6	**AGENDA ITEM** **Planning & Zoning**
	Meeting

2/1/2024

MEETING DATE

TO: **Planning and Zoning Board Members** **DATE:** **January 17, 2024**

FROM: **Saleena Randolph, Senior Planner** **PHONE:** **904 209-0688**

SUBJECT OR TITLE: **PRD 2023-01 Honey Branch Farms**

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

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

BACKGROUND INFORMATION:

Request to rezone approximately 273 acres of land from Planned Rural Development (PRD) and Open Rural (OR) to Planned Rural Development (PRD) to allow for a maximum of 54 single family homes within approximately 27 acres of Development Area, setting aside the remaining approximately 246 acres for Reserve Area; specifically located on unaddressed property on County Road 208 across from Joe Ashton Road.

SUGGESTED MOTION/RECOMMENDATION/ACTION:

APPROVE: Motion to recommend approval of PRD 2023-01 Honey Branch Farms based upon nine (9) findings of fact as provided in the Staff Report.

DENY: Motion to recommend denial of PRD 2023-01 Honey Branch Farms based upon ten (10) findings of fact as provided in the Staff Report.

Growth Management Department
Planning Division Report
Application for Planned Rural Development (PRD) Rezoning
PRD 2023-01 Honey Branch Farms

To:	Planning and Zoning Agency
From:	Saleena Randolph, Senior Planner
Date:	January 19, 2024
Subject:	**PRD 2023-01 Honey Branch Farms,** a request to rezone approximately 273 acres of land from Planned Rural Development (PRD) and Open Rural (OR) to Planned Rural Development (PRD) to allow for a maximum of 54 single family homes within approximately 27 acres of Development Area, setting aside the remaining approximately 246 acres for Reserve Area; specifically located on unaddressed property on County Road 208 across from Joe Ashton Road.
Applicant:	Ellen Avery-Smith, Esq., Rogers Towers, P.A.
Owner:	Honey Branch Acres LLC
Hearing Dates:	Planning and Zoning Agency – February 1, 2024 Board of County Commissioners – March 5, 2024
Commissioner District:	District 2

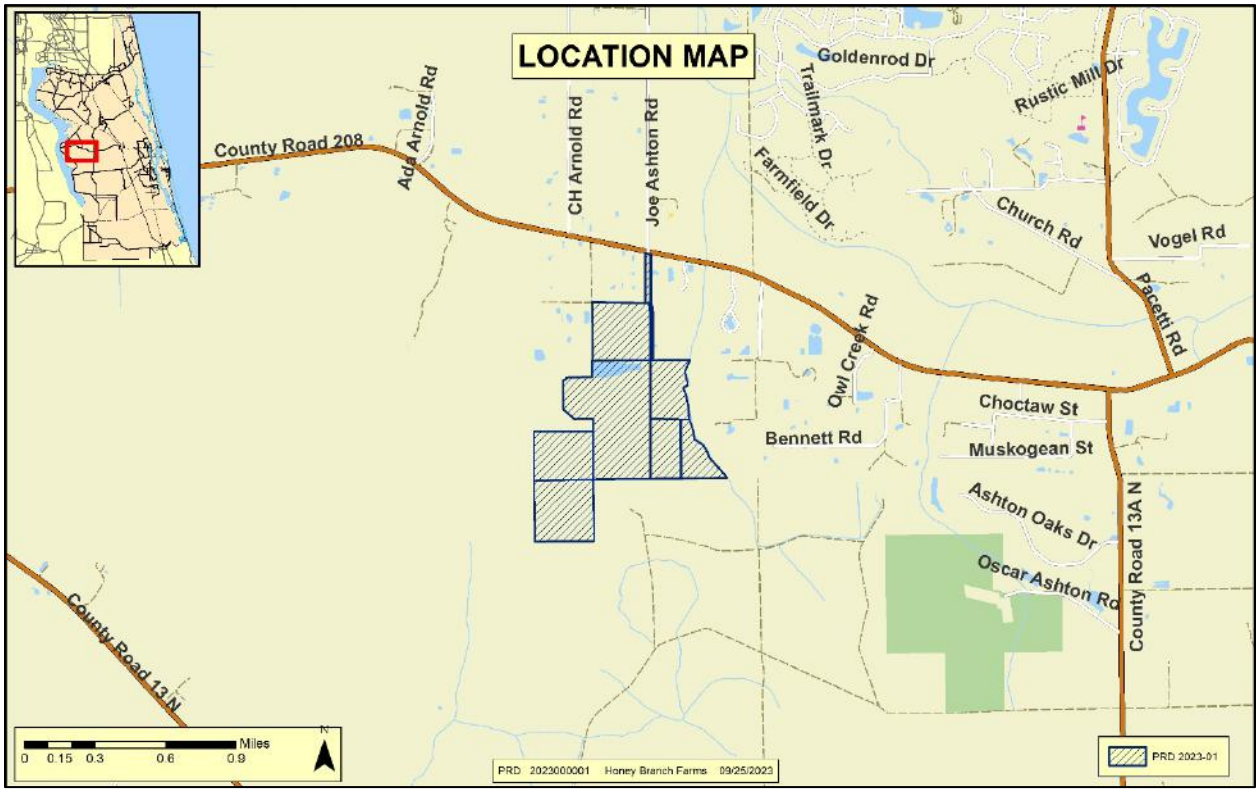
SUGGESTED MOTION/ACTION

APPROVE: Motion to recommend approval of **PRD 2023-01 Honey Branch Farms** based upon nine (9) findings of fact as provided in the Staff Report.

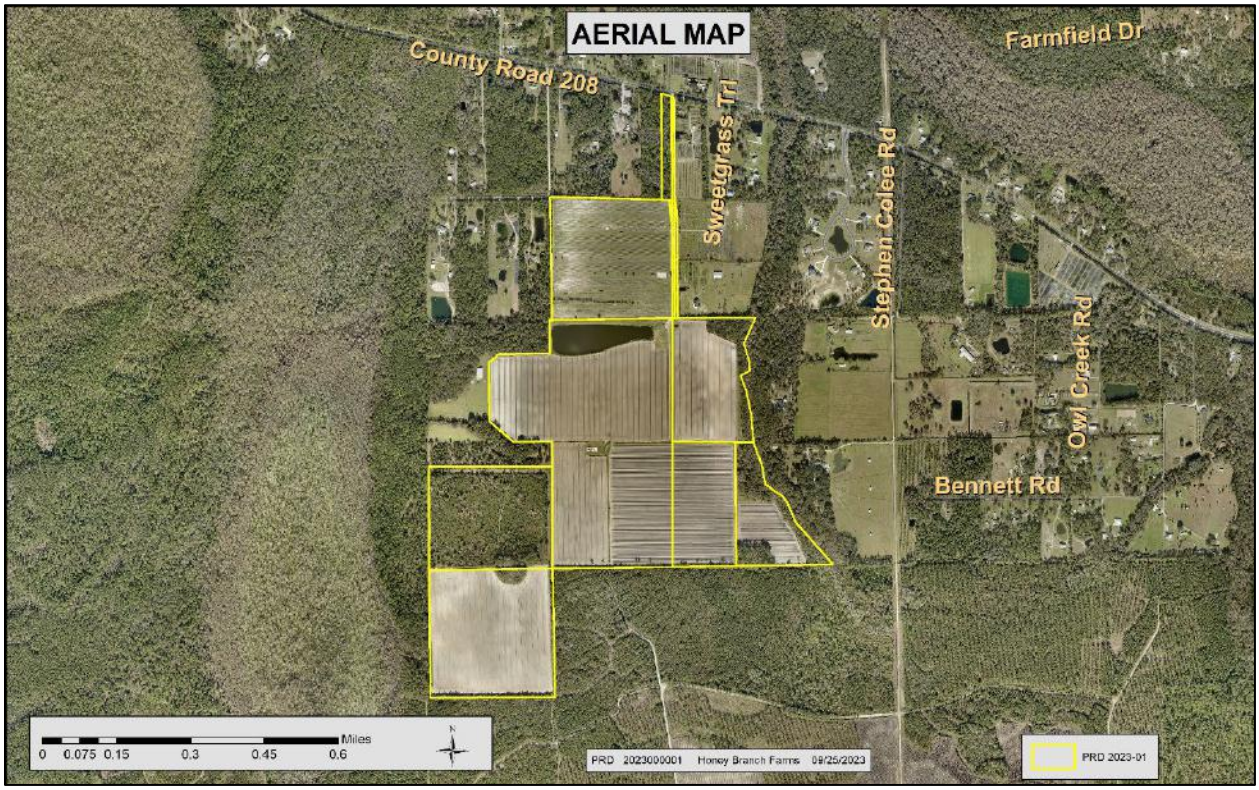
DENY: Motion to recommend denial of **PRD 2023-01 Honey Branch Farms** based upon ten (10) findings of fact as provided in the Staff Report.

MAP SERIES

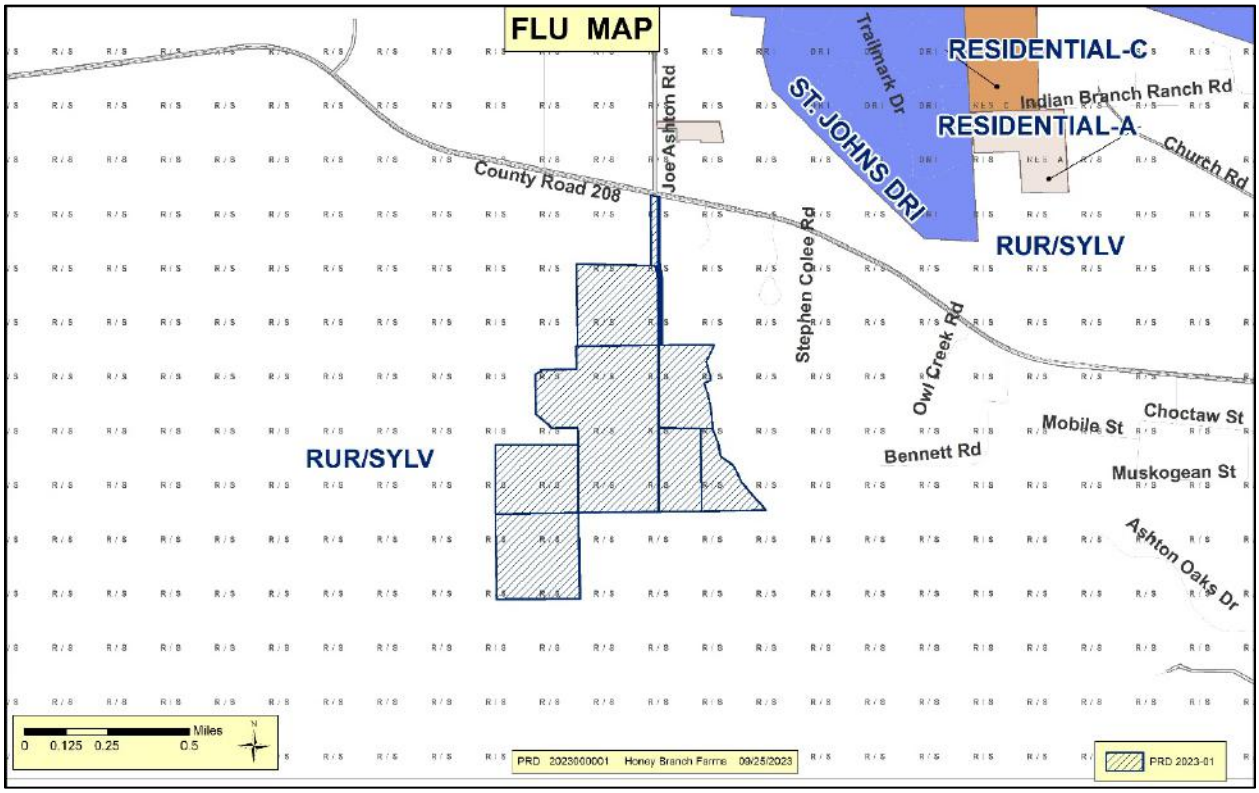
Location: The subject property is located on the south side of County Road 208, east of County Road 13 North and west of Pacetti Road; the site is directly across from Joe Ashton Road where it meets County Road 208.



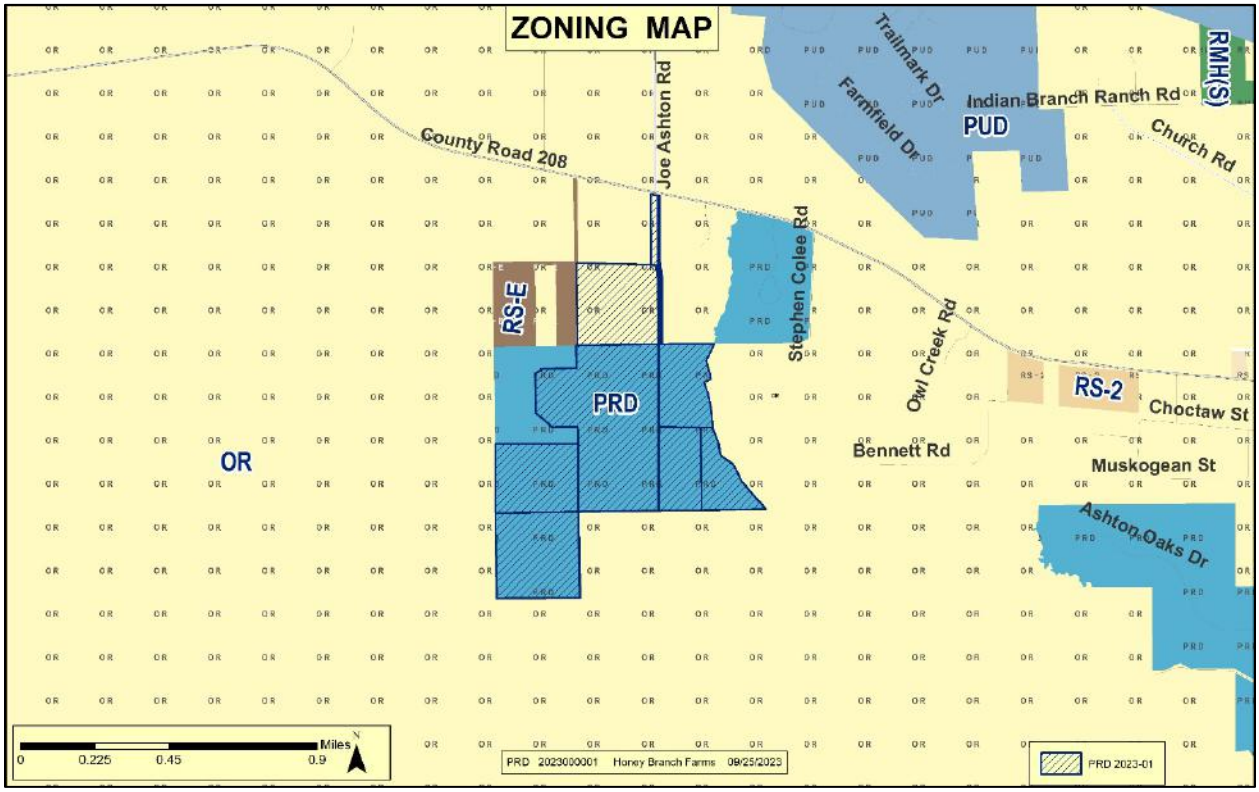
Aerial Imagery: The subject property is approximately 273 acres in size and is currently being used for farming and agricultural purposes.



Future Land Use: The subject property and adjacent properties are designated Rural/Silviculture (R/S).



Zoning District: Part of the subject property is zoned Open Rural (OR), and the majority of the property is zoned as part of an expired Planned Rural Development (PRD). Surrounding properties are zoned Single Family (RS-E), OR and PRD.



APPLICABLE REGULATIONS

LDC Article XII, Definitions (provided in part)

PRD: For the purposes of this Code, a Planned Rural Development (PRD) shall mean a development proposed within the areas designated as Agricultural-Intensive (A-I) or Rural/Silviculture (R/S) on the Future Land Use Map of the Comprehensive Plan. Such development shall proceed under unified control and pursuant to a unified plan of Development. Residential, Agricultural and Silvicultural Uses, and Uses ancillary to and supportive of said Uses may be allowed within PRD's.

LDC, Section 5.04.01 Generally (provided in part)

The following specific regulations implement the Comprehensive Plan policies for Planned Development in the Rural/Silviculture (R/S) and Agricultural-Intensive (A-I) Future Land Use Map designations. Land Development projects shall clearly demonstrate compliance with the criteria established within the Comprehensive Plan and the following Land Development Regulations.

LDC, Section 5.04.02 Design Rules (provided in part)

Planned Rural Developments shall be developed consistent with the standards and criteria described as follows:

B. Planned Rural Developments shall contain two distinct areas, the Development Area and the Reserve Area. The Development Area plus the Reserve Area shall constitute the Total PRD Parcel. The Total PRD Parcel shall be contiguous in location and configuration provided that roads, utility easements or other similar features may divide the Total PRD Parcel. The Total PRD Parcel shall be configured in such a manner as to permit continuation of any farming or silvicultural Use of the Reserve Area.
   1. Development Area. The Development Area shall include that portion of the Parcel which is proposed for Development at the established density of the PRD.
   2. Reserve Area. The Reserve Area shall be designated within the PRD as permanent open space.

C. The allowable unit density of the Development Area, and the relative size of the Development Area and Reserve Area shall be determined by the Applicant according to the following scale:

Reserve Area Percentage of Total PRD Parcel	Allowed Density of Development Area
80%	1 unit per 2.5 acres of Development Area
85%	1 unit per 1 acre of Development Area
90%	2 units per 1 acre of Development Area

The maximum total density allowed to be developed within the Development Area shall be calculated as follows: acres of Development Area TIMES the chosen maximum allowable density pursuant to the above scale. For example, if the Total PRD Parcel contains one hundred (100) acres, and ninety percent (90%) is maintained as Reserve Area, the Development Area will contain ten (10) acres which may be developed at a maximum total density of two (2) units per acre and allowing for twenty (20) units.

F. The Applicant who is proposing Development of the Development Area need not own the Total PRD Area in fee simple. It shall be sufficient for the Applicant to have sufficient property rights to the Reserve Area so as to allow for restriction of the Reserve Area as permanent open space. Such rights, and evidence of such rights, shall be obtained prior to approval of any rezoning to PRD.

LDC, Section 5.04.03 Development Area (provided in part)

The allowable units of the Development Area may be located anywhere within the Development Area, subject to the conditions below. Development may include a variety of housing types, including Single Family and Multi-Family Dwellings. In referring to the example cited above, the twenty (20) units could be placed anywhere within the ten (10) acre Development area, provided all other applicable requirements of this and other state and County regulations are met.

A. The Development Area shall be compact, contiguous, and shall not be scattered throughout the Total PRD Parcel submitted for PRD Development. It is the intent that the Development Area and Reserve

Area be configured in such a manner as to permit the continued farming or Silviculture Use of the Reserve Area, or to allow maximum open space to be maintained in the Reserve Area through clustering the residential units in the Development Area.

B. The Development Area shall be buffered from incompatible adjacent land Uses, whether such incompatible Uses are located within the adjacent PRD Reserve Area, or outside of the PRD boundary. A minimum buffer of two hundred (200) feet shall be required between such incompatible Uses, and such buffer may consist of Wetland or upland. The buffer area may be included within the Reserve Area and shall be depicted on the PRD Master Plan map. Uses within the buffer shall be limited to those determined to be appropriate as set forth within the adopted PRD, subject to all applicable County and state regulations.

C. Notwithstanding the buffer requirements of Section 5.04.03.B., a minimum fifty (50) foot buffer shall be provided around the Development Area. This perimeter buffer may consist of Wetland or upland. This buffer area may be included either within the Development Area or the Reserve Area, and shall be depicted on the PRD Master Plan Map. Uses within the buffer shall be limited to those determined to be appropriate as set forth within the adopted PRD, subject to all applicable County and state regulations.

D. Wetland buffers shall be required, as provided in Section 4.01.06 and shall be depicted on the PRD Master Development Plan Map.

E. Primary access from the Development Area to external Roadways shall be improved in accordance with County standards unless, otherwise waived in the adopted PRD, and shall be centralized in order to minimize the number of access points to external Roadways. Access points from individual Lots within the Development Area to external Roadways shall be prohibited where sufficient land area exists to provide an internal roadway system.

