

5

AGENDA ITEM
Planning & Zoning

Meeting

10/15/2026

MEETING DATE

TO: Planning and Zoning Board Members

DATE: October 5, 2026

FROM: Abrielle Genest, Senior Planner

PHONE: 904 209-0598

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

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

PRESENTER: Curt Wimpee, Principal / VP Southeast Region at Alliant Engineering Inc.

BACKGROUND INFORMATION:

Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 5.03 acres of land from Rural/Silviculture (R/S) to Rural Commercial (RC), specifically located at 4430 State Road 16. This request is a companion application to PUD 2026-02.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to recommend approval of the adoption of CPA (SS) 2026-03 Tractor Supply based upon four (4) findings of fact as provided in the Staff Report.

DENY: Motion to recommend denial of the adoption of CPA (SS) 2026-03 Tractor Supply 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) 2026-03 Tractor Supply**

To: Planning and Zoning Agency

From: Abrielle Genest, Senior Planner

Date: October 7, 2026

Subject: **CPA (SS) 2026-03 Tractor Supply**, a request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 5.03 acres of land from Rural/Silviculture (R/S) to Rural Commercial (RC), specifically located at 4430 State Road 16.

Applicant: Adam Oestman, Alliant Engineering, Inc.

Property Owner: Patricia Glisson

Hearing dates: Planning and Zoning Agency – October 15, 2026
Board of County Commissioners – November 17, 2026

Commissioner District: District 2

SUGGESTED MOTION/ACTION:

APPROVE: Motion to recommend approval of the adoption of **CPA (SS) 2026-03 Tractor Supply** based upon four (4) findings of fact as provided in the Staff Report.

DENY: Motion to recommend denial of the adoption of **CPA (SS) 2026-03 Tractor Supply** based upon four (4) findings of fact as provided in the Staff Report.

MAP SERIES

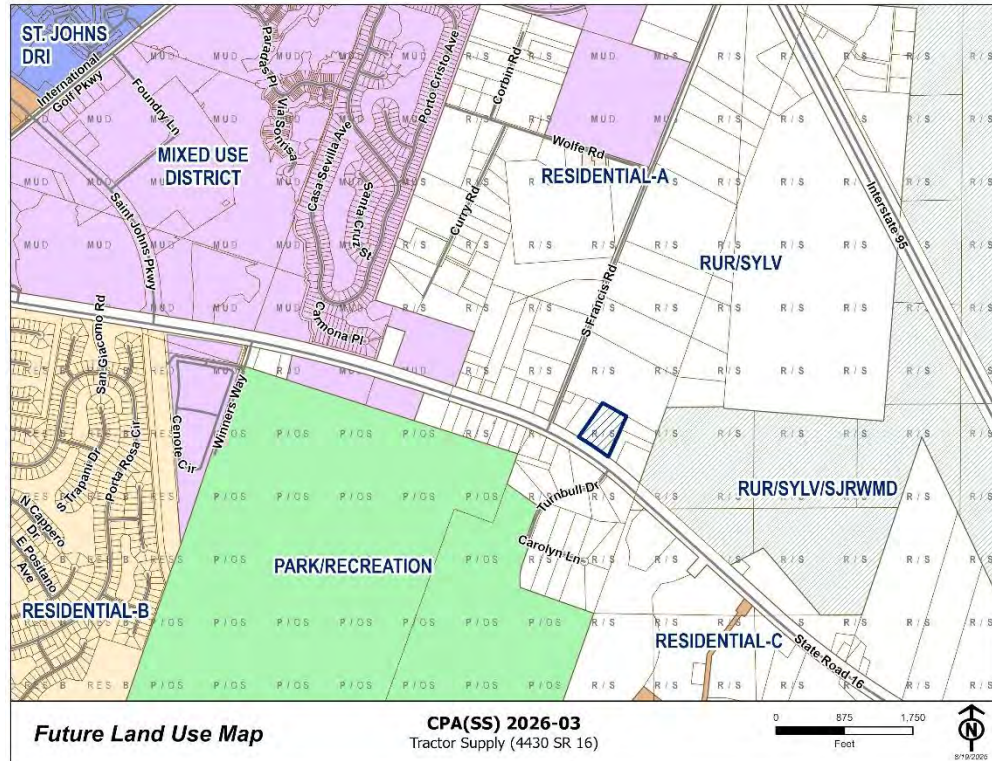
Location: The subject property is located on the north side of State Road 16 and approximately 0.08 miles east of the State Road 16 and S Francis Road intersection.



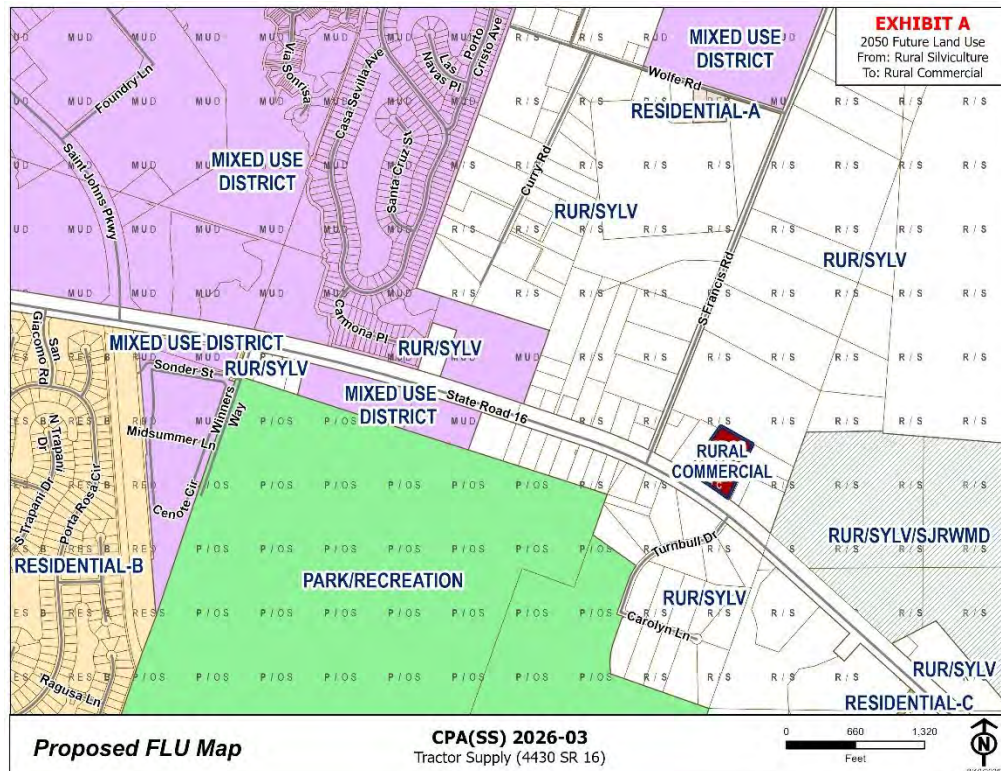
Aerial Imagery: The subject property contains approximately 5.03 acres of land and is currently developed with two single family homes.



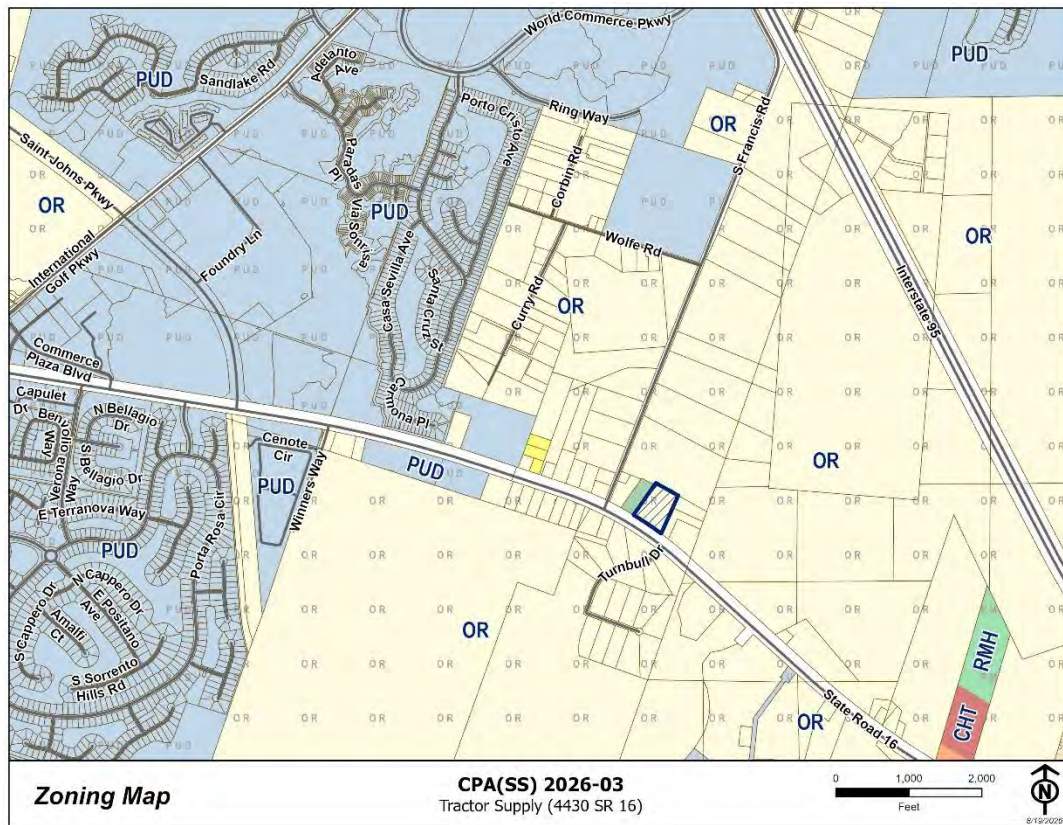
Existing Future Land Use: The subject property and majority of its surrounding properties have a Future Land Use Map (FLUM) designation of Rural Silviculture (R/S).



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



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



APPLICATION SUMMARY

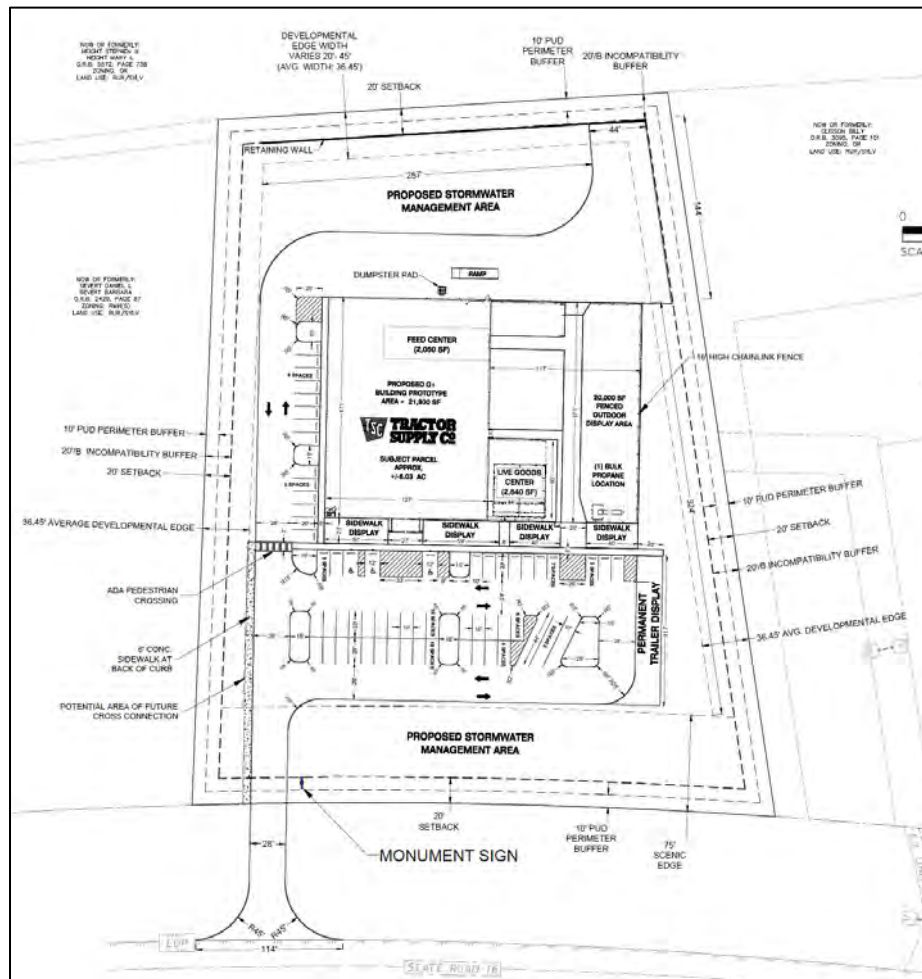
This is a request for a Small-Scale Comprehensive Plan Amendment that seeks to amend the Future Land Use Map designation of approximately 5.03 acres of land from Rural Silviculture (R/S) to Rural Commercial (RC). The proposed plan of development is an approximately 21,930 square foot retail store with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

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

The available land in the specific growth area allowing for the use is either not available for sale, or not financially or environmentally viable. The lack of available land already commercially zoned and far enough away from Tractor Supply's existing stores presented several challenges. Our site, 4430 SR 16, was

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

Conceptual Site Plan:



APPLICABLE REGULATIONS

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

- **Policy A.1.3.4:** All Comprehensive Plan amendments shall provide justification for the need for the proposed amendment and demonstrate how the proposed amendment discourages urban sprawl and not adversely impact natural resources. In evaluating proposed amendments, the County shall consider each of the following:
 - (a) the extent to which the proposed amendment is contiguous to an existing Development Area which has developed in a manner providing a compact, contiguous development pattern with the proposed amendment;
 - (b) the extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;
 - (c) the extent to which adequate infrastructure to accommodate the proposed amendment

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

- (d) the extent to which the amendment will result in an efficient use of public funds needed for the provision of new infrastructure and services related to it;
 - (e) the extent to which the amendment will not result in a sprawl development pattern as determined by Chapter 163, Florida Statutes, and will not discourage infilling of more appropriate areas available for development within existing Development Area Boundaries; and
 - (f) the extent to which the amendment will result in a sustainable development pattern through a balance of land uses that is internally interrelated; demonstrates an efficient use of land; ensures compatible development adjacent to agriculture lands; protects environmental qualities and characteristics; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation and appropriately addresses the infrastructure needs of the community.
 - (g) the extent to which the amendment results in positive market, economic and fiscal benefits of the area as demonstrated through a market demand analysis, economic impact analysis and fiscal impact analysis.
- Policy A.1.4.11: When a Comprehensive Plan is considered the County shall ensure compatibility of adjacent and surrounding land uses. Land uses, include but are not limited to permitted uses, structures, and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses can co-exist in relative proximity to each other in a stable fashion over time such that no use is unduly negatively impacted directly or indirectly by another use. *Compatibility does not mean "the same as"*. Compatibility refers to the sensitivity of development proposals in maintaining the character of existing development and environments. The compatibility of land uses is dependent on numerous characteristics which may impact adjacent or surrounding uses. These include, but are not limited to: type of use, density, intensity, height, general appearance and aesthetics, odors, noise, smoke, dust, vibration, traffic generation, sanitation, litter, drainage, fire risk, air quality, vegetation, topography, soil conditions, wildlife, aquifer recharge, surface waters, drainage, protection of Listed Species or Essential Habitat, maintenance of public infrastructure, availability of potable water, sanitary sewer and other necessary public services and nuisances.
 - Policy A.1.16.2: Applications requesting amendments to the Comprehensive Plan or Future Land Use Map shall be evaluated based upon criteria which shall include, but not be limited to, the following:
 - (a) consistency with the Goals, Objectives, and Policies of the St. Johns County Comprehensive Plan;
 - (b) consistency with the Northeast Florida Strategic Regional Policy Plan;
 - (c) Impacts on public facilities and services;
 - (d) environmental impacts;
 - (e) compatibility with surrounding areas;
 - (f) the need to modify land uses and development patterns within antiquated subdivisions;
 - and,

- (g) provide a cost-benefit analysis addressing the new development's economic impact to the County.

IMPACT REVIEWS

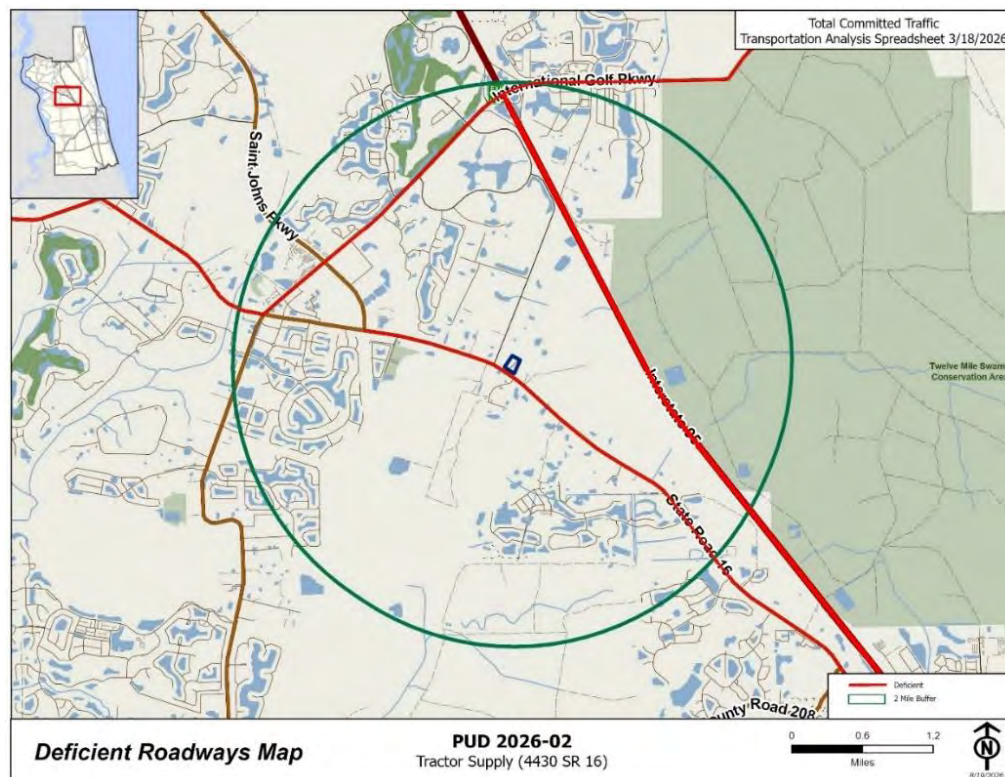
Transportation Impact Analysis: The applicant is requesting to change the future land use for an approximate 5.03 acre parcel from Rural/Silviculture (R/S) to Rural Commercial (RC); and rezone the subject property from Open Rural (OR) to PUD for the development of 22,000 square foot Tractor Supply store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

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

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

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

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



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

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

Solid Waste: There is sufficient capacity available.

