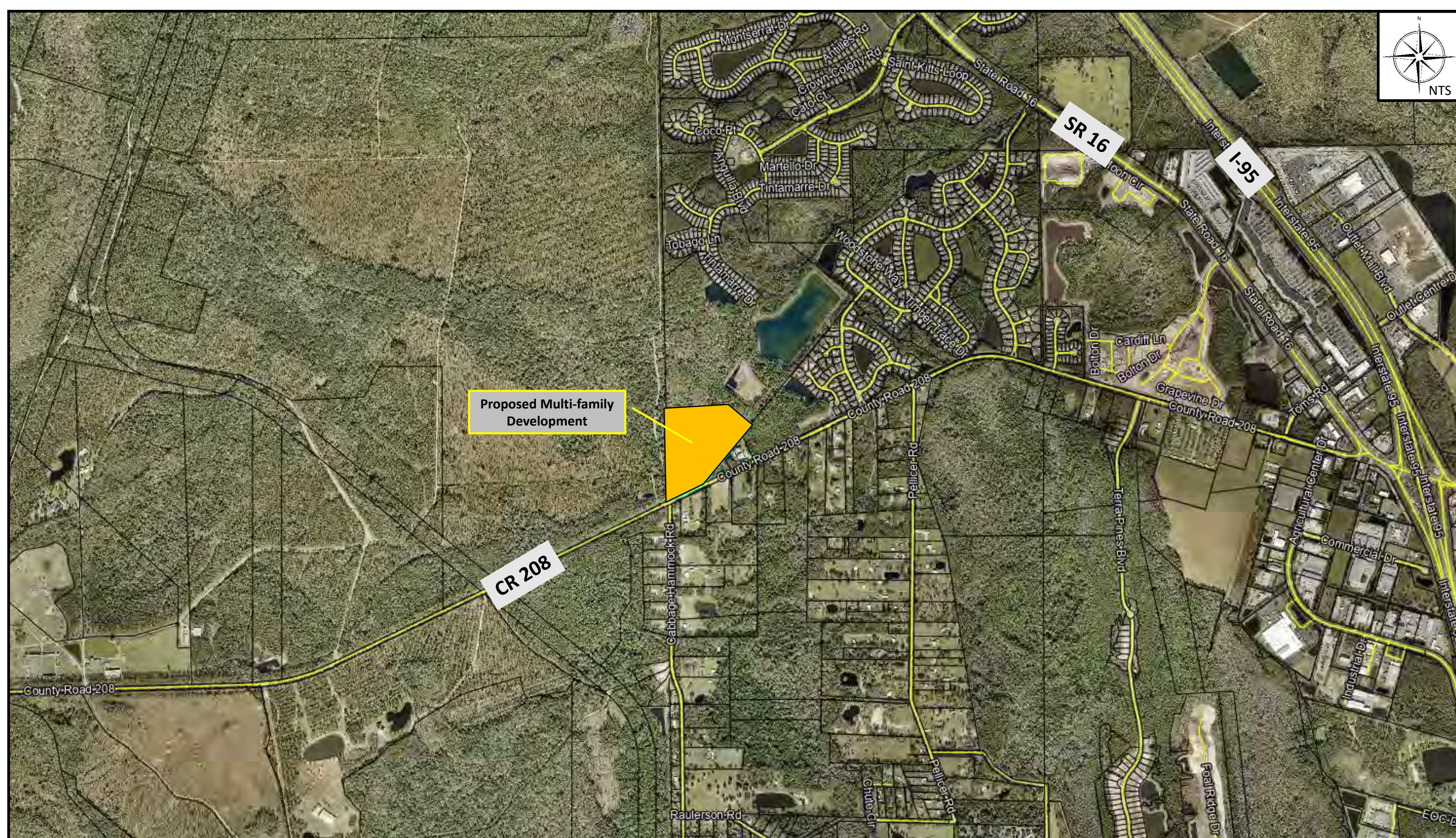
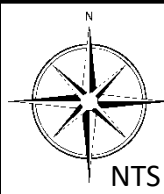
Project Related Proportionate Share

Project related proportionate share was estimated for the study area roadway segments that are anticipated to be adversely impacted by the traffic from the proposed development. As shown in **Table 05**, the proposed residential development related project proportionate share is estimated at \$814,402. The most recent construction cost per mile models were used in estimating the project related proportionate share. A copy of the FDOT construction cost per mile models is included as **Attachment F**.

The applicant will further comply with concurrency requirements as mandated by Section 163.3180, Florida Statutes, including any provisions of the St. Johns County Land Development Code consistent therewith to mitigate the proposed single-family residential development related transportation adverse impacts.

Intersection Capacity Analysis

Any required study intersection capacity analysis will be provided as an addendum (Concurrency LDТА Part 02 submittal).



Chindalur Traffic Solutions, Inc.
8833 Perimeter Park Blvd., Suite 103
Jacksonville FL 32216
Phone: (904) 619-3368
www.ctrfficsolutions.com

Figure 01 – Location Map

Ruby CR 208 PUD
Concurrency LDTA
St. Johns County, Florida

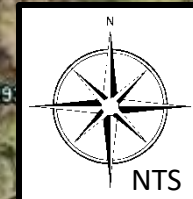


Figure 02 – Existing Conditions on CR 208 at Project Access Location

Ruby CR 208 PUD
Concurrency LDTA
St. Johns County, Florida



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Figure 03 – Study Roadway Segments

Ruby CR 208 PUD
 Concurrency LDTA
 St. Johns County, Florida



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 Jacksonville FL 32216
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www.ctrfficsolutions.com

#123 - Link ID



Figure 04 – Roadway Segments Project Traffic Distribution and Assignment



Chindalur Traffic Solutions, Inc.
 8833 Perimeter Park Blvd., Suite 103
 Jacksonville FL 32216
 Phone: (904) 619-3368
www.ctrfficsolutions.com

#123	- Link ID
0.11%	- Project Traffic Distribution
(123)	- Project Traffic Assignment

Ruby CR 208 PUD
 Concurrency LDTA
 St. Johns County, Florida

Table 01
Trip Generation
Ruby CR 208 LDTA, St. Johns County, FL

ITE Code	Land Use	Quantity	Units	Time Period	Equation	Directional Splits		Trips		
						Enter %	Exit %	Total	Enter	Exit
220	Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)	180	DUs	Daily	$T = 6.41(X) + 75.31$	50%	50%	1,229	615	614
			DUs	AM Peak	$T = 0.31(X) + 22.85$	24%	76%	79	19	60
			DUs	PM Peak	$T = 0.43(X) + 20.55$	63%	37%	98	62	36

Source: Trip Generation Manual, 11th Edition, ITE

Table 02
Study Area Roadway Segments
Ruby CR 208 - Multi-family LDTA, St. Johns County, FL

MRN LINK ID	ROADWAY	FROM/TO	AREA TYPE	APPRVD. ROAD TYPE	LOS STND.	SEGMENT LENGTH (Mi.)	DATE OF COUNT	TRAFFIC COUNT AADT	ANNUAL GROWTH FACTOR	LINK K FACTOR	2023 PK. HR. TRAFFIC	EXEMPT DEVEL. TRAFFIC	APPRVD. CONC. TRAFFIC	TOTAL COMMITTED PK. HR. TRAFFIC	PERCENT SERVICE VOLUME UTILIZED	LINK STATUS	APPRVD. PK. HR. SERVICE VOLUME
20	CR 13A	CR 214 to CR 208	TR	2MaC	D	3.76	ADT22	3,292	1.0260	0.111	373	10	51	434	20.6%	OK	2,110
21.1	CR 13A	CR 208 to Samara Lakes Parkway	TR	2MaC	D	2.85	ADT22	5,018	1.0487	0.102	537	26	119	682	52.1%	OK	1,310
21.2	CR 13A	Samara Lakes Parkway to SR 16	UZ	4UC	D	1.50	ADT22	17,770	1.0781	0.095	1,816	142	189	2,147	66.7%	OK	3,220
31	CR 208	Joe Ashton Rd. to CR 13A	TR	2MaC	D	2.37	ADT22	3,433	1.0200	0.122	428	9		437	20.7%	OK	2,110
32	CR 208	CR 13A to SR 16	TR	2MaC	D	4.91	ADT22	5,949	1.0200	0.101	612	12	235	859	40.7%	OK	2,110
91.2	SR 16	International Golf Pkwy to CR 2209	UZ	2MA	D	0.76	ADT22	18,735	1.0414	0.090	1,756	73	1,147	2,976	152.6%	DEFICIENT	1,950
92.11	SR 16	CR 2209 to S. Francis Rd	TR	2MA	D	0.96	ADT22	19,355	1.0388	0.095	1,910	74	1,055	3,039	228.5%	DEFICIENT	1,330
92.12	SR 16	S. Francis Rd to West Mall Entrance	TR	2MA	D	3.39	ADT22	20,708	1.0541	0.090	1,965	106	1,225	3,296	247.8%	DEFICIENT	1,330
92.2	SR 16	West Mall Entrance to I-95	TR	4MA	D	0.82	ADT22	24,000	1.0421	0.095	2,376	100	1,386	3,862	117.4%	DEFICIENT	3,290
93.1	SR 16	SR 9 (I-95) to Inman Rd.	TR	4MA	D	0.34	ADT22	40,568	1.0330	0.090	3,772	124	2,321	6,217	189.0%	DEFICIENT	3,290
93.2	SR 16	Inman Rd. to Four Mile Rd.	TR	4MA	D	2.00	ADT22	37,500	1.0283	0.095	3,663	104	1,962	5,729	174.1%	DEFICIENT	3,290
130	SR 9 (I-95)	SR 207 to SR 16	TR	6IF	C	6.68	ADT22	90,000	1.0200	0.105	9,639	193	487	10,319	121.5%	DEFICIENT	8,490
131	SR 9 (I-95)	SR 16 to International Golf Pkwy.	TR	6IF	D	5.65	ADT22	96,500	1.0200	0.105	10,335	207	898	11,440	112.2%	DEFICIENT	10,200
NA	Elevation Pkwy	CR 208 to SR 16	UZ	4UC	D												

Source: St. Johns County Transportation Analysis Spreadsheet, Dated 06012023

Table 03**Project Traffic Distribution and Assignment****Ruby CR 208 - Multi-family LDTA, St. Johns County, FL**

MRN LINK ID	ROADWAY	FROM/TO	Project Traffic Distribution	98.00
				Project Traffic Assignment
20	CR 13A	CR 214 to CR 208	0.00%	-
21.1	CR 13A	CR 208 to Samara Lakes Parkway	0.43%	-
21.2	CR 13A	Samara Lakes Parkway to SR 16	0.00%	-
31	CR 208	Joe Ashton Rd. to CR 13A	0.40%	-
32	CR 208	CR 13A to SR 16	98.99%	97
91.2	SR 16	International Golf Pkwy to CR 2209	4.61%	5
92.11	SR 16	CR 2209 to S. Francis Rd	4.61%	5
92.12	SR 16	S. Francis Rd to West Mall Entrance	7.00%	7
92.2	SR 16	West Mall Entrance to I-95	0.00%	-
93.1	SR 16	SR 9 (I-95) to Inman Rd.	40.61%	40
93.2	SR 16	Inman Rd. to Four Mile Rd.	34.40%	34
130	SR 9 (I-95)	SR 207 to SR 16	5.45%	5
131	SR 9 (I-95)	SR 16 to International Golf Pkwy.	19.61%	19
NA	Elevation Pkwy	CR 208 to SR 16	29.64%	29

Source: Attachment D - Travel Demand Model Plots

Table 04
Study Area Roadway Segments
Ruby CR 208 - Multi-family LDTA, St. Johns County, FL

MRN LINK ID	ROADWAY	FROM/TO	2023 PK. HR. TRAFFIC	EXEMPT DEVEL. TRAFFIC	APPRVD. CONC. TRAFFIC	TOTAL COMMITTED PK. HR. TRAFFIC	PERCENT SERVICE VOLUME UTILIZED	APPRVD. PK. HR. SERVICE VOLUME	Project Traffic Assignment	Project Traffic % of Adopted MSV	Roadway Segment Impacted	Project Build-Out PK. HR. TRAFFIC	Project Build-Out Traffic % of Adopted MSV	Roadway Segment Adversely Impacted	Project Traffic for Prop Share
20	CR 13A	CR 214 to CR 208	373	10	51	434	20.57%	2,110	-	0.00%	No	434	20.57%	No	-
21.1	CR 13A	CR 208 to Samara Lakes Parkway	537	26	119	682	52.06%	1,310	-	0.00%	No	682	52.06%	No	-
21.2	CR 13A	Samara Lakes Parkway to SR 16	1,816	142	189	2,147	66.68%	3,220	-	0.00%	No	2,147	66.68%	No	-
31	CR 208	Joe Ashton Rd. to CR 13A	428	9		437	20.71%	2,110	-	0.00%	No	437	20.71%	No	-
32	CR 208	CR 13A to SR 16	612	12	235	859	40.71%	2,110	97	4.60%	Yes	956	45.31%	No	-
91.2	SR 16	International Golf Pkwy to CR 2209	1,756	73	1,147	2,976	152.62%	1,950	5	0.26%	No	2,981	152.87%	No	-
92.11	SR 16	CR 2209 to S. Francis Rd	1,910	74	1,055	3,039	228.50%	1,330	5	0.38%	No	3,044	228.87%	No	-
92.12	SR 16	S. Francis Rd to West Mall Entrance	1,965	106	1,225	3,296	247.82%	1,330	7	0.53%	No	3,303	248.35%	No	-
92.2	SR 16	West Mall Entrance to I-95	2,376	100	1,386	3,862	117.39%	3,290	-	0.00%	No	3,862	117.39%	No	-
93.1	SR 16	SR 9 (I-95) to Inman Rd.	3,772	124	2,321	6,217	188.97%	3,290	40	1.22%	Yes	6,257	190.18%	Yes	40
93.2	SR 16	Inman Rd. to Four Mile Rd.	3,663	104	1,962	5,729	174.13%	3,290	34	1.03%	Yes	5,763	175.17%	Yes	34
130	SR 9 (I-95)	SR 207 to SR 16	9,639	193	487	10,319	121.54%	8,490	5	0.06%	No	10,324	121.60%	No	-
131	SR 9 (I-95)	SR 16 to International Golf Pkwy.	10,335	207	898	11,440	112.16%	10,200	19	0.19%	No	11,459	112.34%	No	-

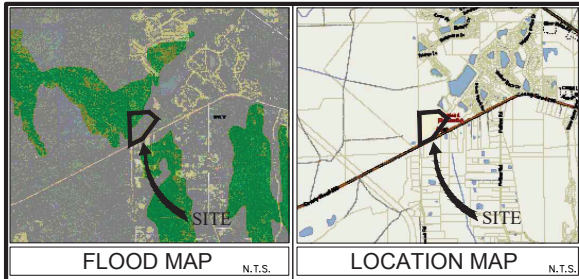
Table 05
Proportionate Share Calculations
Ruby CR 208 - Multi-family LDTA, St. Johns County, FL

MRN Link ID	Roadway	From/To	APPRVD. ROAD TYPE	SEGMENT LENGTH (Mi.)	Project Traffic for Prop Share	Adopted LOS Standard Table Service Volume	Improvement Required	Improved LOS MSV	Increase Increase MSV	Project Traffic % of Increase in MSV	Cost of Improvement Per Mile	Cost of Construction This Segment	Cost of ROW (19% of Const.)	Number of Signals for Modification	Cost of Signal ** Modification	Cost of Design and CEI (46% of ROW + Const)	Total Cost of Improvement This Segment	Project Proportionate Share
								D	E = D - C	F = B/E	G	H = G * A	I = 19% * H	J	K = J * \$600,000	L = 46% * (H + I + K)	M = H + I + K + L	N = F * M
93.1	SR 16	SR 9 (I-95) to Inman Rd.	4MA	0.34	40	3,290	Widen from 4 to 6 Lanes	4,870	1,580	2.53%	\$ 6,551,618.80	\$ 2,227,550.00	\$ 423,235.00	3.00	\$ 1,800,000.00	\$ 5,061,106.00	\$ 9,511,891.00	\$ 240,807.00
93.2	SR 16	Inman Rd. to Four Mile Rd.	4MA	2.00	34	3,290	Widen from 4 to 6 Lanes	4,870	1,580	2.15%	\$ 6,551,618.80	\$ 13,103,238.00	\$ 2,489,615.00	1.00	\$ 600,000.00	\$ 10,462,457.00	\$ 26,655,310.00	\$ 573,595.00
																		\$ 814,402.00

Attachment A

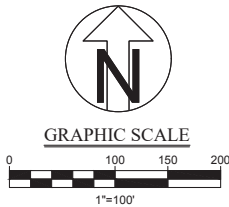
Conceptual Site Plan

(Source: Matthews Design Group, Inc.)



LEGAL DESCRIPTION

A PORTION OF SECTION 42, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF TRACT "II", AS SHOWN ON THE PLAT OF WHISPER RIDGE UNIT SIX, AS RECORDED IN NAP BOOK 53, PAGES 84, 85, 86, 87 AND 88 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 51°08'37" EAST, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PLAT OF WHISPER RIDGE UNIT SIX, THE SAME BEING THE NORTHEASTERLY LINE OF SAID SECTION 42, A DISTANCE OF 1215.79 FEET TO THE MOST EASTERLY CORNER OF SAID SECTION 42; THENCE SOUTH 39°15'53" WEST, ALONG THE NORTHWESTERLY BOUNDARY OF SAID WHISPER RIDGE UNIT SIX AND ALONG THE NORTHWESTERLY BOUNDARY OF WHISPER RIDGE UNIT SEVEN, AS RECORDED IN NAP BOOK 54, PAGES 43, 44, 45, 46, 47, 48 AND 49 OF SAID PUBLIC RECORDS, AND ALONG THE SOUTHEASTERLY LINE OF SAID SECTION 42, A DISTANCE OF 2320.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 39°15'53" WEST ALONG SAID SOUTHEASTERLY LINE OF SECTION 42, A DISTANCE OF 1090.25 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD C-208 (A 66 FOOT RIGHT OF WAY); THENCE SOUTH 64°16'29" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 535.44 FEET, THENCE NORTH 01°01'59" WEST, ALONG THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, SAID COUNTY, A DISTANCE OF 1282.14 FEET, THENCE NORTH 86°26'33" EAST, 879.18 FEET; THENCE SOUTH 50°44'07" EAST, 410.76 FEET TO THE POINT OF BEGINNING.



SITE DATA		
TOTAL SITE	23.17 AC	1,009,285 SF
UPLANDS	10.80 AC	470,448 SF
UPLAND BUFFER	1.02 AC	44,372 SF
UPLAND PRESERVATION AREA	11.18 AC	487,210 SF
TOTAL NATURAL AREA	16.70 AC	727,343 SF
WETLAND AREA	12.37 AC	538,837 SF
IMPACTED WETLANDS	1.24 AC	54,090 SF
WETLAND CONSERVATION	11.13 AC	484,747 SF
DEVELOPMENT AREA	12.04 AC	524,539 SF
POND AREA	1.16 AC	10.72%
MAX ISR		70%
PROPOSED ISR	227,852 SF	22.58%
MAX LOT COVERAGE		35%
PROPOSED LOT COVERAGE	77,798 SF	7.71%
MINIMUM OPEN SPACE	5.79 AC	25%
PROVIDED OPEN SPACE	5.89 AC	25.40%
MINIMUM ACTIVE RECREATION		2.20 AC
PROVIDED ACTIVE RECREATION		2.63 AC
ZONING		PUD
FLUM		RESIDENTIAL-D
PARCEL NUMBER(S)		0274400051
911 ADDRESS		COUNTY ROAD 208
FEMA PANEL NUMBER		12109C0277J
FLOOD ZONE		ZONE X & A
MAX BUILDING HEIGHT		45'
MIN SETBACKS (FRONT/SIDE/REAR)		(20'/20'/20')

HATCH LEGEND	
PAVEMENT	
CONCRETE	
WETLANDS	
WETLAND BUFFER	
WETLAND IMPACTS	
RECREATION	

GENERAL NOTES

- MAXIMUM HEIGHT FOR ALL PROPOSED STRUCTURES IS 45 FEET.
- SITE LIES WITHIN FLOOD ZONE X & A.
- PLAN REFLECTED HEREIN MAY BE AMENDED AS APPLICANT MAY DETERMINE OR AS NECESSARY TO COMPLY WITH ADDITIONAL REQUIREMENTS OF APPLICABLE JURISDICTIONAL AGENCIES. ANY SUCH AMENDMENT SHALL COMPLY WITH ALL ST. JOHNS COUNTY LAND DEVELOPMENT CODES IN EFFECT AT TIME OF THIS ORDER.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL AND UNDISTURBED.
- ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH SILT FENCE AND PROTECTIVE MEASURES.
- THE APPLICANT, HIS ASSESSORS OR ASSIGNS SHALL BE THE RESPONSIBLE PARTY IN THE EVENT THERE IS AN UNAUTHORIZED IMPACT TO THE UPLAND BUFFER AREA.
- ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC), ADOPTED PURSUANT TO SECTION 553.503, FLORIDA STATUTES AND BASED ON THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND FAIR HOUSING ACT, IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
- PROPOSED SIGNAGE MAY INCLUDE ONE MONUMENT OR GROUND SIGN WITH MAXIMUM ADVERTISING DISPLAY AREA OF 100 SQUARE FEET AND A MAXIMUM HEIGHT OF FIFTEEN (15) FEET.
- THE PERIMETER BUFFER IS TO REMAIN NATURAL OR IS TO BE LANDSCAPED.
- DEVELOPMENT SHALL COMPLY WITH SOLID WASTE SCREENING REQUIREMENTS 6 LDC 6.06.04.B.8
- DEVELOPMENT SHALL COMPLY WITH MECHANICAL SCREENING REQUIREMENTS 6 LDC 6.06.04.B.9

PARKING CALCULATIONS

USE: MULTIFAMILY (1 & 2 BEDROOMS)	=	1.5 SPACES	165 UNITS	248 SPACES
USE: MULTIFAMILY (3 BEDROOMS)	=	2 SPACES	15 UNITS	30 SPACES
USE: CLUBHOUSE	=	1 SPACE / 300 SF	6,894 SF	23 SPACES
USE: GUEST	=	1 SPACE / 4 DUS	180 UNITS	45 SPACES
ADA REQUIRED	=			4 SPACES
ADA PROVIDED	=			7 SPACES
COMPACT CAR SPACES ALLOWED	=	30% TOTAL REQUIRED		104 SPACES
COMPACT CAR SPACES PROVIDED	=			36 SPACES
TOTAL REQUIRED	=			346 SPACES
TOTAL PROVIDED	=			351 SPACES

THE MASTER DEVELOPMENT PLAN IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE P.U.D./P.R.D. AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

APPROVED: _____

DATE: _____

ORDINANCE NUMBER: _____

FILE NUMBER: _____

MATTHEWS | DCCM

P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDCINC.COM

MASTER DEVELOPMENT PLAN
COUNTY ROAD 208 MULTIFAMILY PUD

ST. JOHNS COUNTY
PREPARED FOR
RUBY 208 LLC

SHEET No.:
1
OF 1

Attachment B

Study Methodology Document

St. Johns County Board of County Commissioners

Dick D'Souza

Assistant Director- Transportation

ddsouza@sjcfl.us

St. Johns County Board of County Commissioners

Ms. Jan Trantham

Senior Transportation Planner

jtrantham@sjcfl.us

Introduction

A multi-family residential development that is anticipated to include 180 multi-family dwelling units is proposed for development on the north side of CR 208 west of Whisper Ridge residential development in St. Johns County, FL. The proposed development will be seeking Workforce Housing designation (where a minimum of 30% of the units will meet the County's workforce housing criteria)

Access to the proposed development will be provided via a driveway on CR 208. A site location map is included as **Figure 01**. Existing conditions on CR 208 at the proposed project access location is included in **Figure 02**. Following is a summary of the study scope and methodology.

Trip Generation

Table 01 summarizes the trip generation from the proposed residential development. Trip generation for the proposed development was estimated using the rates and equations included in the Trip Generation Manual, 11th Edition published by the Institute of Transportation Engineers (ITE). The proposed development is anticipated to generate 1,229 daily trips that include 79 AM peak and 98 PM peak trips.

Study Area

Since the proposed development is anticipated to generate a total of 98 PM peak trips (greater than the 50 PM peak trips threshold), the study area will include all the roadway segments within a four-mile radius of the proposed development. The details of the study area roadway segments were obtained from most recent St. Johns County's Transportation Analysis Spreadsheet (dated 06/01/2023). **Figure 03** also shows the study area roadway segments within a four-mile radius of the proposed development.