F. PRDs shall provide for underground utilities, within its project boundaries, including telephone, electric, and cable service lines in both public and private Rights-of-Way.

LDC, Section 5.04.04 Reserve Area Criteria (provided in part)

The intended use of the Reserve Area is to provide for the continuation of farming or silvicultural activities, or the Reserve Area may remain in its natural state. Uses and Structures within the Reserve Area shall be limited to those determined to be appropriate as set forth within the adopted PRD, subject to all applicable County and state regulations. Pursuant to PRD approval, the Reserve Area shall be designated as permanent open space and such designation shall be placed in the land title records so as to advise potential future purchasers of the PRD regulations which are applicable to the property. The County may modify the requirements of a previously approved PRD Development to release a Reserve Parcel from its open space restrictions by approval of a Future Land Use Map amendment, in accordance with the requirements of the Comprehensive Plan and applicable law. The Reserve Area shall be subject to the following conditions:

A. The Reserve Area shall, at a minimum, contain generally the same ratio of uplands to Wetlands as contained in the Total PRD Parcel. For example, if a Total PRD Parcel of one hundred (100) acres contains ninety (90) acres of Wetland and ten (10) acres of upland, at least ten (10) percent of the Reserve Area must be upland acreage.

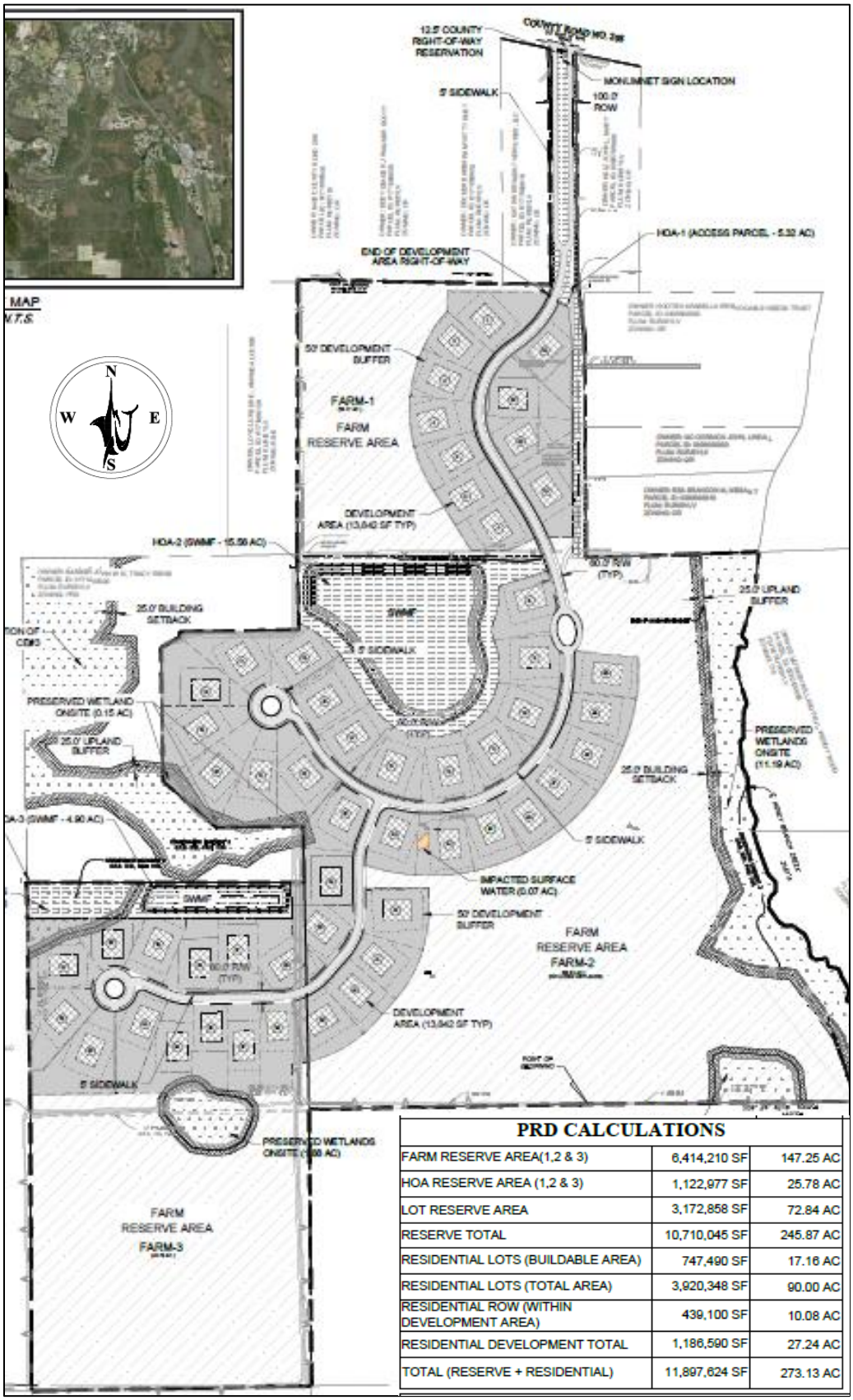
B. Where uplands are isolated or restricted in such a manner that an equal ratio of uplands to Wetlands (as contained in the Total PRD), cannot be designated in the Reserve Area, the amount of upland acreage in the Development Area and Reserve Area shall be generally equal, if it is found that the PRD otherwise meets the intent of this Code. For example, if the Development Area consists of approximately five (5) acres of noncontiguous upland, approximately five (5) acres of upland is required in the Reserve Area.

LDC, Section 5.04.05 Review Criteria (provided in part)

Applications for PRD shall be reviewed generally in the same manner as a PUD. PRDs shall provide a Master Development Plan Text and Map as required for PUDs and as described in Section 5.03.02 of this Code.

MASTER DEVELOPMENT PLAN (MDP) MAP (PROVIDED IN PART):

The MDP Map depicts the general layout of the proposed development. The site consists of approximately 273 acres. The map includes the layout of the proposed Development Area, Reserve Area, Buffers, proposed roadway, ponds, wetland areas, and open space. The full MDP Map is included within **Attachment 1 Recorded Documents.**



PRD CALCULATIONS		
FARM RESERVE AREA(1,2 & 3)	6,414,210 SF	147.25 AC
HOA RESERVE AREA (1,2 & 3)	1,122,977 SF	25.78 AC
LOT RESERVE AREA	3,172,858 SF	72.84 AC
RESERVE TOTAL	10,710,045 SF	245.87 AC
RESIDENTIAL LOTS (BUILDABLE AREA)	747,490 SF	17.16 AC
RESIDENTIAL LOTS (TOTAL AREA)	3,920,348 SF	90.00 AC
RESIDENTIAL ROW (WITHIN DEVELOPMENT AREA)	439,100 SF	10.08 AC
RESIDENTIAL DEVELOPMENT TOTAL	1,186,590 SF	27.24 AC
TOTAL (RESERVE + RESIDENTIAL)	11,897,624 SF	273.13 AC

APPLICATION SUMMARY

The Applicant is seeking to rezone approximately 273 acres of land from an expired Planned Rural Development (PRD) and Open Rural (OR) zoned property to a Planned Rural Development (PRD) to allow for a maximum of 54 single family dwellings. Within the 273 acres, the applicant plans to provide 27 acres as Development Area and 246 acres as Reserve Area. As provided by the applicant, the 246 acres of Reserve Area will contain 147 acres for existing farming and agricultural uses, 26 acres will be reserved as common use area, and the remaining 73 acres will be divided within the individual 54 residential parcels. The applicant asserts that the development will retain the ongoing farming and agricultural activities on the property allowing the farming family who currently leases the property to continue its operations of providing food for County residents.

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

Figure 1: Proposed Development Standards	
Development Type	**Single Family Residential and Agricultural**
Maximum Units	54 Residential Units
Total Land Area	273.13 acres
Total Wetlands	13.2 acres
Wetlands Preserved	13.2 acres
Total Development Area (10% of Total Land Area)	27.24 acres
Total Reserve Area (90% of Total Land Area)	245.87 acres
Minimum Lot Width	100 feet
Minimum Lot Area	One (1) acre
Maximum Lot Coverage by All Buildings	60% per lot Development Area
Maximum Impervious Surface Ratio (ISR)	60% per lot Development Area
Residential Building Setbacks	Front: Zero (0) feet within Development Area Side: Zero (0) feet within Development Area Rear: Zero (0) feet within Development Area
Agricultural Structure Setbacks	From Lot Boundaries: 20 feet within Reserve Area
Maximum Height of Residential Structures	35 ft
Maximum Height of Agricultural Structures	50 ft
Minimum Open Space	25%
Buffers/Screening	50' Development Area Buffer Upland Buffers
Phasing	Developed in a 10-year phase; Commencement within 3 years

WAIVERS

The applicant has requested no waivers to the Land Development Code.

DEPARTMENTAL REVIEW

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

Office of the County Attorney Review:

This application is subject to the general standards outlined in Board of County Commissioners of Brevard County v. Snyder, 627. So. 2d 468 (Fla. 1993). Planned Rural Developments are considered rezonings, and therefore the Applicant bears the initial burden for approval of demonstrating that the proposed rezoning is a) consistent with the Goals, Objectives, and Policies of the Comprehensive Plan and b) complies with the procedural requirements of the Land Development Code. The Agency/Board may approve or deny the proposed request to rezone if there is evidence that maintaining the existing zoning serves a legitimate public purpose. A legitimate public purpose for keeping the existing zoning may include that the rezoning: produces an urban sprawl pattern of development; is spot zoning; produces an incompatibility or deviation from an established or developing logical and orderly development; produces significant adverse impact upon property values of the adjacent or nearby properties; or detracts from the character and quality of life in the neighborhood by creating excessive noise, lights, vibration, fumes, odors, dust, physical activities, and other detrimental effects or nuisance, and impact on environmentally sensitive features.

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

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

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.

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

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

Based on this project submitted, parcel 017100-0011, as well as the current primary fire station location at 3400 CR 208 and lack of creditable water supply, ISO would assign a rating of Class 10.

Technical Division Review:

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

Concurrency/Transportation Planning Review:

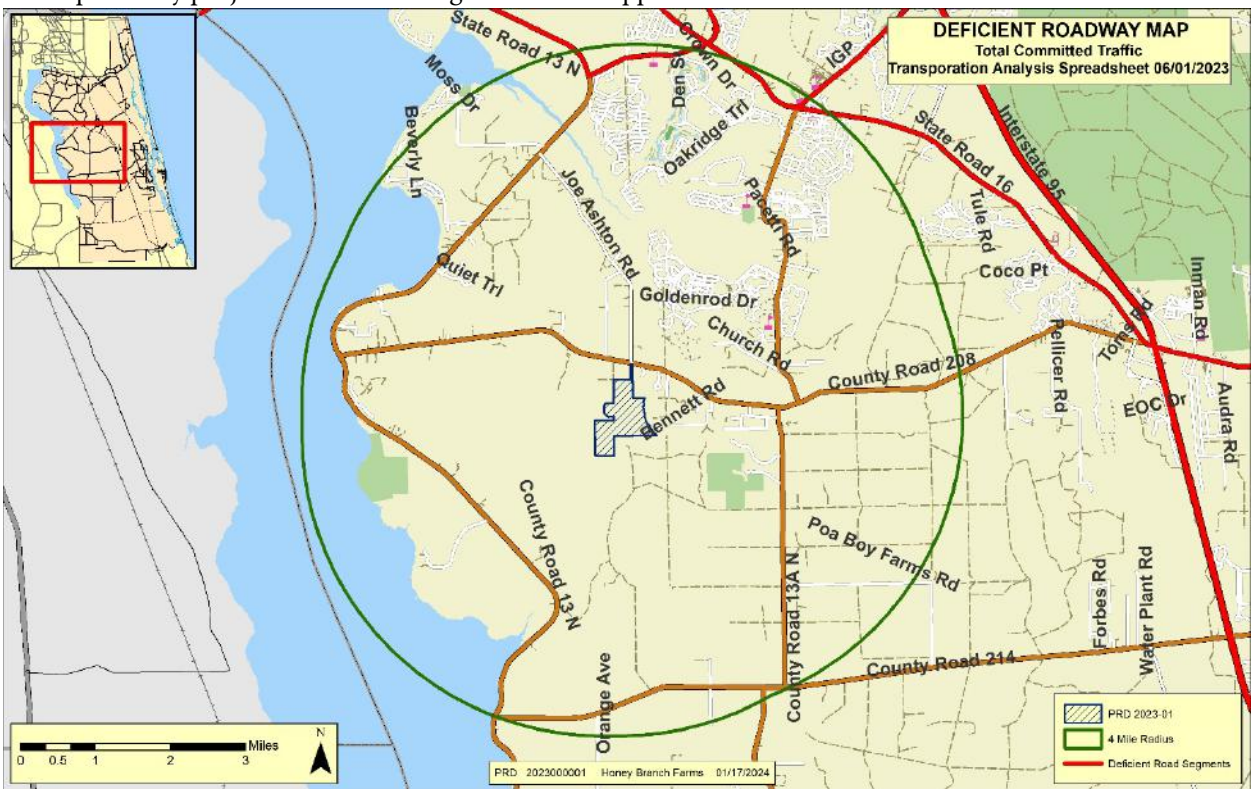
The following assessment is a non-binding traffic impact analysis for the proposed Honey Branch Farms PRD to assess for potential impact based solely upon the applicant's intent to develop 54 single family lots on 273 acres located on CR 208 opposite Joe Ashton Road.

The proposed 54 single family units is estimated to generate 572 daily trips with 43 trips occurring during the weekday A.M. peak hour and 56 trips occurring during the weekday P.M. peak hour.

The directly accessed roadway segments currently have adequate capacity for the proposed development:

- Link 30 (CR 208 from CR 13 to Joe Ashton Rd) - currently operating at 2.6% of capacity based on total committed traffic
- Link 31 (CR 208 from Joe Ashton Rd to CR 13A) - currently operating at 20.7% of capacity based on total committed traffic
- Link 68 (Joe Ashton Rd from CR 208 to CR 13) – currently operating at 20.9% of capacity based on total committed traffic

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



There are currently no roadway segments within the study area that are anticipated to be adversely impacted. A concurrency application is required and will be reviewed in the order received. The final concurrency determination will be based on the availability of public infrastructure at the time of formal concurrency application.

Planning and Zoning Division Review:

The property currently has a zoning designation of an expired Planned Rural Development (PRD) and Open Rural (OR); the site's Future Land Use classification is Rural/Silviculture (R/S). According to the Property Appraiser records, the 273-acre subject property contains four (4) parcels, none of which appear to currently have any residential dwellings.

Based on Staff research, a portion of the subject property is part of an expired PRD; not all of the expired PRD property (which contained 268 acres) is being rezoned as a portion of it was divided and sold separately to an adjacent property owner (approximately 34 acres). The expired PRD (Sweet Meadows Farms PRD) was enacted through Ordinance 2006-74, which contained 268 acres and allowed 53 single family residential lots. The Reserve Area was sized at 241 acres and Development Area sized at 27 acres. The PRD allowed for agricultural and silvicultural use as well as residential. Based on records, it appears Subdivision Construction Plans were approved in 2008 for this development. It does not appear any of the development of the site commenced with construction or platting of the individual lots.

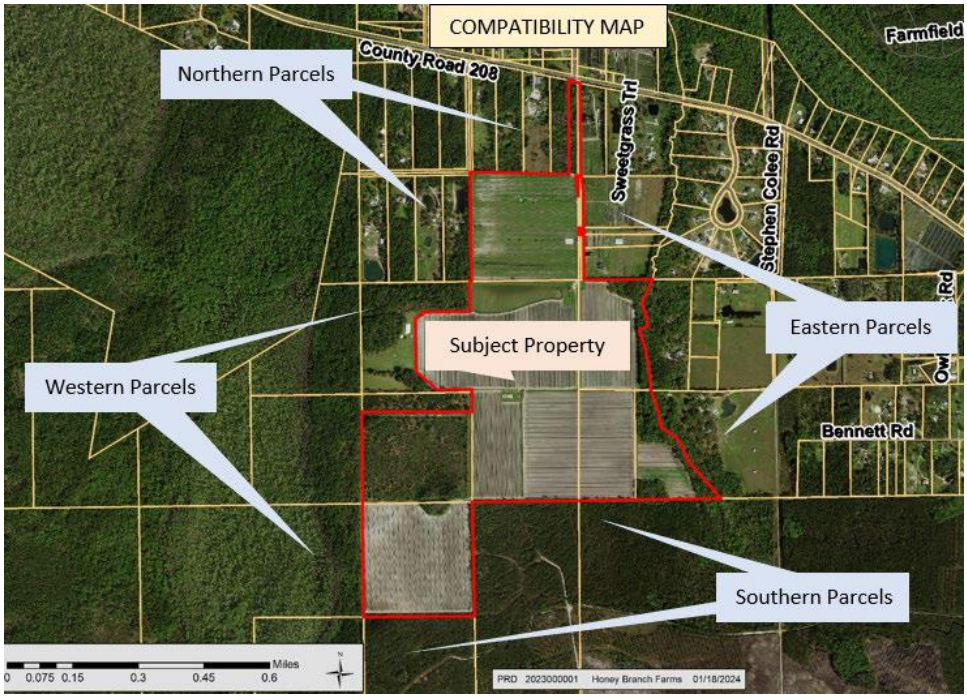
The proposed rezoning seeks to develop a Planned Rural Development (PRD) within lands designated as Rural/Silviculture for the purpose of creating 54 residential lots. The PRD proposes to allocate 90% of the total land as Reserve Area and 10% of land as Development Area. Per LDC Section 5.04.02.C, the allocation of 90% Reserve Area allows a Density of 2 units per 1 acre of Development Area. The project meets the maximum density requirements, minimum Reserve Area, and minimum commonly-owned Reserve Area criteria set forth in the Code regarding Planned Rural Developments.

Figures 2 and 3 provide a compatibility analysis and map of adjacent lands. The subject property is surrounded by existing single-family sites, large areas of timberlands/agricultural lands, and a feed store.

Figure 2: Compatibility Analysis

Criteria	Subject Property	Northern Parcels	Eastern Parcels	Southern Parcels	Western Parcels
Current / Proposed Zoning	Proposed Honey Branch Farms PRD	Open Rural (OR) and Residential Single Family (RS-E)	OR	OR	OR
FLUM	Rural/Silviculture (R/S)	R/S	R/S	R/S	R/S
Current / Proposed Use	Proposed Single Family and Agricultural Development	Residential, a Feed Store, and undeveloped	Residential, Agricultural, and undeveloped	Timberlands	Agricultural and Timberlands
Density	Proposed 2 du/acre in Development Area; Overall 0.2 du/acre	Approx. 0.1 du/acre	Approx. 0.13 du/acre	N/A	N/A

Figure 3: Compatibility Map



Properties in the immediate area are developed with single family, mobile home, residential accessory uses and agricultural accessory uses. Other properties in the area include timberlands and croplands. Access to the property will be from County Road 208.

Figure 4 depicts the development standards required within the current zoning classification of the existing, expired PRD and OR zoning in comparison to the proposed standards allowed in the rezoning classification of Planned Rural Development (PRD).

Figure 4: Zoning Designation Development Standards Comparison

Development Standard	PRD (Proposed)	Existing, Expired PRD (Ord. 2006-74)	OR
Minimum Lot Width:	100 feet	none	100 feet
Minimum Lot Area:	One (1) acre	Two (2) acres	1 acre
Maximum Lot Coverage by All Buildings:	60% per Development Area	35% of total Lot Area	35%
Maximum Impervious Surface Ratio (ISR):	60% per Development Area	unknown	70%
Maximum Height of Residential Structures:	35 feet	35 feet	35 feet
Maximum Height of Agricultural Structures:	50 feet	unknown	Not limited
Residential Setbacks:	Within Development Area only Front: Zero (0) feet Side: Zero (0) feet Rear: Zero (0) feet	Front: Zero (0) feet Side: Zero (0) feet Rear: Zero (0) feet	Front: 25 ft Side: 10 ft Rear: 10 ft
Agricultural Structure Setbacks:	Within Reserve Area only From All Lot Boundaries: 20 feet	Front: 30 feet Side: 10 feet Rear: 10 feet	Depends on Height of Structure

CORRESPONDENCE/PHONE CALLS

As of the writing of this staff report, Staff has received one phone call from a neighbor requesting basic information on location and the planned changes. Staff has received no other correspondence or phone calls regarding this request.