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

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

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

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

Class 3X: Property within 5 road miles of an existing fire rescue station but beyond 1000 feet of a creditable water supply.

Class 10- Property beyond 5 road miles of a recognized fire rescue station.

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

DEPARTMENTAL REVIEW

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

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

Technical Division Review:

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

All future site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the established Development Review Process to ensure that the development has met all applicable

local regulations and permitting requirements. No permits will be issued prior to compliance with all applicable regulations.

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

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

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

Table 1: Allowed Use Categories per Comprehensive Plan

Permitted Use Categories	R/S	Rural Commercial
Residential	X*	X**
Agricultural	X	
Cultural/Institutional	X	X
Neighborhood Business /Commercial		X
Rural Commercial		X
Mining and Extraction	X	
Outdoor Passive	X	
Neighborhood Public and Emergency Service	X	X
Solid Waste and Correctional Facilities	X	
*Residential uses, as permitted and regulated through the County's Land Development Code (LDC), including Planned Rural Developments (PRD) as specified in the LDC and as specified in policy A.1.6.2		
** Residential as may be allowed as an Accessory Use within the County land development regulations		

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

Pursuant to Comprehensive Plan Policy A.1.13.3, Note 1, commercial uses within the Rural Commercial FLUM designation are limited to 10,000 square feet of floor area per acre. Based on the subject property's 5.03-acre area, a maximum of 50,300 square feet of floor area would be permitted across the property. However, as part of the PUD rezoning, the applicant is proposing to limit the maximum allowable floor area across the site at 48,745 square feet. This represents a reduction of approximately 1,555 square feet, or 3.1 percent, from the maximum floor area otherwise permitted under the Rural Commercial FLUM designation, resulting in an intensity of approximately 9,691 square feet per acre.

NORTHWEST SECTOR COMMUNITY MEETING (9/17/2026)

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

CORRESPONDENCE/PHONE CALLS

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

FINDINGS OF FACT/ACTION

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

ATTACHMENTS

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

**PROPOSED FINDINGS OF FACT
CPA(SS) 2026-03 Tractor Supply**

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

ATTACHMENT 1

RECORDED DOCUMENTS SECTION

**BEGIN DOCUMENTS
TO BE RECORDED**

ORDINANCE NO. 2026 - _____

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

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

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

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

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

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

- (a) The amendment was fully considered after a public hearing pursuant to legal notice duly published as required by Law.
- (b) The amendment is consistent with the Northeast Florida Strategic Regional Policy Plan.
- (c) The amendment is consistent with the applicable sections of the St. Johns County Comprehensive Plan and the Land Development Code.
- (d) The amendment is consistent with the Goals, Objectives, and Policies of the St. Johns County Comprehensive Plan, including Policies A.1.3.4, A.1.2.4, A.1.4.11, A.1.16.2, and with other provisions provided during the hearing.

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

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

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

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

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

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

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS _____ DAY OF _____ 2026.

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

BY: _____
Chair

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

BY: _____
Deputy Clerk

Effective Date: _____

LEGAL DESCRIPTION

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

For a Point of Reference, COMMENCE at the intersection of the East line of said Section 38, with the South right-of-way line of State Road #16, having a right-of-way width of 200 feet; thence North 19 degrees 26 minutes 06 seconds East, along said East line of Section 38, 216.76 feet to the North right-of-way line of State Road #16; thence North 47 degrees 53 minutes 20 seconds West, along said North right-of-way line, 78.94 feet to the point of curvature of a curve being concave to the left, having a radius of 4713.66 feet, delta of 05 minutes 22 minutes 42 seconds and tangent length of 221.40 feet; thence Northwesterly along the arc of said curve, 442.47 feet to the POINT OF BEGINNING; thence continue Northwesterly, 453.80 feet along the arc of a curve concave to the left, having a radius of 4713.66 feet, a delta of 05 degrees 30 minutes 50 seconds and a tangent length of 227.08 feet; thence North 35 degrees 00 minutes 52 seconds East, along the West line of lands described in Official Records Book 1677, Page 1589 of the public records of said County, 533.08 feet to the Northwest corner of said lands described in Official Records Book 1677, Page 1589 of the public records of said County; thence South 60 degrees 40 minutes 54 seconds East, along the North line of said lands described in Official Records Book 1677, Page 1589, a distance of 349.98 feet; thence South 24 degrees 21 minutes 27 seconds West, 569.42 feet to the said North right-of-way line of said State Road #16 and the POINT OF BEGINNING.

Containing 5.02 acres, more or less.

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

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

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

**END DOUCMENTS
TO BE RECOREDED**

ATTACHMENT 2
SUPPORTING DOCUMENTS



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

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

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

File No. _____ Fee _____ Date 5/29/20

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

Address 4430 SR 16 Fax _____

City St. Augustine State FL Zip Code 32092 Email _____

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

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

Address 10475 Fortune Parkway, Suite 101 Fax _____

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

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

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

Element _____ Goal, Objective or Policy # _____ Page _____

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

Existing Future Land Use Map Designation R/S Zoning OR

Proposed Future Land Use Map Designation R/C Zoning PUD

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

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

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

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

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

Soil Associations: Tocoi Fine Sand

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

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

CONSISTENCY WITH COMPREHENSIVE PLAN (attach separate pages):

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

ESTIMATED IMPACT ON THE AVAILABILITY OF PUBLIC FACILITIES:

3. Describe how property is to be developed. Include phasing, uses and estimates of (a) number and type of dwelling units; (b) square feet and type of commercial/industrial uses; (c) open space and recreational area; (d) buffers; (e) wetlands; (f) drainage and infrastructure areas; and (g) other uses and sizes. Account for all acres. Provide phasing dates and anticipated buildout.
4. (a) The project will use: ☒ 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	2028	Commercial	2,193	6.1 GPM
Sewage	2028	Commercial	1,755	4.9 GPM
Water Utility	Name: St. Johns County Utility Department		Address:	
Sewer Utility	Name: St. Johns County Utility Department		Address:	

8. Describe anticipated drainage system:

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

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

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

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

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

11. Estimate the Recreation and Open Space Demand of residential projects by applying the following formulas:

- (a) Number of Dwelling Units X 2.75 Persons Per Unit X 5 Acres Per 1,000 Population for Neighborhood/Community Park Recreation, by phase:

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

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

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

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

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

REQUIRED EXHIBITS: (MUST BE SUBMITTED IN THIS ORDER)

- 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.
- Proof of ownership (copy of deed or purchase agreement, and title opinion).
- Legal description and tax identification number.
- General location map with subject property clearly identified.
- Property Appraiser's Map with identification of subject property, zoning, and Comprehensive Plan Land Use Designation within 300 feet of property.
- Comprehensive Plan Future Land Use Map with subject property clearly identified.
- Most recent aerial of site showing property boundaries.
- Copy of soils map showing property boundaries.
- Generalized site plan with uses, phases as described in Question 13.
- Water and Sewer Utility letter, if applicable (Question 16).
- One (1) copy of application and exhibits.

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

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

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

Printed or typed name(s): Adam Oestman

Signature(s): *Adam Oestman*

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

Name: Adam Oestman, Alliant Engineering Inc.

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

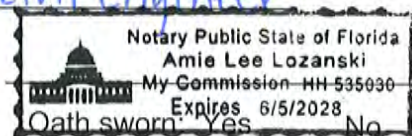
Phone: 904.723.4894 FAX: _____ E-mail: aoestman@alliant-inc.com

State of Florida County of St. Johns

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

Notary Public, State of Florida

Name Amie Lee Lozanski # 535030



Notary Signature *Amie Lee Lozanski*

My Commission expires: 6/5/28

Exhibit A – Consistency with Comprehensive Plan

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

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

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

- a. Parcel 028670 0032 5.32 acres SR 16, zoned commercial. This site is in front of the Murabella Apartment development. We contacted the brokers for pricing and availability. The financials (pricing at \$35.00 psf) along with site constraints for the Tractor Supply layout eliminated this site as a fit for the development.
- b. 2800 Francis Rd parcel 028570 0000, zoned residential/commercial. This 4 acres site was too narrow for the Tractor Supply layout.
- c. 4400 S. Francis Rd parcel 027930 0000 029040 0000 28.54 acres listed at \$14.59M, zoned commercial. This property was being sold intact, Tractor Supply does not need 28 acres, property owner was not considering a subdivision. The site was also burdened with wetlands and flood zone issues.
- d. 2180 SR 16 parcel 086630 0000 8.43 zoned commercial. Listed for \$5.75M. The site was too narrow to make circulation work and storm water detention work for the Tractor Supply layout.
- e. 2225 SR 16 parcel 086700 0000 7.85 acres zoned residential listed for \$2.7M. The site had wetlands on the rear and resulted in site constraints.

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

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

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

The amendment is consistent with Comprehensive Comp plan policies applicable:

A.1.2.5 – The amendment discourages urban sprawl as the site is located in an area with substantial growth, shortening trips and reducing driving times for the community. In addition, there is no Significant Natural Community Habitat located on the property. No gopher tortoise burrows were identified on the subject property. No other protected flora or fauna species are anticipated to be impacted by development of the subject property. Therefore, the amendment is environmentally friendly as most other sites would require impacts to those resources.

A.1.2.5(a) – The site is located near recent development and provides for a contiguous development pattern in the area.

A.1.2.5(b) – The site is located within an area with significant population and development growth and provide for the comfort and convenience of these communities to which it will serve in both use and proximity.

A.1.2.5(c) – The site is located near adequate infrastructure that can accommodate the development with minimal impacts.

A.1.2.5(d) – The site requires no new infrastructure (roadway or utilities) beyond short stub connections. The development impact fees and proportionate fair-share contributions will more than cover any upgrades requires as a result of the development.

A.1.2.5(e) – The amendment will not result in sprawl development as the project will redevelop a previously underutilized parcel within a significant growth corridor.

A.1.2.5(f) – As illustrated on the site plan, the project demonstrated efficient use of land, including necessary buffers and undisturbed edges surrounding the development, does

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

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

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

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

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

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

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

Exhibit B – Estimated Impact on the Availability of Public Facilities

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

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

Exhibit C – Estimated Area of Impact (Traffic)

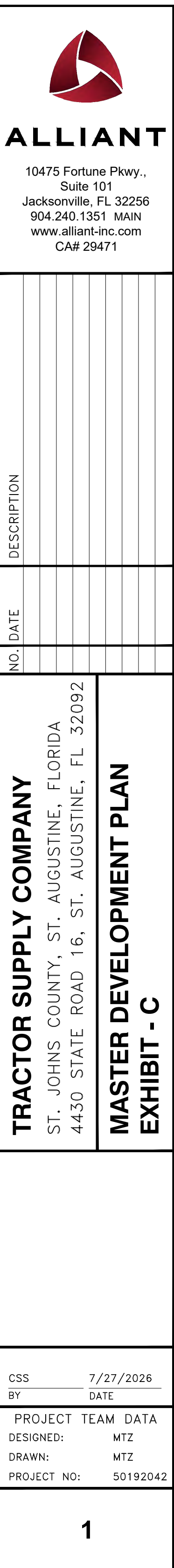
13. Estimate the area of impact using the Traffic Impact Methodology and Procedures contained in Appendix A of the Land Development Code and estimate the impacts on the Levels of Service on the segments within the Area of Impact by Phase. ATTACH CALCULATIONS (staff will complete for up to 29.99 peak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

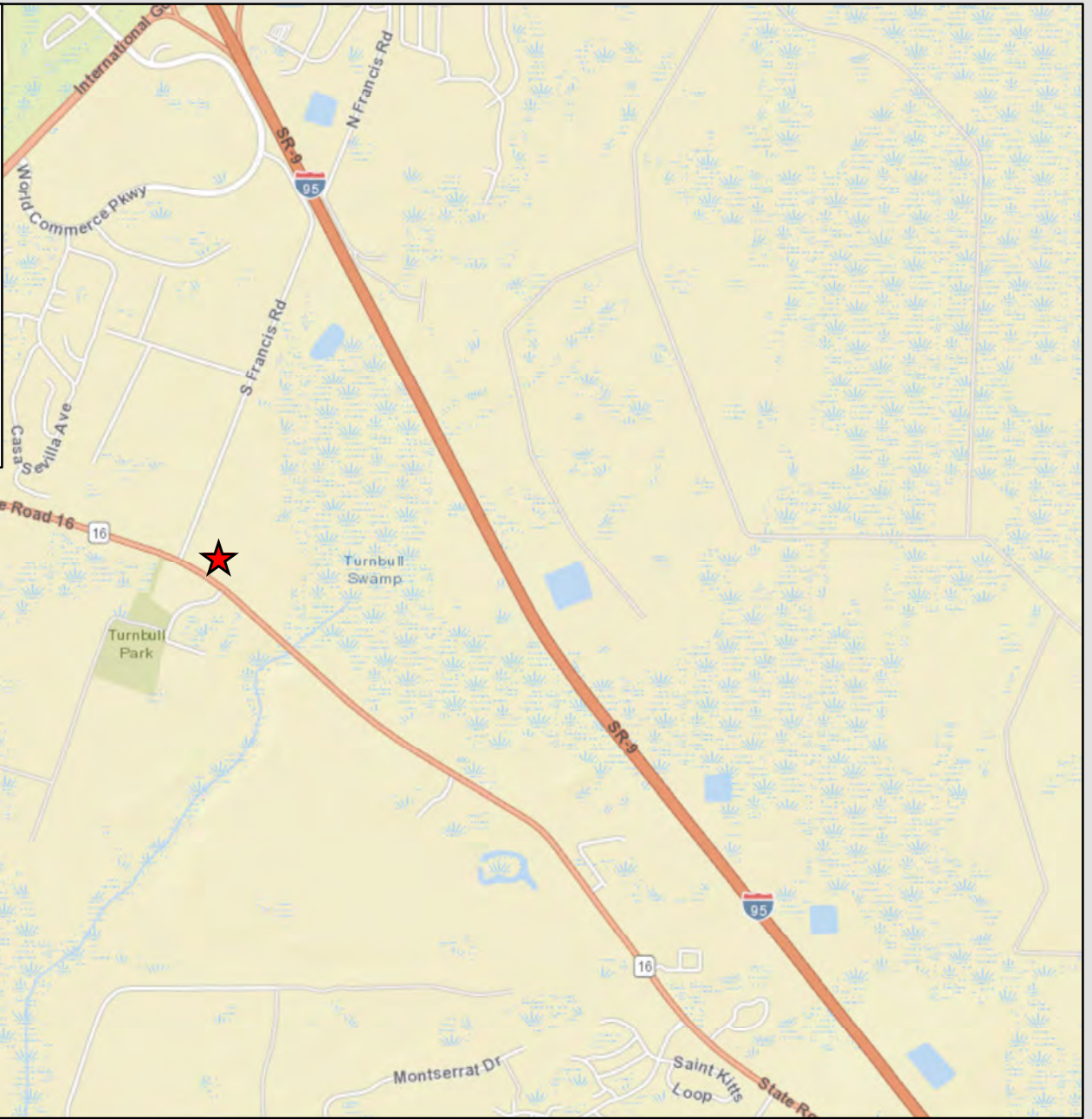
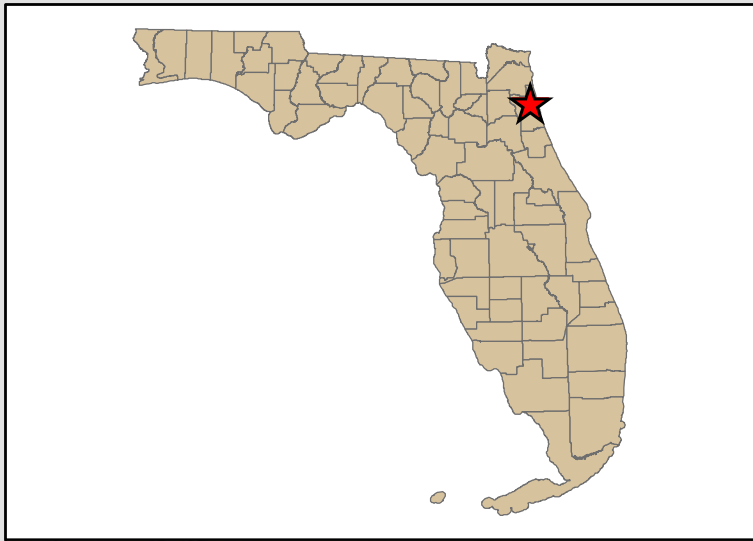
Comprehensive Plan Amendment Application - Question 13 Response

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

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

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





Latitude: 29° 57' 29.02"N
Longitude: 81° 27' 39.71"W
Section 38
Township 6 South
Range 28 East