Planned and Programmed Improvements

The County Capital Improvement Plan (CIP), FDOT Planned and Programmed Improvements and NCTPO LRTP will be reviewed to determine any planned and programmed roadways within the 4-mile radius of the proposed development will be assumed in the roadway segment analysis. The following projects are anticipated to be planned and programmed roadways:

- Mitigation of the proposed Elevation Point PUD (Mixed Use Development)
 - CR 208 Re-alignment – Between CR 208 and SR 16
 - Traffic Signal at SR 16 at Re-aligned CR 208
- I-95 and SR 16 Interchange (Currently Under Construction – Anticipated Completion Fall 2025)
- SR 16 Improvements (Phase 02) – East and West of the I-95 Interchange (Between CR 208/Tom Road and Inman Road – Information to be obtained from FDOT)

SJC to provide details of Elevation Point PUD

Project Traffic Distribution & Assignment:

Project traffic distribution percentages on the study roadway segments using the interim year **2025** NERPM_ABv3 travel demand model run.

Roadway Segment Analysis

The segment analysis of the study area roadway segments will be performed to determine any impacts and adverse impacts due to the additional trips from the proposed development. The roadway segment will be considered impacted if the project traffic assignment (new trips) is equal to or greater than 1% of its adopted LOS maximum service volume (MSV). A study area roadway segment will be considered adversely impacted if that roadway segment is impacted (project new trips 1% of its adopted LOS MSV) and the total traffic (Existing trips + Reserved Trips + New Project Traffic) exceed 100% of the roadway segments adopted LOS MSV.

Intersection Capacity Analysis:

The intersections with in the study area that meet the LDТА guidelines and criteria will be submitted as a Part 02 study/addendum.

LDТА Report:

A report summarizing the above tasks and the outcome of the analysis will be prepared for submittal to St. Johns County for review and approvals.

If you have any questions or comments, please give me a call at (904) 422 6923.

Sincerely,
Chindalur Traffic Solutions, Inc.



Rajesh Chindalur, PE, PTOE
Chindalur Traffic Solutions, Inc.
8833 Perimeter Park Boulevard, Suite 103, Jacksonville, FL 32216
chindalur@ctrafficsolutions.com

Attachment C

SJC "Transportation Analysis
Spreadsheet" Dated 06/01/2023



St. Johns County Transportation Analysis Spreadsheet

Updated with 2022 FDOT and
St. Johns County Traffic Counts
Published: 06/01/2023

MRN LINK ID	FDOT COUNT STN.	ROADWAY	FROM/TO	AREA TYPE	APPRVD. ROAD TYPE	LOS STND.	SEGMENT LENGTH (Mi.)	DATE OF COUNT	TRAFFIC COUNT AADT	ANNUAL GROWTH FACTOR	LINK K FACTOR	2023 PK. HR. TRAFFIC	EXEMPT DEVEL. TRAFFIC	APPRVD. CONC. TRAFFIC	TOTAL COMMITTED PK. HR. TRAFFIC	PERCENT SERVICE VOLUME UTILIZED	LINK STATUS	TRAFFIC STUDY SERVICE VOLUME	APPRVD. PK. HR. SERVICE VOLUME
1			SR A1A to A1A Beach Blvd.	UZ	2UC	C	0.68	ADT22	950	1.0200	0.101	98	2		100	21.1%	OK		475
2		16th Street	SR A1A to A1A Beach Blvd.	UZ	2UC	C	0.78	ADT22	1,785	1.0214	0.090	163	3		166	34.9%	OK		475
3		A Street	SR A1A to A1A Beach Blvd.	UZ	2UC	C	0.57	ADT22	3,221	1.0317	0.091	301	10		311	65.5%	OK		475
4		A. Nease Rd./Vermont Blvd.	SR 207 to Co. Landfill Entrance	TR	2MiC	D	2.45	ADT22	1,782	1.0346	0.121	223	8		231	22.0%	OK		1,050
5		Allen Nease Rd.	Co. Landfill Entrance to CR 214	TR	2MiC	D	1.23	ADT22	1,656	1.0381	0.130	224	9		233	22.2%	OK		1,050
7		Canal Blvd.	CR 210A (Roscoe Blvd) to CR 210 (Palm Vly Rd)	UZ	2UC	D	0.76	ADT22	2,998	1.0200	0.157	481	10		491	51.1%	OK		960
8		Cowpen Branch Rd.	CR 13 to SR 206	RU	2MiC	C	3.99	ADT22	584	1.0571	0.233	144	8		152	18.5%	OK		820
10		CR 13	CR 204 to Cowpen Branch Rd.	RU	2MaC	C	4.92	ADT22	3,840	1.0343	0.095	377	13		390	47.6%	OK		820
11		CR 13	Cowpen Branch Rd. to George Miller Rd.	RU	2MaC	C	2.47	ADT22	3,651	1.0369	0.096	365	13		378	46.1%	OK		820
12		CR 13	George Miller Rd. to SR 207 (W)	RD	2MaC	C	2.27	ADT22	3,462	1.0200	0.096	339	7		346	31.5%	OK		1,100
13		CR 13	SR 207 (W) to SR 207 (E)	RD	2MaC	C	1.59	ADT21	810	1.0200	0.099	83	2		85	7.7%	OK		1,100
14		CR 13	SR 207 to CR 13A	RU	2MaC	C	2.71	ADT22	2,059	1.0200	0.095	200	4	43	247	30.1%	OK		820
15		CR 13	CR 13A to CR 214	RU	2MaC	C	7.39	ADT22	745	1.0200	0.095	72	1		73	8.9%	OK		820
16		CR 13	CR 214 to CR 208	RU	2MaC	C	6.36	ADT22	603	1.0200	0.153	94	2		96	11.7%	OK		820
17.1		CR 13	CR 208 to Joe Ashton Rd.	TR	2MaC	D	4.10	ADT22	2,440	1.0204	0.093	233	5	50	288	13.6%	OK		2,110
17.2		CR 13	Joe Ashton Rd. to SR 16	UZ	2UC	D	1.27	ADT22	10,641	1.0204	0.092	1000	20	66	1,086	75.4%	OK		1,440
18		CR 13A	CR 13 to CR 305	RU	2MaC	C	0.97	ADT22	1,614	1.0200	0.112	184	4	54	242	29.5%	OK		820
19		CR 13A	CR 305 to CR 214	RU	2MaC	C	4.48	ADT22	1,894	1.0200	0.099	192	4	71	267	32.6%	OK		820
20		CR 13A	CR 214 to CR 208	TR	2MaC	D	3.76	ADT22	3,292	1.0260	0.111	373	10	51	434	20.6%	OK		2,110
21.1		CR 13A	CR 208 to Samara Lakes Parkway	TR	2MaC	D	2.85	ADT22	5,018	1.0487	0.102	537	26	119	682	52.1%	OK		1,310
21.2		CR 13A	Samara Lakes Parkway to SR 16	UZ	4UC	D	1.50	ADT22	17,770	1.0781	0.095	1816	142	189	2,147	66.7%	OK		3,220
22		CR 13B (Fruit Cove Rd)	SR 13 to SR 13	UZ	2UC	D	2.38	ADT22	1,014	1.0200	0.158	163	3		166	14.4%	OK		1,150
23.1		CR 16A	SR 13 to CR 210	UZ	2UC	D	0.57	ADT22	13,461	1.0380	0.092	1287	49	631	1,967	136.6%	DEFICIENT		1,440
23.2		CR 16A	CR 210 to Shearwater Pkwy	TR	2MaC	D	1.65	ADT22	4,677	1.0595	0.094	466	28	1,590	2,084	159.1%	DEFICIENT		1,310
24		CR 16A	Shearwater Pkwy to SR 16	TR	2MaC	D	5.10	ADT22	7,484	1.0677	0.095	760	51	1,175	1,986	151.6%	DEFICIENT		1,310
25.1		CR 16A (Lewis Spdwy)	SR 16 to Varella Ave.	UZ	2UC	D	0.98	ADT22	6,699	1.0200	0.127	869	17	14	900	62.5%	OK		1,440
25.2		CR 16A (Lewis Spdwy)	Varella Ave. to Woodlawn Rd.	UZ	2UC	D	0.35	ADT22	6,653	1.0204	0.113	767	16	87	870	60.4%	OK		1,440
26		CR 16A (Lewis Spdwy)	Woodlawn Rd. to SR 5 (US 1)	UZ	2UC	D	1.07	ADT22	8,636	1.0311	0.126	1126	35	187	1,348	93.6%	CRITICAL		1,440
27		CR 203 (Ponte Vedra Blvd)	SR A1A to CR 210 (Corona Rd)	UZ	2UC	D	4.27	ADT22	3,994	1.0200	0.096	392	8	55	455	39.6%	OK		1,150
28.1		CR 203 (Ponte Vedra Blvd)	CR 210 (Corona Rd) to CR 210A (Solana Rd)	UZ	2UC	D	0.65	ADT22	1,963	1.0200	0.120	241	5	6	252	21.9%	OK		1,150
28.2		CR 203 (Ponte Vedra Blvd)	CR 210A (Solana Rd) to Duval Co. Line	UZ	2UC	D	1.77	ADT22	2,553	1.0200	0.110	286	6		292	25.4%	OK		1,150
29		CR 204	CR 13 to SR 5 (US 1)	RU	2MaC	C	5.55	ADT22	3,864	1.0238	0.102	405	10	111	526	64.1%	OK		820
30		CR 208	CR 13 to Joe Ashton Rd.	TR	2MaC	D	4.03	ADT22	543	1.0200	0.096	53	1		54	2.6%	OK		2,110
31		CR 208	Joe Ashton Rd. to CR 13A	TR	2MaC	D	2.37	ADT22	3,433	1.0200	0.122	428	9		437	20.7%	OK		2,110
32		CR 208	CR 13A to SR 16	TR	2MaC	D	4.91	ADT22	5,949	1.0200	0.101	612	12	235	859	40.7%	OK		2,110
33		CR 210	CR 16A to Greenbriar Rd.	TR	2MaC	D	3.00	ADT22	11,262	1.0312	0.090	1045	33	897	1,975	150.8%	DEFICIENT		1,310
34.1		CR 210	Greenbriar Rd. to Cimarrone Blvd.	UZ	2UC	D	2.26	ADT22	26,496	1.0407	0.090	2482	101	1,720	4,303	298.8%	DEFICIENT		1,440
34.2		CR 210	Cimarrone Blvd. to CR 2209	UZ	4UC	D	0.71	ADT22	34,446	1.0441	0.090	3237	143	1,580	4,960	138.5%	DEFICIENT		3,580
34.3		CR 210	CR 2209 to Leo Maguire Parkway	UZ	4UC	D	1.22	ADT22	25,731	1.0317	0.090	2389	76	2,836	5,301	129.6%	DEFICIENT	4,090	4,090
35		CR 210	Leo Maguire Parkway to SR 9 (I-95)	UZ	6UC	D	0.81	ADT22	34,337	1.0379	0.090	3207	122	3,604	6,933	128.6%	DEFICIENT		5,390
36.1		CR 210	SR 9 (I-95) to Beachwalk Blvd	TR	4MaC	D	1.19	ADT22	37,039	1.0517	0.090	3506	181	2,379	6,066	172.3%	DEFICIENT	3,520	3,520



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36.2		CR 210	Beachwalk Blvd to Alternate CR 210	TR	6MaC	D	1.13	ADT22	22,757	1.0543	0.093	2231	121	2,245	4,597	95.4%	CRITICAL		4,820
36.3		Alternate CR 210	CR 210 W. to SR 5 (US 1) N	TR	2MaC	D	0.95	ADT22	7,822	1.0200	0.096	767	15	1,410	2,192	167.3%	DEFICIENT		1,310
36.4		CR 210	Alternate CR 210 to Valley Ridge Blvd	TR	2MaC	D	0.93	ADT22	13,726	1.0532	0.092	1335	71	1,175	2,581	176.8%	DEFICIENT		1,460
37		Palm Valley Rd (Old CR 210)	Valley Ridge Blvd. to Preservation Trail	TR	2MaC	D	1.86	ADT22	6,264	1.0567	0.103	685	39	286	1,010	77.1%	OK		1,310
38		CR 210 (Palm Valley Rd) E/W	CR 210A (Roscoe Blvd) to Mickler Rd.	UZ	2UC	D	1.36	ADT22	22,920	1.0386	0.097	2306	89	502	2,897	150.9%	DEFICIENT	1,920	1,920
39		CR 210 (Palm Valley Rd) N/S	Mickler Rd. to Canal Blvd.	UZ	2UC	D	1.98	ADT22	14,728	1.0202	0.095	1420	29	124	1,573	94.8%	CRITICAL	1,660	1,660
40		CR 210 (Palm Valley Rd) N/S	Canal Blvd. to SR A1A	UZ	2UC	D	1.43	ADT22	15,333	1.0200	0.090	1408	28	105	1,541	107.0%	DEFICIENT		1,440
41		CR 210 (Corona Rd) E/W	SR A1A to CR 203 (Ponte Vedra Blvd)	UZ	2UC	D	0.59	ADT22	6,341	1.0200	0.102	661	13	49	723	62.9%	OK		1,150
42		CR 210A (Roscoe Blvd)	Palm Valley Rd to Canal Blvd.	UZ	2UC	D	3.26	ADT22	5,671	1.0233	0.111	647	15	86	748	65.0%	OK		1,150
43.1		CR 210A (Roscoe Blvd)	Canal Blvd. to PGA Tour Blvd.	UZ	2UC	D	3.09	ADT22	6,115	1.0226	0.115	720	16	29	765	66.5%	OK		1,150
43.2		CR 210A (Solana Rd)	PGA Tour Blvd. to SR A1A	UZ	2UC	D	1.41	ADT22	11,784	1.0200	0.095	1138	23		1,161	68.7%	OK	1,690	1,690
43.3		CR 210A (Solana Rd)	SR A1A to CR 203 (Ponte Vedra Blvd)	UZ	2UC	D	0.65	ADT22	5,053	1.0200	0.137	706	14		720	75.0%	OK		960
44		CR 214	CR 13 to CR 13A	RU	2MaC	C	3.68	ADT22	981	1.0200	0.114	114	2		116	14.1%	OK		820
45		CR 214	CR 13A to Allen Nease Rd.	TR	2MaC	D	5.21	ADT22	2,347	1.0200	0.118	282	6	76	364	17.3%	OK		2,110
46		CR 214	Allen Nease Rd. to Holmes Blvd.	TR	2MaC	D	4.28	ADT22	5,978	1.0200	0.100	608	12	149	769	58.7%	OK		1,310
47		CR 214 (W. King St)	Holmes Blvd. to Volusia St.	UZ	2UC	E	0.64	ADT22	4,187	1.0200	0.100	428	9	82	519	36.0%	OK		1,440
48		CR 214 (W. King St)	Volusia St. to Palmer St.	UZ	2UC	E	0.94	ADT22	11,033	1.0200	0.090	1013	20	97	1,130	78.5%	OK		1,440
49		CR 214 (W. King St)	Palmer St. to SR 5 (US 1)	UZ	2UC	E	0.26	ADT22	12,457	1.0200	0.090	1144	23		1,167	91.9%	CRITICAL		1,270
51		CR 305	SR 206 to SR 207	TR	2MaC	D	3.96	ADT22	656	1.0200	0.116	78	2		80	3.8%	OK		2,110
52		CR 305	CR 13 to SR 207	RU	2MaC	C	4.98	ADT22	596	1.0200	0.101	61	1	13	75	9.1%	OK		820
53		CR 5A (Old Moultrie Rd)	SR 5 (US 1) to Kings Estate Rd.	UZ	2UC	D	1.31	ADT22	8,469	1.0283	0.090	784	22	175	981	68.1%	OK		1,440
54.1		CR 5A (Old Moultrie Rd)	Kings Estate Road to Lewis Point Road	UZ	2UC	D	0.37	ADT22	14,897	1.0238	0.100	1528	36	137	1,701	118.1%	DEFICIENT		1,440
54.2		CR 5A (Old Moultrie Rd)	Lewis Point Road to Southpark Blvd.	UZ	2UC	D	0.77	ADT22	14,562	1.0200	0.090	1342	27	166	1,535	106.6%	DEFICIENT		1,440
54.3		CR 5A (Old Moultrie Rd)	Southpark Blvd. to SR 312	UZ	2UC	D	0.37	ADT22	17,974	1.0200	0.090	1650	33	290	1,973	137.0%	DEFICIENT		1,440
55		CR 5A (Old Moultrie Rd)	SR 312 to SR 207	UZ	2UC	D	0.95	ADT22	10,430	1.0200	0.100	1069	21	79	1,169	81.2%	OK		1,440
56		A1A Beach Blvd.	SR A1A (S) to 11th Street	UZ	2UC	D	1.87	ADT22	6,764	1.0200	0.090	621	12		633	44.0%	OK		1,440
57		A1A Beach Blvd.	11th Street to SR 312	UZ	2UC	D	1.26	ADT22	9,958	1.0200	0.090	914	18		932	64.7%	OK		1,440
58		Cracker Swamp Rd.	Putnam Co. Line to CR 13	RU	2MiC	C	4.19	ADT22	896	1.0357	0.090	83	3		86	10.5%	OK		820
59.1		Kings Estate Rd.	CR 5A to Dobbs Rd	UZ	2UC	D	0.42	ADT22	13,801	1.0427	0.099	1418	61	96	1,575	109.4%	DEFICIENT		1,440
59.2		Kings Estate Rd./Hilltop Rd.	Dobbs Rd to SR 207	UZ	2UC	D	1.68	ADT22	5,841	1.0200	0.103	616	12	106	734	63.8%	OK		1,150
60		Faver Dykes Rd.	SR 5 (US 1) to State Park Entr.	RU	2MiC	C	1.57	ADT22	319	1.0200	0.113	37	1	375	413	50.4%	OK		820
61		Federal Point Rd.	Putnam Co. Line to Hastings City Limits (W)	RU	2MiC	C	1.13	ADT22	482	1.0200	0.116	57	1		58	7.1%	OK		820
62.1		Four Mile Rd./Volusia St.	CR 214 to Holmes Blvd.	UZ	2UC	D	0.95	ADT22	8,434	1.0287	0.090	781	22	22	825	57.3%	OK		1,440
62.2		Four Mile Rd.	Holmes Blvd. to SR 16	UZ	2UC	D	0.85	ADT22	16,174	1.0444	0.090	1520	68	235	1,823	158.5%	DEFICIENT		1,150
63		George Miller Rd.	CR 13 to CR 13	RU	2MiC	C	2.73	ADT22	2,416	1.0317	0.121	301	10		311	37.9%	OK		820
64		Greenbriar Rd.	SR 13 to Longleaf Pine Pkwy	UZ	2UC	D	3.09	ADT22	5,293	1.0399	0.125	690	28	431	1,149	79.8%	OK		1,440
65		Greenbriar Rd.	Longleaf Pine Pkwy to CR 210	UZ	2UC	D	2.25	ADT22	10,873	1.0470	0.091	1039	49	775	1,863	129.4%	DEFICIENT		1,440
66		Hastings Blvd.	Cracker Swamp Rd. to CR 13	RU	2MiC	C	2.53	ADT22	703	1.0200	0.120	86	2		88	10.7%	OK		820
67.1		Holmes Blvd.	SR 207 to CR 214	UZ	2UC	D	1.75	ADT22	19,921	1.0389	0.090	1863	72	426	2,361	104.9%	DEFICIENT	2,250	2,250
67.2		Holmes Blvd.	CR 214 to Four Mile Rd.	UZ	2UC	D	1.61	ADT22	16,930	1.0408	0.090	1586	65	429	2,080	98.6%	CRITICAL	2,110	2,110
67.3		Kenton Morrison Rd.	Four Mile Rd. to SR 16	UZ	2UC	D	0.47	ADT22	9,117	1.0460	0.097	920	42	139	1,101	76.5%	OK		1,440



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68		Joe Ashton Rd.	CR 208 to CR 13	TR	2MiC	D	3.20	ADT22	2,299	1.0268	0.113	267	7		274	20.9%	OK		1,310
69		Leo Maguire Parkway	CR 16A to CR 210	UZ	2UC	D	5.11	ADT22	7,214	1.0552	0.103	781	43	252	1,076	74.7%	OK		1,440
71		Masters Dr./Palmer St.	CR 214 to SR 16	UZ	2UC	D	1.75	ADT22	7,113	1.0200	0.097	706	14	81	801	69.7%	OK		1,150
72		Mickler Rd.	CR 210 to SR A1A	UZ	2UC	D	1.38	ADT22	11,014	1.0538	0.100	1155	62	383	1,600	111.1%	DEFICIENT		1,440
73.1		International Golf Pkwy.	SR 16 to Royal Pines Parkway	UZ	4UC	D	1.50	ADT22	26,050	1.0607	0.092	2554	155	2,588	5,297	148.0%	DEFICIENT		3,580
73.2		International Golf Pkwy.	Royal Pines Parkway to SR 9 (I-95)	UZ	4UC	D	0.90	ADT22	24,307	1.0469	0.095	2420	114	3,217	5,751	160.6%	DEFICIENT		3,580
74.1		International Golf Pkwy.	SR 9 (I-95) to N. Francis Road	TR	4MaC	D	0.70	ADT22	20,846	1.0605	0.104	2303	139	1,458	3,900	121.9%	DEFICIENT		3,200
74.2		International Golf Pkwy.	N. Francis Road to St. Marks Pond Blvd.	TR	2MaC	D	3.23	ADT22	11,606	1.0471	0.105	1277	60	633	1,970	134.9%	DEFICIENT		1,460
74.3		International Golf Pkwy.	St. Marks Pond Blvd. To SR 5 (US 1)	TR	2MaC	D	0.81	ADT22	12,590	1.0512	0.097	1287	66	609	1,962	134.4%	DEFICIENT		1,460
75		Pope Rd.	SR A1A to A1A Beach Blvd.	UZ	2UC	C	0.86	ADT22	2,620	1.0200	0.104	277	6		283	24.6%	OK		1,150
76		Race Track Rd.	SR 13 to Bishop Estates Rd.	UZ	4UC	D	3.07	ADT22	25,304	1.0200	0.090	2323	46	420	2,789	74.0%	OK	3,770	3,770
77.1		Race Track Rd.	Bishop Estates Rd. to Veterans Pkwy	UZ	4UC	D	1.02	ADT22	29,833	1.0466	0.097	3039	142	613	3,794	106.0%	DEFICIENT		3,580
77.2		Race Track Rd.	Veterans Pkwy to St. Johns Pkwy	UZ	4UC	D	1.23	ADT22	30,130	1.0532	0.095	3016	160	1,000	4,176	116.6%	DEFICIENT		3,580
77.3		Race Track Rd.	St. Johns Pkwy to West Peyton Pkwy	UZ	4UC	D	1.05	ADT22	27,910	1.0653	0.091	2719	178	1,127	4,024	112.4%	DEFICIENT		3,580
77.4		Race Track Rd.	West Peyton Pkwy to Bartram Park Blvd	UZ	4UC	D	0.39	ADT22	22,482	1.0300	0.095	2204	66	1,130	3,400	95.0%	CRITICAL		3,580
78.11		Race Track Rd.	Bartram Park Blvd to East Peyton Pkwy	UZ	4UC	D	0.66	ADT22	21,806	1.0502	0.098	2244	113	1,063	3,420	95.5%	CRITICAL		3,580
78.12		Race Track Rd.	East Peyton Pkwy to Bartram Springs Pkwy	UZ	4UC	D	0.83	ADT22	21,806	1.0502	0.098	2244	113	1,110	3,467	96.8%	CRITICAL		3,580
78.2		Race Track Rd.	Bartram Springs Pkwy to SR 5 (US 1)	UZ	4UC	D	0.97	ADT22	19,851	1.0456	0.094	1951	89	1,192	3,232	90.3%	CRITICAL		3,580
79		Roberts Rd.	SR 13 to Longleaf Pine Pkwy	UZ	2UC	D	2.69	ADT22	14,549	1.0223	0.092	1368	31	711	2,110	146.5%	DEFICIENT		1,440
80		Russell Sampson Rd.	CR 210 to St. Johns Pkwy	UZ	2UC	D	2.37	ADT22	6,666	1.0665	0.155	1101	73	417	1,591	110.5%	DEFICIENT		1,440
81	262	SR 13/SR 16	SR 16 (East) to SR 16 (West)	TR	2MA	D	4.07	ADT22	11,000	1.0200	0.090	1010	20	644	1,674	125.9%	DEFICIENT		1,330
82	105	SR 13	SR 16 (West) to CR 16A	UZ	2MA	D	1.34	ADT22	13,500	1.0358	0.090	1258	45	765	2,068	155.5%	DEFICIENT		1,330
83	4	SR 13	CR 16A to Greenbriar Rd.	TR	2MA	D	6.17	ADT22	4,500	1.1000	0.090	446	45	538	1,029	50.9%	OK		2,020
84	290	SR 13	Greenbriar Rd. to Roberts Rd.	UZ	2MA	D	2.79	ADT22	9,800	1.0425	0.090	919	39	497	1,455	72.0%	OK		2,020
85	360	SR 13	Roberts Rd. to CR 13B (Fruit Cove Rd S.)	UZ	4MA	D	0.86	ADT22	27,113	1.0200	0.090	2489	50	865	3,404	101.3%	DEFICIENT		3,360
86	24	SR 13	CR 13B (Fruit Cove Rd S.) to Race Track Rd.	UZ	4MA	D	1.17	ADT22	27,500	1.0200	0.090	2525	50	839	3,414	103.8%	DEFICIENT		3,290
88	3584 (Duval)	SR 13	Race Track Rd. to Duval Co. Line	UZ	4MA	D	0.71	ADT22	45,142	1.0200	0.091	4198	84	167	4,449	135.2%	DEFICIENT		3,290
89	0015 (Clay)	SR 16	Clay Co. Line to SR 13	UZ	2MA	D	1.85	ADT22	21,051	1.0235	0.091	1969	46	848	2,863	215.3%	DEFICIENT		1,330
90	235	SR 16	SR 13 to CR 16A	UZ	2MA	D	1.66	ADT22	17,218	1.0200	0.090	1581	32	669	2,282	113.0%	DEFICIENT		2,020
91.1	5050	SR 16	CR 16A to International Golf Pkwy.	UZ	4MA	D	1.49	ADT22	24,731	1.0200	0.091	2297	46	2,607	4,950	147.3%	DEFICIENT		3,360
91.2		SR 16	International Golf Pkwy to CR 2209	UZ	2MA	D	0.76	ADT22	18,735	1.0414	0.090	1756	73	1,147	2,976	152.6%	DEFICIENT		1,950
92.11	43	SR 16	CR 2209 to S. Francis Rd	TR	2MA	D	0.96	ADT22	19,355	1.0388	0.095	1910	74	1,055	3,039	228.5%	DEFICIENT		1,330
92.12		SR 16	S. Francis Rd to West Mall Entrance	TR	2MA	D	3.39	ADT22	20,708	1.0541	0.090	1965	106	1,225	3,296	247.8%	DEFICIENT		1,330
92.2	42	SR 16	West Mall Entrance to I-95	TR	4MA	D	0.82	ADT22	24,000	1.0421	0.095	2376	100	1,386	3,862	117.4%	DEFICIENT		3,290
93.1		SR 16	SR 9 (I-95) to Inman Rd.	TR	4MA	D	0.34	ADT22	40,568	1.0330	0.090	3772	124	2,321	6,217	189.0%	DEFICIENT		3,290
93.2	6	SR 16	Inman Rd. to Four Mile Rd.	TR	4MA	D	2.00	ADT22	37,500	1.0283	0.095	3663	104	1,962	5,729	174.1%	DEFICIENT		3,290
94	5051	SR 16	Four Mile Rd. to Woodlawn Rd.	UZ	4MA	D	0.77	ADT22	24,500	1.0358	0.090	2284	82	1,094	3,460	105.2%	DEFICIENT		3,290
95	104	SR 16	Woodlawn Rd. to Masters Dr.	UZ	4MA	D	1.61	ADT22	25,500	1.0200	0.090	2341	47	968	3,356	102.0%	DEFICIENT		3,290
96		SR 16	Masters Dr. to Lewis Spdwy. (CR 16A)	UZ	4MA	D	0.19	ADT22	22,435	1.0200	0.090	2060	41	661	2,762	85.0%	OK		3,250
97	187	SR 16	Lewis Spdwy. (CR 16A) to St. Aug. Limits (W)	UZ	4MA	D	0.10	ADT22	23,000	1.0200	0.090	2111	42	592	2,745	84.5%	OK		3,250
99	75	SR 206	SR 207 to CR 305	RD	2MA	C	3.50	ADT22	5,100	1.0200	0.095	494	10		504	64.6%	OK		780