ACTION

Staff offers nine (9) findings of fact to support a motion to recommend approval or ten (10) findings of fact to recommend denial. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

1. Recorded Documents Section
2. Application and Supporting Documents

FINDINGS OF FACT

PRD 2023-01 Honey Branch Farms

APPROVE	DENY
1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.	1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The PRD is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.	2. The PRD is not consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
3. The PRD is consistent with the Future Land Use Designation of Rural/Silviculture.	3. The PRD is not consistent with the Future Land Use Designation of Rural/Silviculture.
4. The PRD is consistent with Part 5.04.00 of the St. Johns County Land Development Code, which provides standards for Planned Rural Developments.	4. The PRD is not consistent with Part 5.04.00 of the St. Johns County Land Development Code, which provides standards for Planned Rural Developments.
5. The PRD is consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.	5. The PRD is not consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.
6. The PRD meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.	6. The PRD does not meet the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities, including, but not limited to inadequate drainage systems. Requested waivers are not approved.
7. The PRD meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02.G.1, 5.03.02.G.2, and 5.03.02.F of the Land Development Code.	7. The PRD does not meet all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02.G.1, 5.03.02.G.2, and 5.03.02.F of the Land Development Code. Requested waivers are not approved.
8. The PRD would not adversely affect the orderly development of St. Johns County.	8. The PRD would adversely affect the orderly development of St. Johns County.

9. The PRD as proposed is consistent with Objective A.1.6 of the St. Johns County Comprehensive Plan as it relates to low impact clustered development.	9. The PRD as proposed is not consistent with Objective A.1.6 of the St. Johns County Comprehensive Plan as it relates to low impact clustered development.
	10. Consistent with *Board of County Com'rs of Brevard County v. Snyder, 627 So. 2d 469,* the Board finds a legitimate public purpose in keeping the existing zoning of Planned Rural Development (PRD) and Open Rural (OR).

ATTACHMENT 1

RECORDED DOCUMENTS SECTION

BEGIN DOCUMENTS
TO BE RECORDED

ORDINANCE NUMBER: 2024 - _____

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

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

WHEREAS, the development of the lands within this rezoning shall proceed in accordance with the application, dated September 20, 2023, in addition to supporting documents and statements from the applicant, which are a part of **Zoning File PRD 2023-01 Honey Branch Farms**, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

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

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

2. The PRD is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.

3. The PRD is consistent with the Future Land Use Designation of Rural/Silviculture.

4. The PRD is consistent with Part 5.04.00 of the St. Johns County Land Development Code, which provides standards for Planned Rural Developments.

5. The PRD is consistent with the St. Johns County Comprehensive Plan, specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.

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

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

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

9. The PRD as proposed is consistent with Objective A.1.6 of the St. Johns County Comprehensive Plan as it relates to low impact clustered development.

SECTION 2. Pursuant to this application **File Number PRD 2023-01 Honey Branch Farms** the zoning classification of the lands described within the attached legal description, **Exhibit "A",**

is hereby changed to Planned Rural Development (PRD)

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

SECTION 4. To the extent that they do not conflict with the unique, specific and detailed provisions of this Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to development of property referenced herein except to the degree that development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this Ordinance, no portion of any concurrency provision or impact fee ordinance, building code, Comprehensive Plan or any other non-Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this Ordinance, no portion of any use restriction, title conditions, restriction or covenant shall be deemed waived or varied by any provision herein.

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

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

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

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: _____
SARAH ARNOLD, CHAIR

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

BY: _____
Deputy Clerk

EFFECTIVE DATE: _____

EXHIBIT "A"

Legal Description

MAIN PARCEL

A PORTION OF FRACTIONAL SECTION 7, TOGETHER WITH A PORTION OF THE JOSE PAPY GRANT, SECTION 38, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 27 EAST, TOGETHER WITH THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 12, TOWNSHIP 7 SOUTH, RANGE 27 EAST; THENCE SOUTH 88 DEGREES 55 MINUTES 38 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 12, 1337.06 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 12, ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 13, TOWNSHIP 7 SOUTH, RANGE 27 EAST; THENCE SOUTH 00 DEGREES 29 MINUTES 14 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 13, 1326.16 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 00 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 13, 1341.63 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 17 MINUTES 21 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 13, 1324.41 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 52 MINUTES 35 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 12, 1111.45 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4688, PAGE 218 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LANDS, 1330.43 FEET TO THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 12; THENCE NORTH 01 DEGREES 14 MINUTES 04 SECONDS WEST, ALONG SAID WEST LINE, ALSO BEING AN EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4688, PAGE 218, 271.47 FEET TO AN ANGLE POINT IN SAID LANDS; THENCE CONTINUE ALONG THE EASTERLY LINES OF SAID LANDS, THE FOLLOWING SIX COURSES: COURSE NO. 1) SOUTH 89 DEGREES 06 MINUTES 40 SECONDS WEST, 415.15 FEET; COURSE NO. 2) NORTH 49 DEGREES 15 MINUTES 53 SECONDS WEST, 337.99 FEET; COURSE NO. 3) NORTH 00 DEGREES 52 MINUTES 33 SECONDS WEST, 640.00 FEET; COURSE NO. 4) NORTH 61 DEGREES 06 MINUTES 00 SECONDS EAST, 104.30 FEET; COURSE NO. 5) NORTH 00 DEGREES 55 MINUTES 41 SECONDS WEST, 24.96 FEET; COURSE NO. 6) NORTH 89 DEGREES 06 MINUTES 23 SECONDS EAST, 569.94 FEET TO THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 12; THENCE NORTH 01 DEGREES 14 MINUTES 04 SECONDS WEST, CONTINUING ALONG THE EASTERLY LINES OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4688, PAGE 218, AND ALONG SAID WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER

OF SECTION 12, 362.26 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 12; THENCE SOUTH 89 DEGREES 10 MINUTES 50 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 12, 1322.52 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 00 DEGREES 17 MINUTES 15 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 12, 1057.85 FEET; THENCE NORTH 07 DEGREES 24 MINUTES 38 SECONDS WEST, 254.51 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 59 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12, 68.47 FEET; THENCE NORTH 00 DEGREES 31 MINUTES 15 SECONDS WEST, ALONG A LINE PARALLEL WITH LYING 100 FEET WESTERLY OF, WHEN MEASURED AT RIGHT ANGLES TO SAID EAST LINE OF SECTION 12, 1133.46 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 208 (A 75 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 78 DEGREES 40 MINUTES 30 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 132.83 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 15 SECONDS EAST, ALONG A LINE PARALLEL WITH AND LYING 30.00 FEET EASTERLY OF, WHEN MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SECTION 12, 1109.14 FEET; THENCE SOUTH 07 DEGREES 24 MINUTES 38 SECONDS EAST, 250.00 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 15 SECONDS EAST, ALONG A LINE PARALLEL WITH AND LYING 61 FEET EASTERLY OF, WHEN MEASURED AT RIGHT ANGLES TO SAID EAST LINE OF SECTION 12, 1059.82 FEET TO A POINT ON THE NORTH LINE OF SAID FRACTIONAL SECTION 7; THENCE NORTH 87 DEGREES 59 MINUTES 41 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 829 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE CENTERLINE OF HONEY BRANCH CREEK; THENCE SOUTHERLY ALONG SAID CENTERLINE, 3161 FEET MORE OR LESS TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID FRACTIONAL SECTION 7, LYING NORTH 89 DEGREES 24 MINUTES 42 SECONDS EAST, 1623 FEET MORE OR LESS FROM THE AFORESAID SOUTHEAST CORNER OF SECTION 12; THENCE SOUTH 89 DEGREES 24 MINUTES 42 SECONDS WEST, ALONG SAID SOUTH LINE, 1623 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 233.49 ACRES MORE OR LESS.

LESS AND EXCEPT A 1/3 INTEREST IN: PARCEL 2A:

A STRIP OF LAND 30 FEET WIDE BEING THE WEST 30 FEET OF THE JOSE PAPY GRANT, SECTION 38, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA WHICH LIES SOUTH OF COUNTY ROAD NO. 208.

ALSO LESS AND EXCEPT A 1/2 INTEREST IN: PARCEL 2B:

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 7 SOUTH, OF 1115.43 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12 AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 208 (A 75 FOOT RIGHT OF WAY) WITH THE EAST LINE OF SAID SECTION 12; THENCE SOUTH 00°31'15" EAST ALONG SAID EAST LINE OF SECTION 12, A DISTANCE DESCRIBED THENCE SOUTH 00°17'15" EAST CONTINUING ALONG SAID

EAST LINE OF SECTION 12, A DISTANCE OF 251.75 FEET; THENCE NORTH 07°24'38" WEST, A DISTANCE OF 254.51 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12; THENCE SOUTH 88°49'59" EAST ALONG SAID NORTH LINE, A DISTANCE OF 31.57 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT A 1/3 INTEREST IN: PARCEL 2C

A PORTION OF THE JOSE PAPY GRANT, SECTION 38, TOWNSHIP 7 SOUTH, RANGE 28 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 38; THENCE NORTH 87°59'41" EAST ALONG THE SOUTH LINE OF SAID SECTION 38, A DISTANCE OF 30.02 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED THENCE NORTH 00°17'15" WEST, PARALLEL TO AND 30 FEET EASTERLY OF THE WEST LINE OF SAID SECTION 38, WHEN MEASURED AT RIGHT ANGLES THERETO, A DISTANCE OF 1308.82 FEET; THENCE SOUTH 07°24'38" EAST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 00°17'15" EAST PARALLEL TO AND 61 FEET EASTERLY OF SAID WEST LINE OF SECTION 38, WHEN MEASURED AT RIGHT ANGLES THERETO, A DISTANCE OF 1059.82 FEET TO SAID SOUTH LINE OF SECTION 38; THENCE SOUTH 87°59'41" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 31.02 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING:

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 27 EAST, SAINT JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING USE THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 01 DEGREES 24 MINUTES 13 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 1316.70 FEET TO THE SOUTHWEST CORNER OF SAID TRACK, SAID CORNER BEING PHYSICALLY REPRESENTED BY 4 INCHES X 4 INCHES CONCRETE MONUMENT; THENCE SOUTH 87 DEGREES 43 MINUTES 31 SECONDS EAST ALONG THE SOUTH LINE OF SAID TRACT 1318.73 FEET TO THE SOUTHEAST CORNER, SAID CORNER BEING PHYSICALLY REPRESENTED BY AN IRON PIN, SAID PIN LYING ON THE EAST LINE OF SAID TRACT AND ON THE WEST LINE OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 27 EAST, THENCE NORTH 01 DEGREES 23 MINUTES 57 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 7 AND SECTION 38, 1310.21 FEET TO THE NORTHEAST CORNER BEING PHYSICALLY REPRESENTED BY A 4 INCHES X 4 INCHES CONCRETE MONUMENT; THENCE NORTH 87 DEGREES 26 MINUTES 36 SECONDS WEST, 1318.74 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED IN OFFICIAL RECORDS BOOK 2653, PAGE 194, PUBLIC RECORDS OF SAINT JOHNS COUNTY, FLORIDA.

SAID LANDS CONTAIN 39.64 ACRES, MORE OR LESS.

EXHIBIT "B"

Honey Branch Farms Planned Rural Development

St. Johns County, Florida

September 20, 2023
Revised November 27, 2023
Revised December 14, 2023

Team Roster

Applicant/Owner: Honey Branch Acres, LLC
James N. McGarvey, Jr., Timothy McGarvey, Matt McGarvey
1102 A1A North, Suite 102
Ponte Vedra Beach, Florida 32082
(904) 473-1140

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

Planning/ Civil Engineering: Gulfstream Design Group
Matt Lahti
2225 A1A South, Suite A2
St. Augustine, Florida 32080
(904) 794-4231

GGI Tapestry, LLC
Brian Wheeler
9822 Tapestry Park Circle, Suite 201
Jacksonville, Florida 32246

Environmental: Oneida Environmental
10475 Fortune Parkway, Suite 201
Jacksonville, Florida 32256

Traffic: Chindalur Traffic Solutions, Inc.
Rajesh Chindalur
8833 Perimeter Park Boulevard, Suite 103
Jacksonville, Florida 32216
(904) 422-6923

Exhibit List:

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

A. Purpose and Intent

Honey Branch Acres, LLC (the "**Applicant**" or "**Owner**") is the owner of approximately 273.13 acres located south of County Road 208 and west of Pacetti Road (the "**Property**"). The Property is currently vacant and used primarily for farming and other agricultural purposes. The Property has St. Johns County Parcel Identification Nos. 017140-0000, 017140-0010, 017100-0011 and 030570-0010. A legal description of the Property is attached as **Exhibit "A**". The future land use designation of the Property is Rural/Silviculture.

This application proposes to rezone the Property from Planned Rural Development ("**PRD**") (some of the Property is located within the now-expired Sweet Meadows Farms PRD, St. Johns County Ordinance No. 2006-74), and Open Rural, to PRD. The Owner is proposing to construct 54 single-family homes within the approximately 27.24 acres of development area within the Property (the "**Development Area**") and to set aside the remaining approximately 245.87 acres in reserve area (the "**Reserve Area**"), in conformance with St. Johns County Land Development Code (the "**Code**" or "**LDC**") Section 5.04.02.C. Of the Reserve Area, approximately 147.25 acres will be preserved for existing farming and agricultural uses (the "**Farm Reserve Area**"), approximately 25.78 acres will be owned by a homeowners' association as common area (the "**HOA Reserve Area**"), and the remaining approximately 72.84 acres will lie within lots (the "**Lots**") but outside of the Development Area (the "**Lot Reserve Area**"). The project name will be Honey Branch Farms. The Development Area and Reserve Area (including the Farm Reserve Area, HOA Reserve Area and Lot Reserve Area) are depicted on the Master Development Plan Map ("**MDP**") attached as **Exhibit "C**".

The Property is bordered on the north by County Road 208 and existing large-lot single family residences; on the east by large-lot single family residences, including another existing PRD development; and on the south and west by vacant timberland. The future land use designation of all surrounding land is Rural/Silviculture.

The architectural design of buildings within the project will be in character with residences on surrounding developed lands. The Owner has preserved all of the on-site wetlands and set aside upland preserve areas to enhance the natural attributes of the site.

The design for Honey Branch Farms may implement Low Impact Development principals in the HOA Reserve Area and Lot Reserve Area, with such principals including planting native vegetation and using bio-swales to collect localized stormwater runoff.

B. Project Size

The Property consists of approximately 273.13 acres.

C. Wetlands

There are approximately 13.2 acres of wetland within the Property. The Owner will preserve all of those wetlands, along with adjacent uplands, in the locations depicted on the Master Development Plan.

D. Development Area and Population

The Development Area is approximately 27.24 acres (ten (10) percent of the Property), in the locations depicted on the MDP. The Reserve Area is approximately 245.87 acres (90 percent of the Property), including approximately 147.25 acres of Farm Reserve Area, approximately 25.78 acres of HOA Reserve Area and approximately 72.84 acres of Lot Reserve Area. The project will generate approximately 132 residents (54 units x 2.44 people per unit).

E. Residential Development

The project will provide ten (10) percent Development Area and 90 percent Reserve Area, as required in LDC Section 5.04.02.C, resulting in a density of two (2) units per acre within the Development Area. The Development Area will include a maximum of 54 single-family residential units. The requested overall residential density is two (2) dwelling units per acre within the Development Area (54 units within approximately 27.24 acres), which is within the parameters of the Rural/Silviculture future land use designation for the Property.

The Development Area may include single-family homes, guest houses, garages, patios, decks, pools, driveways, sidewalks, Permitted Accessory Uses and Structures consistent with Section Q of this PRD text, other accessory structures permitted pursuant to LDC Section 2.02.04.B, and essential services including roads, water, sewer, gas, telephone, stormwater management facilities, and other similar uses.

The Farm Reserve Area may include uses such as agricultural activities, silvicultural activities, barns, fields and other similar uses. The HOA Reserve Area may include uses such as community recreational areas and community structures, including but not limited to barns, fields, community gardens, and other livestock facilities. Fire protection for such structures will comply with applicable local, state and federal laws, rules and regulations, including but not limited to the Florida Fire Protection Code. The Lot Reserve Area may include potable water wells, septic tanks, private barns, gazebos and other amenities related to the Development Area within each Lot but may not contain the uses listed above that must occur within the Development Area.

The projected population within the Property is 132 residents, based on 2.44 residents in each of the maximum 54 residential units. The projected population of school age children is 19 (54 units times 0.35 children per household).

F. Non-residential Development

The Property will contain no non-residential development other than the Reserve Area activities described in Section E above and a community farmer's market. Any community farmers market located within the Farm Reserve Area and will be located adjacent to a roadway to ensure adequate emergency and non-emergency access. Any structures used for the community farmers market will comply with applicable local, state and federal fire protection requirements, including but not limited to the Florida Fire Prevention Code. Farms located within the Farm Reserve Area shall be permitted to sell produce and other farm-related products to the general public on the Property.

G. Site Development Criteria

1. Single-Family Residential:

   a. Setbacks: The minimum building setbacks are as follows:

      i. Lot setbacks are: Front Yard: 0 feet within the Development Area
      Rear Yard: 0 feet within the Development Area
      Side Yard: 0 feet within the Development Area

      ii. Setbacks shall be measured per applicable Code requirements; provided, however, fences, walls, poles, posts and other customary yard accessories may be permitted in any Yards, subject to applicable height limitations and requirements limiting obstruction of visibility.

      iii. Setbacks for barns and other structures permitted in Lot Reserve Areas shall be 20 feet from the applicable Lot boundary.

   b. Building height: Residential units shall not exceed 35 feet in height. Barns and other accessory structures shall not exceed 50 feet in height. Any barns and other accessory structures not used for agricultural purposes will be protected with automatic fire sprinkler systems in accordance with NFPA 13 if they exceed 35 feet in height.

   c. Minimum lot size: One (1) acre.

   d. Minimum lot width: 100 feet.

   e. Maximum impervious surface ratio: 60 percent per Lot Development Area.

   f. Maximum lot coverage by buildings: 60 percent per Lot Development Area.

   g. Density: Project density is two (2) units per acre within the Development Area (54 homes on approximately 273.13 acres).

   h. Parking: Each residence will have a driveway that can accommodate two (2) cars, as well as a two-car garage.

2. Farmer's Market: Any farmer's market that is open to the public for the sale of produce and other items will be located within either the Farm Reserve Area or the HOA Reserve Area. The farmer's market will only be open one or two days a week, for a maximum of five hours each day. Any vendors will be set up outside and not within a structure. Vendors may be permitted to erect tents or other temporary shading devices to shield from the elements. Parking for any farmer's market will be within the Farm Reserve Area or the HOA Reserve Area, on grass or gravel lots. Tents larger than 900 square feet will require a Fire Marshal's permit.

3. Signage:

   a. On-site signs shall be permitted within the Property. Project signage shall meet applicable requirements of LDC Parts 7.02.00 and 7.06.00.

   b. Construction and/or advertising signs shall be allowed as on-site temporary signs, conforming to the applicable requirements of LDC Part 7.02.00. Such signs must be removed within 30 days after the last unit is sold. The signs may be a two (2) sided with each face limited to three (3) square feet.

   c. Various locational, directional, model home and traffic control signs shall be allowed on site to direct traffic and for identification of sales offices, recreation areas, etc. Such signs will be a maximum of three (3) square feet in size.

4. Lighting: Project lighting will comply with the provisions of LDC Section 5.03.06.H.6.

5. Fencing: Owners will be permitted to fence all or a portion of their Lots, including within Development Area and Reserve Area within Lots. Fence heights shall be a maximum of four (4) feet along road rights-of-way and a maximum of six (6) feet in other portions of the Lots.

H. Infrastructure

1. Drainage: Stormwater will be handled on site, with conveyance within linear drainage areas located within the road rights-of-way and within associated easements (if necessary). The stormwater management system will be constructed in accordance with applicable requirements of St. Johns County and the St. Johns River Water Management District. The stormwater system will be maintained by a homeowners' association.