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

0 1,500 3,000
Feet



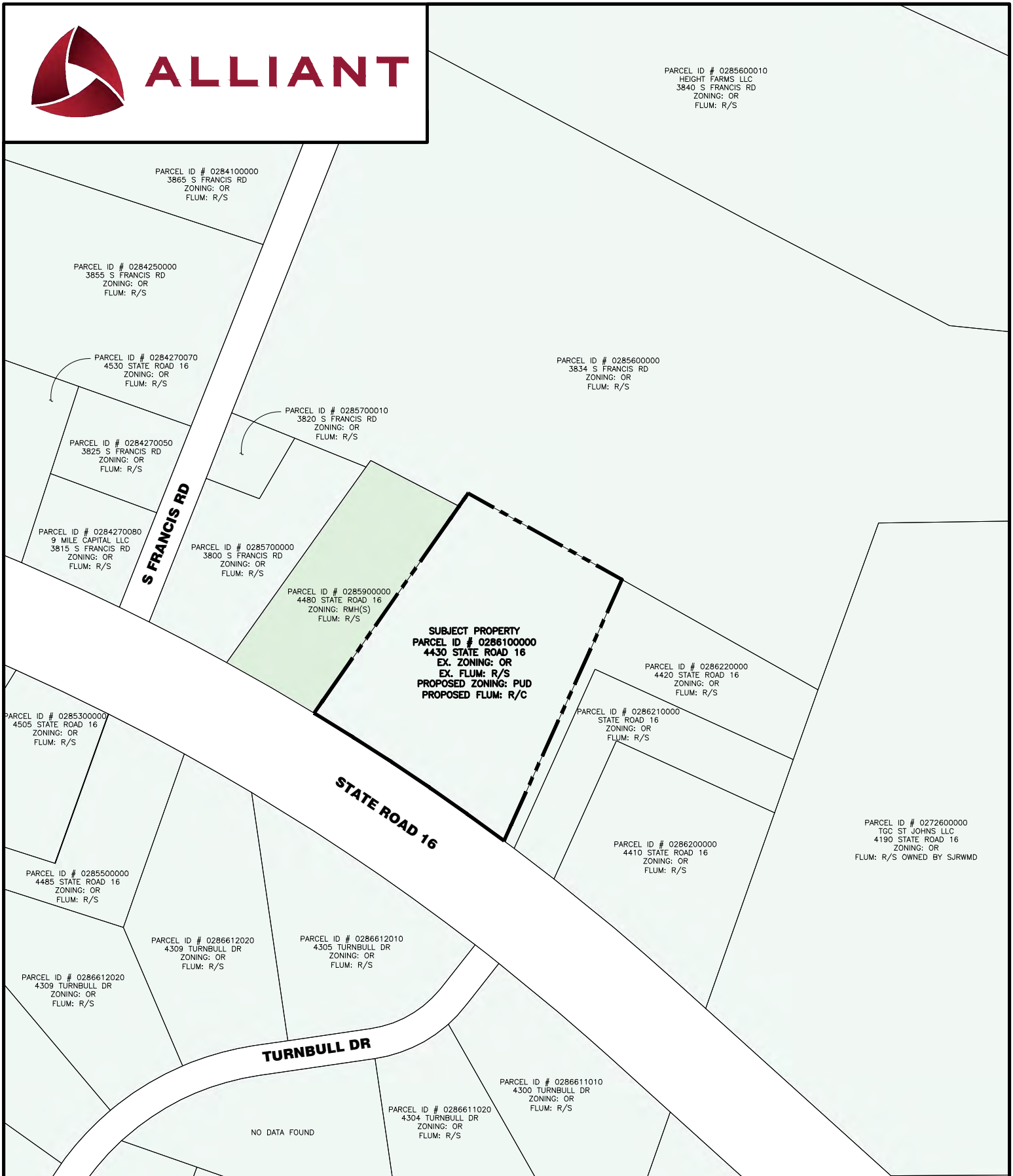
Location Map Tractor Supply SR 16 St. Johns County, Florida



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



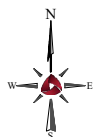
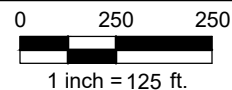
ALLIANT



TRACTOR SUPPLY - SR-16

PROPERTY APPRAISER'S MAP

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

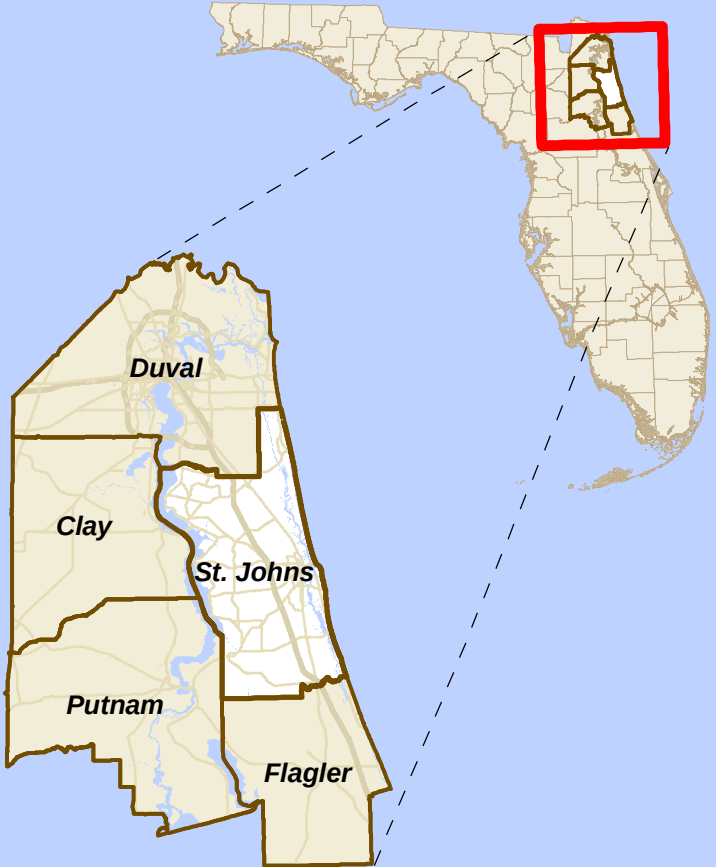
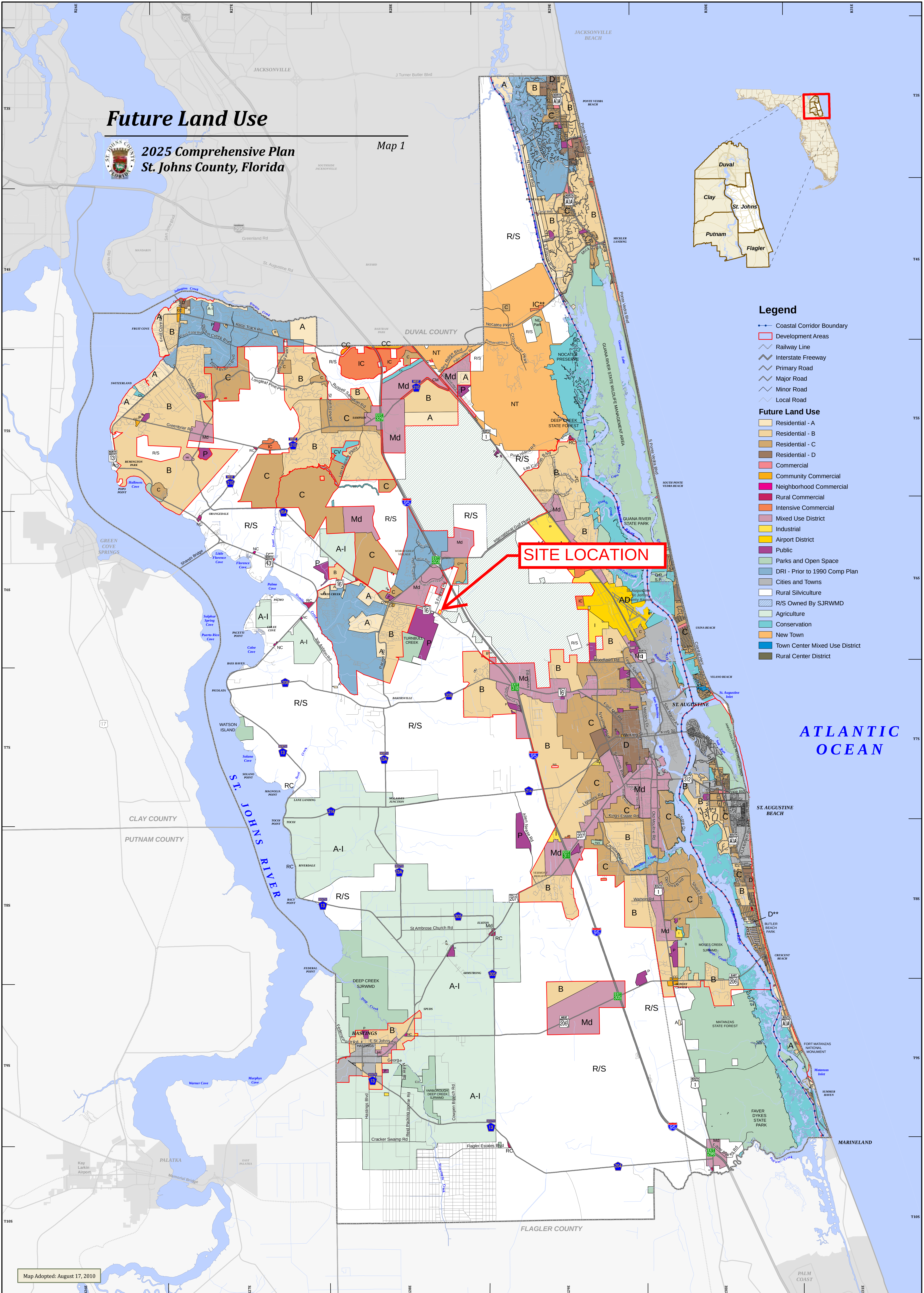


Future Land Use



2025 Comprehensive Plan
St. Johns County, Florida

Map 1



Legend

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

Future Land Use

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

SITE LOCATION

ATLANTIC OCEAN

Map Adopted: August 17, 2010

Future Land Use:

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

Comprehensive Plan:

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

Land Use Notes

Data Source

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

Conservation

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



0 0.75 1.5 3
Miles

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

DISCLAIMER

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





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

0 50 100
Feet



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



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



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

0 50 100
Feet



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



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

January 26, 2026

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

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

Dear Ms. Nylander,

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

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

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

METHODS

Habitat Mapping

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

Protected Species Review

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

RESULTS

Habitats

Uplands

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

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

Significant Natural Community Habitat

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

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

Wildlife Observations

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

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

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

Protected Species

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

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

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

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

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

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

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

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

CONCLUSION

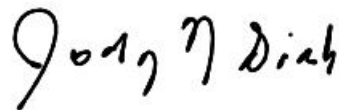
Atlantic Ecological Services, LLC conducted a site review on the Tractor Supply SR 16 property for the purposes of determining the presence of and/or potential presence of state and federally protected wildlife and plant species.

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Jody Sisk".

Jody Sisk
Senior Ecologist

Enclosures

Technical Literature References

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

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

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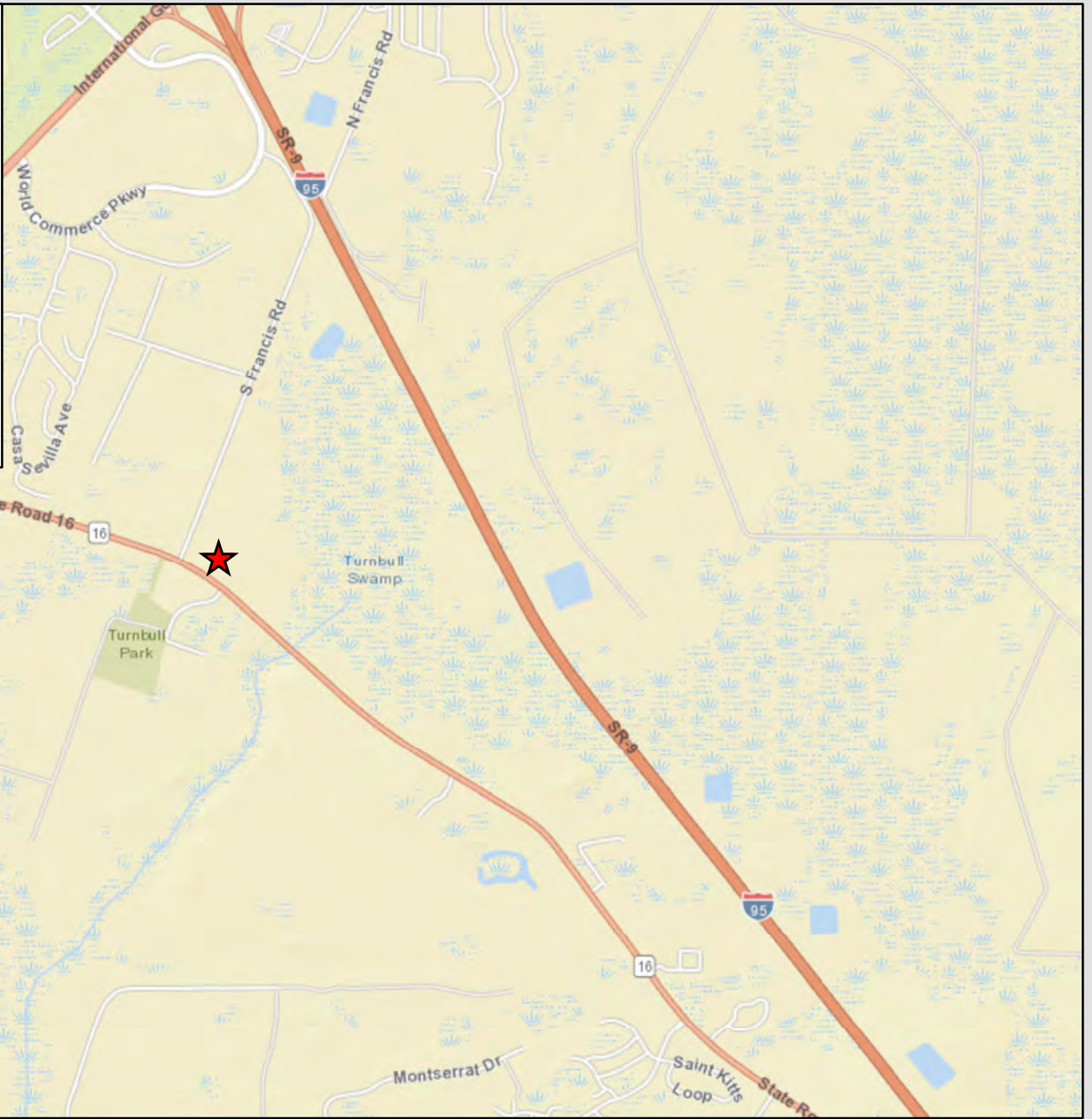
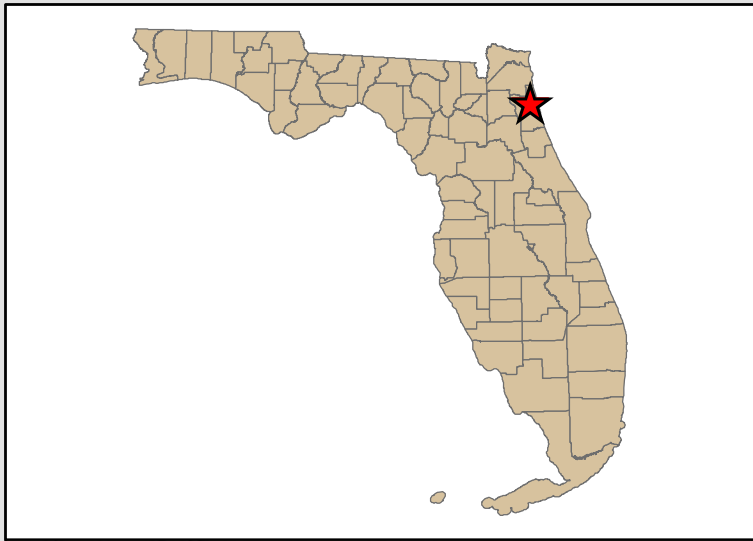
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Wunderlin, R. P., and B. F. Hansen. 2004. *Atlas of Florida Vascular Plants* (<http://www.plantatlas.usf.edu/>).[S. M. Landry and K. N. Campbell (application development), Florida Center for Community Design and Research.] Institute for Systematic Botany, University of South Florida, Tampa.