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100		SR 206	CR 305 to SR 9 (I-95)	TR	2MA	D	5.05	ADT22	4,979	1.0312	0.104	536	17		553	41.6%	OK		1,330
101	76	SR 206	SR 9 (I-95) to SR 5 (US 1)	TR	2MA	D	2.16	ADT22	9,200	1.0596	0.090	877	52		929	69.8%	OK		1,330
102	22	SR 206	SR 5 (US 1) to SR A1A	UZ	2MA	D	3.87	ADT22	13,000	1.0596	0.095	1309	78	9	1,396	105.0%	DEFICIENT		1,330
103	178	SR 207	Putnam Co. Line to Hastings City Limits (W)	RU	4MA	B	0.53	ADT22	18,100	1.0200	0.095	1754	35		1,789	58.8%	OK		3,040
104	279	SR 207	Hastings City Limits (E) to SR 206	RD	4MA	B	1.31	ADT22	22,000	1.0200	0.095	2132	43		2,175	71.5%	OK		3,040
105	231	SR 207	SR 206 to CR 13	RD	4MA	B	1.29	ADT22	18,100	1.0207	0.095	1755	36	43	1,834	60.3%	OK		3,040
106	58	SR 207	CR 13 to CR 305	RU	4MA	B	4.49	ADT22	16,100	1.0200	0.095	1560	31		1,591	52.3%	OK		3,040
107.1	108	SR 207	CR 305 to Vermont Blvd.	TR	4MA	C	2.48	ADT22	18,600	1.0254	0.095	1812	46	172	2,030	46.7%	OK		4,350
107.2		SR 207	Vermont Blvd. to Cypress Links Blvd.	TR	4MA	C	1.07	ADT22	21,416	1.3070	0.090	2519	773	233	3,525	81.0%	OK		4,350
107.3		SR 207	Cypress Links Blvd. to SR 9 (I-95)	TR	4MA	C	0.59	ADT22	26,492	1.0265	0.090	2447	65	1,039	3,551	81.6%	OK		4,350
108	271	SR 207	SR 9 (I-95) to Wildwood Dr.	TR	4MA	C	1.77	ADT22	35,000	1.0409	0.095	3461	142	992	4,595	105.6%	DEFICIENT		4,350
109		SR 207	Wildwood Dr. to Holmes Blvd.	UZ	4MA	D	1.63	ADT22	32,453	1.0449	0.090	3052	137	1,257	4,446	132.3%	DEFICIENT		3,360
110	5052	SR 207	Holmes Blvd. to SR 312	UZ	4MA	D	0.39	ADT22	38,000	1.0313	0.090	3527	110	1,335	4,972	151.1%	DEFICIENT		3,290
111	237	SR 207	SR 312 to St. Aug. City Limits (W)	UZ	4MA	D	1.14	ADT22	14,507	1.0467	0.090	1367	64	533	1,964	59.7%	OK		3,290
112	298	SR 312	SR 207 to CR 5A	UZ	4MA	D	0.80	ADT22	27,500	1.0621	0.090	2629	163	642	3,434	104.4%	DEFICIENT		3,290
113	299	SR 312	CR 5A to SR 5 (US 1)	UZ	4MA	D	0.20	ADT22	25,500	1.0621	0.090	2438	151	368	2,957	89.9%	OK		3,290
114.1		SR 312	SR 5 (US 1) to Sgt. Tutten Dr.	UZ	4MA	D	0.27	ADT22	35,160	1.0256	0.090	3245	83	157	3,485	105.9%	DEFICIENT		3,290
114.2	272	SR 312	Sgt. Tutten Dr. to SR A1A	UZ	4MA	D	2.33	ADT22	38,000	1.0256	0.090	3508	90	129	3,727	113.3%	DEFICIENT		3,290
115	21	SR 5 (US 1)	Flagler Co. Line to SR 9 (I-95)	RU	4PA	C	0.75	ADT22	14,200	1.0200	0.095	1376	28	319	1,723	39.6%	OK		4,350
116	65	SR 5 (US 1)	SR 9 (I-95) to SR 206	RU	4PA	C	6.69	ADT22	15,100	1.0200	0.095	1463	29	1,193	2,685	61.7%	OK		4,350
117.1	64	SR 5 (US 1)	SR 206 to Shores Blvd.(S)	UZ	4PA	D	2.32	ADT22	27,500	1.0273	0.090	2543	69	40	2,652	78.9%	OK		3,360
117.2		SR 5 (US 1)	Shores Blvd.(S) to Wildwood Dr.	UZ	4PA	D	1.70	ADT22	35,343	1.0222	0.090	3251	72	72	3,395	103.2%	DEFICIENT		3,290
118	181	SR 5 (US 1)	Wildwood Dr. to CR 5A	UZ	4PA	E	1.02	ADT22	35,500	1.0200	0.090	3259	65	119	3,443	104.7%	DEFICIENT		3,290
119		SR 5 (US 1)	CR 5A to Lewis Point Rd.	UZ	4PA	E	1.49	ADT22	38,492	1.0200	0.090	3534	71	126	3,731	113.4%	DEFICIENT		3,290
120.1	311	SR 5 (US 1)	Lewis Point Rd. to Shore Dr.	UZ	6PA	E	0.67	ADT22	38,372	1.0202	0.090	3523	71	136	3,730	76.6%	OK		4,870
120.2		SR 5 (US 1)	Shore Dr. to SR 312	UZ	6PA	E	0.42	ADT22	38,943	1.0202	0.090	3576	72	242	3,890	79.9%	OK		4,870
121	12	SR 5 (US 1)	SR 312 to St. Aug. City Limits (S)	UZ	4PA	E	0.83	ADT22	37,582	1.0200	0.090	3450	69	184	3,703	112.6%	DEFICIENT		3,290
122	102	SR 5 (US 1)	St. Aug. Limits (N) to CR 16A (Lewis Spdwy)	UZ	4PA	D	0.80	ADT22	21,000	1.0312	0.090	1949	61	555	2,565	78.0%	OK		3,290
123		SR 5 (US 1)	CR 16A (Lewis Spdwy) to Gun Club Rd.	UZ	4PA	D	2.43	ADT22	22,169	1.0200	0.103	2326	47	1,052	3,425	104.1%	DEFICIENT		3,290
124		SR 5 (US 1)	Gun Club Rd. to International Golf Pkwy.	UZ	4PA	D	3.69	ADT22	23,111	1.0205	0.096	2257	46	1,646	3,949	120.0%	DEFICIENT		3,290
125.1	48	SR 5 (US 1)	International Golf Pkwy. to Alternate CR 210	TR	4PA	D	5.39	ADT22	27,272	1.0465	0.095	2711	126	1,381	4,218	125.5%	DEFICIENT		3,360
125.2		SR 5 (US 1)	Alternate CR 210 to Valley Ridge Blvd.	TR	4PA	D	0.60	ADT22	25,581	1.0200	0.095	2479	50	678	3,207	95.4%	CRITICAL		3,360
126	47	SR 5 (US 1)	Valley Ridge Blvd. to Duval Co. Line	TR	4PA	D	2.25	ADT22	26,043	1.0200	0.095	2524	50	1,276	3,850	114.6%	DEFICIENT		3,360
127	0251 (Flagler)	SR 9 (I-95)	Flagler Co. Line to SR 5 (US 1)	RU	6IF	C	0.94	ADT22	77,000	1.0200	0.090	7069	141	239	7,449	87.7%	OK		8,490
128	256	SR 9 (I-95)	SR 5 (US 1) to SR 206	RU	6IF	C	7.22	ADT22	70,000	1.0200	0.105	7497	150	333	7,980	94.0%	CRITICAL		8,490
129	261	SR 9 (I-95)	SR 206 to SR 207	TR	6IF	C	5.74	ADT22	74,500	1.0200	0.105	7979	160	201	8,340	98.2%	CRITICAL		8,490
130	257	SR 9 (I-95)	SR 207 to SR 16	TR	6IF	C	6.68	ADT22	90,000	1.0200	0.105	9639	193	487	10,319	121.5%	DEFICIENT		8,490
131	258	SR 9 (I-95)	SR 16 to International Golf Pkwy.	TR	6IF	D	5.65	ADT22	96,500	1.0200	0.105	10335	207	898	11,440	112.2%	DEFICIENT		10,200
132	55	SR 9 (I-95)	International Golf Pkwy. to CR 210	TR	10IF	D	5.96	ADT22	101,500	1.0227	0.105	10899	247	1,719	12,865	76.8%	OK		16,760
133	259	SR 9 (I-95)	CR 210 to Duval Co. Line	TR	10IF	D	2.82	ADT22	118,000	1.0215	0.105	12656	272	3,117	16,045	95.7%	CRITICAL		16,760
134	20	SR A1A	Flagler Co. Line to Ft. Matanzas Mon. Entr.	UZ	2MA	D	3.45	ADT22	7,000	1.0200	0.090	643	13		656	49.3%	OK		1,330



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															COMMITTED PK. HR. TRAFFIC	SERVICE VOLUME UTILIZED			
135	276	SR A1A	Ft. Matanzas Monument Entr. to SR 206	UZ	2MA	D	3.95	ADT22	13,000	1.0200	0.090	1193	24		1,217	60.2%	OK		2,020
136	275	SR A1A	SR 206 to Owens Ave.	UZ	2MA	D	2.43	ADT22	16,500	1.0250	0.091	1533	38	23	1,594	78.9%	OK		2,020
137	110	SR A1A	Owens Ave. to A1A Beach Blvd.(S)	UZ	4MA	D	1.53	ADT22	28,000	1.0207	0.090	2574	53		2,627	79.8%	OK		3,290
138	329	SR A1A	A1A Beach Blvd.(S) to Pope Rd.	UZ	4MA	D	2.83	ADT22	26,523	1.0207	0.091	2459	51	14	2,524	75.1%	OK		3,360
139		SR A1A	Pope Rd. to SR 312	UZ	4MA	D	0.10	ADT22	23,937	1.0200	0.090	2199	44	23	2,266	68.9%	OK		3,290
140	240	SR A1A	SR 312 to St. Aug. City Limits (S)	UZ	4MA	D	0.90	ADT22	22,500	1.0212	0.090	2069	44	10	2,123	64.5%	OK		3,290
141	9	SR A1A	St. Aug. Limits (N) to SR A1A (Cstl. Hwy.)	UZ	2MA	D	1.03	ADT22	16,400	1.0200	0.090	1506	30	180	1,716	108.6%	DEFICIENT		1,580
142		SR A1A	SR A1A (Vilano Rd.) to 3rd St.	UZ	2MA	D	2.87	ADT22	11,823	1.0255	0.090	1092	28	35	1,155	57.2%	OK		2,020
143.1		SR A1A	3rd St. to Guana River Park Dam Use Entr.	TR	2MA	D	4.79	ADT22	5,411	1.0212	0.096	531	11	74	616	30.5%	OK		2,020
143.2	78	SR A1A	Guana River Park Dam Use Entr. to Mickler Rd.	TR	2MA	D	9.81	ADT22	5,700	1.0200	0.090	524	10	37	571	42.9%	OK		1,330
144.1		SR A1A	Mickler Rd. to Sawgrass Dr. W (2-lane)	UZ	2MA	D	2.28	ADT22	17,057	1.0405	0.094	1669	68	212	1,949	96.5%	CRITICAL		2,020
144.2	274	SR A1A	Sawgrass Dr. W to Palm Valley Rd. (4-lane)	UZ	4MA	D	0.48	ADT22	22,000	1.0405	0.090	2061	83	212	2,356	70.1%	OK		3,360
145.1	81	SR A1A	Palm Valley Rd to PGA Tour Blvd.	UZ	4MA	D	0.54	ADT22	35,732	1.0200	0.090	3280	66	271	3,617	109.9%	DEFICIENT		3,290
145.2		SR A1A	PGA Tour Blvd. to Corona Rd	UZ	4MA	D	0.97	ADT22	41,427	1.0200	0.090	3803	76	122	4,001	119.1%	DEFICIENT		3,360
146	266	SR A1A	Corona Rd to CR 210A (Solana Rd)	UZ	4MA	D	0.79	ADT22	41,258	1.0200	0.090	3787	76	89	3,952	117.6%	DEFICIENT		3,360
147.1	80	SR A1A	CR 210A (Solana Rd) to Marlin Ave.	UZ	4MA	D	1.20	ADT22	50,056	1.0200	0.090	4595	92		4,687	139.5%	DEFICIENT		3,360
147.2		SR A1A	Marlin Ave. to Duval Co. Line	UZ	4MA	D	0.56	ADT22	53,766	1.0200	0.090	4936	99		5,035	149.9%	DEFICIENT		3,360
148		St. Ambrose Church Rd.	CR 13A to SR 207	RU	2MiC	C	3.59	ADT22	439	1.0200	0.100	45	1		46	5.6%	OK		820
149		Varella Ave.	SR 16 to Lewis Speedway (CR 16A)	UZ	2UC	D	0.77	ADT22	3,175	1.0200	0.217	702	14	63	779	67.7%	OK		1,150
150.1		Wildwood Dr.	SR 5 (US 1) to Deerchase Drive	UZ	2UC	D	1.13	ADT22	13,034	1.0285	0.091	1214	35	167	1,416	85.8%	OK	1,650	1,650
150.2		Wildwood Dr.	Deerchase Drive to SR 207	UZ	2UC	D	2.64	ADT22	9,150	1.0201	0.093	869	17	143	1,029	71.5%	OK		1,440
151.1		Woodlawn Rd.	SR 16 to Heritage Park Drive (N)	UZ	2UC	D	1.47	ADT22	9,866	1.0451	0.116	1,200	54	98	1,352	117.6%	DEFICIENT		1,150
151.2		Woodlawn Rd.	Heritage Park Dr. (N) to Lewis Speedway (CR 16A)	UZ	2UC	D	0.90	ADT22	7,602	1.0623	0.120	969	60	102	1,131	78.5%	OK		1,440
152.2		Veterans Pkwy	Longleaf Pine Pkwy to Race Track Rd	UZ	4UC	D	1.75	ADT22	10,661	1.0754	0.132	1,518	114	995	2,627	81.6%	OK		3,220
153.1		Longleaf Pine Pkwy	CR 210/16A to Greenbriar Rd	TR	4MaC	D	3.03	ADT22	7,250	1.1161	0.101	817	95	1,331	2,243	77.9%	OK		2,880
153.2		Longleaf Pine Pkwy	Greenbriar Rd to Roberts Rd	UZ	4UC	D	0.36	ADT22	15,419	1.0997	0.100	1,702	170	1,399	3,271	101.6%	DEFICIENT		3,220
154		Longleaf Pine Pkwy	Roberts Rd to Veterans Pkwy	UZ	4UC	D	4.08	ADT22	12,505	1.1556	0.104	1,502	234	992	2,728	84.7%	OK		3,220
155		Longleaf Pine Pkwy	Veterans Pkwy to Tollerton Ave	UZ	4UC	D	0.63	ADT22	13,954	1.1200	0.113	1,761	211	1,440	3,412	106.0%	DEFICIENT		3,220
156		Longleaf Pine Pkwy	Tollerton Ave to St. Johns Pkwy	UZ	4UC	D	1.63	ADT22	20,268	1.1501	0.106	2,480	372	1,450	4,302	133.6%	DEFICIENT		3,220
157		St. Johns Pkwy	CR 210 to SR 9B	UZ	4MA	D	0.95	ADT22	39,356	1.1953	0.091	4,274	835	1,052	6,161	172.1%	DEFICIENT		3,580
158		St. Johns Pkwy	SR 9B to Longleaf Pine Pkwy	UZ	4MA	D	0.79	ADT22	22,809	1.1396	0.106	2,758	385	1,519	4,662	130.2%	DEFICIENT		3,580
159		St. Johns Pkwy	Longleaf Pine Pkwy to Race Track Rd	UZ	4MA	D	1.40	ADT22	11,734	1.0653	0.103	1,283	84	741	2,108	58.9%	OK		3,580
160.1		Valley Ridge Blvd	US 1 to CR 210 W.	TR	4MA	D	0.64	ADT22	10,289	1.0200	0.111	1167	23	910	2,100	65.6%	OK		3,200
160.2		Valley Ridge Blvd	CR 210 W. to Nocatee Pkwy	TR	4MA	D	1.45	ADT22	13,583	1.0267	0.092	1290	34	907	2,231	69.7%	OK		3,200
161.1		Nocatee Pkwy	US 1 to Duval County Line	TR	4E	D	1.80	ADT22	28,885	1.1635	0.091	3048	498	2,229	5,775	83.8%	OK		6,890
161.2		Nocatee Pkwy	Duval County Line to Crosswater Pkwy	TR	6E	D	0.46	ADT22	28,651	1.0864	0.093	2907	251	2,094	5,252	51.5%	OK		10,200
162		Nocatee Pkwy	Crosswater Pkwy to Palm Valley Rd/Davis Park Rd	TR	4MA	D	1.26	ADT22	27,577	1.0783	0.092	2722	213	814	3,749	117.2%	DEFICIENT		3,200
163		CR 210 (Palm Valley Rd)	Palm Valley Rd to CR 210A (Roscoe Blvd)	TR	4MA	D	0.67	ADT22	25,896	1.0666	0.101	2790	186	738	3,714	116.1%	DEFICIENT		3,200
164		Crosswater Pkwy	Preservation Trail to Nocatee Pkwy	TR	4MA	D	0.65	ADT22	24,067	1.0500	0.095	2401	120		2,521	78.8%	OK		3,200
165		Rolling Hills Dr.	Dobbs Rd to SR 207	UZ	2UC	D	1.13	ADT22	5,647	1.0342	0.095	555	19	43	617	42.8%	OK		1,440