2. Site Access: Vehicular access to the Property connects off-site to County Road 208, in the location depicted on the MDP. The Owner will reserve 12.5 feet of right-of-way for future widening of County Road 208, in the location depicted on the MDP. The Owner will comply with applicable requirements of LDC Section 6.04.05 regarding any turn lanes that may be needed to serve the PRD. Final right-of-way width for future widening of County Road 208 and the dimensions of any required turn lanes will be determined at construction plan. Rights-of-way

within the Property will have a minimum width of 60 feet. The Owner will construct one internal roadway to serve the project, which road will be privately owned and maintained by a homeowners' association. Due to the locations of large-lot single-family homes to the north of the Property, a large contiguous wetland along the eastern Property line and large timberland parcels to the south and west of the site, no vehicular or pedestrian interconnectivity to those properties is proposed.

3. Pedestrian Circulation**:** An internal sidewalk will be provided on at least one side of the project entrance road. Such sidewalks will be a minimum of five (5) feet in width. All pedestrian accessible routes shall meet the requirements of the Land Development Code, Florida Accessibility Code for Building Construction (**"FACBC"**) and Americans Disability Act Accessibility Guidelines (**"ADAAG"**) established by Florida law and 28 CFR Part 36.

4. Parks, Open Space and Recreational Facilities*:* The PRD will not have any common recreational facilities due to the size of the development being only 54 homes and the farming and equestrian nature of the community. The project will provide a maximum of 25 percent open space, pursuant to LDC Section 5.03.03.A.1. The HOA Reserve Area can include a community garden, fields, barns and other facilities for recreation.

5. Fire Protection: Since a central utility provider is not available within one-half (1/2) mile of the Property, the Owner shall either (i) install a private, pressurized non-potable water distribution system fed by on-site retention ponds, in accordance with LDC Section 6.03.04 and NFPA 24 Installation of Private Fire Service Mains and Their Appurtenances, which will provide for hydrants to a maximum of 660 feet vehicle travel distance apart and be spaced a maximum of 2,000 feet vehicle travel distance between hydrants; or (ii) require each home to be protected with a fire sprinkler system. If the Owner elects to use a pressurized water distribution system, water main and fire hydrant locations will be depicted on construction plans. If the Owner elects to use a pressurized water distribution system, a separate permit and plan (separate from DRC) for the fire water distribution system is required to be submitted to the Fire Marshal's Office for review. In determining the reliability of any impound supply, cistern, tank or storage facility, the quantity of water to be considered available is the minimum available (at not over a 15-foot lift) during a drought with an average 50-year frequency that has been certified by a professional engineer. As set forth in LDC Section 6.03.04, the maintenance of any required fire protection water supply and fire hydrants shall be by a homeowners' association established for the Property. The project shall comply with applicable provisions of LDC Section 6.03.00.

6. Solid Waste Collection*:* Solid waste collection will be provided by a County-contracted waste collection company.

7. Utilities: All utilities within the Project shall be underground. Potable water shall be provided via individual wells on each Lot, and sewer will be provided with septic tanks on each Lot.

I. Water/Sewer/Reuse

Potable water will be provided by individual wells located on each Lot, in accordance with applicable requirements of the Florida Department of Health in effect at the time of permitting. Sanitary sewer disposal will be provided by individual septic tanks on each Lot (within upland areas), in accordance with applicable requirements of the Florida Department of Health in effect at the time of permitting.

J. Soils

A soil survey of the Property identifies six soil types: Pomona fine sand (9), Tocoi fine sand (34), Riviera fine sand, frequently flooded (36), Holopaw fine sand (46), Placid fine sand (63), and Bakersville muck (69). A soils map of the Property and description of each soil type are included in the environmental report by Oneida Environmental dated February 22, 2023 submitted with this PRD application (the "**Environmental Report**").

K. Site Vegetation

A Florida Land Use, Covers and Forms Classification System (**"FLUCFCS"**) Map for the Property and description of each system is included in the project Environmental Report. FLUCFCS areas include: Pine-Mesic Oak (1124), Row Crops (183311), Mixed Wetland Hardwoods (2233), Mixed Hardwood-Coniferous Swamps (2240), and Pone (3210).

L. Significant Natural Communities Habitat and Listed Species

There is no Significant Natural Communities Habitat within the Property. There are no listed species located on the Property. Prior to commencement of any construction or land clearing within areas of the Property identified in the environmental report as Pine-Mesic Oak, a formal Gopher Tortoise survey will be required.

M. Historical and Archaeological Resources

There are no archaeological resource sites located within the Property.

N. Buffering and Landscaping; Open Space

1. Reserve Area Buffers: A natural landscaped buffer a minimum 50 feet in width shall be located within the Lot Reserve Area within each Lot (the "**Reserve Area Buffer**"), adjacent to applicable Development Areas for each Lot. Only improvements permitted within Lot Reserve Areas in Section E hereof shall be

permitted within such Reserve Area Buffers. There are no incompatible uses with adjacent lands, so no buffering from adjacent parcels is required, pursuant to LDC Section 5.04.03.B.

2. Landscaping: Tree mitigation and landscaping will comply with LDC Section 6.06.04 and other applicable Code provisions. All trees planted to satisfy Code requirements shall comply with LDC Section 4.01.05.E.1.

3. Upland Buffers: An averaged 25-foot natural vegetative upland buffer shall be required and maintained between developed area and contiguous wetlands. The 25 feet shall be measured from the State jurisdictional wetland line, pursuant to LDC Section 4.01.06.B. The 25-foot setback from the upland buffer required in LDC Section 4.01.06.B.2 shall not be required for residential lots adjacent to contiguous wetlands when such upland buffer is not within platted lots.

   Other than crossings for trails and utility/drainage structures and wetland impacts where buffers cannot be avoided, no uses will be allowed within the required upland buffers, and all upland buffers shall be maintained in their natural vegetative condition. The landward edge of the upland buffer will be identified, and no harvesting will occur in the upland buffer. Prior to commencement of any construction adjacent to a conserved wetland, all contractors shall be required to install silt fencing on the landward edge of the undisturbed upland buffer or landward of the undisturbed upland buffer at the physical limits of construction to protect the conserved wetlands. Crossings of upland buffers are permitted for roadways, utility crossings, trail and pathways and drainage outfalls. The minimum amount of upland buffer vegetation may be trimmed where necessary to maintain the areas of upland buffer crossings. The upland buffer shall be depicted on all construction plans and shall be recorded on the plat. Provided there is no encroachment into the required upland buffer, all accessory uses listed in Section Q hereof shall be permitted within this setback, except buildings which have a permanent foundation.

4. Open Space: The PRD will provide a minimum of 25 percent of the site be set aside as open space. The open space is within the Farm Reserve Areas and the HOA Reserve Areas, in the locations depicted on the Master Development Plan.

O. Special Districts

The Property is not located within a Special District.

P. Temporary Uses

Ten (10) percent of the homes within the PRD may be constructed as model homes with approved construction plans. The model homes may be built during construction of the infrastructure and may be used for sales, administration and construction offices, subject to the provisions of Section R hereof. Parking for the model homes and sales offices will be located within the driveway or adjacent lot. Parking for the model homes will comply with ADA guidelines. Development of the site and construction of the improvements will require temporary uses such as construction trailers, sales offices, temporary signage

and temporary access. The location of these uses will be depicted on construction plans. Temporary construction and sales trailers will be removed no later than 30 days following the issuance of a certificate of occupancy for the last home constructed on the Property. The Owner shall be permitted to erect temporary on-site construction and real estate signage on the Property, in conformance with LDC Section 7.02.02.

Q. Accessory Uses

Standard residential accessory uses will be allowed within the Development Area of each Lot, pursuant to LDC Section 2.02.04.B and Section E hereof. Accessory structures permitted within Reserve Areas are set forth in LDC Section 2.02.04.E and Section F hereof. All Accessory structures shall comply with appropriate Florida Building Codes, including life safety issues, fire separations and FACBC requirements.

R. Project Phasing

The project will be constructed in one (1), ten (10)-year phase. The Owner will commence construction within three (3) years of the date on which the Board of County Commissioners approves this PRD rezoning. Construction will be completed within ten (10) years of commencement. For purposes of this PRD, "commencement" shall mean securing approved construction drawings. "Completion" shall be defined as the installation of horizontal infrastructure and St. Johns County approval of as-builts.

S. Projected Impacts

The project proposes to retain the development pattern approved for the existing PRD for a majority of the site (Sweet Meadow Farms) in order to retain ongoing farming and other agricultural activities on the Property. This allows the farming family who currently leases the Property to continue its operations, providing food for County residents. Honey Branch Farms is located adjacent to large timber tracts on the west and south and existing large-lot farming and equestrian communities to the east and north, thereby providing a continuation of the Rural/Silviculture future land use designation uses and densities in this area south of County Road 208.

T. Waivers

No waivers are requested.

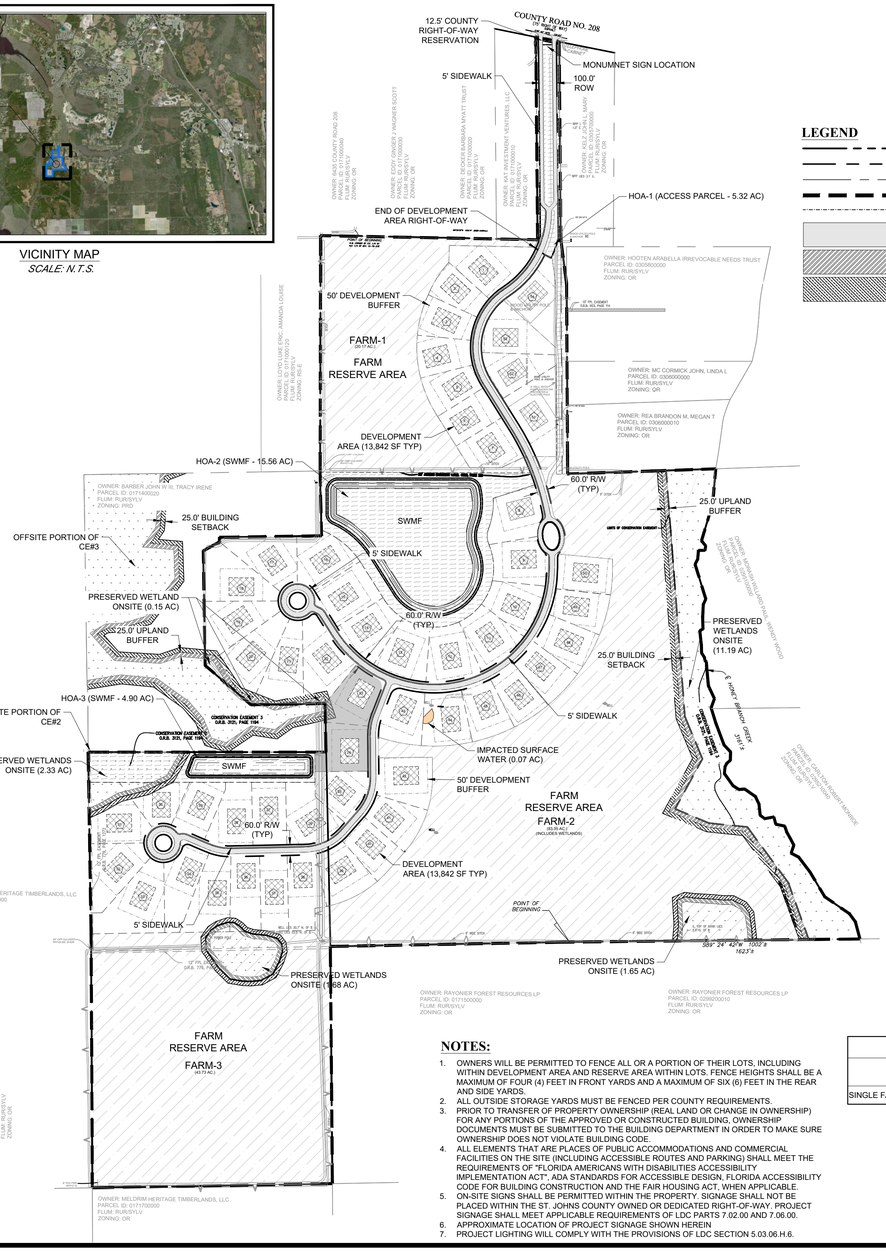
U. Ownership Agreement

The Applicant, on behalf of itself and its successors and assigns, hereby agree and stipulate to proceed with the proposed development in accordance with the PRD ordinance for this application as adopted by the St. Johns County Board of County Commissioners. The Owner also agrees to comply with all conditions and safeguards established by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners with respect to this Planned Unit Development application.

V. Future Land Use Designation

The Property is designated Rural/Silviculture on the St. Johns County 2025 Future Land Use Map.

VICINITY MAP
SCALE: N.T.S.



GRAPHIC SCALE
0 400 600 800
1"=400'

LEGEND

- EXISTING PROPERTY LINE
- EXISTING R/W LINE
- PROPOSED CENTER LINE
- PROPOSED PROJECT LIMITS
- DEVELOPMENT AREA BUFFER
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- 25' UPLAND BUFFER (6.03 AC.)
- 25' BUILDING SETBACK
- 17.2 AC WETLANDS (PARTS OF CONS. EASEMENT #2,3 + ISOLATED WETLANDS)
- LOT BUILDING AREA
- FARM RESERVE AREA
- HOA RESERVE AREA
- LOT RESERVE AREA
- # LOT #

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	12/13/2023	KOMPER	SJC COMMENTS
2			
3			
4			
5			
6			
7			

EXHIBIT C
FOR
HONEY BRANCH FARMS
MASTER DEVELOPMENT PLAN
ST. JOHNS COUNTY, FLORIDA

SITE DATA TABLE

GROSS PROPERTY AREA:	11,897,624 SF	273.13 AC
DEVELOPMENT AREA (BUILDABLE AREA + ROW):	1,186,590 SF	27.24 AC
TOTAL RIGHT-OF-WAY:	543,835 SF	12.48 AC
TOTAL WETLAND PRESERVATION ONSITE (PARTS OF CE#2&3 + ISOLATED WETLANDS):	749,232 SF	17.20 AC
TOTAL UPLAND BUFFER AREA:	262,667 SF	6.03 AC
SIGNIFICANT NATURAL HABITAT AREA:	0 SF	0.00 AC
TOTAL NATURAL AREA:	837,659 SF	19.23 AC
PROPERTY ID NO:		017140 0000, 017140 0010, 017100 0011, 030570 0010
CURRENT ZONING:		PRD ORDINANCE 2006-74, OR
FLUM:		RUR/SYLV
FEMA FIRM PANEL NUMBER:		12109C0267J, 12109C0270J
	MAXIMUM:	
LOT COVERAGE (BY ALL BUILDINGS):		60.00%
RESERVE AREA (2 UNITS PER ACRE):		90.00%
IMPERVIOUS SURFACE AREA RATIO:		60.00%
MINIMUM OPEN SPACE:		25.00%
BUILDING HEIGHT:		SEE PRD TEXT
LOT SETBACKS (WITHIN THE DEVELOPMENT AREA):	MINIMUM:	
FRONT YARD SETBACK:		0'
SIDE YARD SETBACK:		0'
REAR YARD SETBACK:		0'
RESERVE AREA SETBACK:		20'

PRD CALCULATIONS

FARM RESERVE AREA(1,2 & 3)	6,414,210 SF	147.25 AC
HOA RESERVE AREA (1,2 & 3)	1,122,977 SF	25.78 AC
LOT RESERVE AREA	3,172,858 SF	72.84 AC
RESERVE TOTAL	10,710,045 SF	245.87 AC
RESIDENTIAL LOTS (BUILDABLE AREA)	747,490 SF	17.16 AC
RESIDENTIAL LOTS (TOTAL AREA)	3,920,348 SF	90.00 AC
RESIDENTIAL ROW (WITHIN DEVELOPMENT AREA)	439,100 SF	10.08 AC
RESIDENTIAL DEVELOPMENT TOTAL	1,186,590 SF	27.24 AC
TOTAL (RESERVE + RESIDENTIAL)	11,897,624 SF	273.13 AC

PARKING CALCULATIONS

USE	SPACES PER UNIT	UNITS	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES*
SINGLE FAMILY RESIDENCE	2	54	108	216

*EACH RESIDENCE SHALL HAVE A DRIVEWAY THAT CAN ACCOMMODATE TWO (2) VEHICLES PLUS A TWO-CAR GARAGE

DENSITY CALCULATIONS

USE	PROPERTY AREA	10% DEVELOPMENT AREA ALLOWED	DEVELOPMENT AREA PROVIDED	UNITS/AC
SINGLE FAMILY RESIDENCE	273.13 AC	27.31 AC	27.24 AC	273.13/54= 0.2

NOTES:

1. OWNERS WILL BE PERMITTED TO FENCE ALL OR A PORTION OF THEIR LOTS, INCLUDING WITHIN DEVELOPMENT AREA AND RESERVE AREA WITHIN LOTS. FENCE HEIGHTS SHALL BE A MAXIMUM OF FOUR (4) FEET IN FRONT YARDS AND A MAXIMUM OF SIX (6) FEET IN THE REAR AND SIDE YARDS.
2. ALL OUTSIDE STORAGE YARDS MUST BE FENCED PER COUNTY REQUIREMENTS.
3. PRIOR TO TRANSFER OF PROPERTY OWNERSHIP (REAL LAND OR CHANGE IN OWNERSHIP) FOR ANY PORTIONS OF THE APPROVED OR CONSTRUCTED BUILDING, OWNERSHIP DOCUMENTS MUST BE SUBMITTED TO THE BUILDING DEPARTMENT IN ORDER TO MAKE SURE OWNERSHIP DOES NOT VIOLATE BUILDING CODE.
4. ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES ON THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF "FLORIDA AMERICANS WITH DISABILITIES ACCESSIBILITY IMPLEMENTATION ACT", ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THE FAIR HOUSING ACT, WHEN APPLICABLE.
5. ON-SITE SIGNS SHALL BE PERMITTED WITHIN THE PROPERTY. SIGNAGE SHALL NOT BE PLACED WITHIN THE ST. JOHNS COUNTY OWNED OR DEDICATED RIGHT-OF-WAY. PROJECT SIGNAGE SHALL MEET APPLICABLE REQUIREMENTS OF LDC PARTS 7.02.00 AND 7.06.00.
6. APPROXIMATE LOCATION OF PROJECT SIGNAGE SHOWN HEREIN
7. PROJECT LIGHTING WILL COMPLY WITH THE PROVISIONS OF LDC SECTION 5.03.06.H.6.

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

APPROVED: _____

DATE: _____

ORDINANCE NUMBER: _____

FILE NUMBER: _____

GULFSTREAM DESIGN GROUP, LLC
2225 A1A S, SUITE A2
ST. AUGUSTINE, FLORIDA 32080
904.794.4231
matt@gulfstreamdesign.com
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PROJECT NO:	21-091
ISSUE DATE:	11/16/23
DRAFTED BY:	JGD
DESIGNED BY:	MHL
CHECKED BY:	MHL

NOT VALID WITHOUT SEAL

END DOCUMENTS
TO BE RECORDED

ATTACHMENT 2

APPLICATION AND SUPPORTING DOCUMENTS

St. Johns County Growth Management Department

Application for: Rezoning

Date 9/20/23 Property Tax ID No 017140-0000, 017140-0010,017100-0011 & 030570-0010

Project Name Honey Branch Farms

Property Owner(s) Honey Branch Acres, LLC Phone Number 904-247-9160

Address 1102 A1A North, Suite 103 Fax Number

City St. Augustine State Fl Zip Code 32082 e-mail

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

Applicant/Representative Ellen Avery-Smith Phone Number 904-825-0879

Address 100 Whetstone Place, Suite 200 Fax Number 904-825-4070

City St. Augustine State Fl Zip Code 32086 e-mail eaverysmith@rtlaw.com

Property Location South of County Road 208 just west of its intersection with Pacetti Road

Major Access County Road 208 Size of Property 273acres Cleared Acres (if applicable)

Zoning Class OR, PRD No. of lots (if applicable) 54 Overlay District (if applicable) N/A

Water & Sewer Provider N/A Future Land Use Designation R/S

Present Use of Property Vacant, Farm Proposed Bldg. S.F. N?A

Project Description (use separate sheet if necessary)

The owner requests to modify the existing Planned Rural Development (PRD) and Open Rural (OR) zoning for approximately 273 acres. The Owner is proposing to construct 54 single-family homes within the approximately 27.24 acres of Development Area within the Property and set aside the remaining approximately 245.87 acres in Reserve Area. Of the Reserve Area, approximately 147.25 acres will be preserved for existing farming and agriculture uses, approximately 25.78 acres will be owned by a homeowners association as common area, and the remaining approximately 72.84 acres will lie within lots but outside of the Development Area.