Latitude: 29° 57' 29.02"N
Longitude: 81° 27' 39.71"W
Section 38
Township 6 South
Range 28 East

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

0 1,500 3,000
Feet



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



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



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

0 50 100
Feet



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



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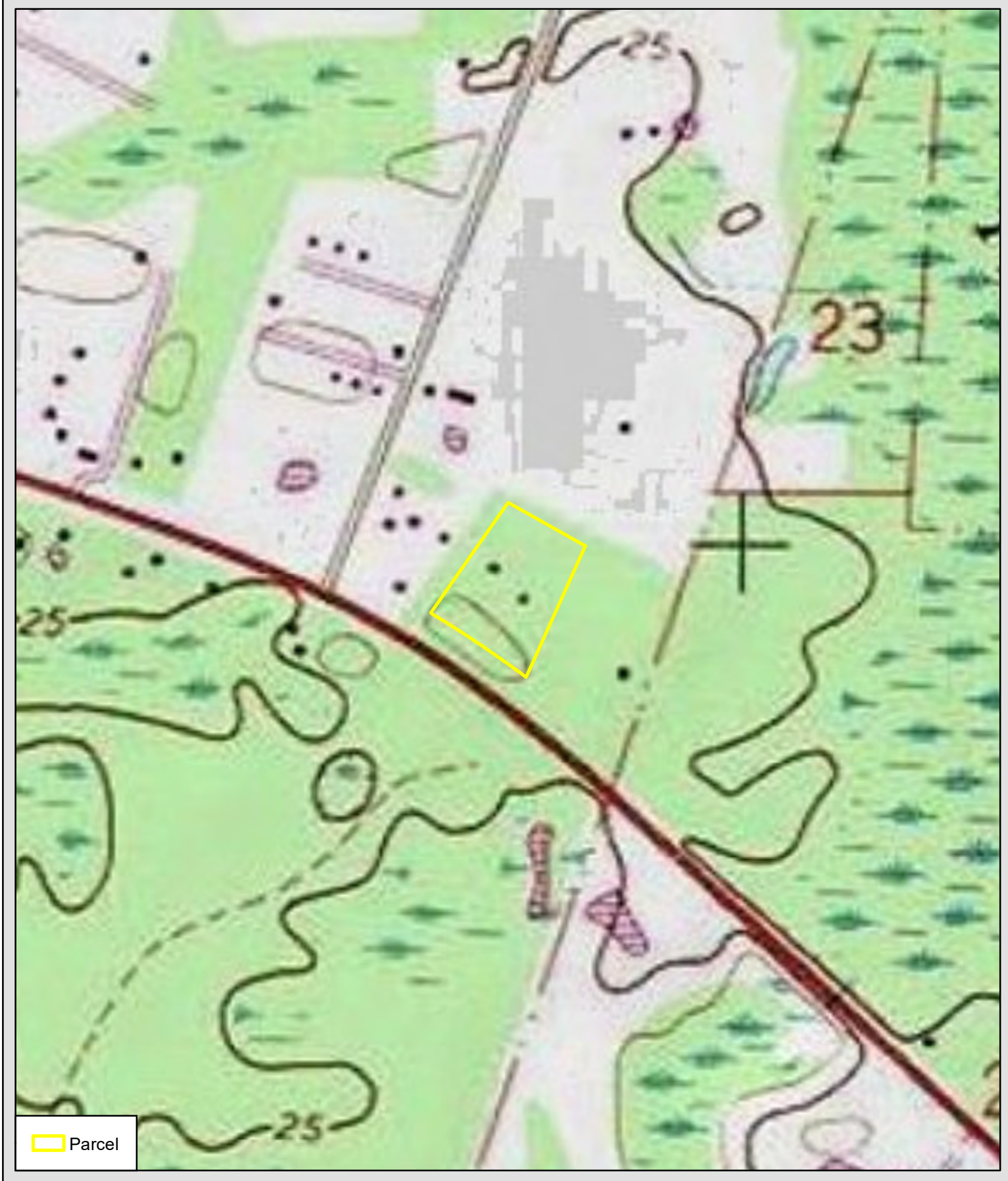


Image Source: ESRI 2024
Date: 1-19-26

0 250 500
Feet



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



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

0 50 100
Feet



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



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

0 50 100
Feet



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



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201 Basque Rd | St. Augustine, FL 32080

PROFESSIONAL ENGINEERING CERTIFICATION

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

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

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

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

Steven P Garbe

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



Technical Memorandum

To: St. Johns County

From: Steve Garbe, PE

Subject: Tractor Supply Store– Minor Traffic Review

Date: March 6th, 2026

INTRODUCTION

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

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

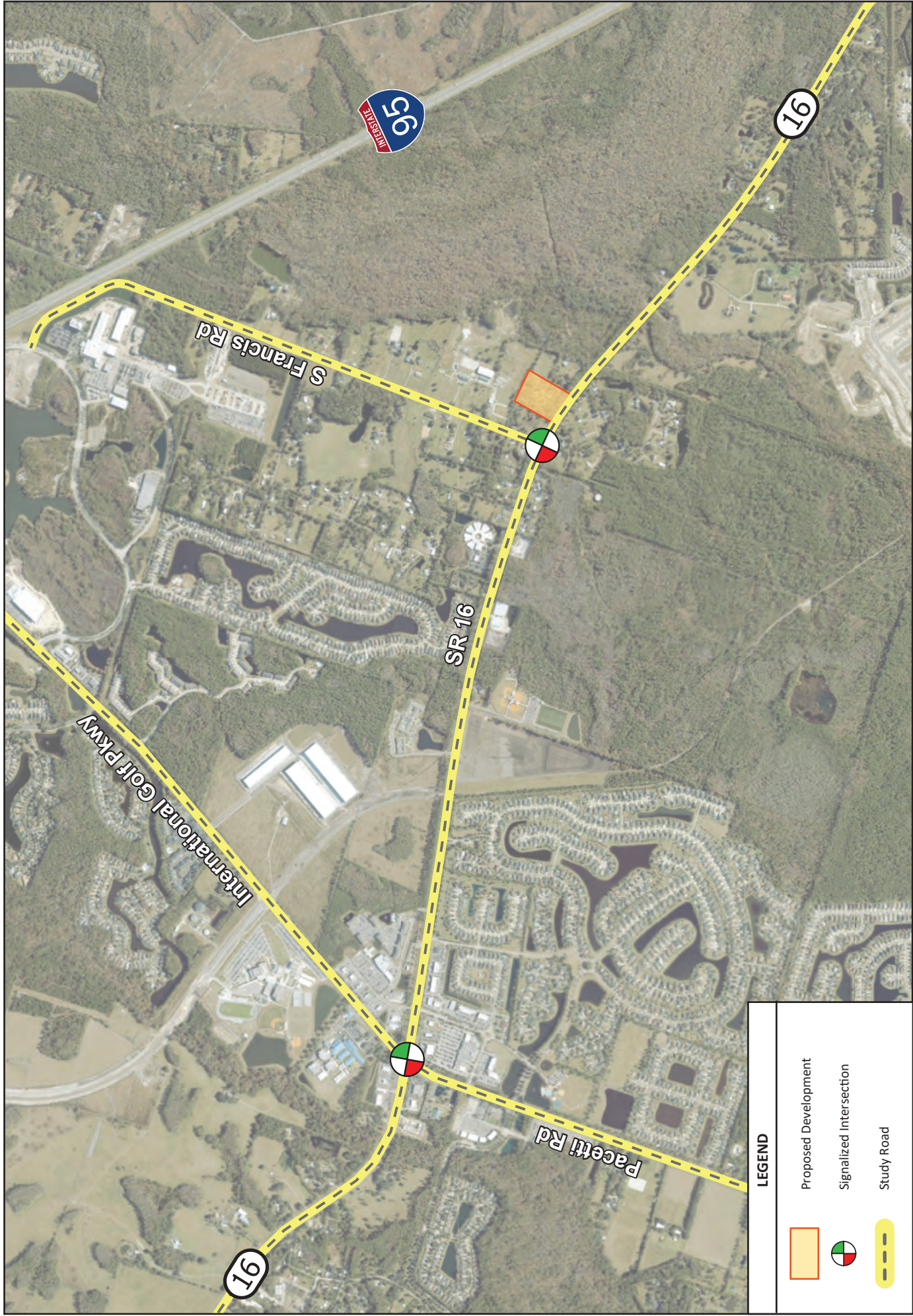
To assess potential traffic impacts, two study intersections within the vicinity of the project for evaluation:

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

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

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

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



LEGEND	
	Proposed Development
	Signalized Intersection
	Study Road

Tractor Supply Traffic Impact Study



Figure 1

Property Location

0 0.25 0.5 Miles

Date Exported: 2/26/2026
Source: St. Johns County, State of Florida, Vantor

TRIP GENERATION FOR PROPOSED ZONING DESIGNATION

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

Table 1: Proposed Zoning – Gross Trip Generation

Land Use (ITE Code)	Units	Size	AM			PM			Daily Trips
			Peak Hour Trips ¹			Peak Hour Trips ¹			
			Trips In	Trips Out	Total Trips	Trips In	Trips Out	Total Trips	
Building Materials and Lumber Store (812)	1000 Sq. Ft. GFA	21.9	15	12	27	16	19	35	256
	<i>Internal Capture (N/A)²</i>		<i>Not Applied</i>						
	Land Use Gross		15	12	27	16	19	35	256
	<i>Pass-By Trips (N/A)²</i>		<i>Not Applicable</i>						
	Land Use Net Trips		15	12	27	16	19	35	256
Subtotal ITE Trips			15	12	27	16	19	35	256
<i>Internal Capture²</i>			<i>Not Applied</i>						
Subtotal Gross Trips			15	12	27	16	19	35	256
<i>Pass-By Trips²</i>			<i>Not Applicable</i>						
Project Gross Trips			15	12	27	16	19	35	256

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

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

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

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



PROJECT TRIP DISTRIBUTION

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

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

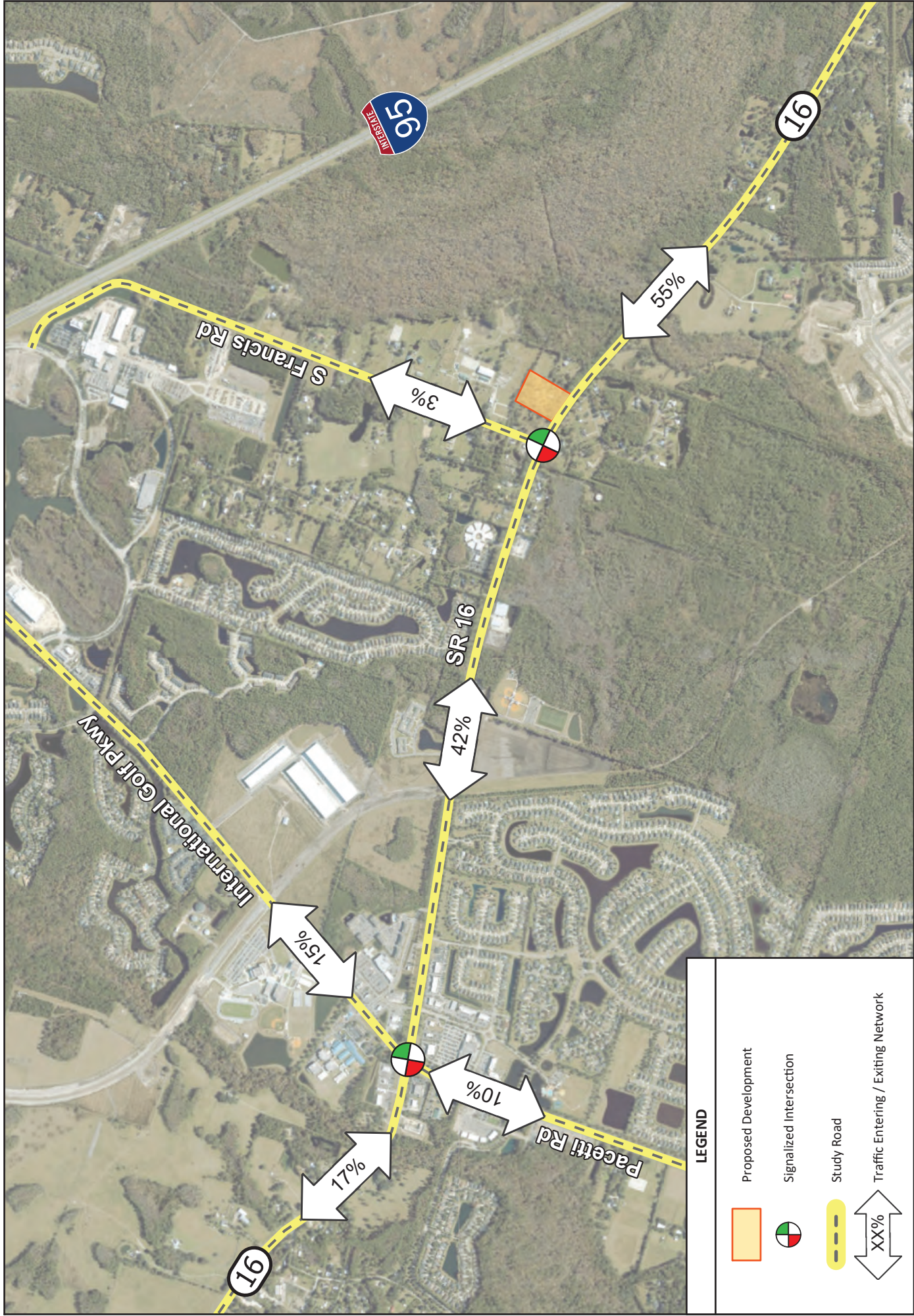
The resulting preliminary trip distribution used in the assessment is shown in **Figure 2**.

STUDY AREA

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

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

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



Tractor Supply Traffic Impact Study





EXISTING SEGMENT ANALYSIS

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

FUTURE BACKGROUND GROWTH

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

BUILD OUT ROADWAY SEGMENT ANALYSIS

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

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

- SR 16 from Development Driveway to Elevation Parkway

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

Table 2: Study Area Segment Analysis – Existing Conditions

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

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

Table 3: Growth Rate Analysis

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

Table 4: Study Area Segment Analysis – 2028 Future Conditions

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

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



CONCLUSIONS

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

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

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

Appendix

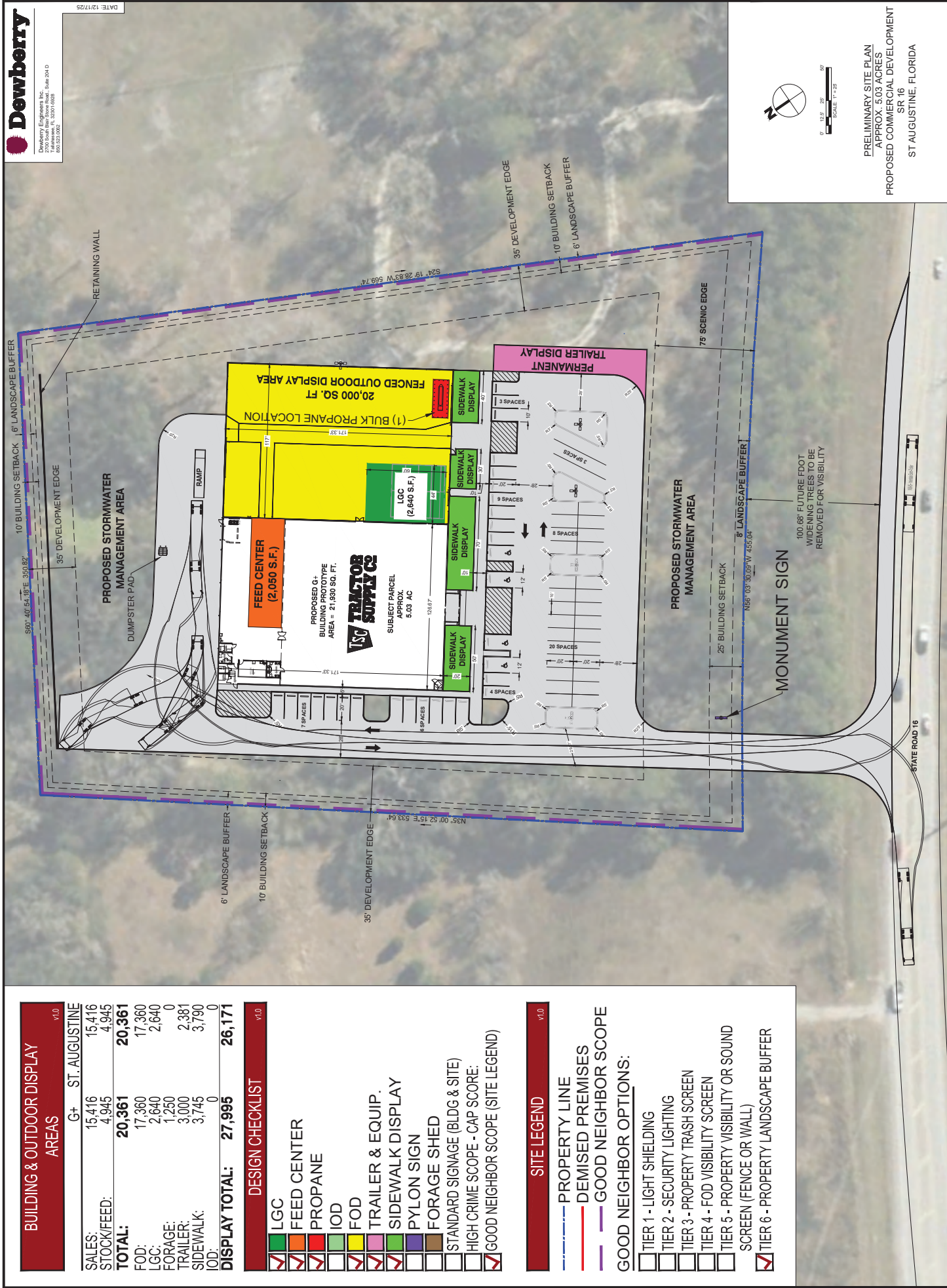


- v1.0

v1.0

- ☒ TIER 6 - PROPERTY LANDSCAPE BUFFER

- ☒ TIER 6 - PROPERTY LANDSCAPE BUFFER



Land Use: 812

Building Materials and Lumber Store

Description

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

Additional Data

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

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

Source Numbers

358, 879, 880, 1019

Building Materials and Lumber Store (812)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 9