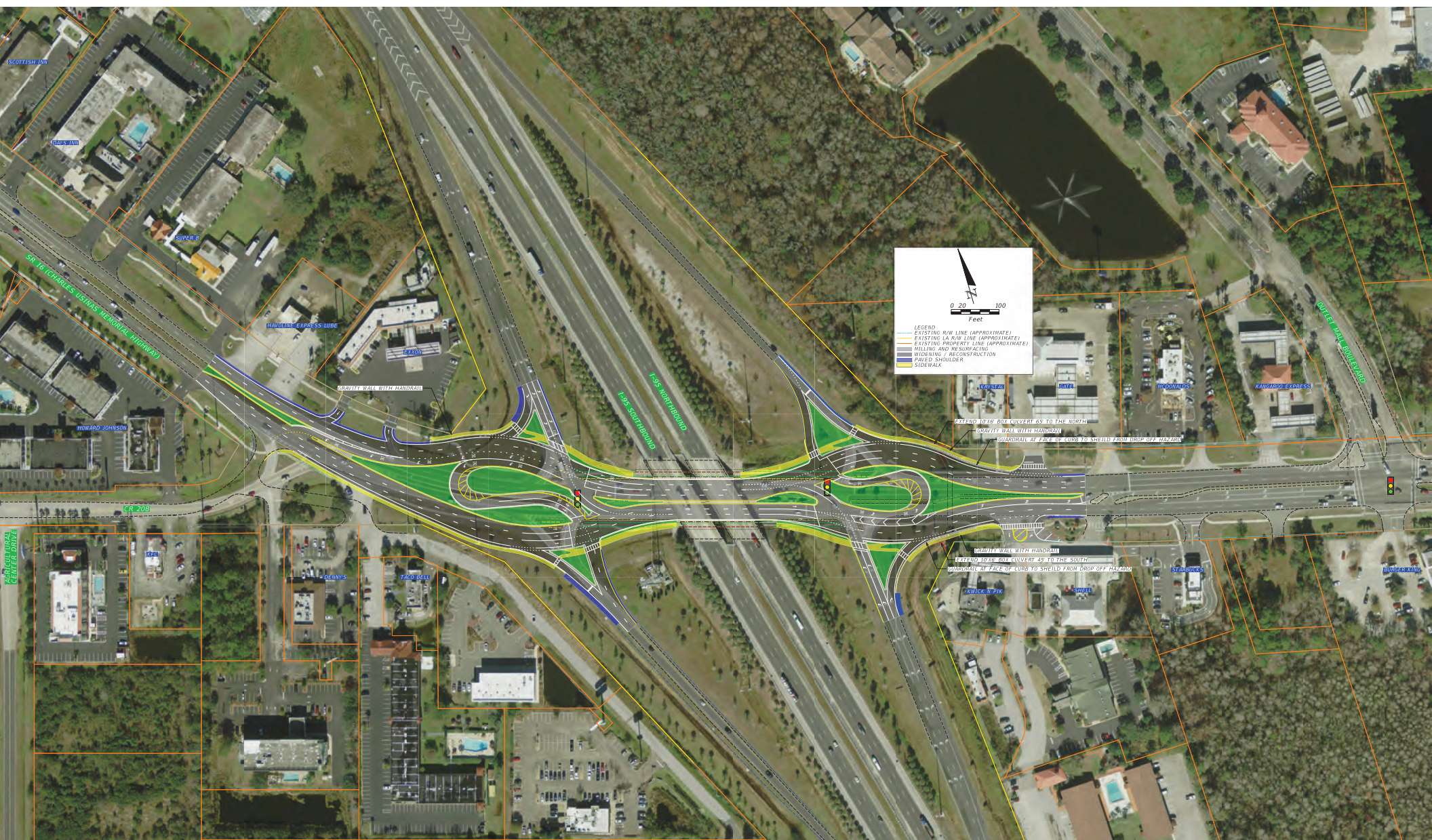
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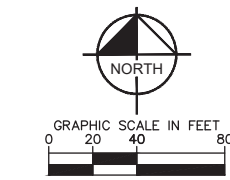
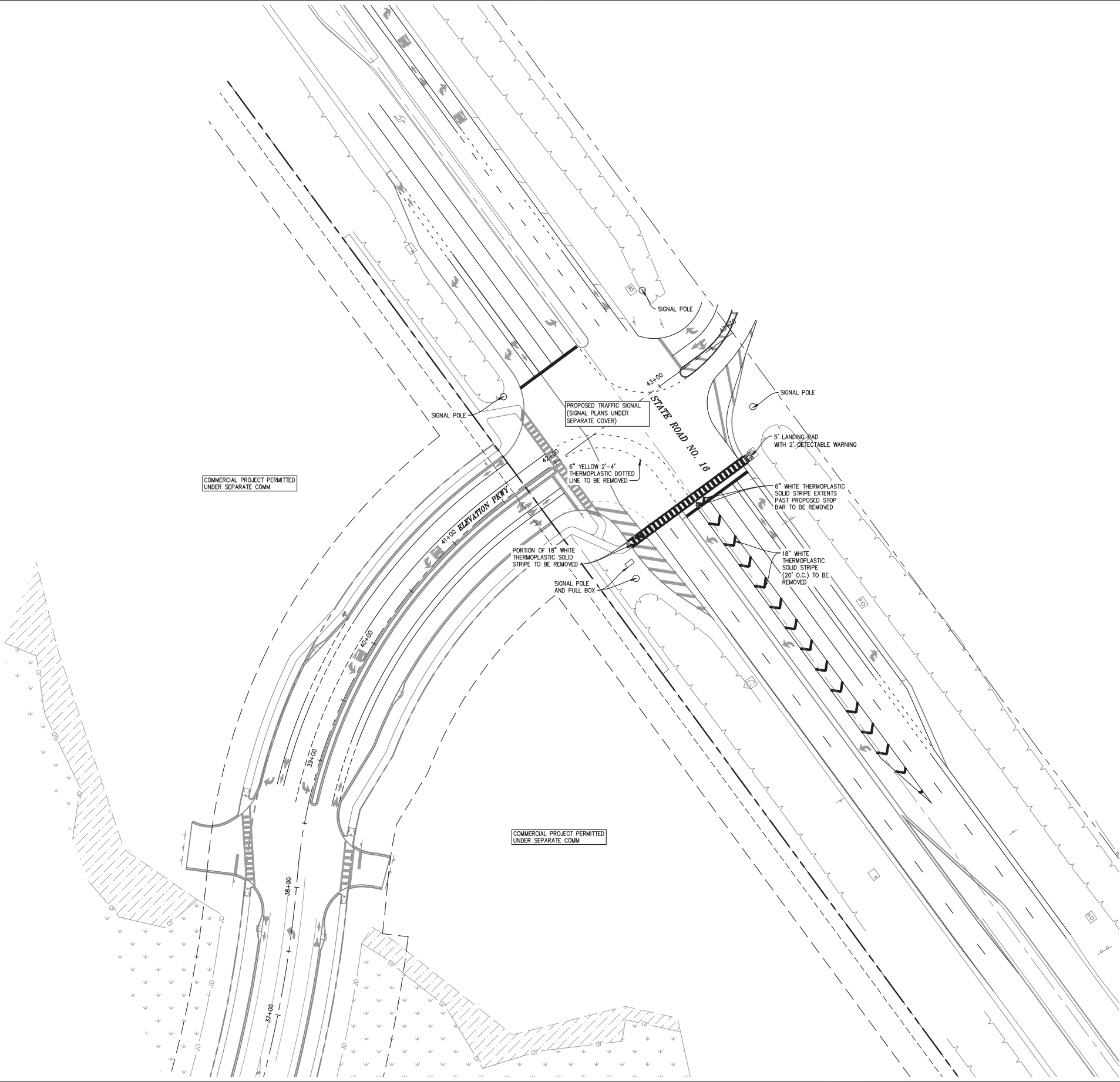
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Attachment D

Planned and Programmed Projects Details



Plotted By: Arnold, Chad Sheet: Satisfaction Pointe - CR 208 Layout: C-03 July 28, 2023 03:53:08pm K:\AX-Civil\045601004 - Elevation Pointe\CR 208\PlanSheets\Phase 2 Signal\C-03 HORIZONTAL CONTROL PLAN.dwg
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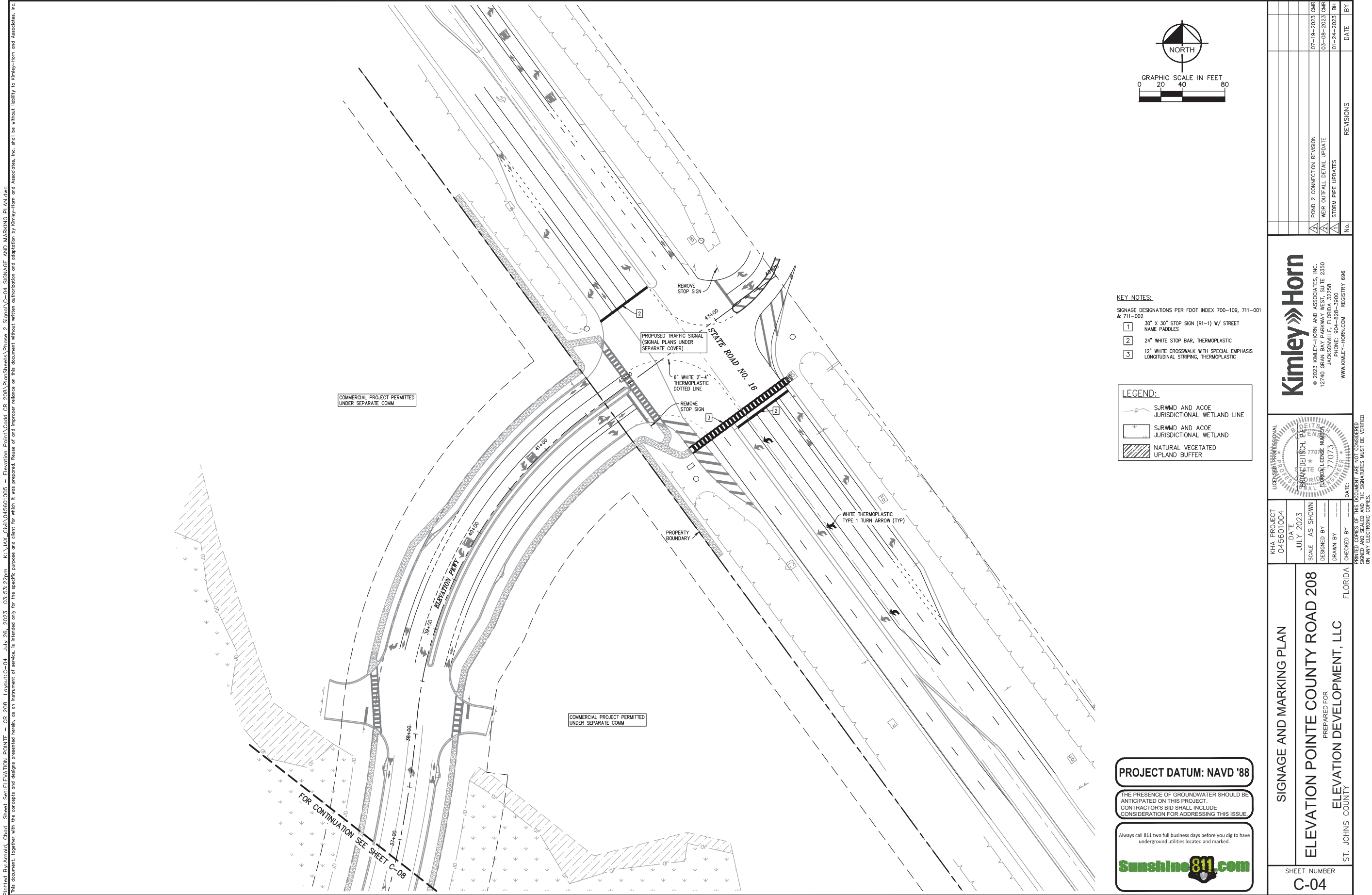
LEGEND:	
	SJRWMD AND ACOE JURISDICTIONAL WETLAND LINE
	SJRWMD AND ACOE JURISDICTIONAL WETLAND
	NATURAL VEGETATED UPLAND BUFFER

PROJECT DATUM: NAVD '88

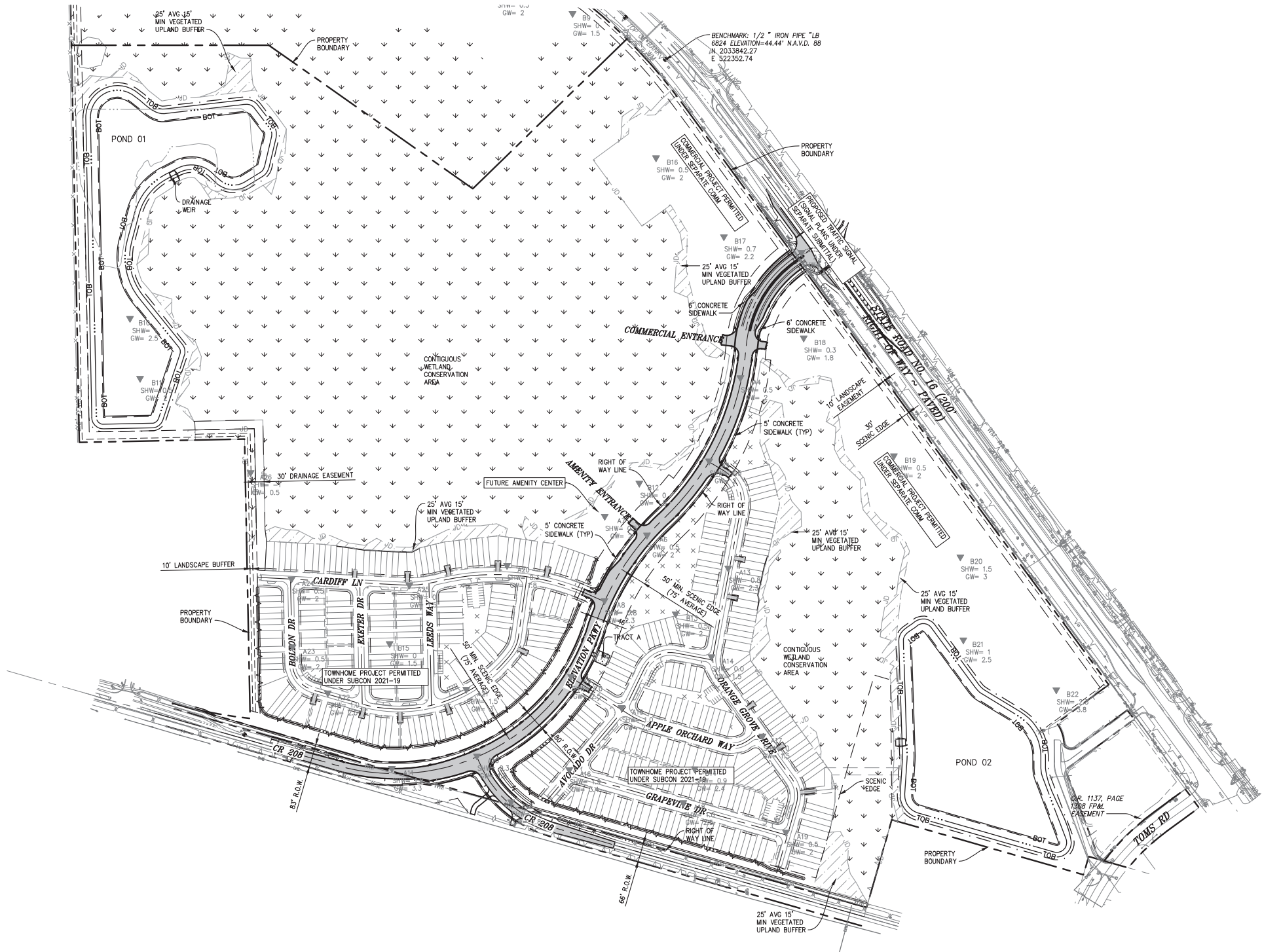
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Always call 811 two full business days before you dig to have underground utilities located and marked.

KHA PROJECT 045601004		DATE JULY 2023		SCALE AS SHOWN		DESIGNED BY		DRAWN BY		CHECKED BY		DATE	
HORIZONTAL CONTROL PLAN		ELEVATION POINTE COUNTY ROAD 208		PREPARED FOR		ELEVATION DEVELOPMENT, LLC		ST. JOHNS COUNTY		FLORIDA		SHEET NUMBER C-03	
Kimley»Horn		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 12740 GRAN BAY PARKWAY WEST, SUITE 2350 JACKSONVILLE, FLORIDA 32258 PHONE: 904-828-3800 WWW.KIMLEY-HORN.COM		POND 2 CONNECTION REVISION 07-19-2023 CMR		WEIR OUTFALL DETAIL UPDATE 03-08-2023 CMR		STORM PIPE UPDATES 01-24-2023 BH		REVISIONS		No.	
LICENSED PROFESSIONAL ENGINEER		BRUNO DEUTSCH, P.E.		FLORIDA LICENSE NUMBER 77073		DATE		PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURES MUST BE VERIFIED ON ANY ELECTRONIC COPIES.					



Plotted By: Brown, Jacob Sheet: Site/Elevation Pointe County Road 208 Layout: C-06 July 19, 2023 05:43:35pm K:\AX_Civil\045601005 - Elevation PointeCountyRoad 208\DrawSheets\C-06 OVERALL SITE PLAN.dwg
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PROJECT DATUM: NAVD 88

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Always call 811 two full business days before you dig to have underground utilities located and marked.



GRAPHIC SCALE IN FEET
0 100 200 400

SITE AREA:
PROPERTY APPRAISER NUMBER (RE#) - 087420-0000
ZONING DESIGNATION - FUD
ZONING APPLICATION(S) IF ANY - ORD2020-61
TOTAL PARCEL AREA - 191 AC
DEVELOPMENT SUMMARY:
ROW ACREAGE - 8.3 AC

SITE AREA:
UPLAND AREA - 93.2± AC
WETLAND AREA - 91.9± AC
IMPACTED WETLANDS - 5.9± AC
REQUIRED UPLAND BUFFER AREA (15' MIN/25' AVG) - 6.6± AC
AVERAGED UPLAND BUFFER AREA - 6.9± AC
TOTAL PROJECT AREA - 191 AC

LEGEND:
— SJRWMD AND ACOE JURISDICTIONAL WETLAND LINE
— SJRWMD AND ACOE JURISDICTIONAL WETLAND
— NATURAL VEGETATED UPLAND BUFFER

OVERALL SITE PLAN

ELEVATION POINTE COUNTY ROAD 208
PREPARED FOR
ELEVATION DEVELOPMENT, LLC

ST. JOHNS COUNTY FLORIDA

SHEET NUMBER
C-06

Kimley»Horn

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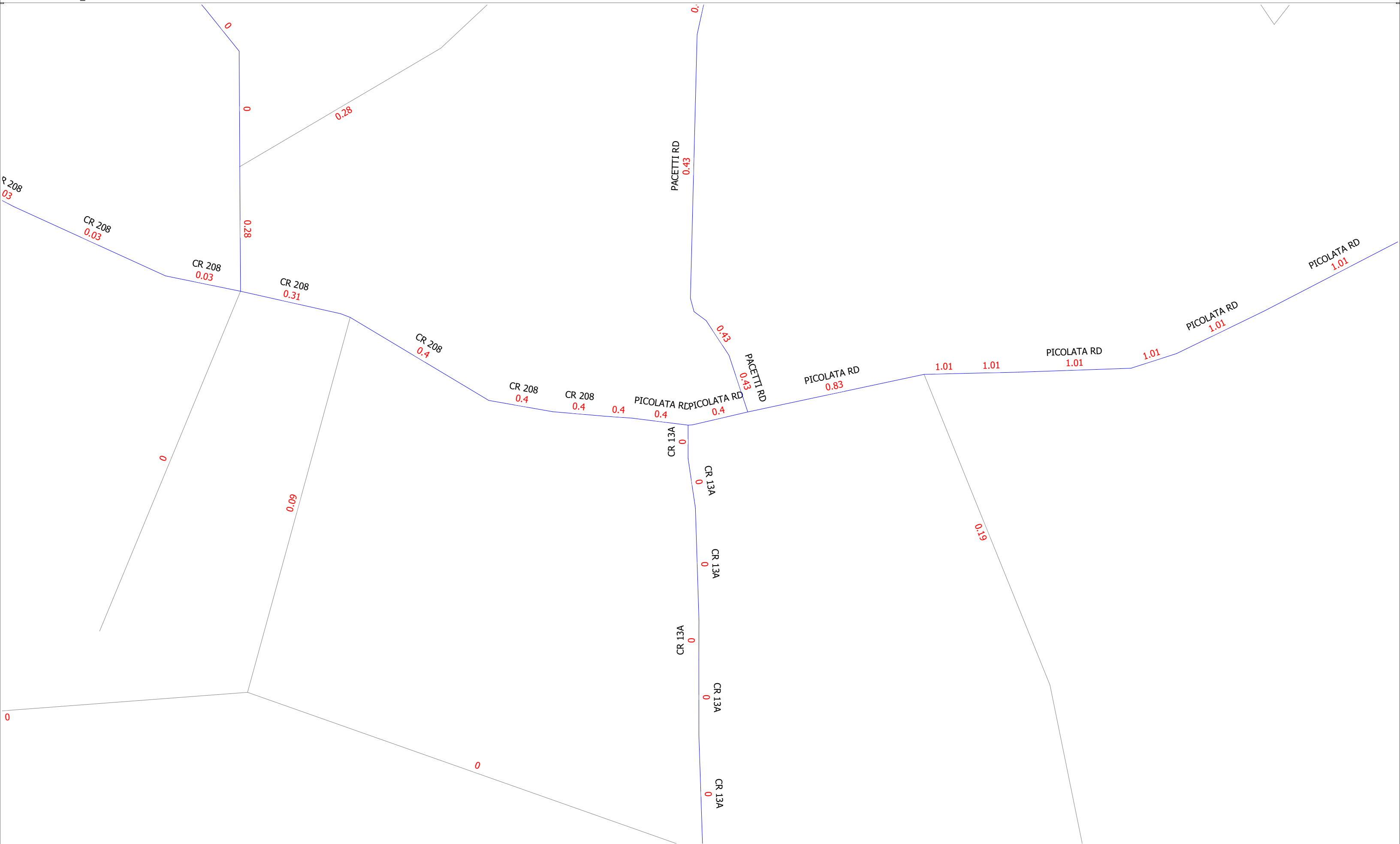
KHA PROJECT
045601004
DATE
JULY 2023
SCALE AS SHOWN
DESIGNED BY WLV
DRAWN BY CDC
CHECKED BY BSD
DATE: 7/19/23

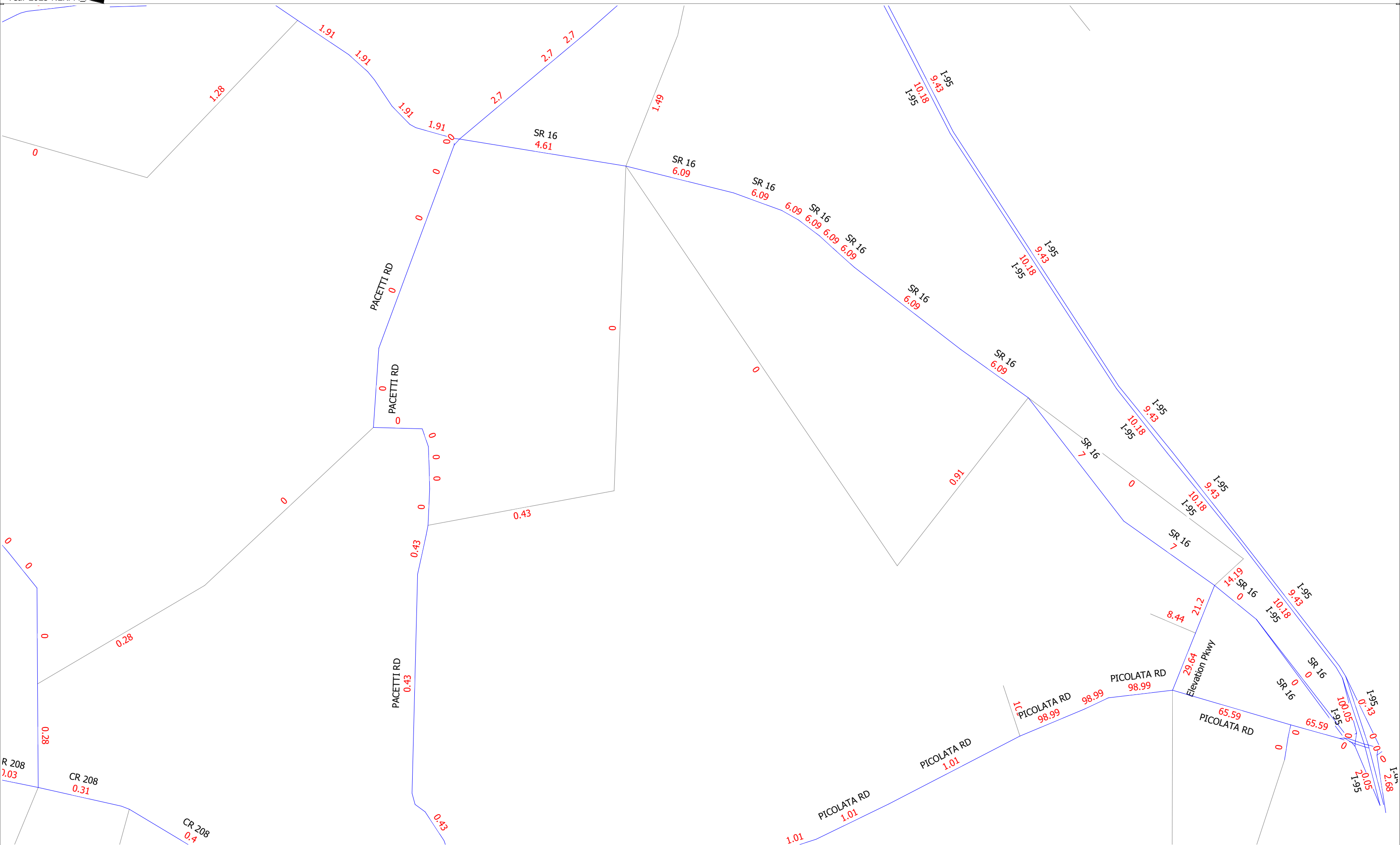
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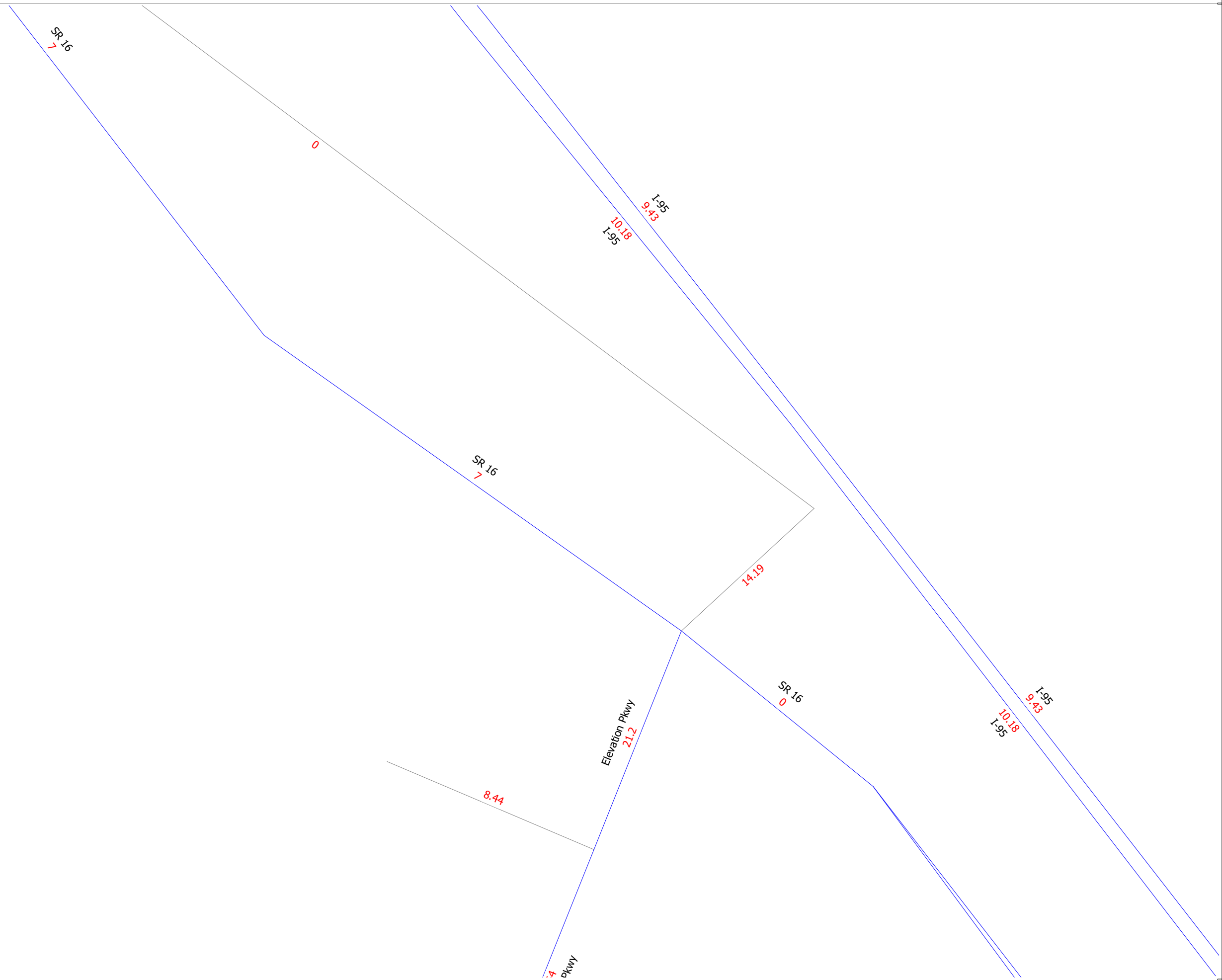
No.	REVISIONS	DATE	BY
1	NO. 1	07-19-2023	CMR
2	WEIR OUTFALL DETAIL UPDATE	03-08-2023	CMR
3	STORM PIPE UPDATES	01-24-2023	BH