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

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

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:
Signature of owner or person authorized to represent this application:

Signed By

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

Revised August 24, 2015

Oneida Environmental, LLC
10475 Fortune Parkway, Suite 201
Jacksonville, FL 32256
904-363-1686

November 17, 2023

Matt McGarvey
McGarvey Residential Communities

RE: Listed Wildlife and Habitat Assessment
Honey Branch Acres
Parcel Identification Number: 0171400000, 0171400010, 0171000011, and 0305700010
St. Johns County, Florida

Dear Mr. McGarvey:

Pursuant to your request, Oneida Environmental, LLC (OE) has conducted a listed wildlife species and habitat assessment of the above-referenced property. The purpose of the assessment was to determine the potential presence and extent of wildlife species listed by the Florida Fish and Wildlife Conservation Commission (FWC) and U.S. Fish and Wildlife Service (USFWS). Additionally, onsite habitat types, including jurisdictional wetlands, were examined and their extents mapped. Please find a report of our findings attached.

If you have any questions or require additional information, please feel free to contact me.

Oneida Environmental, LLC

Hayley Torkos
Biologist/Project Manager

Listed Wildlife and Habitat Assessment Report

Honey Branch Acres

Country Road 208

Saint Augustine, St. Johns County, Florida

Parcel Identification Numbers: 0171400000, 0171400010, 0171000011, and 0305700010

November 17, 2023

Project Number: 322023001

Task Number: 1901

Prepared for

McGarvey
RESIDENTIAL COMMUNITIES

McGarvey Residential Communities
1102 A1A North, Suite 102
Ponte Vedra Beach, Florida 32082

Prepared by

ONEIDA Environmental

Oneida Environmental
10475 Fortune Parkway, Suite 201
Jacksonville, Florida 32256

TABLE OF CONTENTS

TABLES

APPENDICES

ACRONYMS AND ABBREVIATIONS

BGEPA	Bald and Golden Eagle Protection Act
FE	Federally Endangered
FT	Federally Threatened
FLCCS	Florida Land Cover Classification System
FNAI	Florida Natural Areas Inventory
FWC	Florida Fish and Wildlife Conservation Commission
GPS	Global Positioning System
IPaC	Information for Planning and Consultation
LDC	Land Development Code
OE	Oneida Environmental
SJC	St. Johns County
SSC	Species of Special Concern
ST	State Threatened
USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey

1.0 INTRODUCTION

On February 7, 2023 and February 9, 2023, Oneida Environmental (OE) conducted a listed wildlife and habitat assessment of the subject property in St. Johns County, Florida. The purpose of the assessment was to determine the potential presence and extent of wildlife species and their associated habitats listed as endangered, threatened, and/or Species of Special Concern (SSC) by the Florida Fish and Wildlife Conservation Commission (FWC) and U.S. Fish and Wildlife Service (USFWS). Additionally, onsite habitat types, including jurisdictional wetlands and St. Johns County (SJC) Significant Natural Community Habitats, were examined and their approximate extents mapped.

The subject property is in Township 7 South, Range 27 East, Sections 12 and 13; Township 7 South, Range 28 East, Section 7 and 38 on the U.S. Geological Survey (USGS) 7.5-minute *Picolata* Quadrangle (Appendix A: Figure 1). The subject property is bordered to the north by rural residential and CR 208, to the east by Honey Branch Creek and rural residential/agricultural land, and to the south by undeveloped land, and to the west by undeveloped and rural/agricultural land (Appendix A: Figure 2).

2.0 METHODOLOGY

Prior to the site assessment, aerial orthophoto satellite images, USGS topographic maps, and U.S. Department of Agriculture (USDA) soil survey maps were reviewed for the potential presence of onsite listed wildlife habitats. The soil survey for St. Johns County was reviewed to help evaluate suitable habitat for sensitive species depending on substrate requirements (USDA 1987). FWC databases (FWC 2018 and 2021), FNAI Biodiversity Matrix (FNAI 2023), Audubon EagleWatch Program database (Audubon 2022), USFWS Information for Planning and Consultation (IPaC) Endangered Species List (USFWS 2023), U.S. Army Corps of Engineers (USACE) Jacksonville District USFWS Wood Stork Programmatic Key (USFWS 2008) and Eastern Indigo Snake Programmatic Effect Determination Key (USFWS 2013), were assessed in order to determine the potential for sensitive wildlife species and their suitable habitats.

During the subject property assessment, meandering pedestrian transects were conducted through accessible areas of each vegetative community. Within each transect, data collection included, but was not limited to, plant species, wildlife species, weather conditions, time of assessment, and anthropogenic activity. Vegetative communities were identified according to the Florida Land Cover Classification System (FLCCS) (FWC 2018). These methods are consistent with recognized FWC survey guidelines for a general wildlife assessment.

3.0 DATABASE REVIEW OF SITE CONDITIONS

3.1 USDA SOIL SURVEY

The *Soil Survey of St. Johns County* (USDA-Natural Resource Conservation System 1987) reported five soil types on the subject property. The soil types are described below and depicted on the attached Appendix A: Figure 3.

Pomona fine sand (9) – This soil series consists of poorly drained soils with a parent material of sandy and loamy marine deposits. The water table is usually 6 to 18 inches below ground surface. Slopes range from 0 to 2 percent.

Tocoi fine sand (34) – This soil series consists of poorly drained soils and has a parent material of sandy marine deposits. The water table is usually 6-18 inches from the surface. Slopes range from 0 to 2 percent.

Riviera fine sand (36) – This soil series consists of poorly drained soils and has a parent material of sandy and loamy marine deposits. The water table is usually 0-12 inches from the surface. Slopes range from 0 to 1 percent.

Placid fine sand (63) – This soil series consists of very poorly drained soils and has a parent material of sandy marine deposits. The water table is usually 0-6 inches from the surface. Slopes range from 0 to 2 percent.

Bakersville muck (69) – This soil series consists of very poorly drained soils and has a parent material of sandy and loamy marine deposits. The water table is usually 0-12 inches from the surface. Slopes range from 0 to 2 percent.

4.0 SITE VISIT SUMMARY

On February 7, 2023 and February 9, 2023, OE biologists conducted a site visit to assess the onsite habitats with emphasis on the presence of listed wildlife species. The location of natural resource issues of concern and occurrences were recorded using a hand-held global positioning system (GPS) unit for later use in generating report graphics and recommendations. The observed vegetative communities are described in Section 4.1. The weather conditions during the site visits were reported as sunny skies with an average high temperature of 72°F and 83°F respectively. These conditions, considering the time of day, the season, and the scope of the inspection, may have influenced the wildlife species observed. The presence of specific wildlife species was determined audibly and visually, by evidence of tracks, scat, nests, burrows, and/or dens. Significant natural communities observed are described in Section 4.2. Observed wildlife species were recorded and are described in Section 4.3.

4.1 OBSERVED VEGETATIVE COMMUNITIES

During the site assessment, OE biologists conducted a series of pedestrian transects throughout the subject property to categorize the onsite vegetative communities in accordance with FLCCS criteria. The vegetative communities observed onsite are described below and are depicted on the attached Appendix A: Figure 4.

4.1.1 Uplands

Pine – Mesic Oak (FLCCS 1124) - This vegetative community consisted of slash pine (*Pinus elliottii*), laurel oak (*Quercus laurifolia*), and live oak (*Quercus virginiana*) with understory species such as blackberry (*Rubus spp.*), gallberry (*Ilex glabra*), bushy bluestem *(Andropogon glomeratus*), and saw palmetto (*Serenoa repens*).

Row Crops (FLCCS 183311) – This land cover classification consisted of plowed fields with visible rows. Most of these areas had been planted with potatoes.

Tree Nurseries (FLCCS 183341) – This land cover classification consisted of a field with various tree species being grown for cultivation.

Road (FLCCS 1841) – This land cover classification consisted of a dirt road.

4.1.2 Wetlands

Mixed Wetland Hardwoods (FLCCS 2233) – This vegetative community consisted of bald cypress (*Taxodium distichum*), red maple (*Acer rubrum*), black gum (*Nyssa sylvatica*), sweet gum (*Liquidambar styraciflua*), dahoon holly (*Ilex cassine*), and water oak (*Quercus nigra*) with understory species consisting of Virginia chain fern (*Woodwardia virginica*), netted chain fern (*Woodwardia areolate*), and soft rush (*Juncus effusus*).

Mixed Hardwood-Coniferous Swamps (FLCCS 2240) – This vegetative community consisted primarily of slash pine, bald cypress, water oak, loblolly bay (*Gordonia lasianthus*), and black gum with understory species consisting of fetterbush (*Lyonia lucida*), green arrow arum (*Peltandra virginica*), purple iris (*Iris virginica*), cinnamon fern (*Osmundastrum cinnamomeum*), netted chain fern, and royal fern (*Osmunda regalis*).

Artificial/Farm Pond (FLCCS 3210) – This land cover classification consisted of Carolina willow (*Salix Carolinian*), cattail (*Typha spp.*), goldenrod (*Solidago stricta*), hastate-leaved dock (*Rumex hastatulus*) and swamp smartweed (*Polygonum hydropiperoides*).

Ditch (FLCCS 4220) – This land cover classification consisted of ditches for drainage and/or irrigation of adjacent fields.

4.2 SIGNIFICANT NATURAL COMMUNITY HABITATS

The St. Johns County Land Development Code (LDC) protects imperiled and/or rare natural community habitats on properties that are 10-acres or larger. These Significant Natural Community Habitats include Sandhill, Scrub, Xeric Hammock, Maritime Hammock, Beach Dune, Coastal Grassland and Coastal Strand Communities. During the field investigation, it was determined that no Significant Natural Community Habitats occurred within the property. If the subject property is going to be permitted through SJC, additional mapping of the onsite habitats may be requested.

4.3 WILDLIFE

During the site assessment, OE biologists conducted meandering pedestrian transects and stationary observations to survey the onsite habitat types, with emphasis on those areas with vegetative assemblages, hydrology, and/or soils potentially indicative for the presence of listed wildlife species identified in the desktop review. The scope of this effort was a presence/absence survey for listed wildlife species and the supporting habitats identified for each species. Formal, species-specific, surveys were not within the scope of this site assessment but can be conducted to satisfy any future permitting requirements. Observed wildlife and potentially occurring listed species are detailed in the following sections. The wildlife species observed during the site assessment are listed on the following page in Table 1.

Table 1 – Observed Wildlife Species

Common Name	Scientific Name	Observation	Listing Status*
American crow	*Corvus brachyrhynchos*	Auditory	N
American kestrel	*Falco sparverius*	Visual	N
Anhinga	*Anhinga anhinga*	Visual	N
Bald eagle	*Haliaeetus leucocephalus*	Visual	BGEPA
Boat-tailed grackle	*Quiscalus major*	Visual	N
Carolina chickadee	*Poecile carolinensis*	Visual	N
Carolina wren	*Thryothorus ludovicianus*	Auditory	N
Common yellowthroat	*Geothlypis trichas*	Visual/Auditory	N
Coyote	*Canis latrans*	Tracks/Scat	N
Double crested cormorant	*Nannopterum auritum*	Visual	N
Downy woodpecker	*Dryobates pubescens*	Auditory	N
Eastern meadowlark	*Sturnella magna*	Auditory	N
Eastern phoebe	*Sayornis phoebe*	Visual/Auditory	N
Florida softshell turtle	*Apalone ferox*	Visual	N
Gray catbird	*Dumetella carolinensis*	Auditory	N
Great blue heron	*Ardea herodias*	Visual	N
Green anole	*Anolis carolinensis*	Visual	N
Killdeer	*Charadrius vociferus*	Visual/Auditory	N
Mourning dove	*Zenaida macroura*	Visual	N
Nine-banded armadillo	*Dasypus novemcinctus*	Burrows	N
Northern cardinal	*Cardinalis cardinalis*	Visual/Auditory	N
Northern harrier	*Circus hudsonius*	Visual	N
Northern mockingbird	*Mimus polyglottos*	Visual/Auditory	N
Palm warbler	*Setophaga palmarum*	Visual/Auditory	N
Red-shouldered hawk	*Buteo lineatus*	Auditory	N
Red-winged blackbird	*Agelaius phoeniceus*	Visual/Auditory	N
Rock pigeon	*Columba livia*	Visual	N
Savannah sparrow	*Passerculus sandwichensis*	Visual/Auditory	N
Turkey vulture	*Cathartes aura*	Visual	N
White-tailed deer	*Odocoileus virginianus*	Visual	N
Wilson's snipe	*Gallinago delicata*	Visual	N
Yellow-bellied slider	*Trachemys scripta*	Visual	N
Yellow-rumped warbler	*Setophaga coronate*	Auditory	N

* Bald and Golden Eagle Protection Act (BGEPA); No longer listed (N).

4.3.1 Sensitive Species and Supporting Habitats

Sensitive species are those species listed as federally endangered (FE), State of Florida and federally threatened (ST and FT), and State of Florida SSC by the FWC and/or USFWS. Prior to conducting the site assessment, OE biologists reviewed online databases including, but not limited to; FNAI biodiversity matrix, Audubon EagleWatch Program database, and USFWS IPaC resource list, for known occurrences of listed species and potential suitable habitats within the subject property.

The FNAI biodiversity matrix listed zero "documented," one "likely," and six "potential" wildlife species expected to inhabit the surrounding area. The IPaC listed six additional federally listed wildlife species. The wildlife species mentioned in both reports are listed in the following Table 2 and are attached as Appendix B.

Table 2 – Listed Wildlife Species

FNAI Biodiversity Matrix Listed Wildlife Species				
Result	**Common Name**	**Taxonomic Name**	**Observed Onsite**	**Listing Status***
Likely	Wood stork	*Mycteria americana*	No	FT
Potential	Rafinesque's big-eared bat	*Corynorhinus rafinesquii*	No	N
Potential	Gopher tortoise	*Gopherus polyphemus*	No	ST
Potential	Gopher Frog	*Lithobates capito*	No	N
Potential	Round-tailed muskrat	*Neofiber alleni*	No	N
Potential	Atlantic salt marsh mink	*Neovison vison lutensis*	No	N
Potential	Florida black bear	*Ursus americanus floridanus*	No	N
USFWS IPaC Endangered Species List				
Result	**Common Name**	**Taxonomic Name**	**Observed Onsite**	**Listing Status***
Potential	Loggerhead sea turtle	*Caretta caretta*	No	FT
Potential	Green sea turtle	*Chelonia mydas*	No	FE
Potential	Leatherback sea turtle	*Dermochelys coriacea*	No	FE
Potential	Eastern indigo snake	*Drymarchon couperi*	No	FT
Potential	Hawksbill sea turtle	*Eretmochelys imbricata*	No	FE
Potential	Eastern black rail	*Laterallus jamaicensis ssp. Jamaicensis*	No	FT

NOTES:

*Federally-designated endangered (FE); Federally-designated threatened (FT); State-designated threatened (ST); No longer listed (N).

State and federal listed threatened and endangered wildlife species that occurred, or could potentially occur, within the subject property are discussed below. The marine aquatic dependent wildlife species (sea turtles) mentioned in the IPaC report are omitted from the following discussion because the proposed project site does not contain habitats which could sustain these species. Wildlife species listed in the FNAI report, but no longer classified as threatened or endangered by FWC and/or USFWS, are not

included in the discussion below because these species are no longer regulated by State or federal management guidelines.

Gopher Tortoise

The gopher tortoise is classified as a state-threatened species and is protected by Florida's Endangered and Threatened Species Rule (Rule 68A-27, Florida Administrative Code [F.A.C.]). The gopher tortoise is a moderate-sized, terrestrial turtle averaging 9 to 11-inches in length. The species is identified by its stumpy, elephantine hind feet and flattened; shovel-like forelimbs adapted for digging. The shell is oblong and generally tan, brown, or gray in coloration. They prefer upland habitats with open canopy and well drained soils.

Gopher tortoises and/or their burrows were not observed during the site assessment. The soils and vegetation within the upland habitats were poorly suited to support gopher tortoises. Formal, species-specific, surveys were not within the scope of this site assessment but can be conducted to satisfy FWC permitting requirements if gopher tortoises are later identified within the subject property. At the time of this assessment, the proposed project is not likely to adversely affect this species.

Eastern Indigo Snake

The eastern indigo snake is listed as threatened by the federal Endangered Species Act (ESA) and as federally designated threatened by Florida's Endangered and Threatened Species Rule. They are a non-venomous, bluish-black colored snake that can reach lengths of 8-feet. Eastern indigo snakes inhabit a mosaic of habitats including sandhills, pine flatwoods, hardwood forests, moist hammocks, and areas that surround cypress swamps. Especially in their northern range, eastern indigo snakes are closely associated with gopher tortoise whose burrows provide shelter from winter cold and summer heat.

The eastern indigo snake was not observed during the site assessment. The subject property contained potentially suitable habitat which could sustain eastern indigo snakes; however, gopher tortoise burrows in which they tend to cohabitate, were not observed onsite. The USFWS Eastern Indigo Snake Programmatic Key was used to identify potential impacts to eastern indigo snakes and whether further consultation with USFWS would be required. Per the Key, projects proposing to impact less than 25 acres of xeric habitat supporting less than 25 gopher tortoise burrows results in a "Not Likely to Adversely Impact" (NLAA) determination, provided the Standard Protection Measures of the eastern indigo snake are followed during construction activities. At the time of this assessment, the proposed project is not likely to adversely affect this species.

Wood Stork

The wood stork is listed as threatened by the federal ESA and as federally designated threatened by Florida's Endangered and Threatened Species Rule. For projects with onsite wetlands, additional consideration must be taken regarding wood storks. They are large wading birds with a long, heavy curved bill and long legs. This species is identified by the scaly appearance of their head due to its lack of feathers. According to the USFWS, wood storks prefer to forage in ponds and marshes with little or no canopy but have been observed in forested wetlands with canopies of less than 20%. Suitable foraging habitat (SFH) for wood storks includes freshwater marshes, cypress depressions, swamp sloughs and tidal creeks and pools.

For counties in Northeast Florida, USFWS has designated a 13-mile core foraging area (CFA) buffer around active nesting wood stork colonies to protect wood stork SFH. The subject property is approximately 14.33 miles from the St. Augustine Alligator Farm wood stork nesting colony and is not inside of the wood stork CFA (Appendix A: Figure 5).

Wood storks were not observed during the site assessment. The onsite artificial/farm pond may be considered potential wood stork SFH; however, the subject property is located outside of a wood stork CFA buffer and should not require additional coordination with governing agencies. At the time of this assessment, the proposed project is not likely to adversely affect this species.

Eastern Black Rail

The eastern black rail is listed as threatened by the federal ESA and as federally designated threatened by Florida's Endangered and Threatened Species Rule. They are 4-6 inches long with a pale to blackish-gray body and bright red eyes. According to the USFWS, Eastern black rails inhabit salt to freshwater marshes with dense cover and upland areas around these marshes.

The eastern black rail was not observed during the site assessment. The subject property did not contain suitable marsh habitat to support this species. At the time of this assessment, the proposed project is not likely to adversely affect this species.

Bald Eagle

Although the bald eagle is no longer protected under the ESA, it is still afforded protection under the Bald and Gold Eagle Protection Act (BGEPA) and the Migratory Bird Treaty Act. In addition to the federal law, the state of Florida protects eagles under the State Eagle Rule (Rule 68A-16.002, F.A.C.).

The bald eagle is a large-bodied raptor. Bald eagles typically nest in forested areas adjacent to large bodies of water, staying away from heavily developed areas when possible. Bald eagles are tolerant of human activity when feeding, and may congregate around fish processing plants, dumps, and below dams where fish concentrate. For perching, bald eagles prefer tall, mature coniferous or deciduous trees that afford a wide view of the surroundings.

One bald eagle was observed flying over the property during the site assessment; however, bald eagle nest(s) were not observed during the site assessment. The subject property contained minimal mature pine trees capable of sustaining bald eagles and/or their nests. OE searched the Audubon EagleWatch Program database for documented bald eagle nests within the proximity of the property. The search results identified eight bald eagle nests within five miles of the subject property. The closest nest, SJ015, is located approximately 2.96 miles west of the subject property (Audubon 2022). At the time of this assessment, the proposed project is not likely to adversely affect this species.