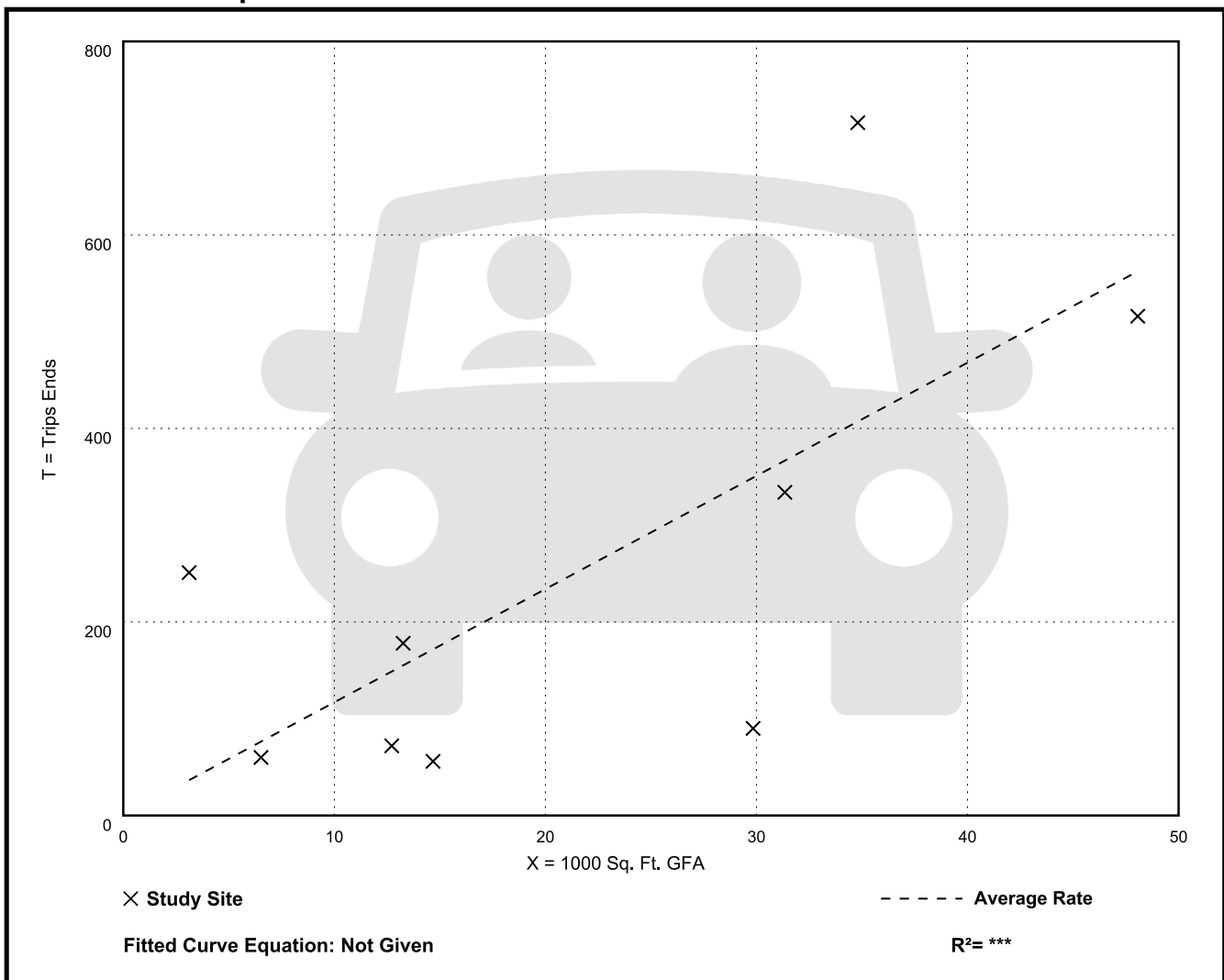
Avg. 1000 Sq. Ft. GFA: 22

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



Building Materials and Lumber Store (812)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 10

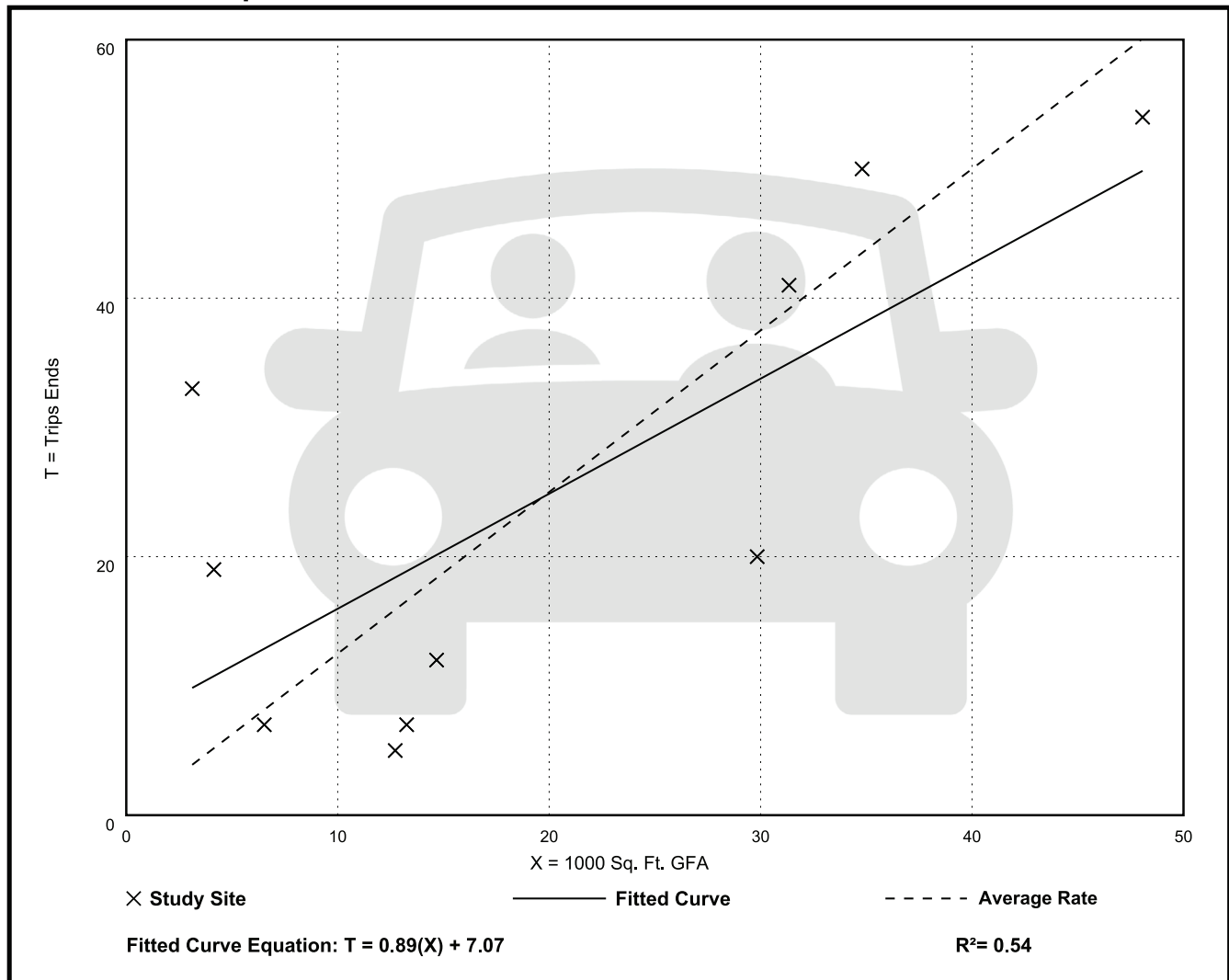
Avg. 1000 Sq. Ft. GFA: 20

Directional Distribution: 58% entering, 42% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



Building Materials and Lumber Store (812)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 12

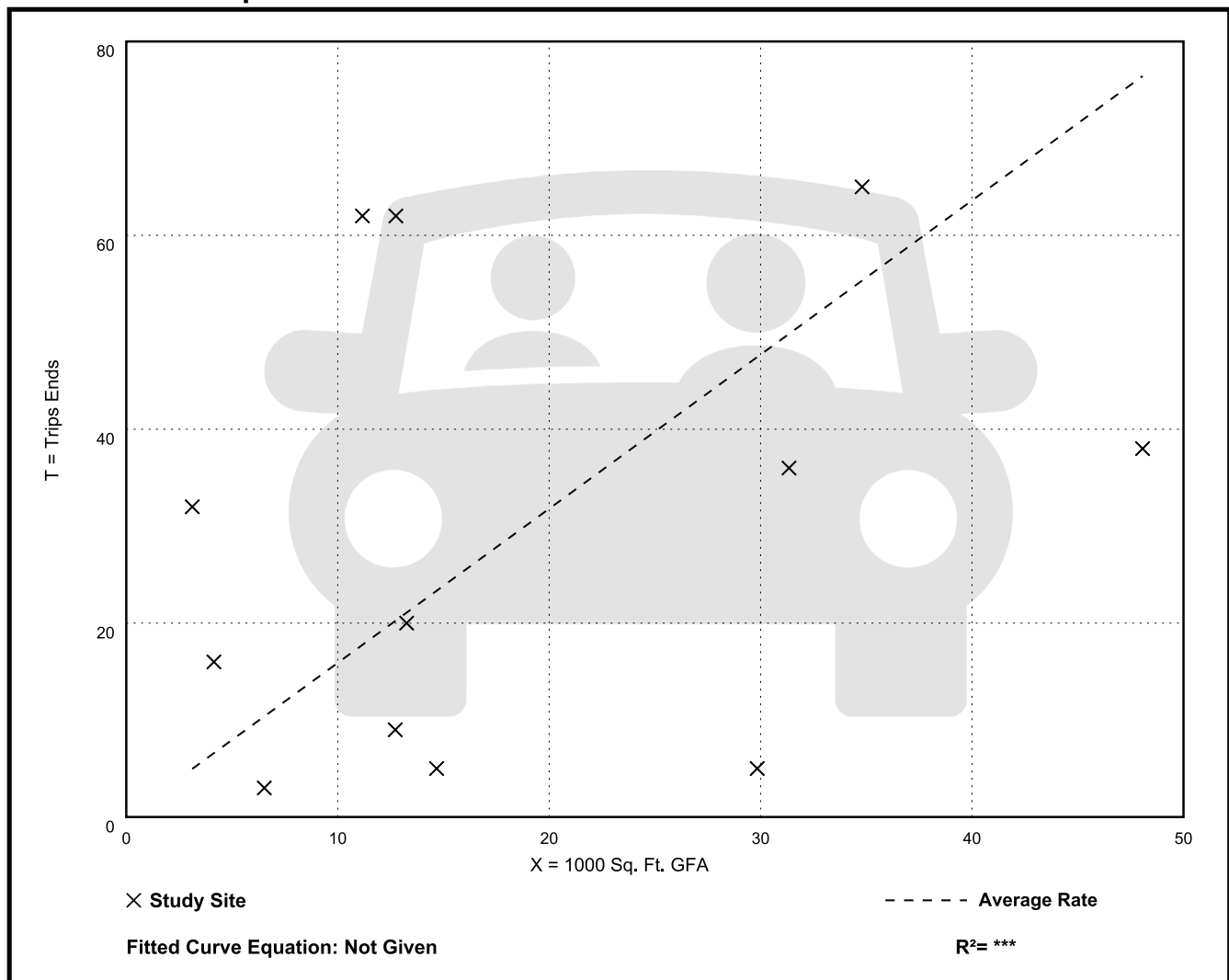
Avg. 1000 Sq. Ft. GFA: 19

Directional Distribution: 45% entering, 55% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

Data Plot and Equation



Study Area Segment Analysis - Existing Roadway and Traffic Characteristics

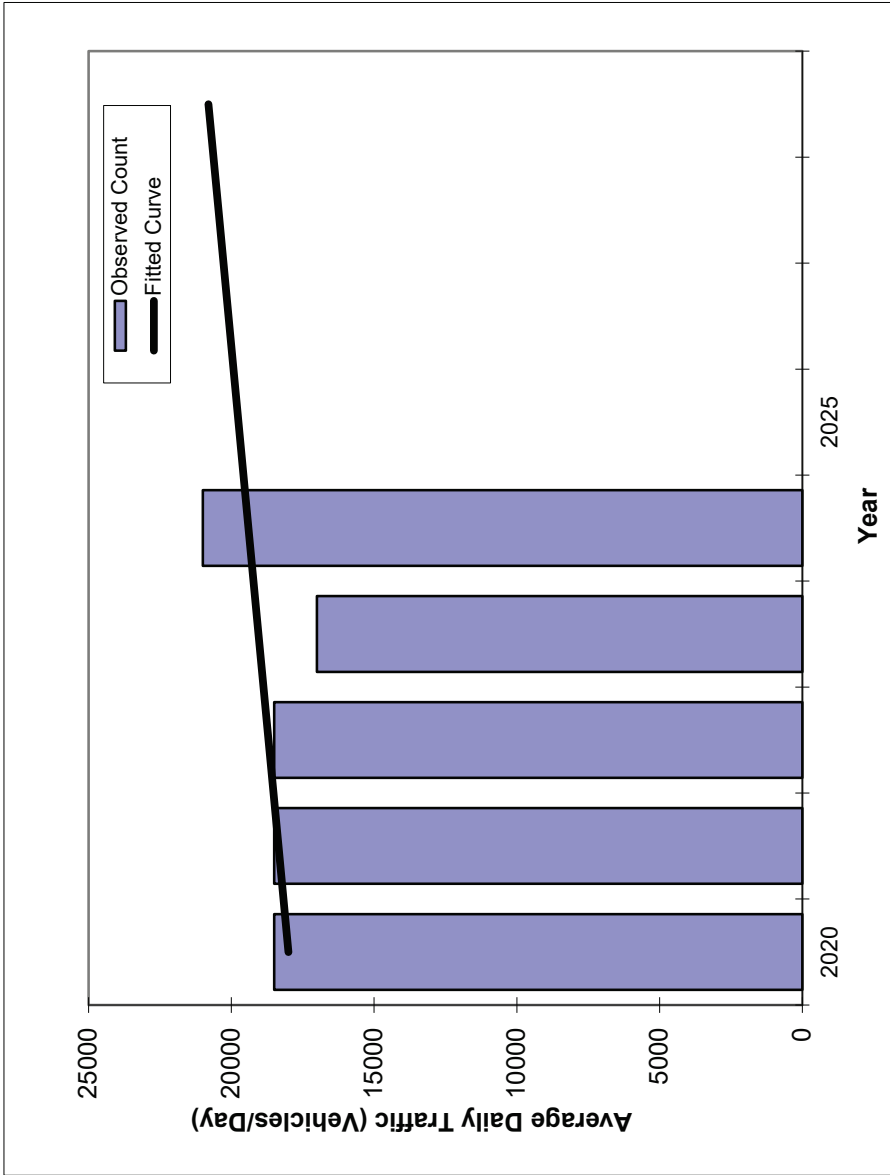
Road Name	From	To	Segment	AADT	K Factor	Peak Hour 2-Way Volume	Posted Speed	Lanes (2-Way)	Access-Point Density	Median Type	Roadway Edge	Context Classification
SR-16	Silverleaf Parkway	International Golf Parkway	785050	27000	9.0%	2430	45	4	>2/mile	Divided	Curbed	C3R
	International Golf Parkway	Driveway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

Traffic Trends - V2023

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

FM #	
Location	1

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



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

Linear Growth Option

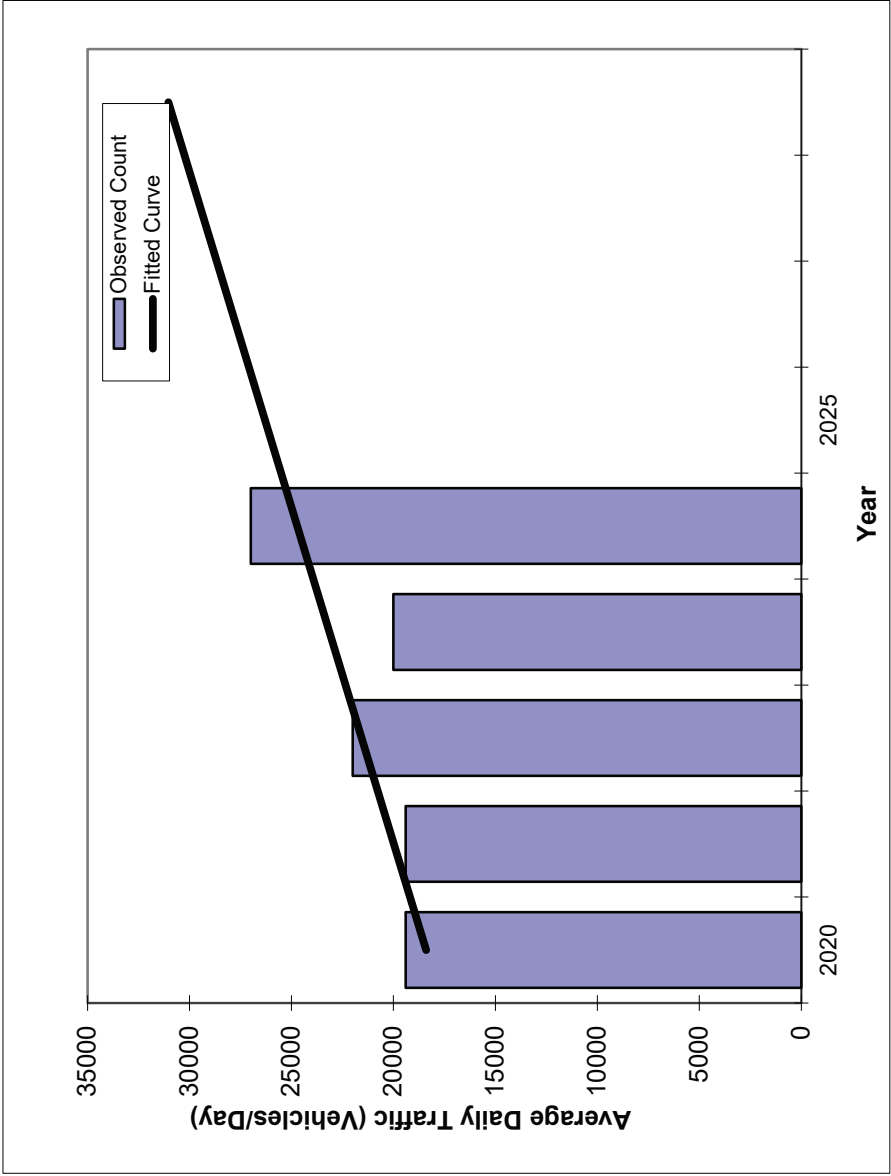
Traffic (ADT/AADT)	
Year	Count*
2020	18,500
2021	18,500
2022	18,500
2023	17,000
2024	21,000
2026 Opening Year Trend	N/A
2027 Interim Year Trend	N/A
2028 Design Year Trend	N/A
Travel Demand Forecasts/Trends	