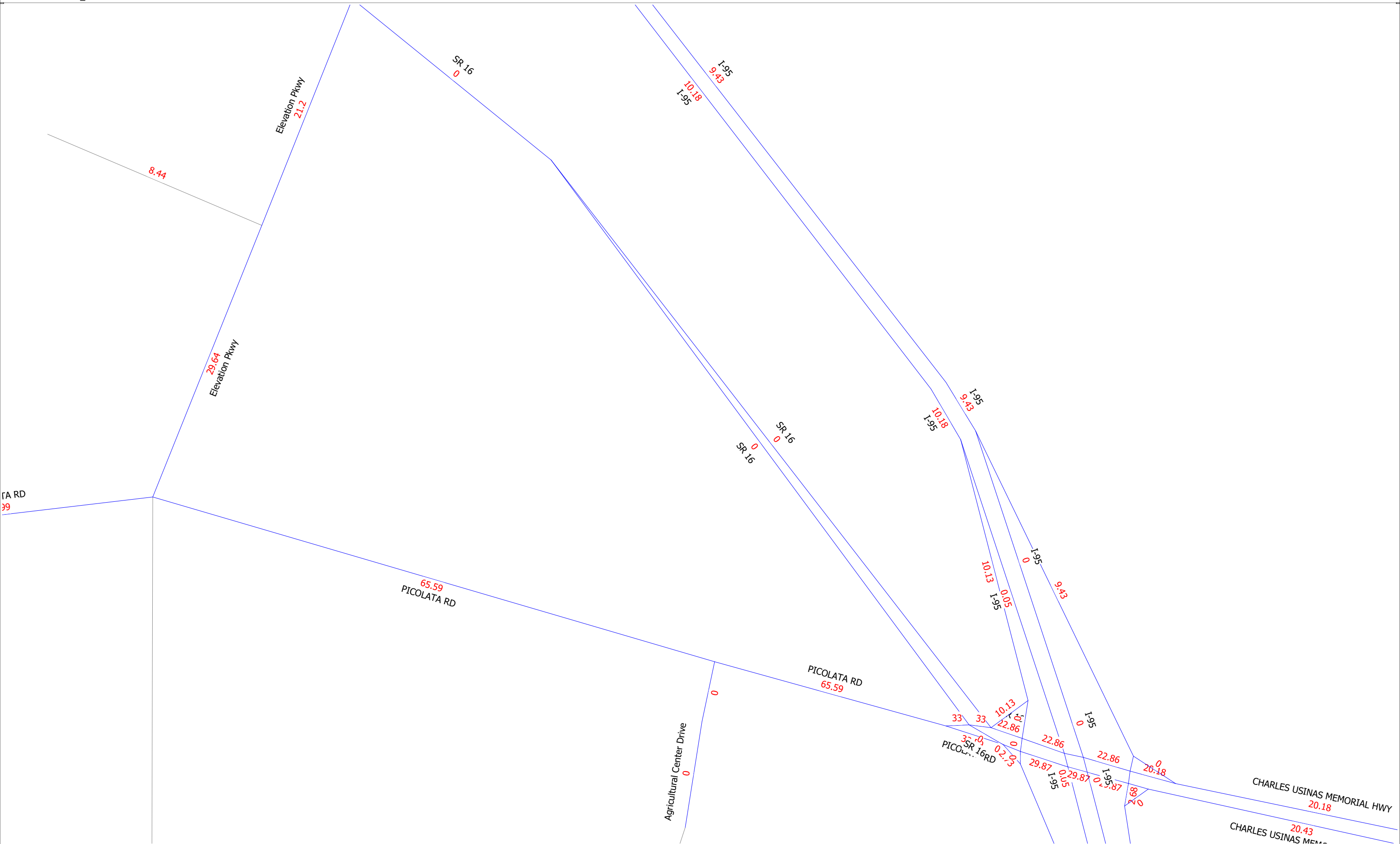
Attachment E

Travel Demand Model Plots (NERPM_ABv3)

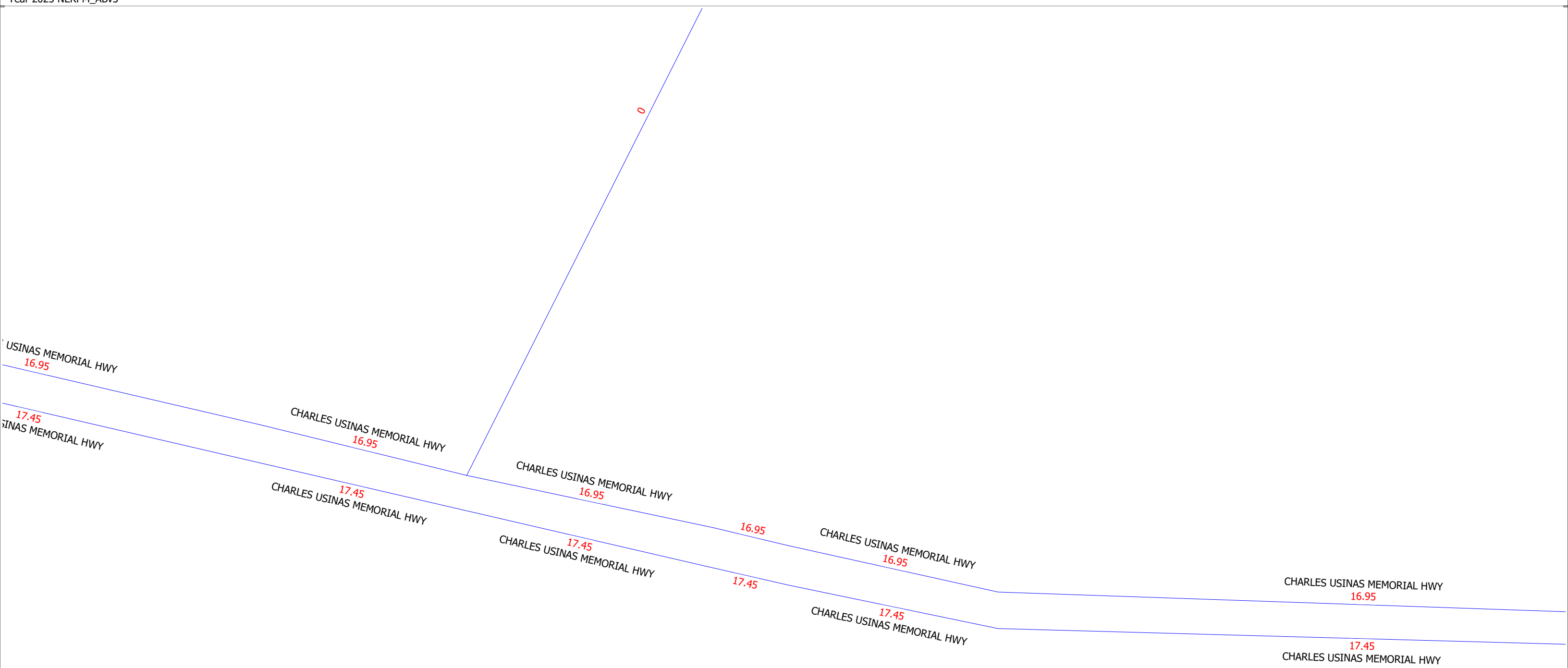


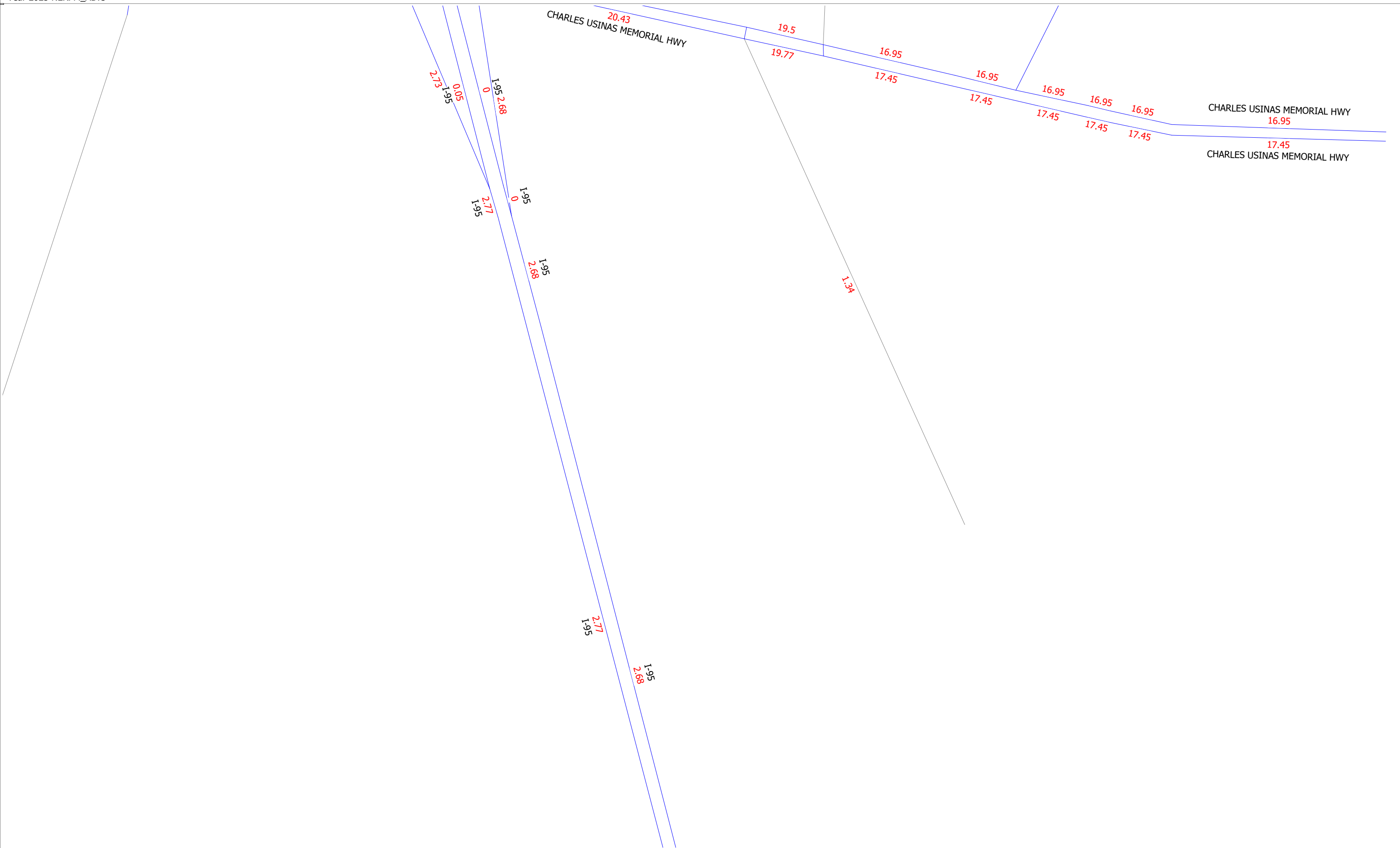














Attachment F

FDOT Construction Cost Per Mile
Models and QLOS Standard Tables

Cost Per Mile Models Reports

Disclaimer: These models are generic in nature, and not based on actual construction projects. They are for reference purposes only and are not intended to predict or support future estimates.

Information: For guidance on estimating bridge costs, see Vol. 1 Chapter 9 of the [Structures Manual](#).

Model	Cost Per Mile	Report
Rural		
New Construction Undivided 2 Lane Rural Road with 5' Paved Shoulders: R01	\$3,310,989.03	Report
New Construction Undivided 3 Lane Rural Road with 5' Paved Shoulders, Center Turn Lane: R02	\$3,945,018.77	Report
New Construction Undivided 4 Lane Rural Road with 5' Paved Shoulders: R03	\$4,613,865.89	Report
New Construction Divided 4 Lane Rural Road with 2' Paved Shoulders Inside and 5' Paved Shoulders Outside: R04	\$6,440,530.46	Report
New Construction Divided 4 Lane Rural Interstate with Paved Shoulders 10' Outside and 4' Inside: R05	\$8,203,749.42	Report
New Construction Undivided 5 Lane Rural Road with 5' Paved Shoulders, Center Turn Lane: R06	\$5,435,790.49	Report
New Construction Divided 6 Lane Rural Road with 5' Paved Shoulders Inside and Out: R07	\$7,716,756.72	Report
New Construction Divided 6 Lane Rural Interstate with 10' Paved Shoulders Inside and Out: R08	\$9,424,086.70	Report
New Construction Extra Cost for 1 Single Additional Lane on Rural Arterial: R09	\$707,741.01	Report
New Construction Extra Cost for 1 Single Additional Lane on a Rural Interstate: R10	\$820,880.64	Report
Mill and Resurface 2 Lane Rural Road with 5' Paved Shoulders: R11	\$569,266.27	Report
Mill and Resurface 3 Lane Rural Road with 5' Paved Shoulders and Center Turn Lane: R12	\$794,888.01	Report
Mill and Resurface 4 Lane Rural Road with 5' Paved Shoulders: R13	\$1,224,228.47	Report
Mill and Resurface 4 Lane Divided Rural Arterial with 5' Outside Shoulders and 2' Inside: R14	\$1,283,799.85	Report
Mill and Resurface 4 Lane Divided Rural Interstate with Paved Shoulders 10' Outside and 4' Inside: R15	\$1,488,665.39	Report
Mill and Resurface 5 Lane Rural Road with 5' Paved Shoulders and Center Turn Lane: R16	\$1,475,936.30	Report
Mill and Resurface 6 Lane Divided Rural Arterial with 5' Paved Shoulders Inside and Out: R17	\$1,834,536.19	Report
Mill and Resurface 6 Lane Divided Rural Interstate with 10' Paved Shoulders Inside and Out: R18	\$2,124,343.73	Report
Mill and Resurface 1 Additional Lane Rural Interstate: R19	\$331,498.20	Report
Mill and Resurface 1 Additional Lane Rural Arterial: R20	\$281,480.46	Report
Widen Existing 2 Lane Arterial to 4 Lanes Undivided; Add 1 Lane to Each Side; 5' Paved Shoulders: R21	\$3,259,629.45	Report
Widen Existing 2 Lane Arterial to 4 Lane Divided; Resurface Existing 2 Lanes; 5' Paved Shoulders Inside and Out: R22	\$4,122,294.78	Report
Widen Existing 4 Lane Divided Arterial to 6 Lane Divided; Resurface Existing 4 Lanes; 5' Paved Shoulders Inside and Out: R23	\$3,710,209.29	Report
Widen 4 Lane Interstate to 6 Lanes (In Median); Mill and Resurface Existing; 10' Paved Shoulders Inside and Out: R24	\$5,570,714.57	Report
Widen 4 Lane Interstate to 6 Lanes (Outside); Mill and Resurface Existing; 10' Shoulders Outside; Widen Existing 4' Inside Shoulders to 10': R25	\$5,117,316.92	Report
Widen Existing 6 Lane Divided Arterial to 8 Lane Divided; Resurface Existing 6 Lanes; 5' Paved Shoulders Inside and Out: R26	\$4,092,116.75	Report
Widen 6 Lane Interstate to 8 Lanes (in Median); Mill and Resurface Existing; 10' Paved Shoulders Inside and Out: R27	\$6,132,736.36	Report
Widen Divided Rural 4-Lane to Allow for Left Turn Lane, 300': R28	\$210,603.13	Report
Widen Divided Rural 4-Lane for Right Turn Lane, 300': R29	\$205,980.08	Report
Urban		
New Construction 2 Lane Undivided Urban Arterial with 4' Bike Lanes: U01	\$5,823,349.52	Report
New Construction 3 Lane Undivided Urban Arterial with Center Lane and 4' Bike Lanes: U02	\$6,577,134.75	Report
New Construction Undivided Urban Arterial with 4' Bike Lanes: U03	\$7,095,139.33	Report
New Construction 4 Lane Urban Road with 22' Median and 4' Bike Lanes: U05	\$11,162,530.09	Report
New Construction 4 Lane Divided Urban Interstate, Closed 22' Median with Barrier Wall, 10' Shoulders Inside and Out: U06	\$16,716,157.42	Report
New Construction 5 Lane Undivided Urban Arterial with Center Turn Lane and 4' Bike Lanes: U07	\$8,107,183.30	Report

Model	Cost Per Mile	Report
Rural		
New Construction 6 Lane Urban Road with 22' Median and 4' Bike Lanes: U08	\$12,158,070.21	Report
New Construction 6 Lane Divided Urban Interstate with 22' Closed Median with Barrier Wall, 10' Shoulders Inside and Out: U09	\$17,777,746.79	Report
New Construction Extra Cost for Additional Lane on Urban Arterial: U10	\$2,368,684.62	Report
New Construction Extra Cost for Additional Lane on Urban Interstate: U11	\$878,194.51	Report
Mill and Resurface 2 Lane Urban Road with 4' Bike Lanes: U12	\$676,746.10	Report
Mill and Resurface 3 Lane Urban Road with Center Turn Lane and 4' Bike Lanes: U13	\$886,268.07	Report
Mill and Resurface 4 Lane Undivided Urban Roadway with 4' Bike Lanes: U14	\$1,202,222.06	Report
Mill and Resurface 4 Lane Divided Urban Roadway with 4' Bike Lanes: U15	\$1,414,051.34	Report
Mill and Resurface 5 Lane Urban Roadway with Center Turn Lane and 4' Bike Lanes: U16	\$1,410,486.05	Report
Mill and Resurface 6 Lane Divided Urban Arterial with 4' Bike Lanes: U17	\$2,014,804.72	Report
Mill and Resurface 1 Additional Lane Urban Arterial: U18	\$334,543.55	Report
Add 2 Lanes to Existing 2 Lane Undivided Arterial (1 Lane Each Side), with 4' Bike Lanes: U19	\$6,681,483.49	Report
Widen 2 Lane Urban Arterial to 4 Lane Divided with 22' Median, 4' Bike Lanes: U20	\$7,790,111.01	Report
Add 2 Lanes to Existing 3 Lane Undivided Arterial (1 Lane Each Side with Center Turn Lane and 4' Bike Lanes: U21	\$6,905,395.43	Report
Widen 4 Lane Urban Divided Arterial to 6 Lane Urban Divided with 22' Median and 4' Bike Lanes: U22	\$6,551,618.80	Report
Widen 4 Lane Urban Interstate with Closed Median to 6 Lanes (Outside), Mill and Resurface Existing, 10' Shoulders Outside: U23	\$11,634,052.47	Report
Widen 6 Lane Urban Divided Arterial to 8 Lane Urban Divided with 4' Bike Lanes: U24	\$7,943,693.36	Report
Widen 6 Lane Urban Interstate with Closed Median to 8 Lanes (Outside); Mill and Resurface Existing; 10' Shoulders Outside: U25	\$12,418,655.33	Report
Suburban		
New Construction Suburban 4 Lane with Paved Shoulders Outside and Curb Median: S01	\$6,549,630.01	Report
Widen Existing Rural Facility to the Inside with Addition of Closed Drainage System and Median Barrier Wall: S02	\$4,484,978.93	Report
Widen 4 Lane Suburban Roadway with 6.5' Paved Shoulder and Convert to Curb and Gutter Out; Stripe for Bike Lane: S03	\$3,649,151.27	Report
Add 2 Lanes with Curb and Gutter Out to Existing 4 Lane Urban or Suburban Roadway with Curb and Gutter Out: S04	\$3,766,394.74	Report
Other		
Two Directional, 12' Shared Use Path: O01	\$410,482.63	Report
Rails to Trails project (12' width): O02	\$393,119.18	Report
Sidewalk construction; 5' one side, 4-inch depth: O03	\$226,152.04	Report
Mid-Block Crossing: O05	\$209,606.07	Report

For assistance, please contact [Estimates Systems Support](#).

USEFUL LINKS

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> [Statement of Agency](#)

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605 Suwannee St.