If a bald eagle nest is later identified within the subject property, any active development should cease, and SJC Environmental Division should be contacted to discuss suitable precautionary measures. The SJC LDC provides Management Zones, Primary and Secondary Zones, that detail prohibitions and standards for the protection of bald eagle nests (LDC Section 4.01.08 and Comprehensive Plan Policy E.2.8.12). The SJC Primary Zone extends 750-feet outward from the nest tree, and disturbances to this area are not authorized without securing a waiver. The Secondary Zone extends an additional 750-feet from the Primary Zone, totaling 1,500-feet from the nest tree. Certain construction activities are allowed within the Secondary Zone, but likely would require bald eagle nest construction monitoring.

5.0 CONCLUSION AND SUMMARY

The Honey Branch Acres property was evaluated for the purpose of assessing onsite habitats and vegetative communities and to identify and document the presence of any state or federally protected wildlife species occurring onsite. During the listed wildlife site assessment, OE biologists conducted meandering pedestrian transects and stationary observation posts throughout each onsite habitat type to observe the potential presence of listed wildlife species.

OE biologists did not document any state or federally listed wildlife species utilizing the property during the onsite assessment. One bald eagle was observed flying over the property during the assessment; however, no bald eagle nest(s) were identified onsite. If a USACE, SJRWMD, FDEP and/or local government permits are required for the project, USFWS and/or FWC may be notified and allowed to comment on listed species with the potential to occur on the subject property. During this comment period, additional information may be requested from the applicant to document whether the project proposes to impact any potentially occurring listed wildlife species. This request for additional information may take the form of informal correspondence or formal consultation. The species that are more likely to trigger a request for additional information will depend on the nature of the work being proposed and may include, but are not limited to gopher tortoise, eastern indigo snake, and wood stork. If state or federal permits are not required, USFWS and/or FWC consultations regarding listed wildlife species will be at the discretion of the applicant. OE has found no evidence of endangered or protected species on the property, and no further action is recommended by OE.

6.0 REFERENCES

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United States Department of Agriculture (USDA), Natural Resources Conservation Service 1987. Accessed online at: https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm

United Stated Department of the Interior, Fish and Wildlife Service, Eastern Indigo Snake Programmatic Effect Determination Key, updated 2017; online at https://www.fws.gov/northflorida/indigosnakes/20130813_ltr_Update_addendum_2010_COE_Programmatic_EIS_Key.pdf

United States Fish & Wildlife Service (USFWS) 2023. Information for Planning and Consultation (IPaC). Accessed online at https://ipac.ecosphere.fws.gov/

Appendix A

Figures 1 – 5

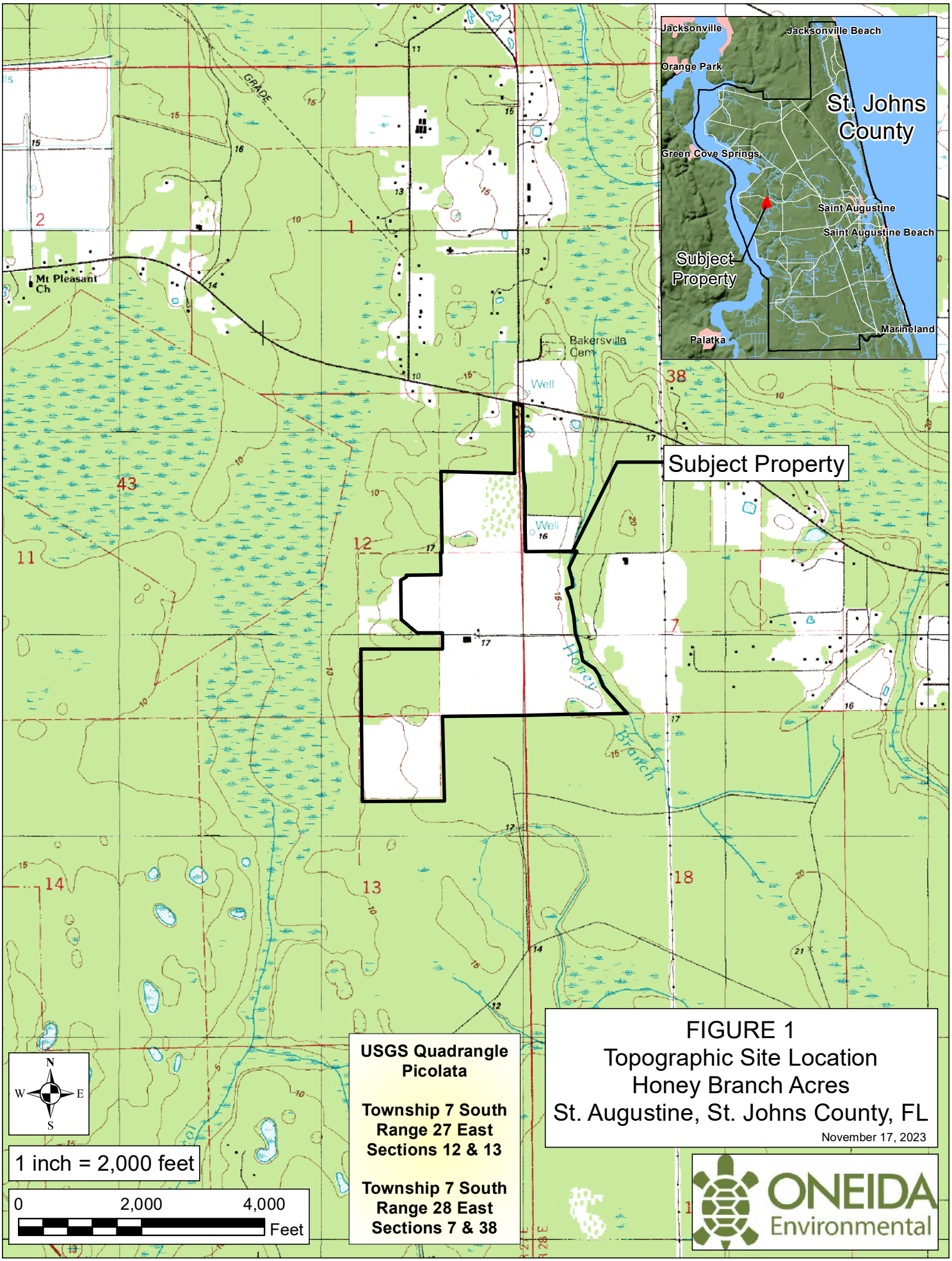


FIGURE 1
Topographic Site Location
Honey Branch Acres
St. Augustine, St. Johns County, FL
November 17, 2023

ONEIDA Environmental

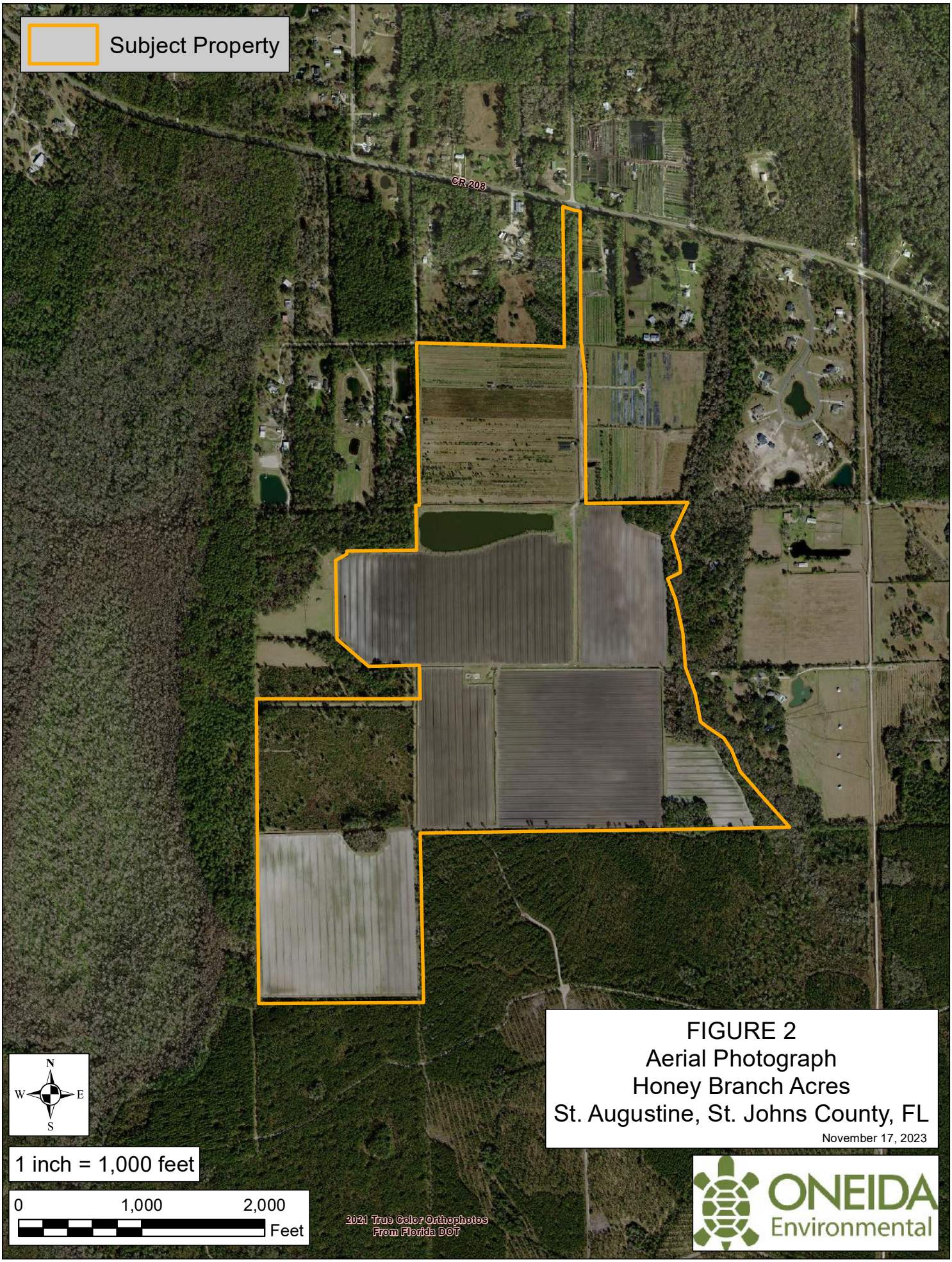
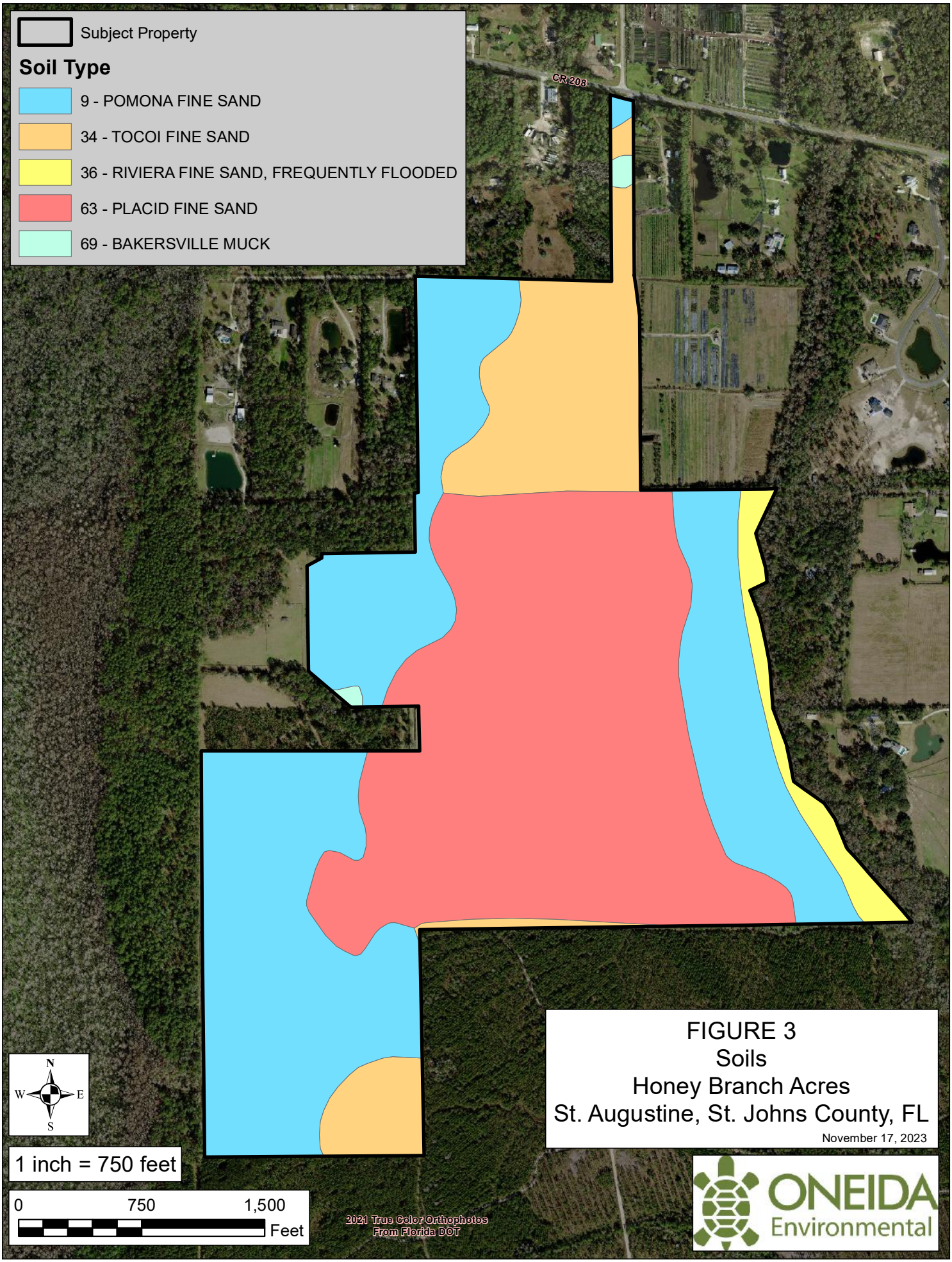
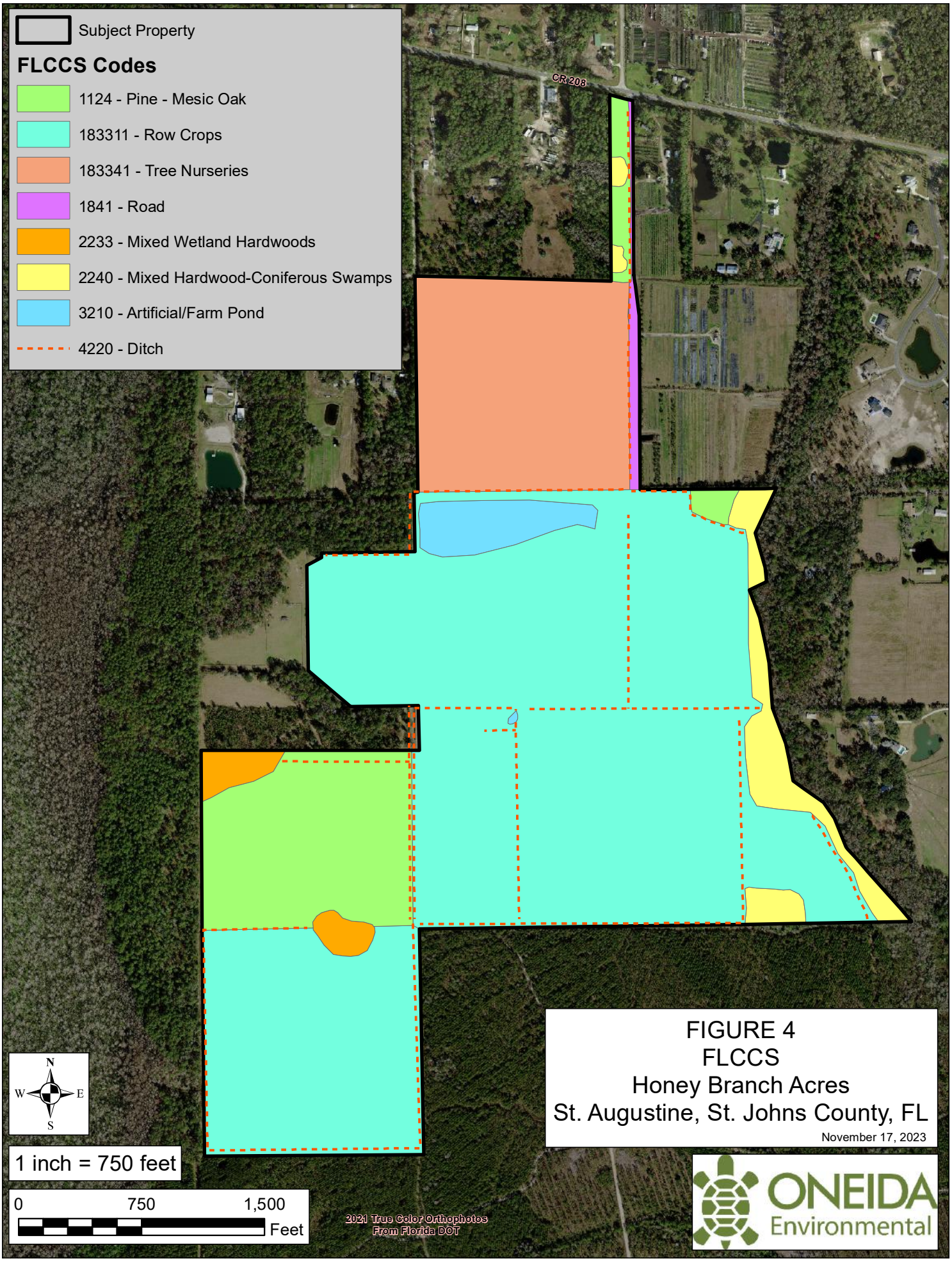


FIGURE 2
Aerial Photograph
Honey Branch Acres
St. Augustine, St. Johns County, FL
November 17, 2023

ONEIDA Environmental


Subject Property
Soil Type
9 - POMONA FINE SAND
34 - TOCOI FINE SAND
36 - RIVIERA FINE SAND, FREQUENTLY FLOODED
63 - PLACID FINE SAND
69 - BAKERSVILLE MUCK
CR 208
N
W
E
S
1 inch = 750 feet
0
750
1,500
Feet
2021 True Color Orthophotos
From Florida DOT
FIGURE 3
Soils
Honey Branch Acres
St. Augustine, St. Johns County, FL
November 17, 2023
ONEIDA
Environmental


Subject Property
FLCCS Codes
1124 - Pine - Mesic Oak
183311 - Row Crops
183341 - Tree Nurseries
1841 - Road
2233 - Mixed Wetland Hardwoods
2240 - Mixed Hardwood-Coniferous Swamps
3210 - Artificial/Farm Pond
4220 - Ditch
CR 208
N
W
E
S
1 inch = 750 feet
0
750
1,500
Feet
2021 True Color Orthophotos
From Florida DOT
FIGURE 4
FLCCS
Honey Branch Acres
St. Augustine, St. Johns County, FL
November 17, 2023
ONEIDA
Environmental