*Axle-Adjusted

Traffic Trends - V2023
SR 16 -- SR 16 .1 MI. W. OF INT. GOLF PKWY

FM #	
Location	1

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



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

Linear Growth Option

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

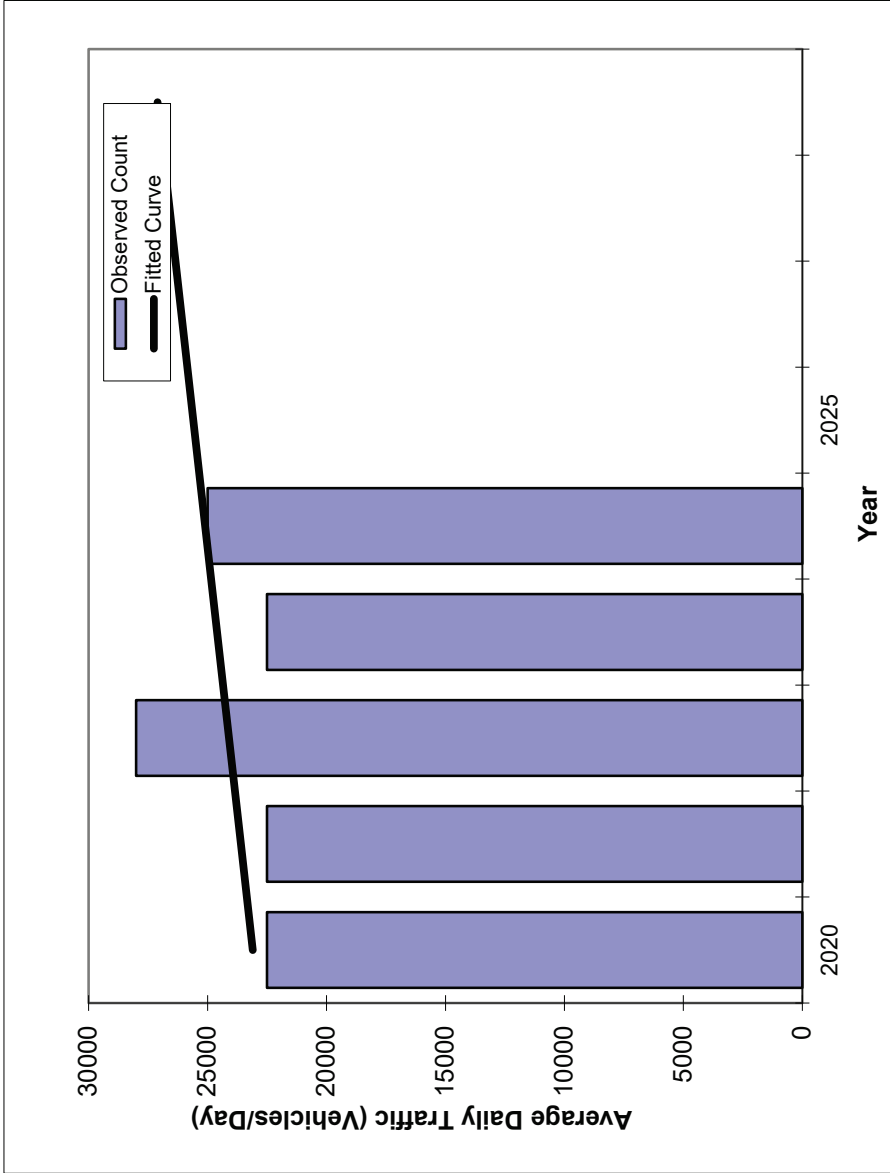
*Axle-Adjusted

Traffic Trends - V2023

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

FM #	
Location	1

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



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

Linear Growth Option

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

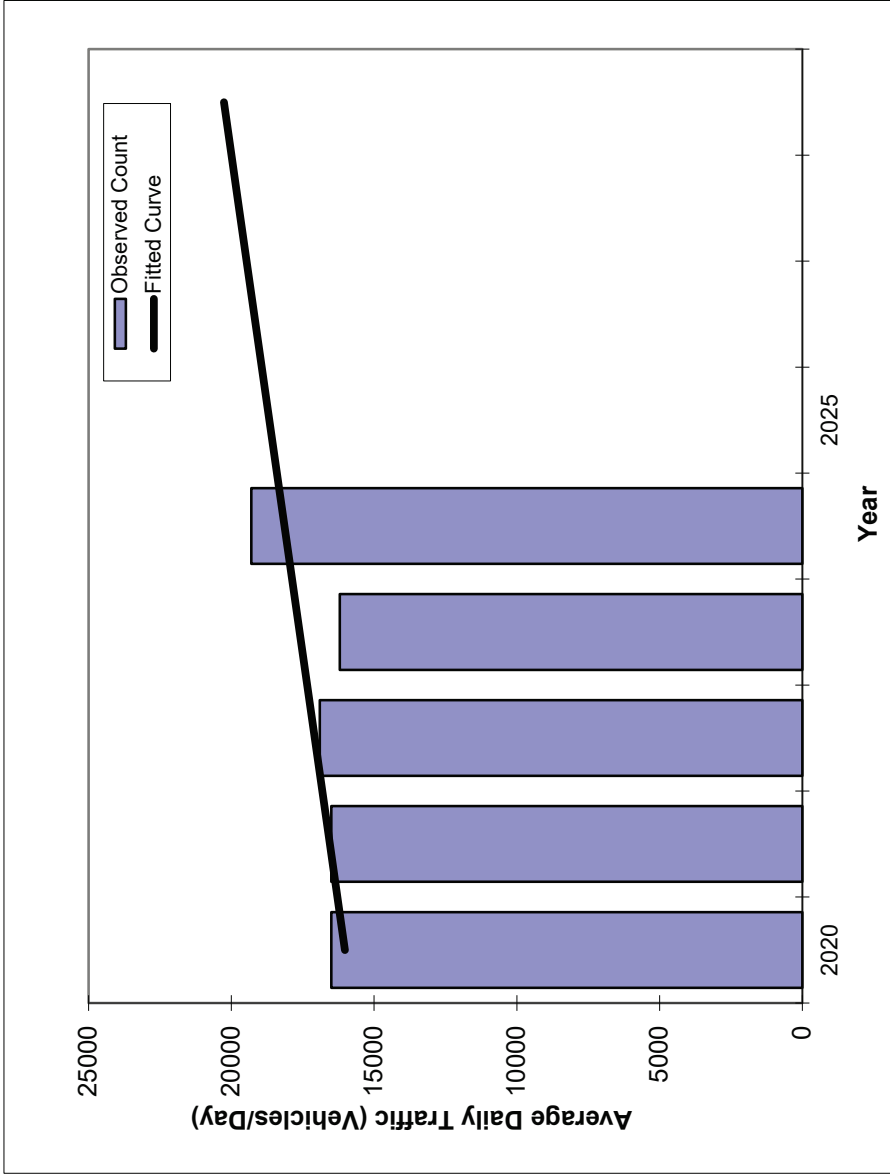
*Axle-Adjusted

Traffic Trends - V2023

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

FM #	
Location	1

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



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

Linear Growth Option

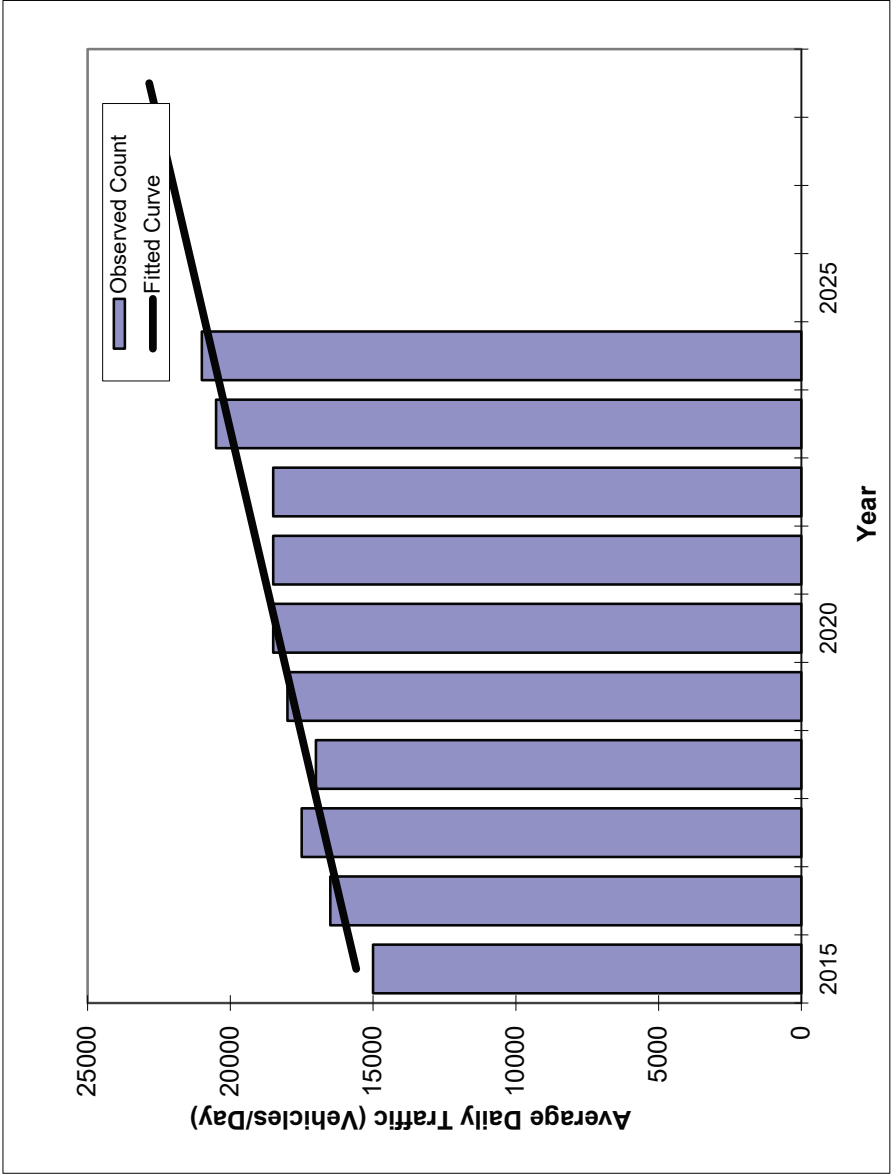
Traffic (ADT/AADT)	
Year	Count*
2020	16,500
2021	16,500
2022	16,900
2023	16,200
2024	19,300
Trend	
2020	16,020
2021	16,550
2022	17,080
2023	17,610
2024	18,140
2026 Opening Year Trend	
2026	N/A
2027 Interim Year Trend	
2027	N/A
2028 Design Year Trend	
2028	N/A
Travel Demand Forecasts/Trends	
20,260	

*Axle-Adjusted

Traffic Trends - V2023
SR 16 -- SR 16 .7 MI. W. OF I-95 (W. OF ALL MALL ENTRANCES)