Tallahassee, FL 32399

Phone: (850) 414-4100

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OUR NEWSROOM

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Appendix B: Florida's Generalized Service Volume Tables

Limited Access

Freeway Generalized Service Volume Tables

Peak Hour Directional

	B	C	D	E
2 Lane	2,400	3,170	3,970	4,150
3 Lane	3,390	4,600	5,810	6,130
4 Lane	4,340	6,060	7,700	8,170
5 Lane	5,480	7,450	9,680	10,390
6 Lane	6,630	9,220	11,520	12,760

Peak Hour Two-Way

	B	C	D	E
4 Lane	4,360	5,760	7,220	7,550
6 Lane	6,160	8,360	10,560	11,150
8 Lane	7,890	11,020	14,000	14,850
10 Lane	9,960	13,550	17,600	18,890
12 Lane	12,050	16,760	20,950	23,200

AADT

	B	C	D	E
4 Lane	51,300	67,800	84,900	88,800
6 Lane	72,500	98,400	124,200	131,200
8 Lane	92,800	129,600	164,700	174,700
10 Lane	117,200	159,400	207,100	222,200
12 Lane	141,800	197,200	246,500	272,900

(Core
Urbanized)

	B	C	D	E
2 Lane	2,500	3,300	4,070	4,240
3 Lane	3,570	4,900	6,080	6,360
4 Lane	4,720	6,500	8,090	8,490
5 Lane	5,790	8,020	10,020	10,610

	B	C	D	E
4 Lane	4,550	6,000	7,400	7,710
6 Lane	6,490	8,910	11,050	11,560
8 Lane	8,580	11,820	14,710	15,440
10 Lane	10,530	14,580	18,220	19,290

	B	C	D	E
4 Lane	50,600	66,700	82,200	85,700
6 Lane	72,100	99,000	122,800	128,400
8 Lane	95,300	131,300	163,400	171,600
10 Lane	117,000	162,000	202,400	214,300

(Urbanized)

	B	C	D	E
2 Lane	2,430	3,180	3,790	3,910
3 Lane	3,520	4,670	5,610	5,870
4 Lane	4,630	6,170	7,440	7,830
5 Lane	5,690	7,640	9,220	9,800

	B	C	D	E
4 Lane	4,420	5,780	6,890	7,110
6 Lane	6,400	8,490	10,200	10,670
8 Lane	8,420	11,220	13,530	14,240
10 Lane	10,350	13,890	16,760	17,820

	B	C	D	E
4 Lane	45,100	59,000	70,300	72,600
6 Lane	65,300	86,600	104,100	108,900
8 Lane	85,900	114,500	138,100	145,300
10 Lane	105,600	141,700	171,000	181,800

(Transitioning)

	B	C	D	E
2 Lane	2,010	2,770	3,270	3,650
3 Lane	2,820	3,990	4,770	5,470
4 Lane	3,630	5,220	6,260	7,300

	B	C	D	E
4 Lane	3,650	5,040	5,950	6,640
6 Lane	5,130	7,250	8,670	9,950
8 Lane	6,600	9,490	11,380	13,270

	B	C	D	E
4 Lane	34,800	48,000	56,700	63,200
6 Lane	48,900	69,000	82,600	94,800
8 Lane	62,900	90,400	108,400	126,400

(Rural)

Adjustment Factors

Auxiliary Lanes Present in Analysis Direction Adjustment: +1,000
Ramp Metering Present Adjustment: Multiply by 1.05

Auxiliary Lanes Present in Analysis Direction Adjustment: +1,800
Ramp Metering Present Adjustment: Multiply by 1.05

Auxiliary Lanes Present in Analysis Direction Adjustment: +20,000
Ramp Metering Present Adjustment: Multiply by 1.05

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

Limited Access

Freeway Generalized Service Volume Tables

Input Parameters

Roadway Characteristics

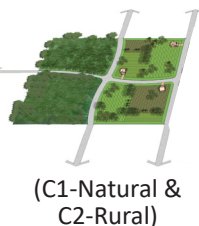
	Core Urbanized	Urbanized	Transitioning	Rural
Number of Lanes (one direction)	2-6	2.5	2-5	2-4
Posted Speed (mph)	65	70	70	70
Auxiliary Lanes	No	No	No	No
Lane Width (feet)	12	12	12	12
Total Ramp Density (ramps/mile)	1.33	2.67	0.50	0.17
Facility Length (miles)	3	3	6	18
Terrain	Level	Level	Level	Level

Traffic Characteristics

	Core Urbanized	Urbanized	Transitioning	Rural
Planning Analysis Hour Factor (K)	0.085	0.090	0.098	0.105
Directional Distribution Factor (D)	0.55	0.55	0.55	0.55
Peak Hour Factor (PHF)	0.95	0.95	0.92	0.88
Base Free Flow Speed (mph)	70	75	75	75
Heavy Vehicle Percent (%)	4%	4%	9%	12%
Speed Adjustment Factor (SAF)	0.975	0.975	0.975	0.975
Capacity Adjustment Factor (CAF)	0.968	0.968	0.968	0.968

C1 & C2

Motor Vehicle Highway Generalized Service Volume Tables



Peak Hour Directional

	B	C	D	E
1 Lane	240	430	730	1,490
2 Lane	1,670	2,390	2,910	3,340
3 Lane	2,510	3,570	4,370	5,010

Peak Hour Two-Way

	B	C	D	E
2 Lane	440	780	1,330	2,710
4 Lane	3,040	4,350	5,290	6,070
6 Lane	4,560	6,490	7,950	9,110

AADT

	B	C	D	E
2 Lane	4,600	8,200	14,000	28,500
4 Lane	32,000	45,800	55,700	63,900
6 Lane	48,000	68,300	83,700	95,900

Adjustment Factors

2 Lane Divided Roadway with Exclusive Left Turn Adjustment: Multiply by 1.05
 Multilane Undivided Highway with Exclusive Left Turn Adjustment: Multiply by 0.95
 Multilane Undivided Highway without Exclusive Left Turn Adjustment:: Multiply by 0.75

C1 & C2

Motor Vehicle Highway Generalized Service Volume Tables

Input Parameters

Roadway Characteristics

	C1	C2
Number of Lanes (one direction)	1	2-3
Posted Speed (mph)	55	55
Base Free Flow Speed (mph)	60	60
Median Type	Undivided	Divided
Shoulder Width (feet)	3	6
Lane Width (feet)	12	12
% No Passing Zone	20%	
Access-Point Density (access/mile)	2	2
Terrain	Level	Level

Traffic Characteristics

	C1	C2
Planning Analysis Hour Factor (K)	0.095	0.095
Directional Distribution Factor (D)	0.55	0.55
Peak Hour Factor (PHF)	0.88	0.88
Heavy Vehicle Percent (%)	5%	10%
Speed Adjustment Factor (SAF)	0.975	0.975
Capacity Adjustment Factor (CAF)	0.968	0.968

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

Peak Hour Directional

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



(C3C-Suburban Commercial)



(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

Adjustment Factors

The peak hour directional service volumes should be adjusted by multiplying by 1.2 for one-way facilities
 The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided
 Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
 2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80

Exclusive right turn lane(s): Multiply by 1.05
 Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
 Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
 Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

Input Parameters

Roadway Characteristics

	C3C	C3R
Number of Lanes (one direction)	1-4	1-3
Posted Speed (mph)	45	45
Facility Length (miles)	3.98	2.57

Traffic Characteristics

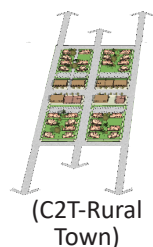
	C3C		C3R	
Planning Analysis Hour Factor (K)	0.09		0.09	
Directional Distribution Factor (D)	0.55		0.55	
Peak Hour Factor (PHF)	0.95		0.92	
Base Saturation Flow Rate	1,950		1,950	
Heavy Vehicle Percent (%)	4		4	
Lane Width	12		12	
Median Type	Non Restrictive (1 lane)	Restrictive (2,3,4 lanes)	Non Restrictive (1 lane)	Restrictive (2,3 lanes)
Roadway Edge Type	Curbed		Flush	
On-Street Parking	None		None	

Control Characteristics

	C3C		C3R
Cycle Length	160		190
Major Street Through g/c	0.5 (1,2,3 lanes)	0.45 (4 lanes)	0.5
Yellow Change Interval	5.1		5.1
Red Change Interval	2		2
Number of Signals	10		5

C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables



Peak Hour Directional

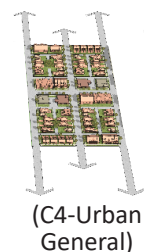
	B	C	D	E
1 Lane	*	720	940	**
2 Lane	*	1,140	1,640	**
3 Lane	*	2,120	2,510	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,310	1,710	**
4 Lane	*	2,070	2,980	**
6 Lane	*	3,850	4,560	**

AADT

	B	C	D	E
2 Lane	*	13,800	18,000	**
4 Lane	*	21,800	31,400	**
6 Lane	*	40,500	48,000	**



	B	C	D	E
1 Lane	*	*	870	1,190
2 Lane	*	1,210	1,790	2,020
3 Lane	*	2,210	2,810	2,990
4 Lane	*	2,590	3,310	3,510

	B	C	D	E
2 Lane	*	*	1,580	2,160
4 Lane	*	2,200	3,250	3,670
6 Lane	*	4,020	5,110	5,440
8 Lane	*	4,710	6,020	6,380

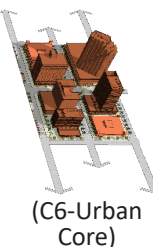
	B	C	D	E
2 Lane	*	*	17,600	24,000
4 Lane	*	24,400	36,100	40,800
6 Lane	*	44,700	56,800	60,400
8 Lane	*	52,300	66,900	70,900



	B	C	D	E
1 Lane	*	*	690	1,080
2 Lane	*	1,290	1,900	2,130
3 Lane	*	1,410	2,670	3,110
4 Lane	*	2,910	3,560	3,640

	B	C	D	E
2 Lane	*	*	1,250	1,960
4 Lane	*	2,350	3,450	3,870
6 Lane	*	2,560	4,850	5,650
8 Lane	*	5,290	6,470	6,620

	B	C	D	E
2 Lane	*	*	13,900	21,800
4 Lane	*	26,100	38,300	43,000
6 Lane	*	28,400	53,900	62,800
8 Lane	*	58,800	71,900	73,600



	B	C	D	E
1 Lane	*	***	790	1,030
2 Lane	*	***	1,490	1,920
3 Lane	*	***	2,730	2,940
4 Lane	*	***	3,250	3,490

	B	C	D	E
2 Lane	*	***	1,440	1,870
4 Lane	*	***	2,710	3,490
6 Lane	*	***	4,960	5,350
8 Lane	*	***	5,910	6,350

	B	C	D	E
2 Lane	*	***	16,000	20,800
4 Lane	*	***	30,100	38,800
6 Lane	*	***	55,100	59,400
8 Lane	*	***	65,700	70,600

Adjustment Factors

The peak hour directional service volumes should be adjusted by multiplying by 1.2 for one-way facilities
 The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided
 Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
 2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80

Exclusive right turn lane(s): Multiply by 1.05
 Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
 Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
 Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

*Cannot be achieved using table input value defaults. **Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

***LOS C thresholds are not applicable for C6 as C6 roadway facilities are neither planned nor designed to achieve automobile LOS C.

C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables

Input Parameters

Roadway Characteristics

	C2T	C4	C5	C6
Number of Lanes (one direction)	1-3	1-4	1-4	1-4
Posted Speed (mph)	40	45	35	30
Facility Length (miles)	0.78	1.83	1.18	0.74
Number of Signals	4	9	9	7

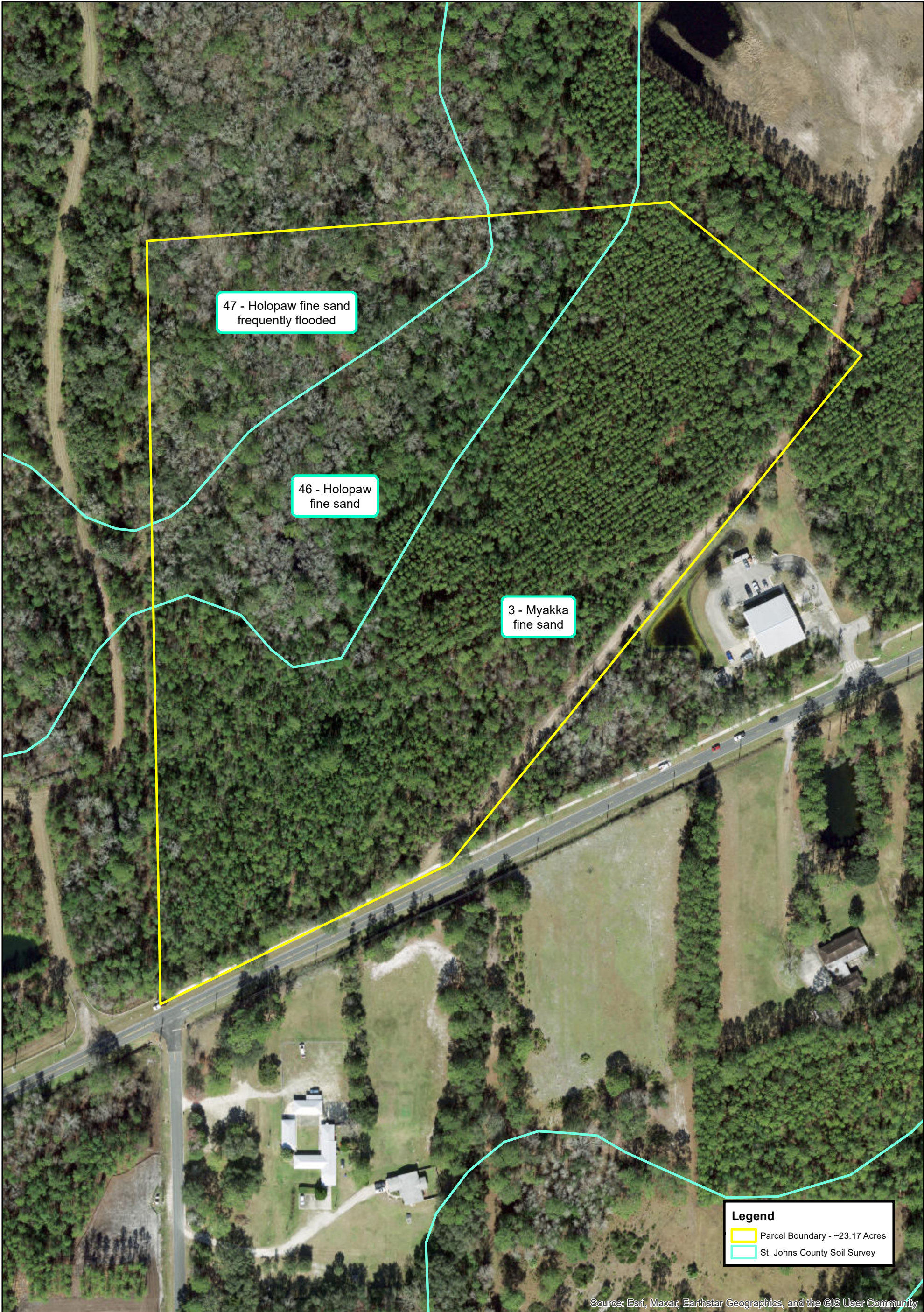
Traffic Characteristics

	C2T	C4	C5	C6
Planning Analysis Hour Factor (K)	0.095	0.09	0.09	0.09
Directional Distribution Factor (D)	0.55	0.55	0.55	0.55
Peak Hour Factor (PHF)	0.92	0.95	0.95	0.95
Base Saturation Flow Rate	1,700	1,950	1,950	1,950
Heavy Vehicle Percent (%)	5	3	2	2
Lane Width	11	11	10	10
Median Type	Non Restrictive	Non Restrictive	Non Restrictive	Non Restrictive
Roadway Edge Type	Curb	Curb	Curb	Curb
On-Street Parking	50%	100%	100%	100%



Signal Characteristics

	C2T	C4	C5	C6
Cycle Length	90	170	150	120
Major Street Through g/c	0.47	0.52 (1,2,3 lanes) 0.47 (4 lanes)	0.55 (1,2,3 lanes) 0.48 (4 lanes)	0.52 (1,2,3 lanes) 0.46 (4 lanes)
Yellow Change Interval	4.4	4.8	4	3.7
Red Change Interval	2	2	2	2

B & L CAPITAL GROUP CR-208 PARCEL
ST. JOHNS COUNTY SOIL SURVEY MAP



***NOTE: THIS IS NOT A SURVEY. BOUNDARIES ARE ESTIMATED.
SUBJECT TO REVIEW AND APPROVAL BY REGULATORY AGENCIES.**

	<p>Access Ecological Assoc. 2720 Park Street Ste. 201 Jacksonville, Florida 32205 Phone: 904-626-6908 E: jshanks.access@gmail.com</p>		<p>Figure 3 B & L Capital Group CR-208 St. Johns County, Florida AEA Project No. 23-1118-00 Source SJRWMD Orthoquads</p>
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February 29, 2024

VIA Email: Beth.Moore@si-law.com

Elizabeth Moore
Sodl & Ingram PLLC
1617 San Marco Blvd
Jacksonville, FL 32207

**RE: Water & Sewer Availability
County Road 208 MF (fka Ruby 208 MF)**

PIN(s): 027440 0051

Ms. Moore:

Based on the conditions listed below, St. Johns County Utility Department (SJCUD) will be able to serve 180 multi-family units with a total anticipated water demand of 63,000 gallons per day (gpd) and wastewater flow of 50,400 gpd. **This letter cannot be used to obtain a building permit. A receipt of paid Unit Connections Fees (UCF) is required to obtain a building permit.**

Point of Connection - Water:

Potable water service can be provided by the NW Water Treatment Plant (WTP) with connection to the existing 16-inch water main along CR 208. The St. Johns County Fire Department should be contacted regarding fire flow requirements for the site, and Developer must make provisions if the required flow is not available.

Point of Connection - Wastewater:

The wastewater capacity can be provided by the SR 16 Water Reclamation Facility (WRF) with connection to the existing 12-inch force main along SR 16. In the future, an alternative connection point should be available at Elevation Parkway at Apple Orchard Way.

Point of Connection – Reclaimed Water:

This development is located within the County's Mandatory Reclaimed Water Service Area (MRWSA) pursuant to County Ordinance 2022-37 and will have one of the following requirements:

1. If the project will have a landscaped irrigable area less than two (2) acres at buildout, the development will qualify for an exemption for reclaimed water connections pursuant to County Ordinance 2022-37 and shall utilize an alternative water source for irrigation that is separate from the potable water distribution system.

Utilities

1205 State Road 16, St. Augustine, FL 32084
904.209.2700 | sjcfl.us

2. If the project will have landscaped irrigable area larger than two (2) acres at buildout, the development shall install reclaimed water facilities for irrigation with provisions for temporary supply augmentation from an alternate water source and appropriate stub outs for future connection to the County's reclaimed water system, once service is available, and shall be coordinated during design with SJCUD staff.

General Conditions:

1. If the development consists of residential rental units and/or commercial space, the on-site utilities will be privately owned and SJCUD is not responsible for maintenance.
2. Water and sewer conveyance are not absolutely guaranteed until the proposed development is issued a Concurrency Certificate. At that time, the developer must meet and agree with the SJCUD regarding any necessary infrastructure upgrades to accommodate the proposed development without affecting the existing level of services to its customers.
3. The availability of capacity will expire 180 days from the date of this letter on **August 27, 2024**. All necessary fees must be paid to guarantee a specific number of Equivalent Residential Connections pursuant to County Ordinance 2022-37.
4. Prior to submitting construction plans, please have the Engineer of Record contact SJCUD Engineering for copies of as-built information regarding the connection point and relevant Utility information related to FDEP permitting. Your Engineer and Contractor must field verify the size and location of all utilities prior to design and construction.
5. The Engineer of Record shall provide a Utility Master Plan for this development to detail the conditions generally outlined in this letter.

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

Sincerely,

Teri Shoemaker

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

ATTACHMENT 3
NORTHWEST SECTOR
COMMUNITY MEETING

Northwest Sector Community Planning Public Participation Meeting - Summary

Thursday, December 14, 2023 from 6:30 to 7:30 p.m.

Troon and Wentworth Room at Renaissance St. Augustine - World Golf Village,
500 South Legacy Trail, St. Augustine

Prepared by Applicant

A Northwest Sector Community Planning Public Participation Meeting regarding the County Road 208 Multifamily applications for a rezoning to PUD (PUD 2023-19) and a small-scale Comprehensive Plan amendment (CPA(SS) 2023-10) was held on Thursday, December 14, 2023 from 6:30 to 7:30 p.m. at the Renaissance St. Augustine - World Golf Village.

Notice of the meeting was provided pursuant to Section 33 of the St. Johns County Development Review Manual. (See Exhibit A for the meeting notice affidavit). Specifically, notice of the meeting was published on November 27, 2023 in the St. Augustine Record. (See Exhibit B.) Individual notices were also mailed on November 22, 2023 to the property owners located within 300 feet of the subject property boundaries. (See Exhibit C for list of individuals who received notice, and Exhibit D for notice provided.) Two public information signs were posted at the subject property on November 29, 2023. (See Exhibit E.) Finally, on the day of the meeting, public information signs were posted at the venue. (See Exhibit F.)

One member of the public attended the meeting. (See Exhibit G for sign-in sheet.)

Attending on behalf of the applicant were:

- Tom Ingram and Beth Moore of Sodl & Ingram, counsel to the applicant;
- Christina Evans of Matthews Design Group, project engineer;
- Paul Bertozzi, Andrew Linn, and Bill Ware of B&L Capital Group, project developer;
- Katherine Ruttell and Ashley Bonner of Live Oak Contracting, project contractor;
- Farley Grainger, Tony Gorla, and Alec Gorla of Ruby208, property owner/applicant;

Tom Ingram gave a PowerPoint presentation, and handed out a hard copy of a shortened version of the presentation slides as well. (See Exhibit H for handout.)

Tom began his presentation by showing the location of the project site, which is on the north side of County Road 208 across from Cabbage Hammock Road and surrounded predominately by protected wetlands. He further explained how the site is located near the future intersection of County Road 208 and County Road 2209, and how this means it will likely be an area of growth for the County as County Road 2209 will serve as a north-south alternate roadway to Interstate 95.

Next, Tom discussed how this project is using the Live Local Act as a framework to designate 40% of its units as affordable to moderate-income households for 15 years. Based on audience questions, there was a conversation about the differences between this proposal and a Work Force Housing District, and the request for a density bonus of two additional units per acre.

Furthermore, Tom discussed the potential traffic impact of the project and capacity on County Road 208, which is operating at approximately 40.7% capacity. Tom explained how the only adverse impacts that the project are projected to cause are on roadway links east of Interstate 95, and how the higher amount of impact fees compared to the proportionate share would suggest that this development has a relatively light impact on traffic. Tom also discussed the number of road improvements that are coming to the area and the schools that are planned for construction.

After opening up for questions, the attendee opined that the location of this project seemed more like an infill project than sprawl given the current configuration of the adjacent Development Area, and that more development on County Road 208 is coming. He also complemented the proposed architecture and design based on other projects the developer and contractor have worked on.

Exhibit A

Community Meeting Notice Affidavit

(see attached)



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

COMMUNITY MEETING NOTICING AFFIDAVIT

Date: December 19, 2023

I hereby certify that the Community Planning Public Participation Meeting noticing procedures outlined in Development Review Manual Section 33, and as required by Comprehensive Plan Policy A.2.1.7, have been properly completed for application number PUD23-19; CPA(SS)23-10 for a Community Meeting held on December 14, 2023. I understand that the Community Meeting must be held at least 15 days prior to the Planning and Zoning Agency hearing, and that this affidavit must be completed and returned within three business days of the community meeting with a summary of the discussion or the item may be continued to the next available hearing date.

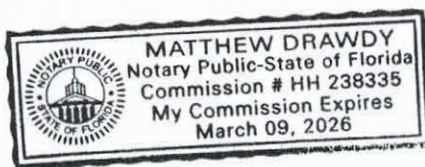
Notice Requirement	Date and Initials
<input checked="" type="checkbox"/> Adjacent Property Owner Notice sent 15 days prior to scheduled meeting	11/22/2023 <i>EDM</i>
<input checked="" type="checkbox"/> Sign(s) Posted 15 days prior to scheduled meeting	11/29/2023 <i>EDM</i>
<input checked="" type="checkbox"/> Published Notice with copy to Planning and Zoning 15 days prior to scheduled meeting	11/27/2023 <i>EDM</i>
<input checked="" type="checkbox"/> Signs posted at location meeting	12/14/2023 <i>EDM</i>
<input type="checkbox"/> Flyers posted within Northwest sector (optional)	

Elizabeth Moore
 Applicant Signature Elizabeth Moore, Sodl & Ingram

12/19/2023
 Date

STATE OF FLORIDA
 COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of December, 2023, by Elizabeth Moore as authorized representative for applicant Ruby208 LLC.



Matthew Drawdy
 Notary Public, State of Florida
 Name: Matthew Drawdy
 My Commission Expires: 3/9/2026
 My Commission Number is: 238335

Personally Known ☒ OR Produced Identification _____
 Type of Identification Produced _____

Exhibit B

Proof of Publication

(see attached)

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Elizabeth Moore
Sodl and Ingram PLLC
1617 San Marco BLVD
Jacksonville FL 32207-3001

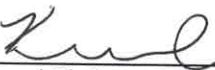
STATE OF WISCONSIN, COUNTY OF BROWN

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


11/27/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/27/2023



Legal Clerk



Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$155.74

Order No: 9555273

of Copies:

Customer No: 972868

1

PO #: Community Mtg CR208 MF

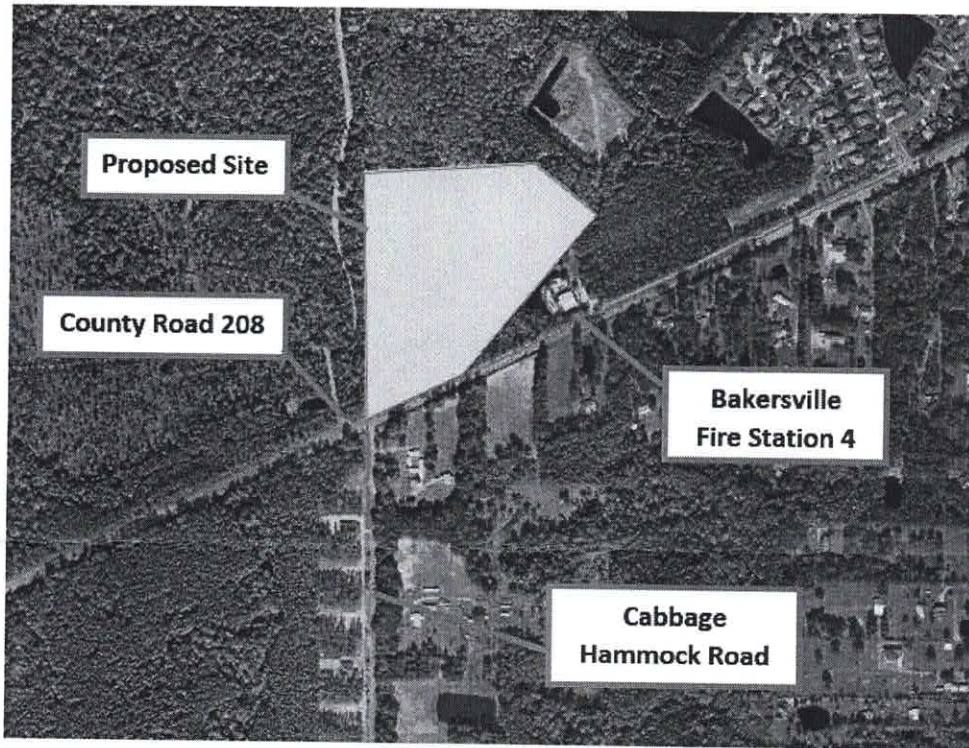
THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF COMMUNITY MEETING
Thursday, December 14, 2023 at 6:30 P.M.
RENAISSANCE ST. AUGUSTINE –
WORLD GOLF VILLAGE
500 South Legacy Trail, St. Augustine

NOTICE OF NORTHWEST SECTOR COMMUNITY PLANNING PUBLIC PARTICIPATION MEETING REGARDING the applications for rezoning (PUD 2023-19) and for a small scale Comprehensive Plan amendment (CPA(SS) 2023-10). The subject property is located on the north side of Country Road 208 between Cabbage Hammock Road and Fire Station 4 (Bakersville) and consists of approximately 23.17 acres. The applications propose to rezone the subject property from Open Rural (OR) to a Planned Unit Development (PUD), and to change the Future Land Use Map designation of the property from Rural/Silviculture (R/S) to Residential-D with an accompanying text amendment to designate 40% of the residential units as income- and rent-restricted until June 1, 2039, and to allow up to 15 dwelling units per net developable acre. The proposed development consists of 180 multifamily residential units.