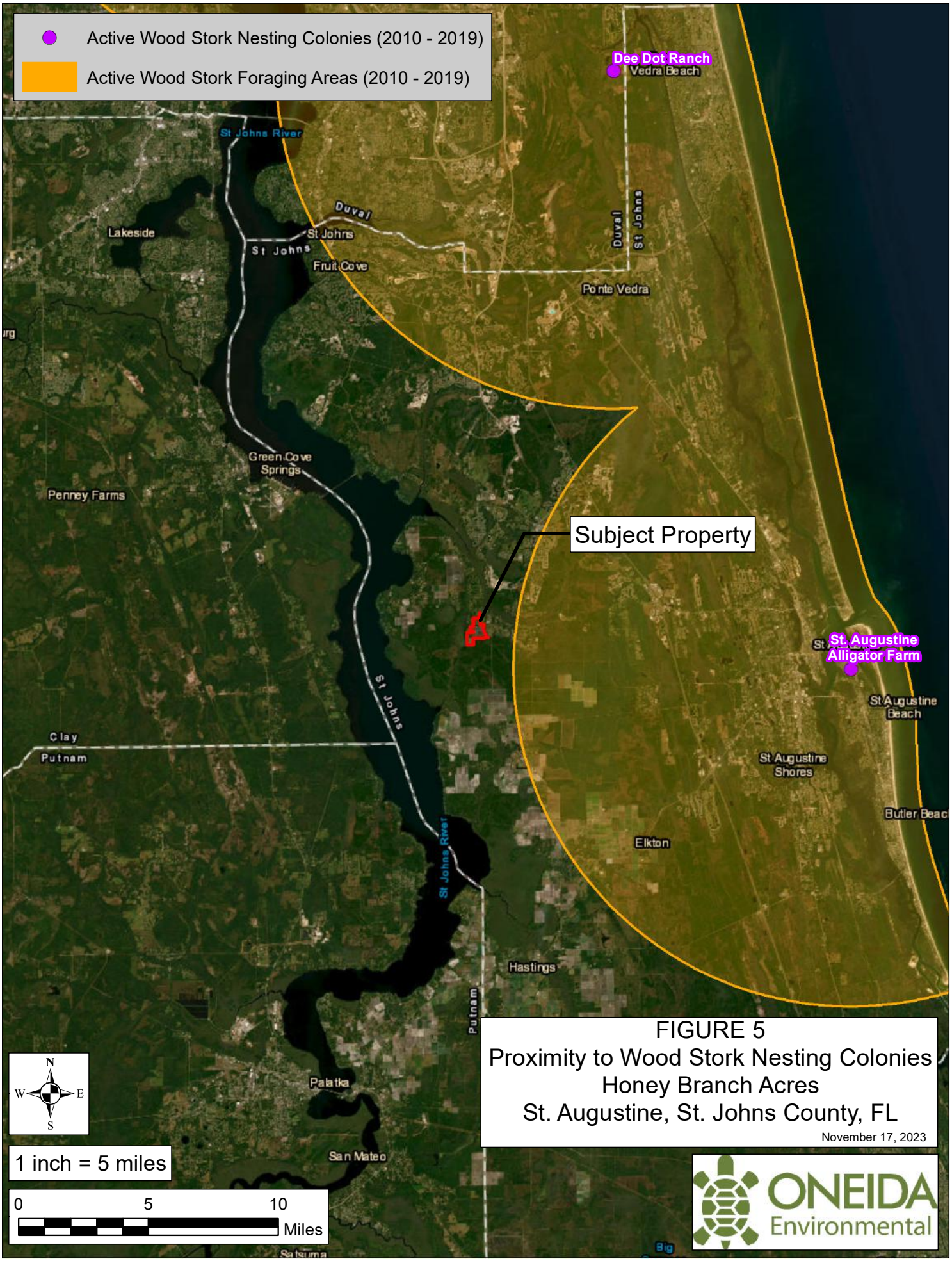


FIGURE 5
Proximity to Wood Stork Nesting Colonies
Honey Branch Acres
St. Augustine, St. Johns County, FL
November 17, 2023

ONEIDA Environmental

Appendix B

FNAI Biodiversity Matrix Report and IPaC Endangered Species List

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

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

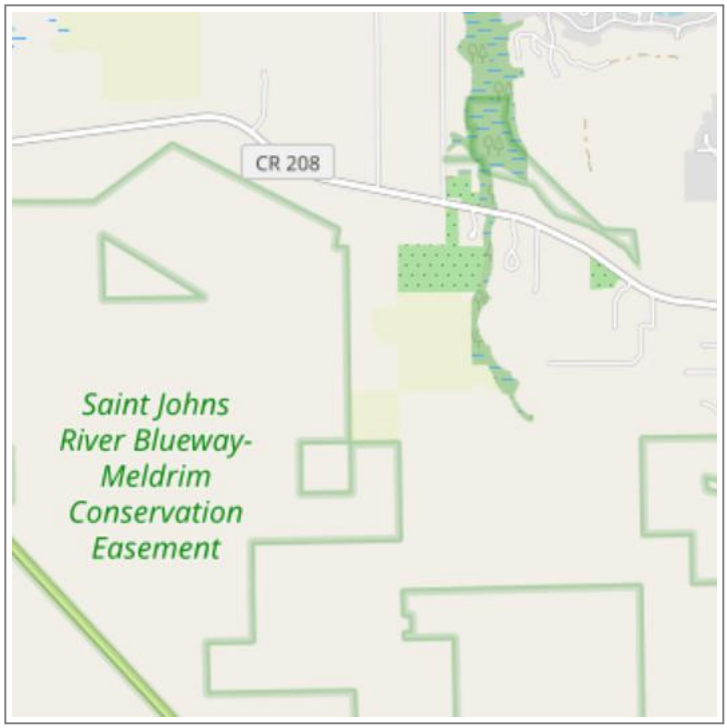
UNOFFICIAL REPORT

Created 2/10/2023

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

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

Report for 1 Matrix Unit: 43022



Descriptions

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

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

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

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

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

Matrix Unit ID: 43022

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 43022

29 **Potential** Elements for Matrix Unit 43022

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing

Arnoglossum diversifolium variable-leaved Indian-plantain	G2	S2	N	T
Asclepias viridula southern milkweed	G2	S2	N	T
Asplenium x heteroresiliens Morzenti's spleenwort	G2	S1	N	N
Balduina atropurpurea purple honeycomb-head	G2	S1	N	E
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Calydorea coelestina Bartram's ixia	G2G3	S2S3	N	E
Carex chapmannii Chapman's sedge	G3	S3	N	T
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
Corynorhinus rafinesquii Rafinesque's Big-eared Bat	G3G4	S1	N	N
Ctenium floridanum Florida toothache grass	G2	S2	N	E
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Gymnopogon chapmanianus Chapman's skeletongrass	G3	S3	N	N
Lechea cernua nodding pinweed	G3	S3	N	T
Lithobates capito Gopher Frog	G2G3	S3	N	N
Litsea aestivalis pondspice	G3?	S2	N	E
Lythrum curtissii Curtiss' loosestrife	G1	S2	N	E
Matelea floridana Florida spiny-pod	G2	S2	N	E
Monotropsis reynoldsiae pygmy pipes	G2	S2	N	E
Nemastylis floridana celestial lily	G2	S2	N	E
Neofiber alleni Round-tailed Muskrat	G2	S2	N	N
Neovison vison lutensis Atlantic Salt Marsh Mink	G5T3	S3	N	N
Nolina atopocarpa Florida beargrass	G3	S3	N	T
Orbexilum virgatum pineland scurfpea	G1	S1	N	E
Pycnanthemum floridanum Florida mountain-mint	G3	S3	N	T
Rhynchospora thornei Thorne's beaksedge	G3	S1S2	N	N
Rudbeckia nitida St. John's blackeyed susan	G3	S2	N	E
Salix floridana Florida willow	G2G3	S2S3	N	E
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N
Verbesina heterophylla variable-leaf crownbeard	G2	S2	N	E

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable

for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

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Location

St. Johns County, Florida

Local office

Florida Ecological Services Field Office

(772) 562-3909
(772) 562-4288
fw4flesregs@fws.gov

1339 20th Street
Vero Beach, FL 32960-3559

https://www.fws.gov/office/florida-ecological-services

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Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

---

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

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2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Birds

NAME	STATUS
Eastern Black Rail *Laterallus jamaicensis ssp. jamaicensis* Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10477	Threatened

Reptiles

NAME	STATUS
Eastern Indigo Snake *Drymarchon couperi* Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/646	Threatened
Green Sea Turtle *Chelonia mydas* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/6199	Threatened
Hawksbill Sea Turtle *Eretmochelys imbricata* Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/3656	Endangered
Leatherback Sea Turtle *Dermochelys coriacea* Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/1493	Endangered
Loggerhead Sea Turtle *Caretta caretta* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/1110	Threatened

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Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern https://www.fws.gov/program/migratory-birds/species
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this

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location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel *Falco sparverius paulus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Sep 1 to Jul 31
Chimney Swift *Chaetura pelagica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Great Blue Heron *Ardea herodias occidentalis* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Jan 1 to Dec 31
Prairie Warbler *Dendroica discolor* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Red-headed Woodpecker *Melanerpes erythrocephalus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10

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Swallow-tailed Kite *Elanoides forficatus* Breeds Mar 10 to Jun 30

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/8938

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

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Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

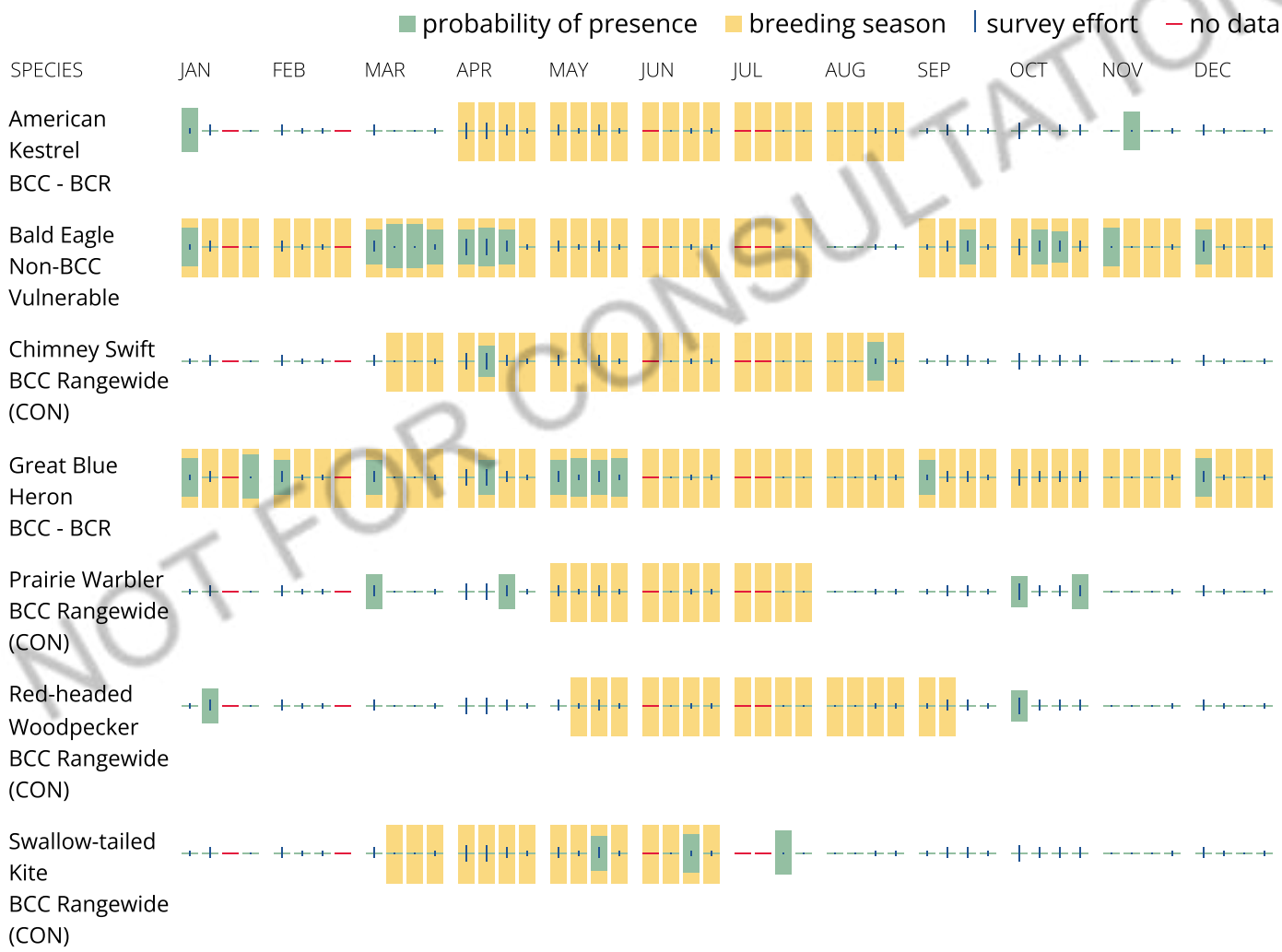
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



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Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure.

To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in

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offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

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Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

FRESHWATER FORESTED/SHRUB WETLAND

- PFO1/3C
- PFO1/2F
- PFO1C

FRESHWATER POND

- PUBHx

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A full description for each wetland code can be found at the National Wetlands Inventory website

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

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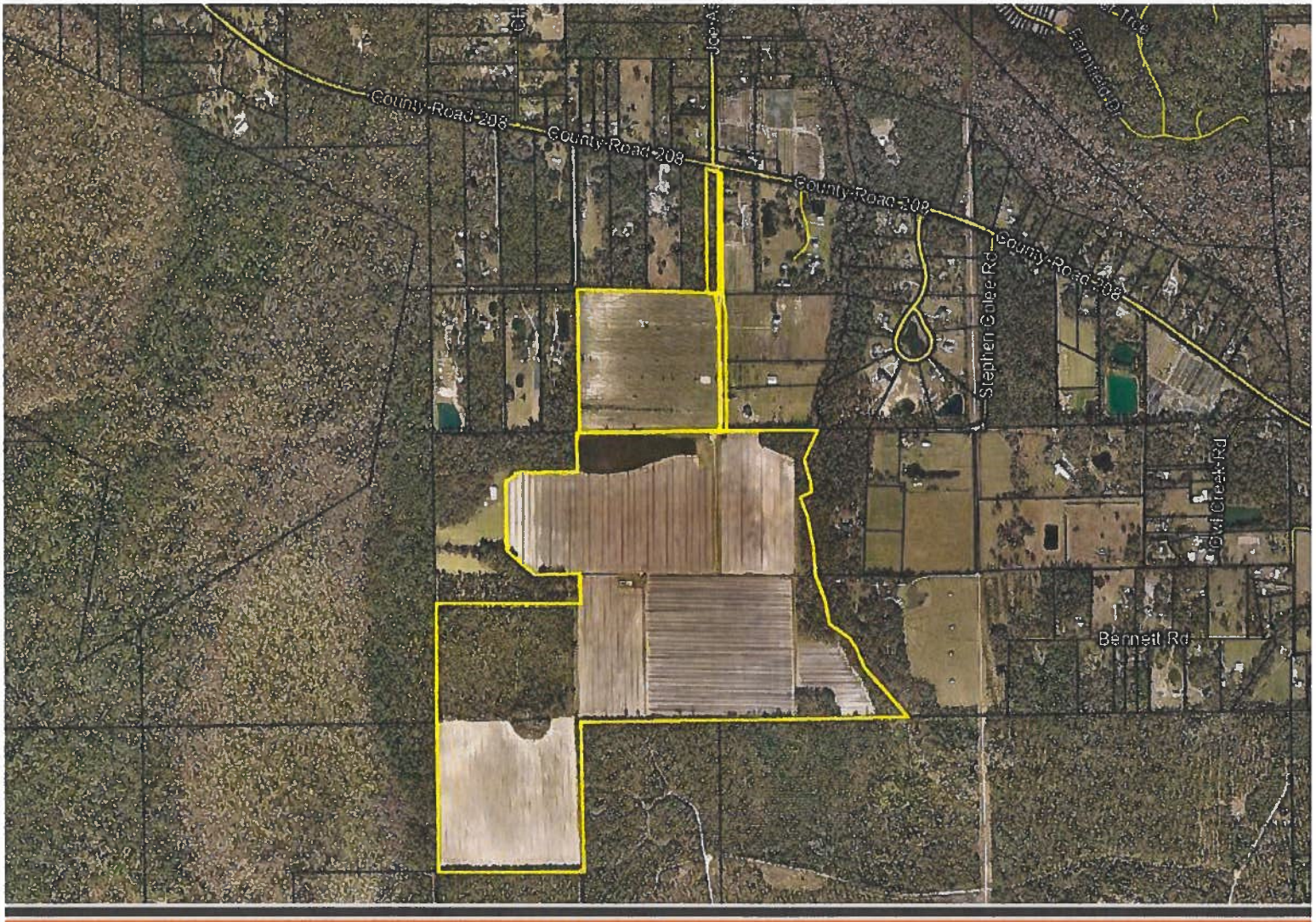
HONEYBRANCH PUD
Single-Family Residential - LDTA
St. Johns County, Florida



Prepared for:

McGarvey
RESIDENTIAL COMMUNITIES

ST. JOHNS COUNTY FLORIDA

Prepared by:

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

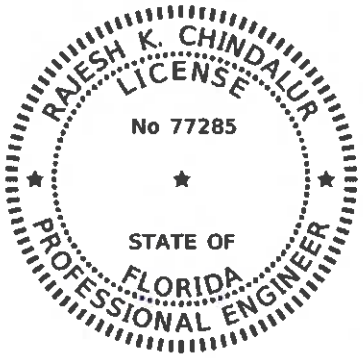
Project No.: 1182-230-024
Date: 09/20/2023

PROFESSIONAL ENGINEER CERTIFICATE

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

PROJECT:	**Honeybranch – Land Development Traffic Assessment**
LOCATION:	St. Johns County, Florida
CLIENT:	McGarvey Residential Communities

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



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

Digitally signed by Rajesh Ramn K Chindalur
Date: 2023.09.20 16:20:31 -04'00'

ON THE DATE ADJACENT TO THE SEAL.

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

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

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

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Figures

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Attachments

Introduction

This Land Development Traffic Assessment (LDTA) was prepared in support of the Concurrency application for the proposed Single-Family Residential Development that is anticipated to include a maximum of 54 single-family dwelling units. The proposed residential development will be located on the south side of Cournty Road 208 (CR 208) across from Joe Ashton Road in St. Johns County.

Access to the proposed development will be provided via a roadway connecting to CR 208 across from Joe Ashton Road. **Figure 01** shows the project location. A copy of the Generalized Site Plan (GSP) is included as **Attachment A**. The methodology used in this study is consistent with the guidelines included in the St. Johns County Land Development Code.

Trip Generation

Trip generation for the proposed project was estimated using the equation provided in the *Trip Generation Manual*, 11th Edition published by Institute of Transportation Engineers (ITE). The ITE Land Use Code 210 (Single-family Residential – Detached) was used for the purpose of estimating trips generated by the proposed development. The proposed residential development is anticipated to generate a total of **572 Daily Trips,** which includes **43 AM Peak Hour** trips and **56 PM Peak Hour** trips. **Table 01** summarizes the Daily, AM Peak, PM Peak hour trip generation for the proposed residential development.

CR 208 Existing Conditions

The existing conditions data for the study area roadway links was taken directly from the *St. Johns County Transportation Analysis Spreadsheet*, dated June 1, 2023, and is included as **Attachment B**. Link #30: CR 208 – CR 13 to Joe Ashton Road and Link #31: CR 208 – Joe Ashton Road to CR 13A will be considered the directly accessed links for the proposed residential development. **Table 02** also depicts the existing conditions for the study area roadway links. **Figure 02** depicts the existing conditions on CR 208 at Joe Ashton Road/Proposed Project Entrance intersection.

Study Area

As per Article XI of the St. Johns County Land Development Code, since the proposed development is anticipated to generate 56 PM Peak Hour trips (greater than the 50 PM peak trips threshold), the LDTA should include all roadway links within a 4-mile radius of proposed development. All the roadway links within a four-mile (4-mile) radius of the proposed development are listed in the previously stated **Table 02**. All the study area roadway links with its link IDs within 4-mile radius of the proposed development are shown in **Figure 03**.

Year 2034 Background Conditions Projections

The proposed development is anticipated to be built-out by the year 2034. The Year 2034 background traffic volumes include the existing traffic, exempt development traffic, and approved concurrency traffic (data obtained from the *St. Johns County Transportation Analysis Spreadsheet* dated 06/01/2023).

Planned and Programmed Improvements

The following sources were reviewed to determine all the planned and programmed improvements within the transportation study area:

- St. Johns County Master Transportation Plan – St. Johns County Highway Projects List
- FDOT Five (5) year work program
- Construction of developer committed improvements consistent with requirements of approved Development Orders and Developer Agreements

Upon review, no planned and programmed improvements were identified in the project 4-mile study area.

Trip Distribution and Assignment

The interim year 2030 model set of the Northeast Regional Planning Activity Based Model (NERPM_ABv3) travel demand forecasting model, provided by the North Florida Transportation Planning Organization (NFTPO), which was prepared as part of the TPO's 2045 Long Range Transportation Plan update, was used to develop project traffic distribution for the proposed residential development.

A reasonableness check of area and facility type coding in the model on study links within the project transportation impact area was performed and no adjustments to these variables were required. The proposed residential development was added to the travel demand model.