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

FM #	1
Location	



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

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

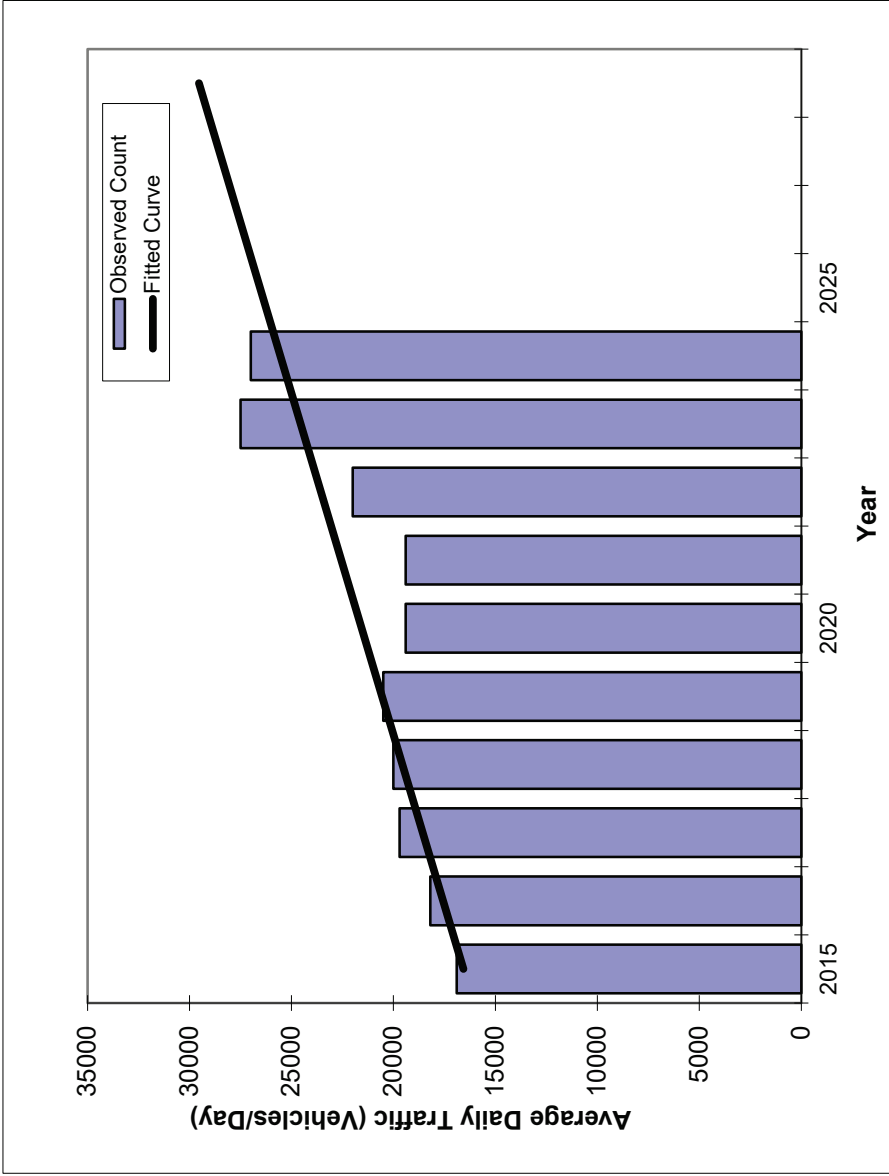
*Axle-Adjusted

Traffic Trends - V2023

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

FM #	
Location	1

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



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

Linear Growth Option

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

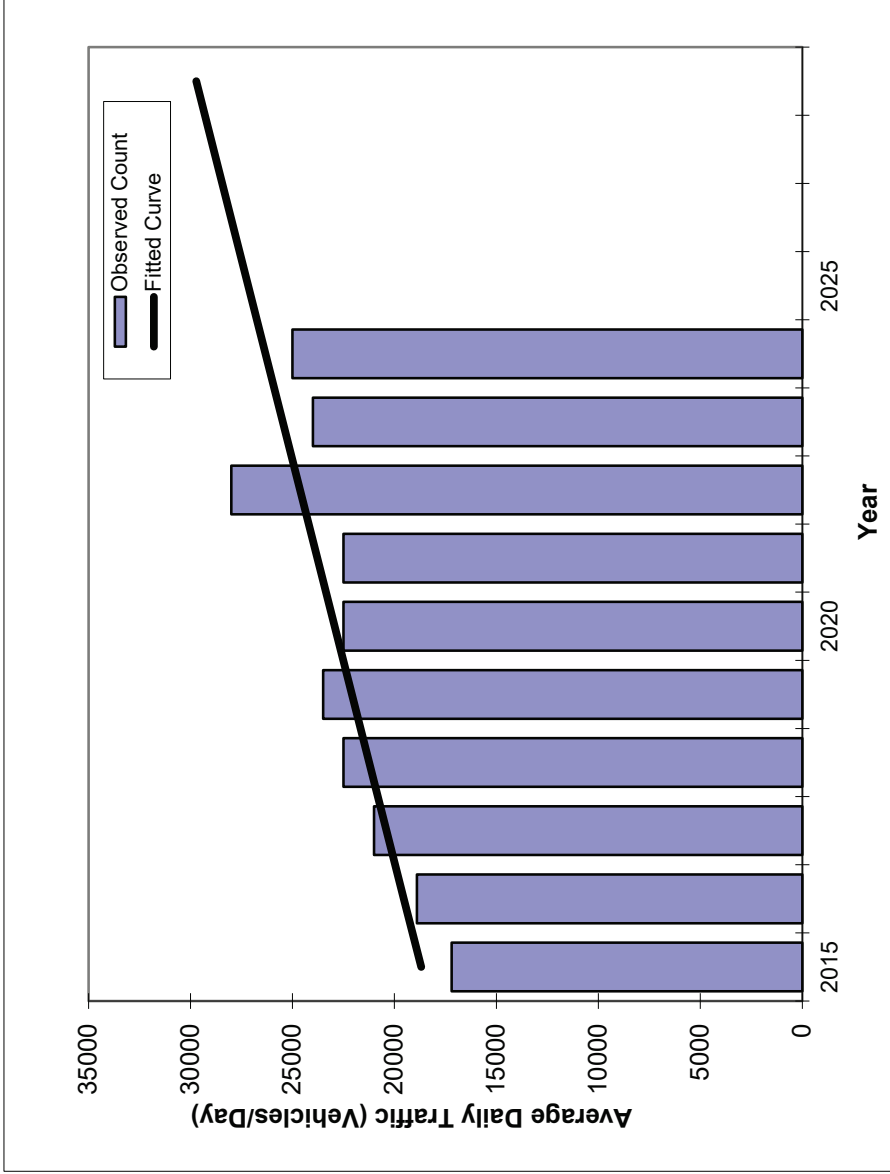
*Axle-Adjusted

Traffic Trends - V2023

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

FM #	
Location	1

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



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

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

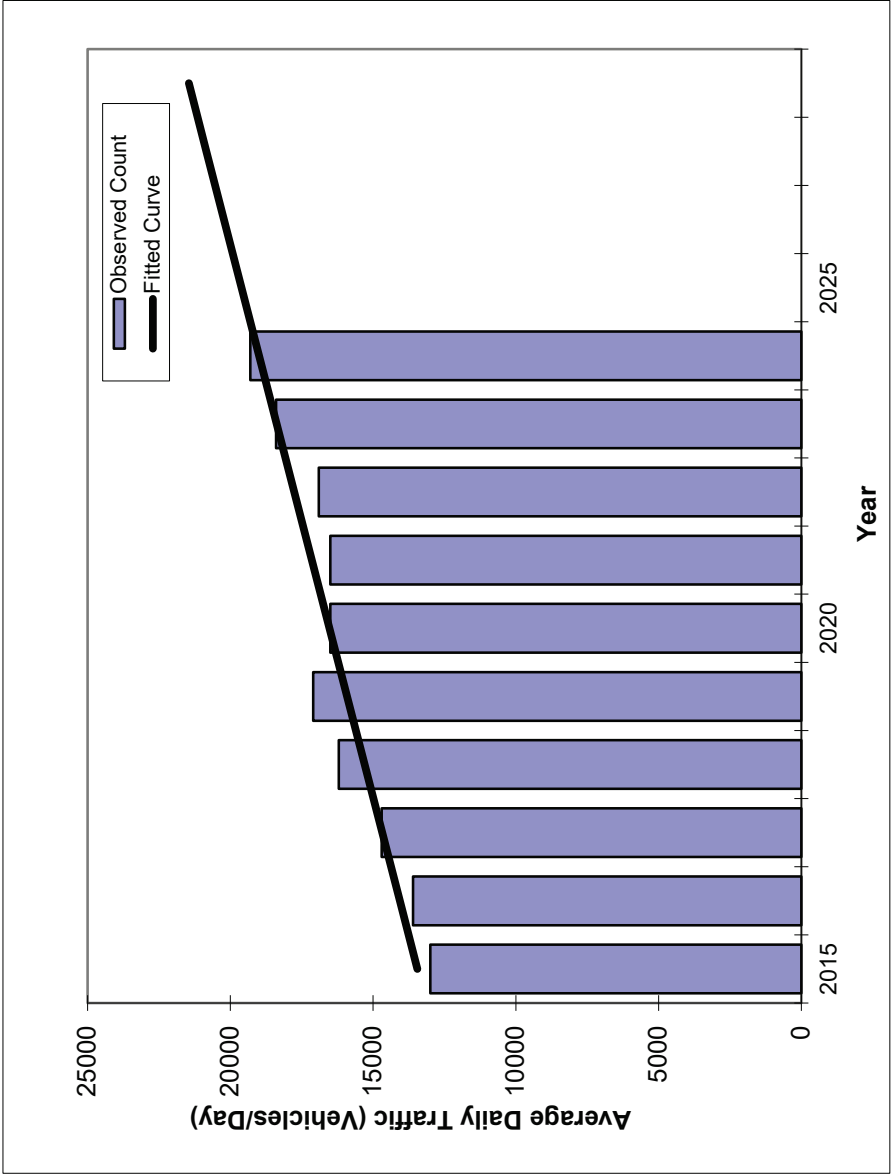
*Axle-Adjusted

Traffic Trends - V2023

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

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

FM #	
Location	1



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

Linear Growth Option

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

*Axle-Adjusted



November 20, 2025

VIA Email: mtzaleski@dewberry.com

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

**RE: Water & Sewer Availability
TSC – St. Augustine**

PIN(s): 028610 0000

Mr. Zaleski:

Based on the conditions listed below, St. Johns County Utility Department (SJCUD) will be able to serve the 21,930 square feet commercial space with a total anticipated water demand of 2,193 gallons per day (gpd) and wastewater flow of 1,755 gpd. **This letter cannot be used to obtain a building permit. A receipt of paid Unit Connection Fees (UCF) is required to obtain a building permit.**

Point of Connection - Water:

Potable water service can be provided by SJCUD's NW Water Treatment Plant (WTP) with connection to the existing 20-inch water main along State Road 16. The St. Johns County Fire Department should be contacted regarding fire flow requirements for the site, and Developer must make provisions if the required flow is not available.

Point of Connection - Wastewater:

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

Point of Connection – Reclaimed Water:

This development is located within the County's Mandatory Reclaimed Water Service Area (MRWSA) and shall install reclaimed water facilities pursuant to County Ordinance 2022-37, as amended. In no case shall potable water be utilized for irrigation. Reclaimed water will be made available with connection to the existing 8-inch reclaimed water main along State Road 16.

General Conditions:

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

Utilities

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

2. Water and sewer conveyance are not absolutely guaranteed until the proposed development is issued a Concurrency Certificate. At that time, the developer must meet and agree with the SJCUD regarding any necessary infrastructure upgrades to accommodate the proposed development without affecting the existing level of services to its customers.
3. The availability of capacity will expire 180 days from the date of this letter on **May 19th, 2026**. All necessary fees must be paid to guarantee a specific number of Equivalent Residential Connections pursuant to County Ordinance 2022-37, as amended.
4. Prior to submitting construction plans, please have the Engineer of Record contact SJCUDAvailability@sjcfl.us for copies of as-built information regarding the connection point and relevant Utility information related to FDEP permitting. Your Engineer and Contractor must field verify the size and location of all utilities prior to design and construction. If connecting to an SJCUD-owned force main, please request a connection pressure using our web app by clicking [here](#).
5. The Engineer of Record shall provide a Utility Master Plan for this development to detail the conditions generally outlined in this letter.

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

Sincerely,

Teri Shoemaker

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

ATTACHMENT 3
Northwest Sector
Community Meeting
Documents



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

COMMUNITY MEETING NOTICING AFFIDAVIT

Date: 9/23/2026

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

Notice Requirement

Date and Initials

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

Adam Oestman

Applicant Signature

9/23/2026

Date

STATE OF FLORIDA

COUNTY OF DUVAL

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

Amie Lee Lozano
Notary Public, State of Florida

Name: Amie Lee Lozano

My Commission Expires: 6/5/28

My Commission Number is: 535030

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____

**NOTICE OF COMMUNITY PLANNING PUBLIC PARTICIPATION MEETING
THURSDAY SEPTEMBER 17, 2026, AT 6:00 P.M.**

**Village Church
4229 Pacetti Road St.
Saint Augustine, FL 32092**

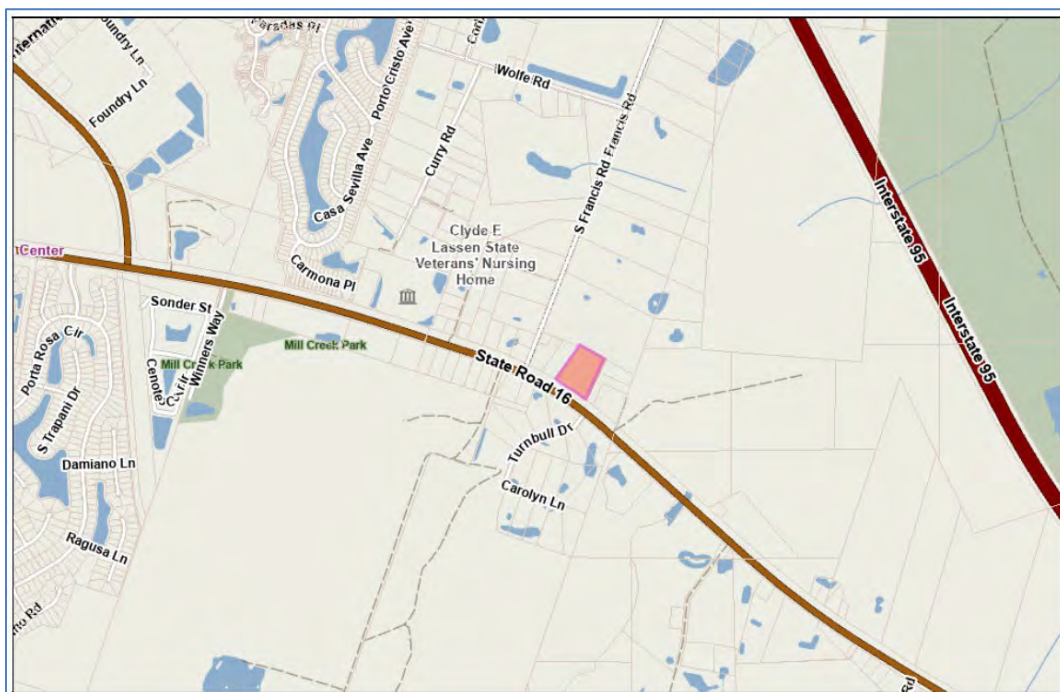
NOTICE OF NORTHWEST SECTOR COMMUNITY PLANNING PUBLIC PARTICIPATION MEETING REGARDING Tractor Supply Company Application for Rezoning (PUD 2026-02) and Small-Scale Comprehensive Plan Amendment (CPA(SS) 2026-03).

This community workshop is being held to provide the public with an opportunity to learn about the proposed Tractor Supply Company project in the Northwest Sector of St. Johns County. The project is located at 4430 State Road 16, St. Augustine, Florida 32092, just east of S. Francis Road.

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

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

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



USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 09/10/2026

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/10/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

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

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

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

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

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Classifieds

To Advertise, visit our website: **Classifieds.staugustine.com**

■ Public Notices/Legals email: **Legals@staugustine.com**

■ Business & Services email: **StAugustineBusServ@gannett.com**

■ To post job openings, visit: **Staugustine.com/jobs**



TO ADVERTISE
Visit Our Website:
Classifieds.staugustine.com

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

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40 YEARS
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TURE RESTORATION**
Specializing in: Furniture
Refinishing, Chair Caning
and Antique Restoration.
Licensed & Insured.
CALL 904-806-0430

RENTALS

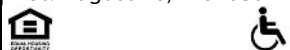
PUBLISHER'S NOTICE

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



Apartments

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



Rooms For Rent

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

AUTO

Classic / Antique



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

PUBLIC NOTICES

Fictitious Business

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

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

Foreclosure / Sheriff Sales

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
SEVENTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR SAINT JOHNS
COUNTY.
GENERAL JURISDICTION DIVISION
CASE NO. CA25-1116
FBC MORTGAGE, LLC,
Plaintiff,
vs.
CRYSTAL MARY Y KUHN AKA
CRYSTAL MARY KUHN AKA CRYSTAL

Foreclosure / Sheriff Sales

KUHN A/K/A CRYSTAL MARY, et al.,
Defendant.
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursu-
ant to a Summary Final Judgment
of Foreclosure entered August 07,
2026 in Civil Case No. CA25-1116
of the Circuit Court of the SEVENTH
JUDICIAL CIRCUIT in and for Saint
Johns County, St. Augustine,
Florida, wherein FBC MORTGAGE,
LLC is Plaintiff and Crystal Mary Y
Kuhn AKA Crystal Mary Kuhn AKA
Crystal Kuhn a/k/a Crystal Mary,
et al., are Defendants, the Clerk of
Court, Brandon J. Patty, will sell to
the highest and best bidder cash
electronically at www.saintjohnsrealforeclose.com in accordance
with Chapter 45, Florida Statutes
on the 24th day of September,
2026 at 12:00 PM on the following
described property as set forth
in said Summary Final Judgment,
to-wit:
Lot 124, Holly Forest, according to
the map or plat thereof, as recorded
in Map Book 100, Page 48 through
61, of the Public Records of St.
Johns County, Florida.

Any person claiming an interest in
the surplus from the sale, if any,
other than the property owner as
of the date of the lis pendens, must
file a claim before the clerk reports
the surplus as unclaimed.
I HEREBY CERTIFY that a true and
correct copy of the foregoing was:
[check all used](x) E-mailed (x)
Mailed this 31st day of August,
2026, to all parties on the attached
service list.
By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymundo Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
email: MRSP@2026@mccalla.com
Fla. Bar No.: 146803

If you are a person with a disability
who needs an accommodation in
order to access court facilities or
participate in a court proceeding,
you are entitled, at no cost to you,
to the provision of certain assis-
tance. To request such an accom-
modation, please contact Court
Administration in advance of the
date the service is needed: Court
Administration, 125 E. Orange
Ave., Ste. 300, Daytona Beach, FL
32114. (386) 298-6096. Hearing or
voice impaired, please call 1 (800)
955-8770.
September 3, 10 2026
LSAR0587741

Notice To Creditors

IN THE CIRCUIT COURT FOR ST.
JOHNS COUNTY, FLORIDA
PROBATE DIVISION

File No. CP26-0619
IN RE: Estate of Robert James
Hejnas Sr. a/k/a Robert J. Hejnas

NOTICE TO CREDITORS
The administration of the estate
of Robert James Hejnas Sr. a/k/a
Robert J. Hejnas, deceased, whose
date of death was February 8, 2026,
is pending in the Circuit Court for
St. Johns County, Florida, Probate
Division, the address of which is
4010 Lewis Speedway, St. Augus-
tine, Florida 32084. The names and
addresses of the personal repre-
sentative and the personal repre-
sentative's attorney are set forth
below.

All creditors of the decedent and
other persons having claims or
demands against decedent's estate
on whom a copy of this notice is
required to be served must file
their claims with this court ON OR
BEFORE THE LATER OF 3 MONTHS
AFTER THE TIME OF THE FIRST
PUBLICATION OF THIS NOTICE
OR 30 DAYS AFTER THE DATE OF
SERVICE OF A COPY OF THIS NOTICE
ON THEM.

All other creditors of the decedent
and other persons having claims or
demands against decedent's estate
must file their claims with this court
WITHIN 3 MONTHS AFTER THE DATE
OF THE FIRST PUBLICATION OF THIS
NOTICE.

ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH IN
FLORIDA STATUTES 733.702 WILL
BE FOREVER BARRED.

NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.

The personal representative or
curator has no duty to discover
whether any property held at the
time of the decedent's death by the
decedent or the decedent's surviv-
ing spouse is property to which the
Florida Community Property Rights
at Death Act as described in ss.
732.216-732.228 applies, or may
apply, unless a written demand is
made by a creditor or a beneficiary
as specified under s. 732.2211. The
written demand must be filed with
the clerk.

The date of first publication of this
notice is September 03, 2026.

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

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

IN THE CIRCUIT COURT FOR ST.
JOHNS COUNTY, FLORIDA
PROBATE DIVISION

File No. CP26-0627
IN RE: Estate of Ruth L. O'Neill

NOTICE TO CREDITORS
The administration of the estate
of Ruth L. O'Neill, deceased, whose
date of death was August 3, 2026,
is pending in the Circuit Court for
St. Johns County, Florida, Probate
Division, the address of which is 4010
Lewis Speedway St. Augustine, FL
32084. The names and addresses of
the personal representative and the
personal representative's attorney
are set forth below.

All creditors of the decedent and
other persons having claims or
demands against decedent's estate
on whom a copy of this notice is
required to be served must file
their claims with this court ON OR
BEFORE THE LATER OF 3 MONTHS
AFTER THE TIME OF THE FIRST
PUBLICATION OF THIS NOTICE
OR 30 DAYS AFTER THE DATE OF
SERVICE OF A COPY OF THIS NOTICE
ON THEM.

All other creditors of the decedent
and other persons having claims or
demands against decedent's estate
must file their claims with this court
WITHIN 3 MONTHS AFTER THE DATE
OF THE FIRST PUBLICATION OF THIS
NOTICE.

ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH IN
FLORIDA STATUTES 733.702 WILL
BE FOREVER BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The personal representative or
curator has no duty to discover
whether any property held at the
time of the decedent's death by the
decedent or the decedent's surviv-
ing spouse is property to which the

Notice To Creditors

Florida Community Property Rights
at Death Act as described in ss.
732.216-732.228 applies, or may
apply, unless a written demand is
made by a creditor or a beneficiary
as specified under s. 732.2211. The
written demand must be filed with
the clerk.
The date of first publication of this
notice is September 10, 2026.

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

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

Public Notices

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

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

**All meetings will convene every
2nd Thursday of the month at 1:00
p.m. (except for dates marked
with * which will be held at 6:00
p.m.) and will be held at the
Heritage Landing Amenity
Center, 370 Heritage Landing
Parkway, St. Augustine Florida
32092.**

A copy of the agenda may be
obtained by contacting the District
Manager, c/o Rizzetta & Company,
Inc. 3434 Colwell Avenue, Suite 200,
Tampa, FL 33614 ("District
Manager's Office") or by emailing the
District Manager at LGallagher@rizzetta.com and/or
by telephoning 904-436-6270 during
normal business hours. The meet-
ings are open to the public and will
be conducted in accordance with
the provisions of Florida law for
community development districts.
The meetings may be continued to
a date, time, and place to be speci-
fied on the record at such meeting.
There may be occasions when one
or more Supervisors or staff will
participate by telephone. Pursuant
to provisions of the Americans with
Disabilities Act, any person requir-
ing special accommodations at this
meeting because of a disability or

Public Notices

NOTICE OF A PROPOSED REZONING

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

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

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

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

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

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

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

PLANNING AND ZONING
AGENCY
ST. JOHNS COUNTY, FLORIDA
RICHARD HILSENBECK, CHAIR
FILE NUMBER: REZ-2026000008
PROJECT NAME: St. Johns Commons Commercial



Order# 12612710, 9/10/2026

SAG44640241

Public Notices

physical impairment should contact
the District Office at (904) 436-
6270 at least 48 hours prior to the
meeting. If you are hearing or
speech impaired, please contact
the Florida Relay Service by dialing
7-1-1, or 1-800-955-8771 (TTY) /
1-800-955-8770 (Voice), for aid in
contacting the District Office.