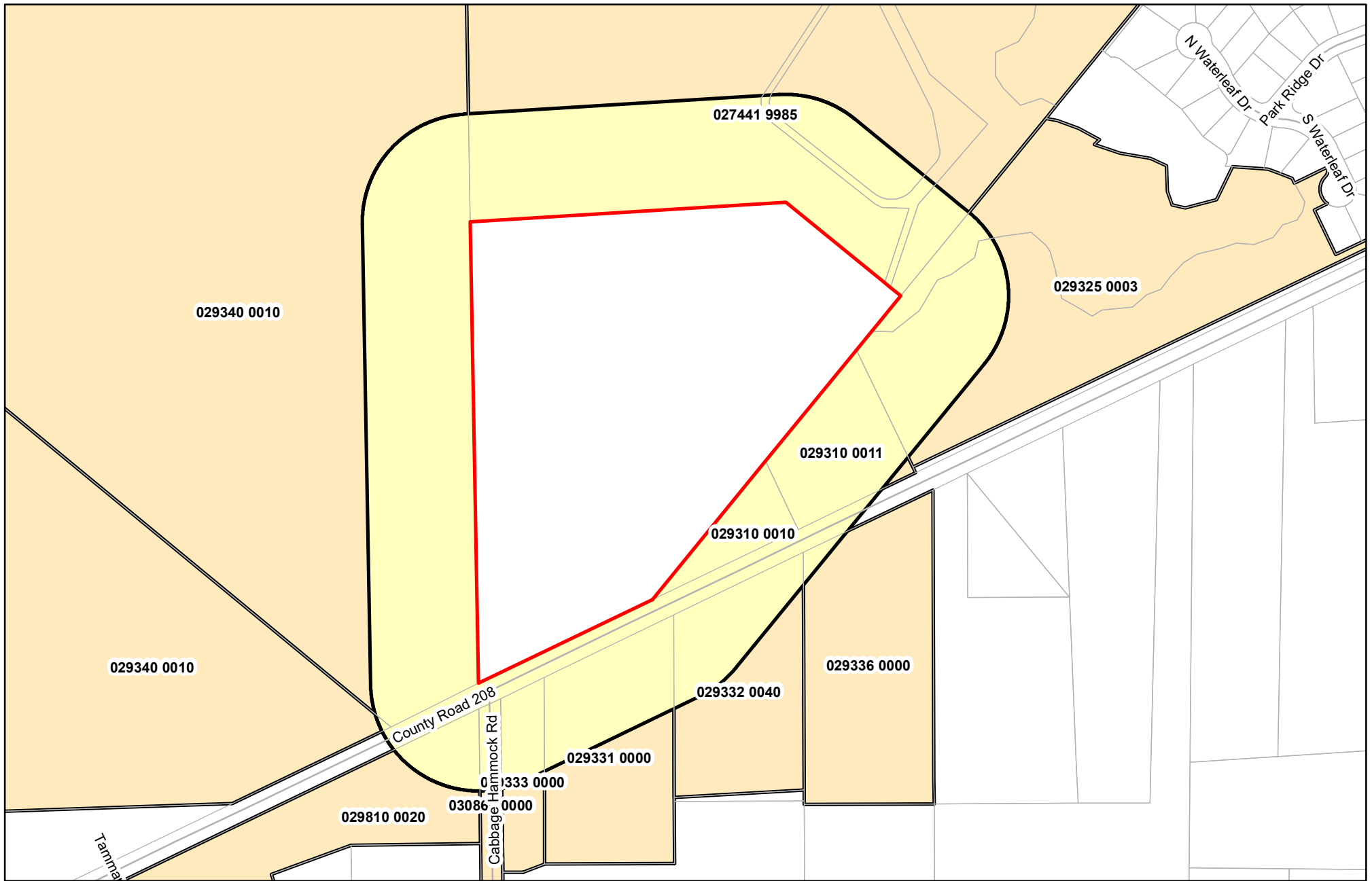
NOTICE IS HEREBY GIVEN THAT a community meeting will be held to discuss the proposed applications on Thursday, December 14, 2023, from 6:30pm - 7:30pm at the Renaissance St. Augustine – World Golf Village in the Troon & Wentworth Room, 500 South Legacy Trail, St. Augustine, Florida. The public is invited to attend, and participation is welcomed.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in the proceedings should contact Beth Moore at (904) 479-6425. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770, no later than five (5) days prior to the date of the community meeting. For other related questions, please contact Beth Moore at (904) 479-6425 or beth.moore@si-law.com.

Exhibit C

Notice Recipients

(see attached)



Map Printed: 11/20/2023

Parcels within 300' of CPA(SS)_2023000010 County Road 208 Multifamily

ALLEN THOMAS L JR,LINDA G
2500 CABBAGE HAMMOCK RD
SAINT AUGUSTINE FL 320920556

CHONG KOK L
200 ROSELLA CT
SAINT AUGUSTINE FL 320860000

RANGNOW INDUSTRIES INC
52 TUSCAN WAY STE 202-310
SAINT AUGUSTINE FL 320920000

SOUTHWIND PLANTATION CORP
2120 CORPORATE SQUARE BLVD #3
JACKSONVILLE FL 322160000

ST JOHNS COUNTY
500 SAN SEBASTIAN VW
SAINT AUGUSTINE FL 320840000

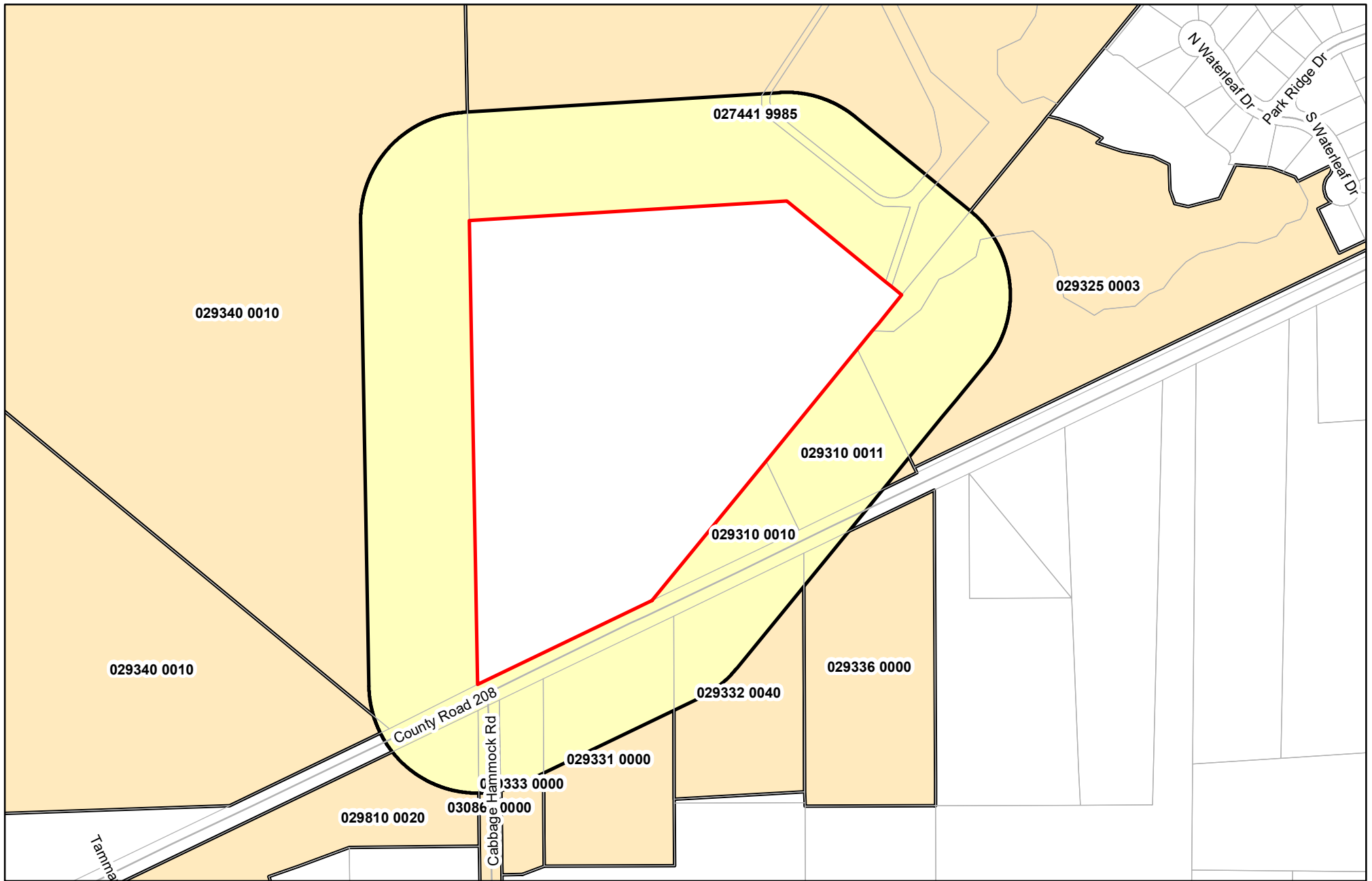
STAR 4 MITIGATION LLC
4300 COUNTY ROAD 208
SAINT AUGUSTINE FL 320950000

WHISPER RIDGE LLC
414 OLD HARD RD STE 502
FLEMING ISLAND FL 320033411

WHISPER RIDGE OWNERS ASSOCIATI
12574 FLAGLER CENTER BOULEVARD
SUITE 101
JACKSONVILLE FL 32258

WINDWARD RANCH HOMEOWNERS ASSO
C/O LELAND MANAGEMENT INC
ORLANDO FL 328090000

PIN	NAME	ADDRESS	ADDRESS 2	CITY ST ZIP	LEGAL DESCRIPTION
0293320040	ALLEN THOMAS L JR,LINDA G	2500 CABBAGE HAMMOCK RD		SAINT AUGUSTINE FL 320920556	2-3D PT OF SECS 1 & 12 LYING S OF CR 208 - BEING THAT PT OF OR200/26 LYING N OF THE LANDS DESCRIBED IN
0293360000	CHONG KOK L	200 ROSELLA CT		SAINT AUGUSTINE FL 320860000	2-7 PT OF LOT 9 SEC 1 & PT OF SEC 12 400FT ON RD CR 208 OR5391/1313
0293310000	RANGNOW INDUSTRIES INC	52 TUSCAN WAY STE 202-310		SAINT AUGUSTINE FL 320920000	2-2 PT OF SECS 1 & 12 & FLORA LESLIE GRANT LYING S OF RD CR208 - 400FT ON RD OR3702/347
0293330000	RANGNOW INDUSTRIES INC	52 TUSCAN WAY STE 202-310		SAINT AUGUSTINE FL 320920000	2-4 1 12 42-7S-28E PT OF SECS 1 & 12 & FLORA LESLIE GRANT S OF RD SR208 - 134.54 FT ON RD
0298100020	SOUTHWIND PLANTATION CORP	2120 CORPORATE SQUARE BLVD #3		JACKSONVILLE FL 322160000	1-1 PT OF SEC 11 & 2 & PT OF FLORA LESLIE GRANT SEC 42 ALL LYING S OF CR208 & W OF
0293100011	ST JOHNS COUNTY	500 SAN SEBASTIAN VW		SAINT AUGUSTINE FL 320840000	1-1A PT OF SEC 1 LYING N OF CR208 - 362.35FT ON RD OR2189/520
0308600000	ST JOHNS COUNTY	500 SAN SEBASTIAN VW		SAINT AUGUSTINE FL 320840000	2 PT OF GRANT TO FLORA LESLIE LYING S OF RD NO S208 & E OF EXTENDED W LINE OF SEC 12
0293400010	STAR 4 MITIGATION LLC	4300 COUNTY ROAD 208		SAINT AUGUSTINE FL 320950000	1-1 PT OF SECS 34 & 35 & FLORA LESLIE GRANT SEC 47 T6S R28E & PT OF SECS 2 3 & 11 & FLORA LESLIE GRANT SEC 42
0293100010	WHISPER RIDGE LLC	414 OLD HARD RD STE 502		FLEMING ISLAND FL 320033411	1-1 PT OF SEC 1 & 42 T7S-R28E LYING N OF CR208 - PT PARCEL B (EX PT PLAT AS WHISPER RIDGE
0293250003	WHISPER RIDGE OWNERS ASSOCIATI	12574 FLAGLER CENTER BOULEVARD	SUITE 101	JACKSONVILLE FL 32258	54/43-49 WHISPER RIDGE UNIT 7 TRACTS Y GG JJ LL THRU QQ SS TT & WW ASSESSED TO INDIVIDUAL
0274419985	WINDWARD RANCH HOMEOWNERS ASSO	C/O LELAND MANAGEMENT INC		ORLANDO FL 328090000	94/6-29 WINDWARD RANCH PHASE TEN TRACTS A THRU J ASSESSED TO INDIVIDUAL LOT OWNERS AS COMMON



Map Printed: 11/20/2023

Parcels within 300' of PUD_2023000019 County Road 208 Multifamily

ALLEN THOMAS L JR,LINDA G
2500 CABBAGE HAMMOCK RD
SAINT AUGUSTINE FL 320920556

CHONG KOK L
200 ROSELLA CT
SAINT AUGUSTINE FL 320860000

RANGNOW INDUSTRIES INC
52 TUSCAN WAY STE 202-310
SAINT AUGUSTINE FL 320920000

SOUTHWIND PLANTATION CORP
2120 CORPORATE SQUARE BLVD #3
JACKSONVILLE FL 322160000

ST JOHNS COUNTY
500 SAN SEBASTIAN VW
SAINT AUGUSTINE FL 320840000

STAR 4 MITIGATION LLC
4300 COUNTY ROAD 208
SAINT AUGUSTINE FL 320950000

WHISPER RIDGE LLC
414 OLD HARD RD STE 502
FLEMING ISLAND FL 320033411

WHISPER RIDGE OWNERS ASSOCIATI
12574 FLAGLER CENTER BOULEVARD
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WINDWARD RANCH HOMEOWNERS ASSO
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ORLANDO FL 328090000

PIN	NAME	ADDRESS	ADDRESS 2	CITY ST ZIP	LEGAL DESCRIPTION
0293320040	ALLEN THOMAS L JR,LINDA G	2500 CABBAGE HAMMOCK RD		SAINT AUGUSTINE FL 320920556	2-3D PT OF SECS 1 & 12 LYING S OF CR 208 - BEING THAT PT OF OR200/26 LYING N OF THE LANDS DESCRIBED IN
0293360000	CHONG KOK L	200 ROSELLA CT		SAINT AUGUSTINE FL 320860000	2-7 PT OF LOT 9 SEC 1 & PT OF SEC 12 400FT ON RD CR 208 OR5391/1313
0293310000	RANGNOW INDUSTRIES INC	52 TUSCAN WAY STE 202-310		SAINT AUGUSTINE FL 320920000	2-2 PT OF SECS 1 & 12 & FLORA LESLIE GRANT LYING S OF RD CR208 - 400FT ON RD OR3702/347
0293330000	RANGNOW INDUSTRIES INC	52 TUSCAN WAY STE 202-310		SAINT AUGUSTINE FL 320920000	2-4 1 12 42-7S-28E PT OF SECS 1 & 12 & FLORA LESLIE GRANT S OF RD SR208 - 134.54 FT ON RD
0298100020	SOUTHWIND PLANTATION CORP	2120 CORPORATE SQUARE BLVD #3		JACKSONVILLE FL 322160000	1-1 PT OF SEC 11 & 2 & PT OF FLORA LESLIE GRANT SEC 42 ALL LYING S OF CR208 & W OF
0293100011	ST JOHNS COUNTY	500 SAN SEBASTIAN VW		SAINT AUGUSTINE FL 320840000	1-1A PT OF SEC 1 LYING N OF CR208 - 362.35FT ON RD OR2189/520
0308600000	ST JOHNS COUNTY	500 SAN SEBASTIAN VW		SAINT AUGUSTINE FL 320840000	2 PT OF GRANT TO FLORA LESLIE LYING S OF RD NO S208 & E OF EXTENDED W LINE OF SEC 12
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0293250003	WHISPER RIDGE OWNERS ASSOCIATI	12574 FLAGLER CENTER BOULEVARD	SUITE 101	JACKSONVILLE FL 32258	54/43-49 WHISPER RIDGE UNIT 7 TRACTS Y GG JJ LL THRU QQ SS TT & WW ASSESSED TO INDIVIDUAL
0274419985	WINDWARD RANCH HOMEOWNERS ASSO	C/O LELAND MANAGEMENT INC		ORLANDO FL 328090000	94/6-29 WINDWARD RANCH PHASE TEN TRACTS A THRU J ASSESSED TO INDIVIDUAL LOT OWNERS AS COMMON

Exhibit D

Mailed Notice

(see attached)



ELIZABETH A. MOORE
SODL & INGRAM PLLC
1617 SAN MARCO BOULEVARD
JACKSONVILLE, FLORIDA 32207
BETH.MOORE@SI-LAW.COM
P: 904-479-6425
F: 904-347-2738
SI-LAW.COM

November 22, 2023

VIA U.S. Mail

**RE: Community Meeting Concerning Applications for Rezoning and Small Scale
Comprehensive Plan Amendment for Property on County Road 208**

Dear Neighbor:

You have been identified by St. Johns County as owning property within 300 feet of land located on the north side of County Road 208, between Cabbage Hammock Road and Fire Station 4 (Bakersville). This letter provides notice that the property owner, Ruby208 LLC, has applied to the County for rezoning (PUD 2023-19) and a small scale Comprehensive Plan amendment (CPA(SS) 2023-10) for their property.

The County requires a "Community Meeting" for these applications to make sure the public has an opportunity early in the process to learn about and provide input on the applications. You are therefore invited to this Community Meeting that I and other consultants working with the property owner are hosting:

Date: Thursday, December 14, 2023
Time: 6:30 p.m. to 7:30 p.m.
**Location: Renaissance St. Augustine – World Golf Village
500 South Legacy Trail
Troon & Wentworth Room
St. Augustine, Florida 32092**

Additional information is provided in the published notice, which I've enclosed with this letter.

Please call me at (904) 479-6425 if you have any questions about the applications or the meeting. Thank you for your time.

Sincerely,

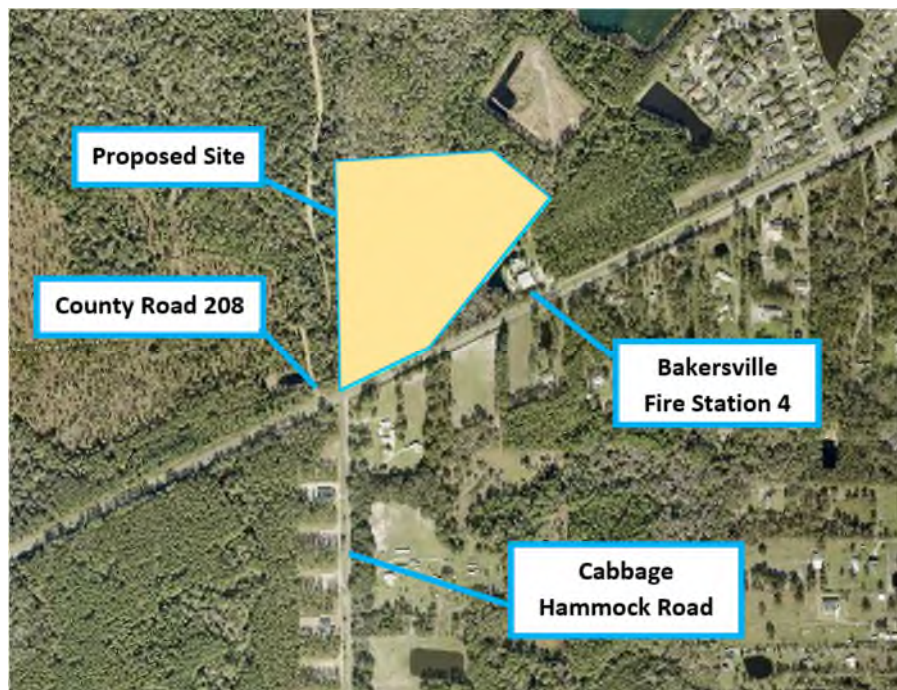
A handwritten signature in blue ink, appearing to read "Elizabeth Moore".

Elizabeth Moore

Enclosure

NOTICE OF COMMUNITY MEETING
Thursday, December 14, 2023 at 6:30 P.M.
RENAISSANCE ST. AUGUSTINE – WORLD GOLF VILLAGE
500 South Legacy Trail, St. Augustine

NOTICE OF NORTHWEST SECTOR COMMUNITY PLANNING PUBLIC PARTICIPATION MEETING REGARDING the applications for rezoning (PUD 2023-19) and for a small scale Comprehensive Plan amendment (CPA(SS) 2023-10). The subject property is located on the north side of Country Road 208 between Cabbage Hammock Road and Fire Station 4 (Bakersville) and consists of approximately 23.17 acres. The applications propose to rezone the subject property from Open Rural (OR) to a Planned Unit Development (PUD), and to change the Future Land Use Map designation of the property from Rural/Silviculture (R/S) to Residential-D with an accompanying text amendment to designate 40% of the residential units as income- and rent-restricted until June 1, 2039, and to allow up to 15 dwelling units per net developable acre. The proposed development consists of 180 multifamily residential units.



NOTICE IS HEREBY GIVEN THAT a community meeting will be held to discuss the proposed applications on Thursday, December 14, 2023, from 6:30pm - 7:30pm at the Renaissance St. Augustine – World Golf Village in the Troon & Wentworth Room, 500 South Legacy Trail, St. Augustine, Florida. The public is invited to attend, and participation is welcomed.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in the proceedings should contact Beth Moore at (904) 479-6425. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770, no later than five (5) days prior to the date of the community meeting. For other related questions, please contact Beth Moore at (904) 479-6425 or beth.moore@si-law.com.

Exhibit E

Posted Signs at Subject Property

Product: Digitally Printed Overlay on Coroplast

Dimensions: 24"W x 24"H

24 in

NOTICE OF COMMUNITY MEETING
Thursday, December 14, 2023 at 6:30 P.M.
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500 South Legacy Trail, St. Augustine

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24 in

DISCLAIMER: The colors in your design proof are a close representation of the final product, they may appear different on your monitor or on printed paper. Sample prints may be requested to ensure color. It is the customers responsibility to know whether or not they are authorized to use any Copyright, Trademark or License Agreements on the item that is being customized. All artwork produced by FastSigns West Jacksonville is copyrighted and cannot be reproduced without the expressed written consent of FastSigns West Jacksonville.