A person who decides to appeal
any decision made at the meeting
with respect to any matter consid-
ered at the meeting is advised that
person will need a record of the pro-
ceedings and that accordingly,
the person may need to ensure that
a verbatim record of the proceed-
ings is made, including the testi-
mony and evidence upon which
such appeal is to be based.
District Manager
Run Date: 09/10/2026

**SOUTHAVEN COMMUNITY DEVEL-
OPMENT DISTRICT
NOTICE OF PUBLIC MEETING DATES
FOR FISCAL YEAR 2026/2027**

The Board of Supervisors of the
Southaven Community Develop-
ment District will hold their regular
meetings for Fiscal Year 2026/2027
on the following dates:

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

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

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

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

A person who decides to appeal any

Public Notices

Public Notices

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

Lesley Gallagher
District Manager
September 10 2026
LSAR0591403

**NOTICE OF MEETINGS
TOLAMATO
COMMUNITY DEVELOPMENT
DISTRICT**

The Board of Supervisors of the
Tolamato Community Development
District will hold their meetings for
Fiscal Year 2027 at the Nocatee
Amenity Center (Crosswater Hall),
245 Nocatee Center Way, Ponte
Vedra, Florida at 3:00 P.M. on the
4th Tuesday of each month as
follows or otherwise indicated:

**October 27, 2026
November 17, 2026 (3rd Tuesday)
December 15, 2026 (3rd Tuesday)
January 26, 2027
February 23, 2027
March 23, 2027
April 27, 2027
May 25, 2027
June 22, 2027
July 27, 2027
August 24, 2027
September 28, 2027**

The meetings are open to the
public and will be conducted in
accordance with the provisions of
Florida Law for Community Devel-
opment Districts. A copy of the
agendas for each meeting may be
obtained from the District
Manager, 475 West Town Place,
Suite 114, St. Augustine, Florida
32092 (and phone (904) 940-5850).
The meetings may be continued to
a date, time, and place to be speci-
fied on the record at the meetings.
There may be occasions when one
or more Supervisors will partici-
pate by telephone.

Any person requiring special
accommodations for the meetings
because of a disability or physical
impairment should contact the
District Office at (904) 940-5850 at
least two calendar days prior to the
meetings. If you are hearing or
speech impaired, please contact
the Florida Relay Service at 1-800-
955-8770 for aid in contacting the
District Office.

Each person who decides to appeal
any action taken at the meetings is
advised that person will need a
record of the proceedings and that
accordingly, the person may need
to ensure that a verbatim record of
the proceedings is made, including
the testimony and evidence upon
which such appeal is to be based.
Jim Oliver
Manager

Public Notices

Public Notices

**NOTICE OF A SPECIAL MEETING
OF THE ST. JOHNS COUNTY
BOARD OF COUNTY
COMMISSIONERS**

NOTICE IS HEREBY GIVEN that the
Board of County Commissioners of
St. Johns County, Florida, will hold
a special meeting on Tuesday,
September 15, 2026, at 5:01 p.m. in
the County Auditorium at the
County Administration Building,
500 San Sebastian View, St. Augus-
tine, Florida.

The purpose of the special meeting
is to hold a public hearing to
consider and adopt the final millage
rates and budget for Fiscal Year
2027. The Board may also consider
and take action on any other busi-
ness that may lawfully come before
it during the special meeting.

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

**NOTICE TO PERSONS NEEDING
SPECIAL ACCOMMODATIONS AND
TO ALL HEARING-IMPAIRED
PERSONS:** In accordance with the
Americans with Disabilities Act,
persons needing a special accom-
modation to participate in this
proceeding should contact the ADA
Coordinator, at 904-209-0400 or at
the Facilities Management Depart-
ment, 2416 Dobbs Road, St. Augus-
tine, FL 32086. For hearing-
impaired individuals: Florida Relay
Service: 1-800-955-8770, no later
than 5 days prior to the date of the
meeting.
**BOARD OF COUNTY COMMISSION-
ERS**
OF ST. JOHNS COUNTY, FLORIDA
BRANDON J. PATTY, ITS CLERK
By: Artricia K. Allen, Deputy Clerk

Homes



Public Notices

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

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

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

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

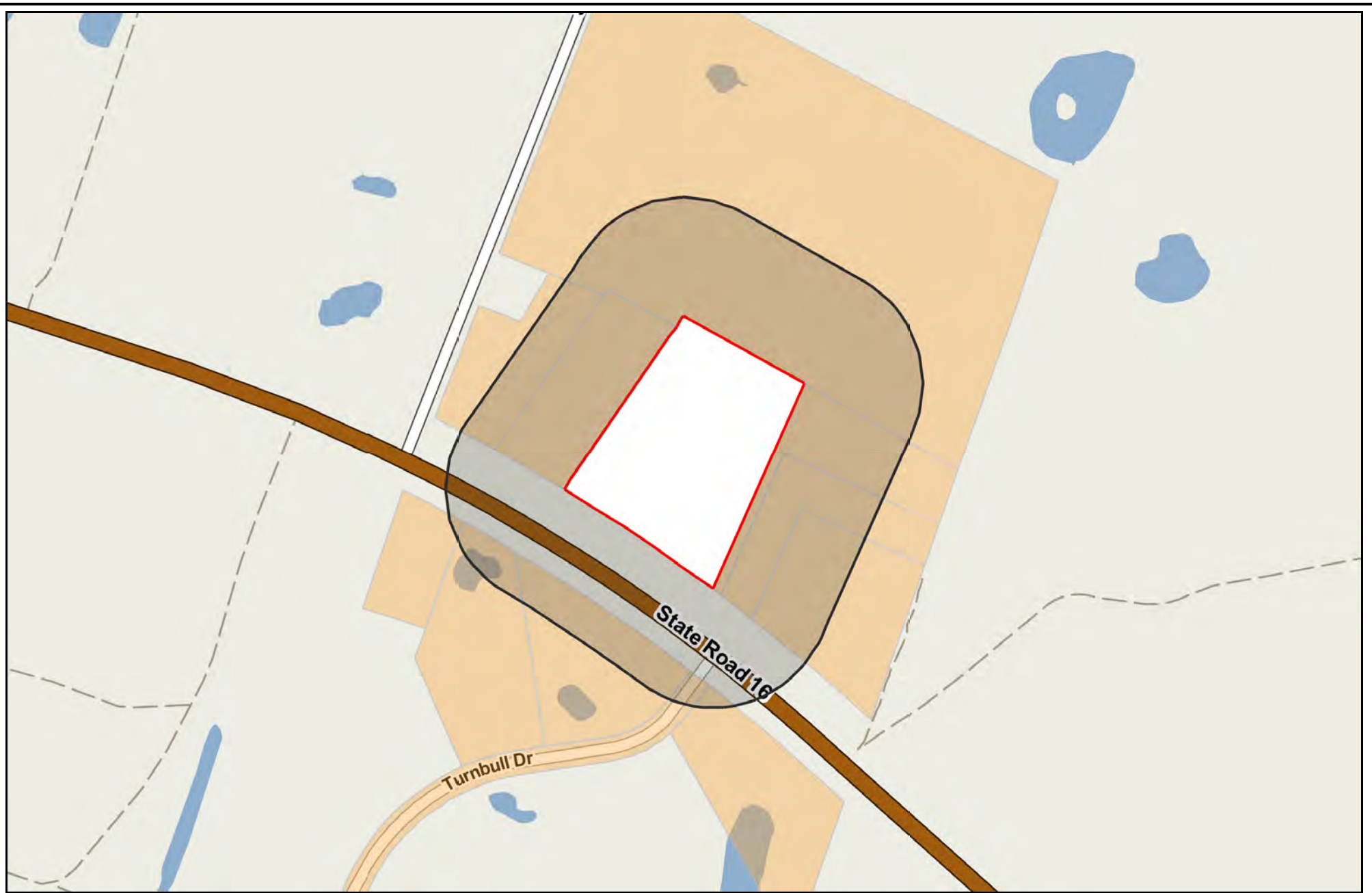
**If you have any questions prior to the meeting,
please contact Jennifer Nylander at (251) 380-
8373 or jennifer@hixsnedeker.com**

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



Order# 12616717, 9/10/2026

SAG44649386



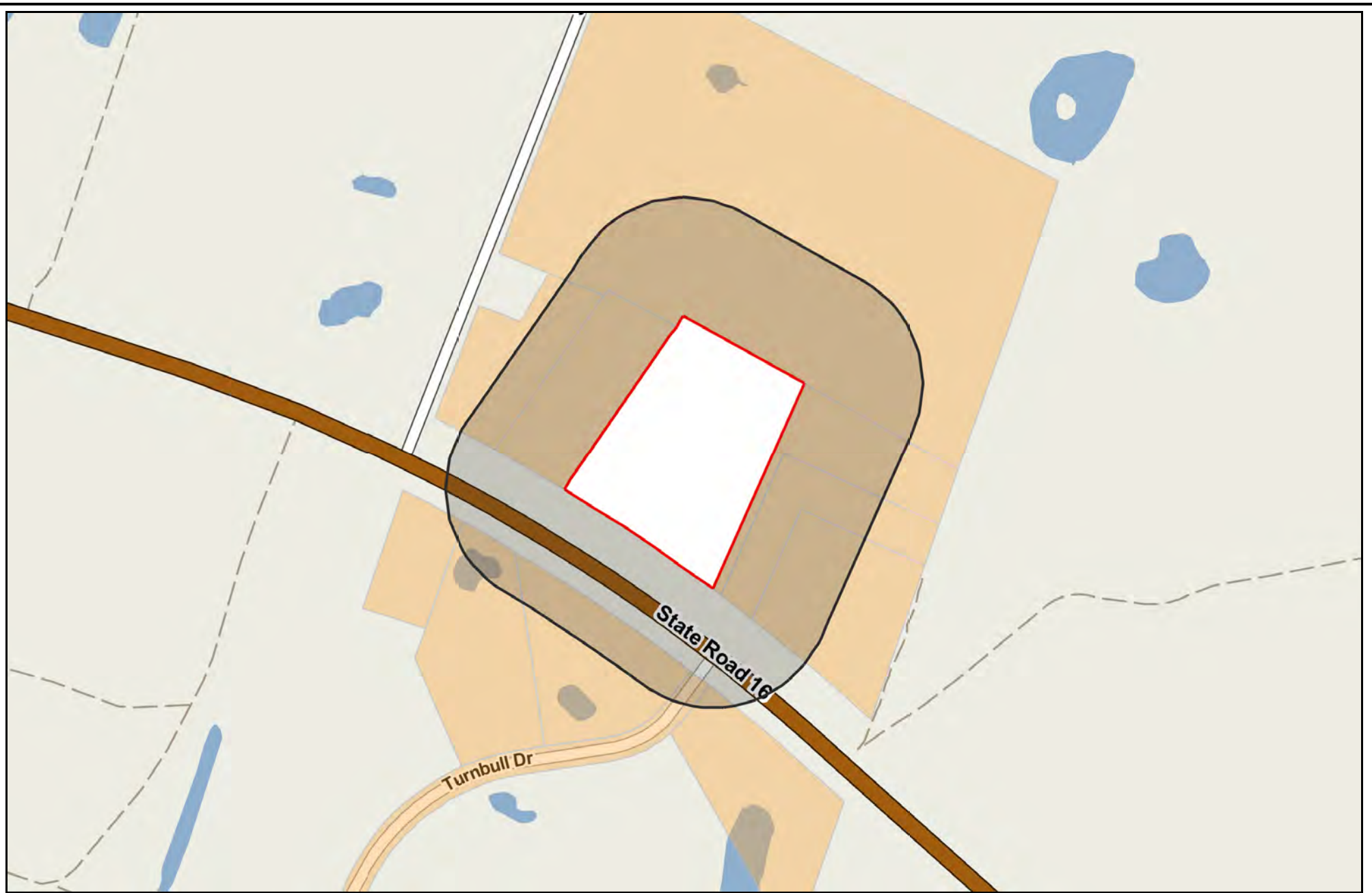
**Parcels within 300 ft of
PUD2026000002_Tractor Supply**

- Buffer
- Selected Parcels



4410 STATE ROAD 16 LAND TRUST 404 CAMELIA TRL SAINT AUGUSTINE FL 32086	FARNHAM BRETT ALLEN,MELINDA SUE 4305 TURNBULL DR SAINT AUGUSTINE FL 32092	HEIGHT STEPHEN H,MARY L 4198 S. FRANCIS RD ST AUGUSTINE FL 32092-
MC NEW FREDERICK 4410 STATE ROAD 16 SAINT AUGUSTINE FL 32092-0739	NOAH'S ARK SANCTUARY 10215 LIGHT AVE HASTINGS FL 32145	POWELL JAN L 4309 TURNBULL DR SAINT AUGUSTINE FL 32092
SEVERT DANIEL L,BARBARA 3865 S FRANCIS RD SAINT AUGUSTINE FL 32092	ST JOHNS COUNTY 500 SAN SEBASTIAN VW SAINT AUGUSTINE FL 32084	SUTTON DENNIS ETAL 20 SNOWY EGRET LN LEXINGTON VA 24450-4450

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



Map Printed: 8/21/2026

**Parcels within 300 ft of
CPA(SS)2026000003_Tractor_Supply**

- Buffer
- Selected Parcels

4410 STATE ROAD 16 LAND TRUST 404 CAMELIA TRL SAINT AUGUSTINE FL 32086	FARNHAM BRETT ALLEN,MELINDA SUE 4305 TURNBULL DR SAINT AUGUSTINE FL 32092	HEIGHT STEPHEN H,MARY L 4198 S. FRANCIS RD ST AUGUSTINE FL 32092-
MC NEW FREDERICK 4410 STATE ROAD 16 SAINT AUGUSTINE FL 32092-0739	NOAH'S ARK SANCTUARY 10215 LIGHT AVE HASTINGS FL 32145	POWELL JAN L 4309 TURNBULL DR SAINT AUGUSTINE FL 32092
SEVERT DANIEL L,BARBARA 3865 S FRANCIS RD SAINT AUGUSTINE FL 32092	ST JOHNS COUNTY 500 SAN SEBASTIAN VW SAINT AUGUSTINE FL 32084	SUTTON DENNIS ETAL 20 SNOWY EGRET LN LEXINGTON VA 24450-4450

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





**Notice of NW Sector
Community Planning
Public Participation
Meeting**

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

The Village Church
4229 Pacetti Road, St Augustine FL 32092

COMMUNITY PLANNING PUBLIC PARTICIPATION MEETING

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

Saint Augustine, Fl 32092

[illegible]

Tractor Supply Northwest Sector Community Meeting

CPA 026-03 and PUD 2026-02

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

The meeting began at 5:59pm

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

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

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

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

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

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

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

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

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

The meeting concluded at 6:28 PM

ATTACHMENT 4
CORRESPONDENCE

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

From Kelly Frick <kellycfrick@yahoo.com>

Date Thu 9/17/2026 10:24 AM

To Jennifer Gutt <jgutt@sjcfl.us>

Cc Abrielle Genest <agenest@sjcfl.us>; Dustin Frick <dustin.frick@avidconstructioninc.com>

Good morning,

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

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

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

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

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

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

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

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

Sincerely,

Dustin and Kelly Frick
Turnbull Woods homeowner since 2007

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

Good Morning,

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

Community Meeting (Held by the applicant): September 17, 2026

Planning and Zoning Agency: October 15, 2026

Board of County Commissioners (final approval or denial decision): November 17, 2026.

Thank you,
Jen

WARNING: St Johns County will never ask you to wire transfer money.

For more information see: [St. Johns County Issues Urgent Warning Over Wire Transfer Scam - St. Johns County](#)



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

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

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

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

- Kelly Frick

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

Dear NBR recipients for Districts 1, 2 and 5:

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

[PROPOSED PROJECT SITE](#)

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

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

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



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

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

From Danny Severt <dansevert55@gmail.com>

Date Tue 9/22/2026 2:34 PM

To Jennifer Gutt <jgutt@sjcfl.us>; Abrielle Genest <agenest@sjcfl.us>

Dear Members of the Zoning Board,

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

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

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

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

Sincerely,

Danny Severt

3865 S Francis Rd, St Augustine, FL 32092

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

From Barbara Severt <barbsevert@gmail.com>

Date Tue 9/22/2026 2:29 PM

To Abrielle Genest <agenest@sjcfl.us>; Jennifer Gutt <jgutt@sjcfl.us>

Dear Members of the Zoning Board,

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

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

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

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

Sincerely,

Barbara Severt

3865 S Francis Rd, St Augustine, FL 32092

4430 State Road 16

From Patty Wood <woodrogero@gmail.com>

Date Tue 9/22/2026 4:51 PM

To Abrielle Genest <agenest@sjcfl.us>

Subject: Resident Support for Tractor Supply Development at [4430 State Road 16](#)

To the Members of the Zoning Commission,

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

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

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

Sincerely

David and Patty Rogero

6101 State Road 16

Saint Augustine FL 32092

FW: Tractor supply

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



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

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

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