FASTSIGNS.
Make Your Statement™
1389 Cassat Avenue
Jacksonville, FL 32205
904.683.9569

PLEASE READ ENTIRE PAGE AND PROOF THIS ARTWORK CAREFULLY

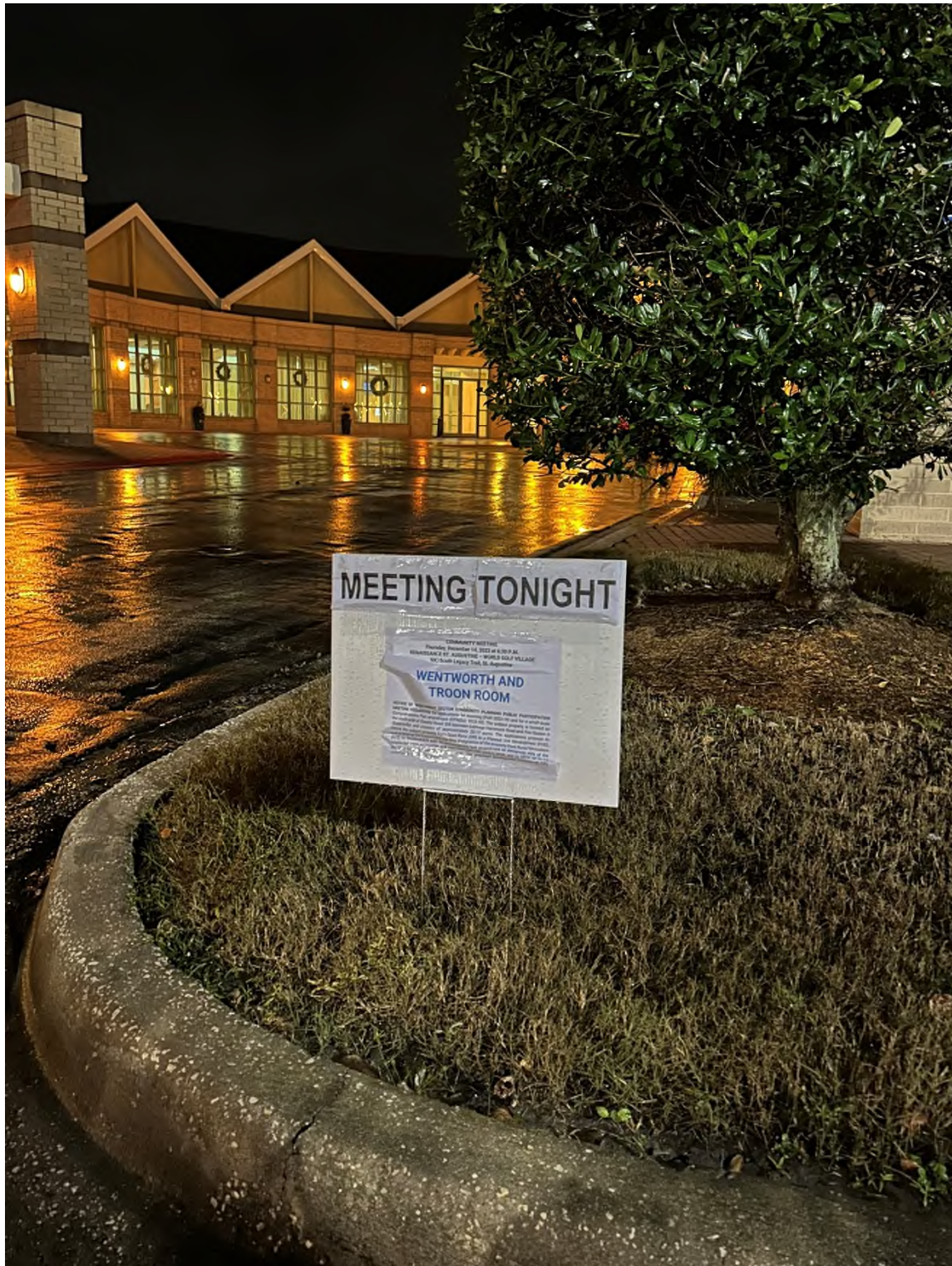
Customer: Sodt & Ingram		Work Order: 9382	
Address:		Estimate:	
Ordered by: Matthew Drawdy		Width:	Height:
Date: 11/20/2023	Due Date:	Notes:	
Designer: Penny Lindemann			





Exhibit F

Posted Signs at Meeting Site



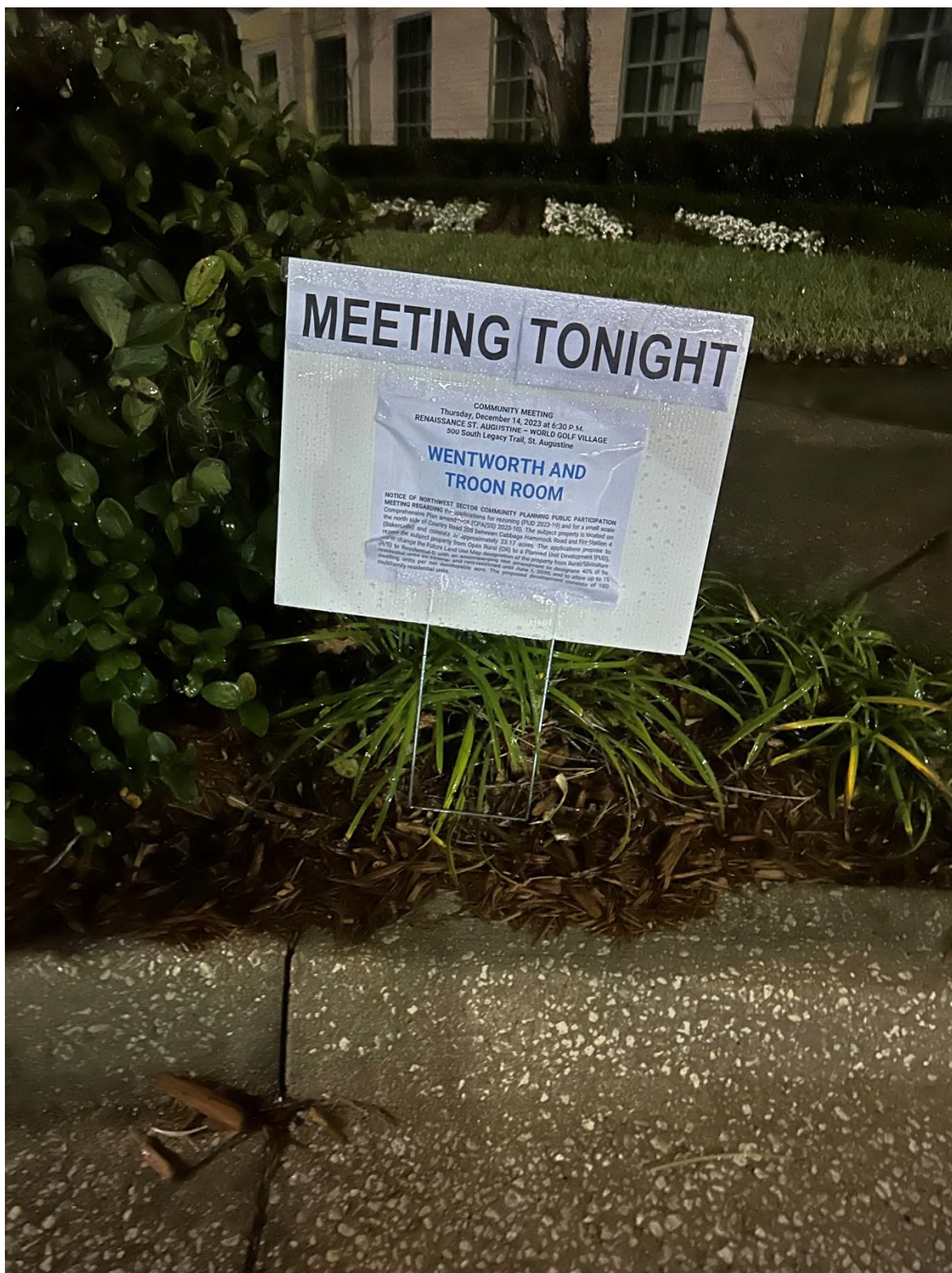


Exhibit G

Meeting Sign-In Sheets

(see attached)

County Road 208 Multifamily
Northwest Sector Community Meeting – Sign-In Sheet

Name	Phone Number	Address	Email Address
JOE McANARNEY	904 610-6170	1005 BLACKBERRY ST. JOHNS 32259	joemcanarney@ yahoo.com
JUSTIN KELLY	904-209-0228	ST. JOHNS County	jkelly@sjcf.us
Faith Jensen	904-238-1788		faith@iconicsea.com
Anthony Garcia	904-651-2707	1890 CR 13A ST. AUGUSTINE 32092	agoria99@gmail.com
Alec Garcia	904-887-0320	125 Legendary Drive ST. Augustine 32092	agoriaalcr@gmail.com

Exhibit H

Handouts Distributed

(see attached)

County Road 208 Multifamily Development

**Paul Bertozzi, Andrew Linn, Bill Ware, B&L Capital Group
Tom Ingram & Beth Moore, Sodl & Ingram PLLC
Rob Matthews & Christina Evans, Matthews Design Group**

1

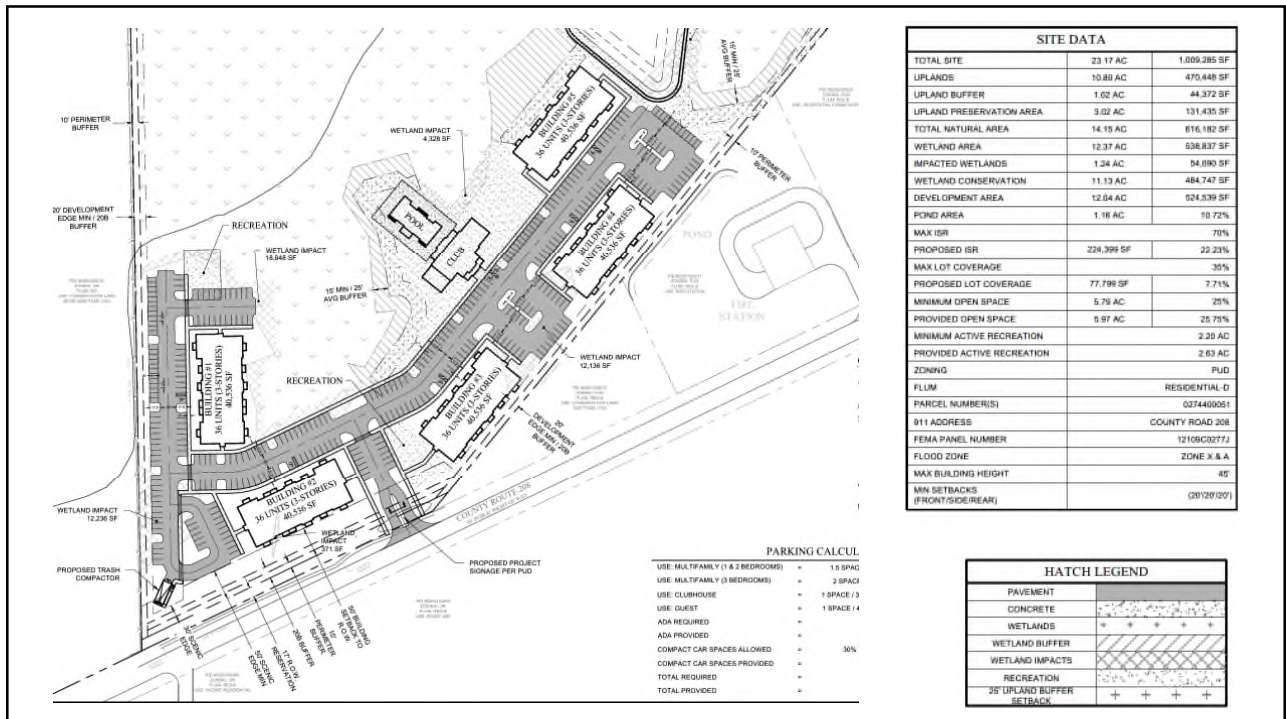
Overview

- 23-acre property behind and west of Fire Rescue Station 4 (Bakersville)
- Develop 180-unit multifamily residential community
 - 5 three-story buildings; 1 building fronting CR 208
 - Clubhouse with amenities
 - 1, 2 and 3-bedroom units

2



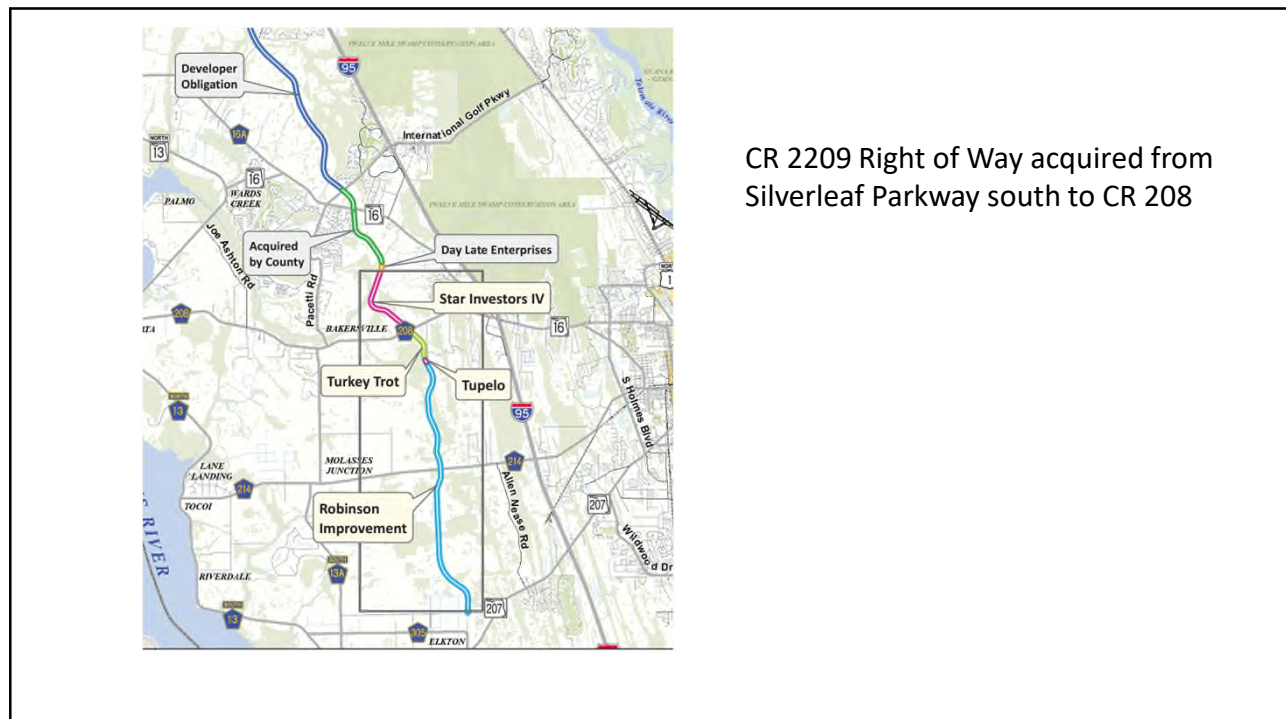
3



4



5



6

Applications

- Rezone 23-acre site by Fire Station 4 from Open Rural (OR) to Planned Unit Development (PUD), Application # PUD 2023-19
- Amend Future Land Use Map from Rural Silviculture (R/S) to Residential-D, Application # CPA(SS) 2023-10
- On 40% of units, limit rent so as to be affordable to moderate-income households for a 15-year period
- Comp. Plan Text amendment restricting development to 15 units per net developable acre, using a 2-unit per net developable acre Affordable Housing Density Bonus

7

Traffic Impact & Mitigation

180 dwelling units, 98 p.m. peak hour trips.

= 1 trip per 37 seconds on avg.

0.54 pm trips per unit

62 entering, 36 leaving

CR 208 capacity (13A to SR 16): 2,110 pm peak trips

CR 208 existing traffic: 612 pm trips

CR 208 reserved/exempt traffic: 247

Percent Svc Volume Utilized: 40.7%

8

Traffic Impact & Mitigation

Traffic impact fees – approx. \$1.35M for 180 units, using current rates
 Proportionate Share Mitigation – estimated at \$814,402

“Significant” = 1% or more of maximum service volume at pm peak hr

“adverse” = road link which has more pm peak hr trips, existing plus reserved, than its adopted maximum service volume

For this development, no significant and adverse impacts on any roads west of I-95

SR 16 from I-95 to Four Mile Road – proportionate share mitigation of \$814K

9

IMPACT FEE SCHEDULE (per County Ordinance 2018-16)

LAND USE TYPE	Unit of Measure-ment	Roads	Buildings	Law Enforcement	Fire/Rescue	Parks	Schools	TOTAL
RESIDENTIAL:								
Under 800 FT ²	Unit	\$6,824	\$542	\$254	\$165	\$1,092	\$1,777	\$10,654
801-1,250	Unit	\$8,106	\$645	\$301	\$442	\$1,298	\$3,251	\$14,043
1,251-1,800	Unit	\$8,360	\$665	\$311	\$582	\$1,339	\$4,698	\$15,955
1,801-2,500	Unit	\$10,415	\$829	\$386	\$721	\$1,667	\$5,852	\$19,870
2,501-3,750	Unit	\$12,115	\$964	\$450	\$999	\$1,940	\$8,209	\$24,677
3,751-5,000	Unit	\$14,036	\$1,117	\$521	\$1,277	\$2,248	\$8,564	\$27,763
5,001 FT ² and Over	Unit	\$14,819	\$1,179	\$551	\$1,556	\$2,373	\$8,707	\$29,185
Hotel/Motel	Room	\$4,139	\$387	\$181	\$47	\$195	\$0	\$4,949

Total Impact Fees estimated at \$2.25M;
 road portion approx. \$1.35M

10

>\$1 BILLION in road improvements

- First Coast Expressway, Green Cove Springs to I-95 (under construction)
- Improvements to intersection of International Golf Parkway, State Road 16, and Pacetti Road (funded for construction)
- Extension of County Road 2209 from Silverleaf Parkway to State Road 16, 3.9 miles, 4 lanes (under contract for construction)
- Widening of State Road 16 from San Giacomo Road to West Mall Entrance, near I-95 (funded for design)
- Widening of I-95 from International Golf Parkway to First Coast Expressway (scheduled for construction 2027)

11

County Road 208 Realignment



12

Schools:

- 20 school students projected to reside in development, per School District generation rates
- currently zoned for Mill Creek Academy (K-8) and St. Augustine High

13

New Schools:

- K-8 School “NNN” anticipated to open in 2024 (Shearwater, 1,500 student capacity)
- K-8 School “QQQ” anticipated to open in Silverleaf in 2026 (1,500)
- new High School anticipated 2027-28
- other schools planned – see <https://www.stjohns.k12.fl.us/newschools/>

14

County Infrastructure Improvements, \$504 Million

- 195 projects in design or under construction
 - 75 in design, \$103 Million
 - 120 under construction, \$401 Million
- Improvements Include:
 - Mill Creek Regional Park, under construction (\$12M, expected winter 2024)
 - Countywide Signal Optimization
 - 2209 extension
 - IGP/SR 16 Intersection
 - Mill Creek Library (design), off Pacetti Rd



15

- Application for rezoning: **PUD 2023-19**
- Application for Small-Scale Comprehensive Plan amendment: **CPA(SS) 2023-10**
- Hearings not yet scheduled.

16

CR208 Multi-Family - Community Meeting

CPA(SS) 2023-10, PUD 2023-19

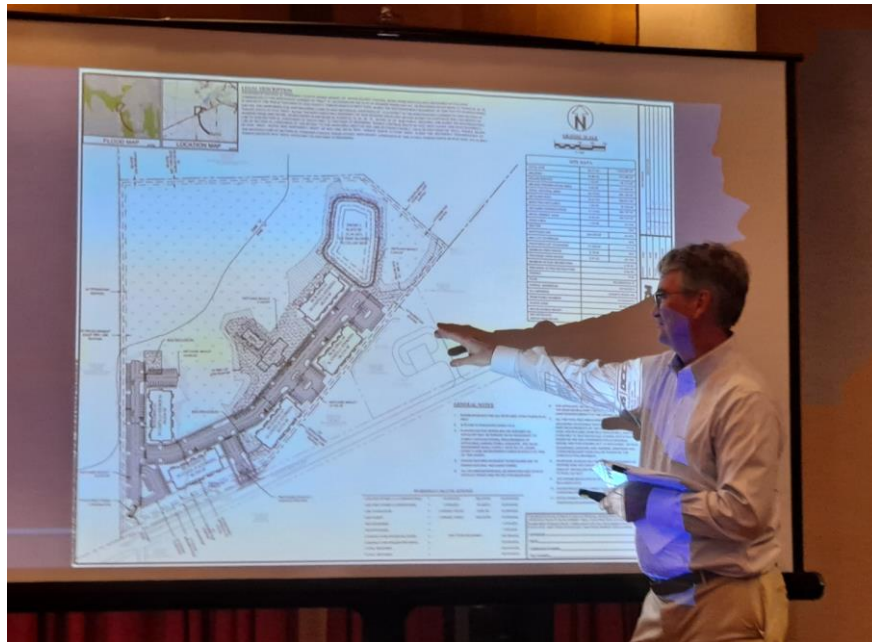
Thursday, December 14, 2023

These Meeting Minutes are from written notes, not recordings, and so they represent the writer's best understanding of discussions and questions. They are respectfully submitted as supplementary information to the official record which will be documented by the applicant.

Meeting Notes:

Attendees: Representatives of Applicant Team, including Sodl & Ingram, Attorneys; County Planner, Justin Kelly; Community resident Joe McAnarney.

1. The community meeting was held at the **WGV Renaissance St. Augustine** and started at 6:30 p.m. Windy and rainy conditions may have mitigated community attendance. Joe McAnarney was the sole attendee from the community.



2. Mr. Tom Ingram, attorney with Sodl & Ingram (pictured above), welcomed everyone to the meeting, and gave a Power Point overview of the project.
 - a. The property is a 23-acre parcel located on CR208 approximately 2 miles west of the I-95 / SR16 interchange.
 - b. The application filed with the County seeks approval to change Land Use from Rural Silviculture (R/S) to Residential D (Res-D). With an Affordable Housing Bonus of 2 units / acre, the project density would be 15 units / acre.
 - c. With that density bonus, the project asks for 180 units. All are rentals.
 - d. From literature distributed at the meeting, the project proposes that 40% of the units will limit rent so as to be affordable to moderate income for a 15-year period. Mr.

- Ingram referred to these moderate-income units as helping to fill “the missing middle” in the County’s housing supply.
- e. The site plan presented shows five 3-story buildings and an amenity center.
 - f. Of the 23 acres, approximately 11 acres of wetlands are preserved. The site is immediately adjacent to the Star 4 Wetlands Mitigation Bank to the west.
3. Mr. McAnarney offered some comments and asked some questions, generally as follows:
- a. The **Development Boundary** is curiously drawn by the County on the Future Land Use Map to just slightly exclude this property. Not sure seeking approval for a project outside the boundary is much of an issue, really.
 - b. **Infill v. Sprawl?** Joe states that in some ways this project is more like infill than sprawl. The 2-mile proximity to the I-95 interchange makes this pretty convenient to access and services. Congested traffic, but proximate access and services.
 - c. **Density at 15 units / acre.** This is the first project at this density Joe has seen. Be sure to reference the Comp Plan section describing the density bonus allowances. And there are exceptions and conditions in that section to consider.
 - d. **Compatibility.** Tom presents an area map showing adjacent developments – Elevation Pointe and Whisper Ridge. Joe thinks there are similarities in appearance and site layout, although density is a difference.
 - e. **Traffic.** Joe says this is always a big issue.
 - i. He suggests downplaying the 40% level of service on CR208 since virtually no one lives there. And the bigger issue is that traffic on CR208 must either go to SR 16 / I-95, or SR16 / Pacetti to actually get anywhere.
 - 1. Commissioners will have to decide if this matters.
 - ii. Joe also suggests downplaying the future CR2209 extensions. These are years away (decades?) and will not immediately be of any benefit to this project.
 - iii. The project has benefits, i.e. “the missing middle”, and should try to stand on its own in that way. Yes, there’s traffic congestion at the SR16 terminus points, but Commissioners will have to decide if the benefit outweighs the traffic problems.
 - f. **The Missing Middle.** Joe thinks this is a key feature of the proposal. But little is presented thusfar about what that is pricewise, what the unserved need in St. Johns County is, and a statistical table showing the number and % of County families that would fit into the “moderate income” category.
 - i. As rental units, though, how are “limited rents” monitored and units made available only to moderate incomes for that 15-year period?
4. With no more questions asked or comments, Mr. Ingram thanked everyone for their attendance, and the meeting was adjourned. Time was approximately 8 p.m.

The above represents my best understanding of discussions and questions. Should anyone have corrections or additions for these notes, please contact me and I will make every effort to incorporate them.

Submitted by area resident,
Joe McAnarney
1005 Blackberry Lane
St. Johns 32259
joemcanarney@yahoo.com