Table 3 shows the project traffic distribution and the PM Peak Hour project traffic assignment on each roadway segment within a 4-mile radius of the project boundary. **Figure 04** shows the project traffic distribution percentages and the PM Peak project traffic assignment within the 4-mile radius of the proposed residential development. **Attachment C** includes copies of the model plots.

Segment Analysis

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

- Link #17.2: CR 13 - Joe Ashton Rd. to SR 16
- Link #31: CR 208 - Joe Ashton Rd. to CR 13A
- Link #32: CR 208 - CR 13A to SR 16
- Link #68: Joe Ashton Rd. - CR 208 to CR 13

Also, as shown in this table, none of the impacted roadway segments are anticipated to be ***adversely impacted*** (development contributes 1% or more of the maximum service volume of the adopted level of service standard and existing traffic plus vested development traffic plus reserved development traffic plus project traffic exceeds 100% of the maximum service volume of the adopted level of service standard) under the build-out conditions of the proposed single-family development.

Project Related Proportionate Share

Since none of the study roadway segments are anticipated to be adversely impacted, project related proportionate share was not estimated for the study area roadway segments.

Intersection Capacity Analysis

Intersection analysis must be performed on each major intersection within the study area (including Signalized intersections, Unsignalized intersections and those proposed to be signalized), where the total peak hour traffic volume on one (1) or more links forming a leg of the intersection is projected to equal or exceed ninety percent (90%) of the maximum service volume of the adopted Level of Service standard and is impacted by Development traffic at a level equal to or greater than one percent (1.0%) of the maximum service volume of the adopted Level of Service standard for any phase of the project for which a Final Concurrency Determination is being sought. A review of the roadway segment analyses indicates that none of the intersections within the 4-mile study radius are anticipated to meet the above stated criteria. Hence, analysis of the intersections within the 4-mile radius is not anticipated to be required.

Turn Lane Analysis

The need for an eastbound right turn and westbound left turn lanes on CR 208 at the proposed project access roadway was evaluated using the auxiliary turn lane criteria in St. Johns County Land Development Code. The criteria states that a right turn lane should be considered when the daily traffic volumes on the intersecting driveway is equal to or greater than 250 vehicles per day and a left turn lane should be considered when the daily traffic volumes on the intersecting driveway is equal to or greater than 500 vehicles per day. A copy of the of this criterion is included as **Attachment D**.

As shown in the previously stated Table 01, the proposed development is anticipated to generate 572 daily trips. Hence, an eastbound right turn and a westbound left turn lanes are anticipated to be warranted under the build-out conditions of the proposed development.

However, very minimal (1.28% resulting in no more than 1 AM peak or 1 PM peak trip) project traffic is anticipated to be oriented from the west of CR 208. Hence, an eastbound right turn lane may not be warranted on CR 208 at the proposed project access roadway.

Left Turn Lane Length

As per the guidance included in Chapter 212 of the FDOT Design Manual and the FDOT Median Handbook, for a roadway with a posted speed of 45 mph (design speed of 50 mph), a left turn lane should include 240 feet deceleration and taper distance in addition to the storage length.

As per FDOT Design Manual section 212.14 - Auxiliary Lanes and sub-section 212.14.2 Queue Length, for low volume intersections where a traffic study is not justified, a minimum 50-foot queue length (2 vehicles) should be provided for C1, C2, and C3R context classifications. A minimum 100-foot queue length (4 vehicles) should be provided in C2T, C3C, C4, C5, and C6 context classifications. Locations with over 10% truck traffic should accommodate at least one car and one truck. A copy of this guidance is included as **Attachment E**.

As shown in the transportation analysis spreadsheet (TAS included as Attachment B), existing traffic volumes on Link 30 and Link 31 (CR 208 directly accessed roadway segments) are about 2.6% and 20.7%, respectively, and traffic volumes on Link 68 (Joe Ashton Road) are about 20.9% of their peak service volumes. Hence, the intersection of CR 208 and Joe Ashton Road/Project Access Roadway can be considered a low volume intersection. Per TAS, CR 208 is also deemed Transitioning. As such, it is recommended that a minimum of 100 feet storage length in addition to the required deceleration and taper distance of 240 feet (for a total of 340 feet) be provided for the required westbound left turn lane on CR 208.

Summary and Conclusions

This Land Development Traffic Assessment (LDTA) was prepared in support of the Concurrency application for the proposed Single-Family Residential Development that is anticipated to include a maximum of 54 single-family dwelling units. The proposed residential development will be located on the south side of CR 208 across from Joe Ashton Road in St. Johns County.

Access to the proposed development will be provided via a roadway connecting to CR 208 across from Joe Ashton Road.

As per Article XI of the St. Johns County Land Development Code, since the proposed development is anticipated to generate 56 PM Peak Hour trips (greater than the 50 PM peak trips threshold), the LDTA should include all roadway links within a 4-mile radius of proposed development.

The existing conditions data for the study area roadway links was taken directly from the St. Johns County Transportation Analysis Spreadsheet, dated June 1, 2023. Link #30: CR 208 – CR 13 to Joe Ashton Road and Link #31: CR 208 – Joe Ashton Road to CR 13A will be considered the directly accessed links for the proposed residential development.

The year 2034 background traffic volumes include the existing traffic and exempt development traffic, approved concurrency traffic (data obtained from the St. Johns County Transportation Analysis Spreadsheet dated 06/01/2023).

The interim year 2030 model set of the Northeast Regional Planning Activity Based Model (NERPM_ABv3) travel demand forecasting model, provided by the North Florida Transportation Planning Organization (NFTPO), which was prepared as part of the TPO's 2045 Long Range Transportation Plan update, was used to develop project traffic distribution for the proposed single-family residential development.

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

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

- Link #17.2: CR 13 - Joe Ashton Rd. to SR 16
- Link #31: CR 208 - Joe Ashton Rd. to CR 13A
- Link #32: CR 208 - CR 13A to SR 16
- Link #68: Joe Ashton Rd. - CR 208 to CR 13

None of the impacted roadway segments are anticipated to be ***adversely impacted*** (development contributes 1% or more of the maximum service volume of the adopted level of service standard and existing traffic plus vested development traffic plus reserved development

traffic plus project traffic exceeds 100% of the maximum service volume of the adopted level of service standard) under the build-out conditions of the proposed single-family development.

Since none of the study roadway segments are anticipated to be adversely impacted, project related proportionate share was not estimated for the study area roadway segments.

A review of the roadway segment analyses indicates that none of the intersections within the 4-mile study radius are anticipated to meet the intersection capacity analysis criteria. Hence, analysis of the intersections within the 4-mile radius is not anticipated to be required.

Very minimal (1.28% resulting in no more than 1 AM peak or 1 PM peak trip) project traffic is anticipated to be oriented from the west of CR 208. Hence, an eastbound right turn lane may not be warranted on CR 208 at the proposed project access roadway.

A westbound left turn lane is anticipated to be warranted under the build-out conditions of the proposed development. It is recommended that a 340-foot turn lane (minimum of 100 feet storage length + 240 feet deceleration and taper distance) be provided for the required westbound left turn lane on CR 208 at the proposed project access roadway.

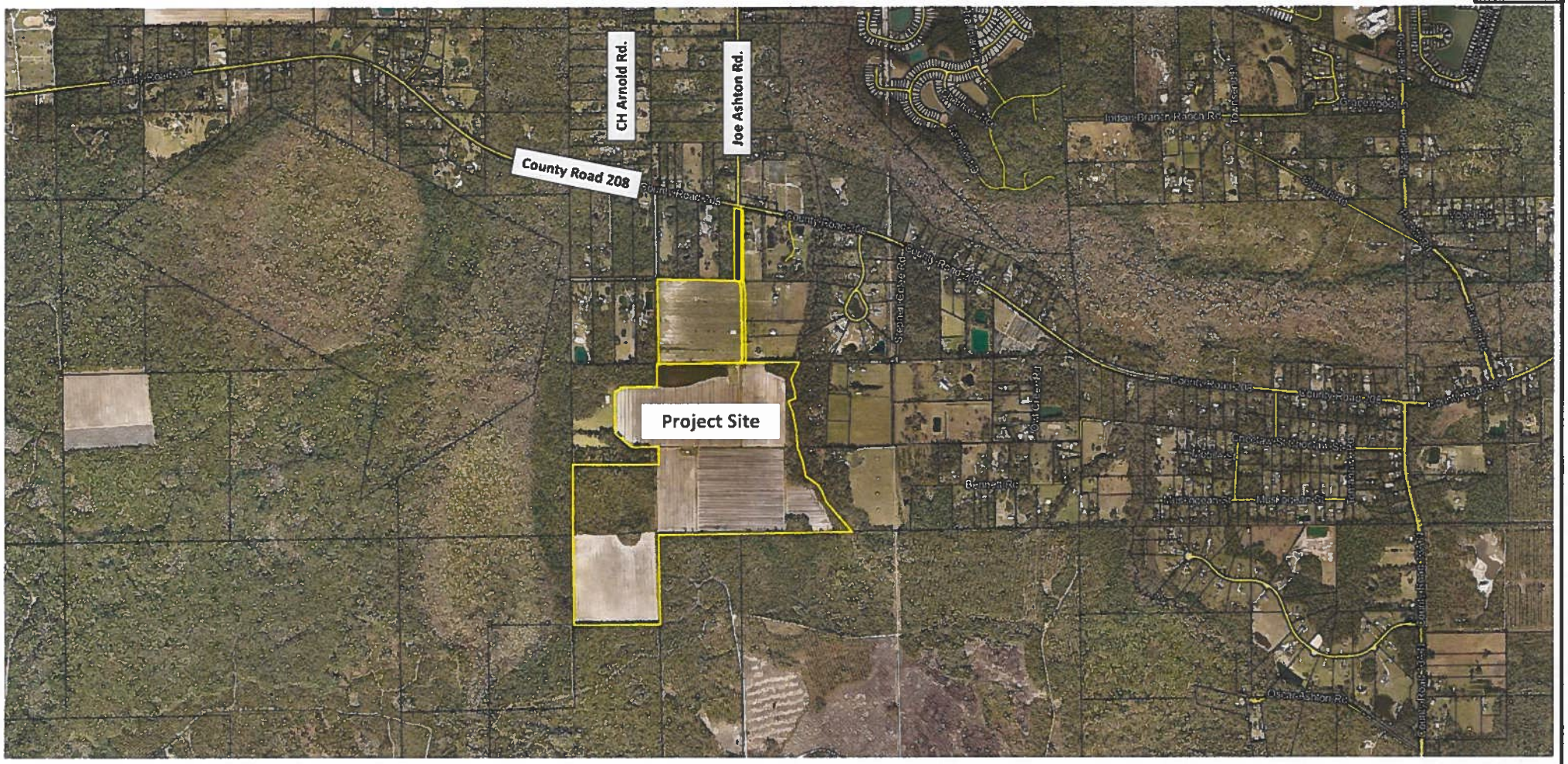

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Figure 01 – Location Map
Honey Branch (CR 208 Single Family) Residential
CPA and Concurrency LDTA
St. Johns County, Florida

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Figure 02 – Existing Conditions at Project Access Location
Honey Branch (CR 208 Single Family) Residential
CPA and Concurrency LDTA
St. Johns County, Florida

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#123 - Link ID

Figure 03 – 4 Mile Study Area Roadway Map
Honey Branch (CR 208 Single Family) Residential
CPA and Concurrency LDTA
St. Johns County, Florida

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#123 - Link ID

Figure 04 – Project Traffic Distribution and Assignment
Honey Branch (CR 208 Single Family) Residential
CPA and Concurrency LDTA
St. Johns County, Florida

Table 01
Trip Generation
Honey Branch (CR 208 Single Family) Residential CPA and Concurrency LDTA, St. Johns County, FL

ITE Land Use Code	Description	Quantity	Units	Time Period	Rate or Equation	Percent Traffic		Project Trips		
						Entering	Exiting	Total	Entering	Exiting
210	Single Family Home Detatched	54	Dwelling Units	Daily	Ln(T) = 0.92 Ln(X) + 2.68	50%	50%	572	286	286
				AM Peak	Ln(T) = 0.91 Ln(X) + 0.12	26%	74%	43	11	32
				PM Peak	Ln(T) = 0.94 Ln(X) + 0.27	63%	37%	56	35	21

Source: Trip Generation Manual, 11th Edition, ITE

Table 02
Study Area Roadway Segments
Honey Branch (CR 208 Single Family) Residential CPA and Concurrency LDTA, St. Johns County, FL

MRN LINK ID	FDOT COUNT STN.	ROADWAY	FROM/TO	AREA TYPE	APPRVD. ROAD TYPE	LOS STND.	SEGMENT LENGTH (MI.)	DATE OF COUNT	TRAFFIC COUNT AADT	ANNUAL GROWTH FACTOR	LINK K FACTOR	2023 PK. HR. TRAFFIC	EXEMPT DEVEL. TRAFFIC	APPRVD. CONC. TRAFFIC	TOTAL COMMITTED PK. HR. TRAFFIC	PERCENT SERVICE VOLUME UTILIZED	LINK STATUS	TRAFFIC STUDY SERVICE VOLUME	APPRVD. PK. HR. SERVICE VOLUME
15		CR 13	CR 13A to CR 214	RU	2MaC	C	7.39	ADT22	745	1.0200	0.095	72	1		73	8.9%	OK		820
16		CR 13	CR 214 to CR 208	RU	2MaC	C	6.36	ADT22	603	1.0200	0.153	94	2		96	11.7%	OK		820
17.1		CR 13	CR 208 to Joe Ashton Rd.	TR	2MaC	D	4.10	ADT22	2,440	1.0204	0.093	233	5	50	288	13.6%	OK		2,110
17.2		CR 13	Joe Ashton Rd. to SR 16	UZ	2UC	D	1.27	ADT22	10,641	1.0204	0.092	1,000	20	66	1,086	75.4%	OK		1,440
19		CR 13A	CR 305 to CR 214	RU	2MaC	C	4.48	ADT22	1,894	1.0200	0.099	192	4	71	267	32.6%	OK		820
20		CR 13A	CR 214 to CR 208	TR	2MaC	D	3.76	ADT22	3,292	1.0260	0.111	373	10	51	434	20.6%	OK		2,110
21.1		CR 13A	CR 208 to Samara Lakes Parkway	TR	2MaC	D	2.85	ADT22	5,018	1.0487	0.102	537	26	119	682	52.1%	OK		1,310
21.2		CR 13A	Samara Lakes Parkway to SR 16	UZ	4UC	D	1.50	ADT22	17,770	1.0781	0.095	1,816	142	189	2,147	66.7%	OK		3,220
30		**CR 208**	**CR 13 to Joe Ashton Rd.**	**TR**	**2MaC**	**D**	**4.03**	**ADT22**	**543**	**1.0200**	**0.096**	**53**	**1**		**54**	**2.6%**	**OK**		**2,110**
31		**CR 208**	**Joe Ashton Rd. to CR 13A**	**TR**	**2MaC**	**D**	**2.37**	**ADT22**	**3,433**	**1.0200**	**0.122**	**428**	**9**		**437**	**20.7%**	**OK**		**2,110**
32		CR 208	CR 13A to SR 16	TR	2MaC	D	4.91	ADT22	5,949	1.0200	0.101	612	12	235	859	40.7%	OK		2,110
44		CR 214	CR 13 to CR 13A	RU	2MaC	C	3.68	ADT22	981	1.0200	0.114	114	2		116	14.1%	OK		820
45		CR 214	CR 13A to Allen Nease Rd.	TR	2MaC	D	5.21	ADT22	2,347	1.0200	0.118	282	6	76	364	17.3%	OK		2,110
68		Joe Ashton Rd.	CR 208 to CR 13	TR	2MiC	D	3.20	ADT22	2,299	1.0268	0.113	267	7		274	20.9%	OK		1,310
81	262	SR 13/SR 16	SR 16 (East) to SR 16 (West)	TR	2MA	D	4.07	ADT22	11,000	1.0200	0.090	1,010	20	644	1,674	125.9%	DEFICIENT		1,330
90	235	SR 16	SR 13 to CR 16A	UZ	2MA	D	1.66	ADT22	17,218	1.0200	0.090	1,581	32	669	2,282	113.0%	DEFICIENT		2,020

Source: St. Johns County Transportation Analysis Spread Sheet (TAS), 04/12/2022 (Updated: 6/1/2023) (Attachment B)

Table 03
Project Traffic Distribution and Assignment
Honey Branch (CR 208 Single Family) Residential CPA and Concurrency LDTA, St. Johns County, FL

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Link ID	Roadway	From/To	Project Traffic Distribution	Project Traffic Assignment	Approved Peak Hour Service Volume	Project Traffic % of Approved Service Volume
			A	B = A * 56	C	D = B/C
15	CR 13	CR 13A to CR 214	0.00%	-	820	0.00%
16	CR 13	CR 214 to CR 208	0.00%	-	820	0.00%
17.1	CR 13	CR 208 to Joe Ashton Rd.	0.00%	-	2,110	0.00%
17.2	CR 13	Joe Ashton Rd. to SR 16	28.15%	16	1,440	1.11%
19	CR 13A	CR 305 to CR 214	1.07%	1	820	0.12%
20	CR 13A	CR 214 to CR 208	2.47%	1	2,110	0.05%
21.1	CR 13A	CR 208 to Samara Lakes Parkway	15.57%	9	1,310	0.69%
21.2	CR 13A	Samara Lakes Parkway to SR 16	12.78%	7	3,220	0.22%
30	CR 208	CR 13 to Joe Ashton Rd.	1.29%	1	2,110	0.05%
31	CR 208	Joe Ashton Rd. to CR 13A	65.88%	37	2,110	1.75%
32	CR 208	CR 13A to SR 16	47.41%	27	2,110	1.28%
44	CR 214	CR 13 to CR 13A	1.72%	1	820	0.12%
45	CR 214	CR 13A to Allen Nease Rd.	0.75%	-	2,110	0.00%
68	Joe Ashton Rd.	CR 208 to CR 13	32.83%	18	1,310	1.37%
81	SR 13/SR 16	SR 16 (East) to SR 16 (West)	2.96%	2	1,330	0.15%
90	SR 16	SR 13 to CR 16A	15.28%	9	2,020	0.45%

Source: Travel Demand Model Plots (Attachment C)

Table 04
Roadway Segment Analysis
Honey Branch (CR 208 Single Family) Residential CPA and Concurrency LDTA, St. Johns County, FL

Link ID	Roadway	From/To	2023 Peak Hour Traffic	Exempt Development Traffic	Approved Concurrency Traffic	Total Committed Peak Hour Traffic	Approved Peak Hour Service Volume	Peak Hour Project Traffic Assignment	Project Traffic Percent of Maximum Service Volume	Roadway Segment Impacted D = > 1.0% of MSV	Build-Out Conditions Peak Hour Traffic	Build-Out Traffic Percent of Maximum Service Volume	Roadway Segment Adversely Impacted D = Yes & F > 100%
						A	B	C	D = C/B	E	F = A + C	F	G
15	CR 13	CR 13A to CR 214	72	1	-	73	820	-	0.00%	No	73	8.90%	No
16	CR 13	CR 214 to CR 208	94	2	-	96	820	-	0.00%	No	96	11.71%	No
17.1	CR 13	CR 208 to Joe Ashton Rd.	233	5	50	288	2,110	-	0.00%	No	288	13.65%	No
17.2	CR 13	Joe Ashton Rd. to SR 16	1,000	20	66	1,086	1,440	16	1.11%	Yes	1,102	76.53%	No
19	CR 13A	CR 305 to CR 214	192	4	71	267	820	1	0.12%	No	268	32.68%	No
20	CR 13A	CR 214 to CR 208	373	10	51	434	2,110	1	0.05%	No	435	20.62%	No
21.1	CR 13A	CR 208 to Samara Lakes Parkway	537	26	119	682	1,310	9	0.69%	No	691	52.75%	No
21.2	CR 13A	Samara Lakes Parkway to SR 16	1,816	142	189	2,147	3,220	7	0.22%	No	2,154	66.89%	No
30	CR 208	CR 13 to Joe Ashton Rd.	53	1	-	54	2,110	1	0.05%	No	55	2.61%	No
31	CR 208	Joe Ashton Rd. to CR 13A	428	9	-	437	2,110	37	1.75%	Yes	474	22.46%	No
32	CR 208	CR 13A to SR 16	612	12	235	859	2,110	27	1.28%	Yes	886	41.99%	No
44	CR 214	CR 13 to CR 13A	114	2	-	116	820	1	0.12%	No	117	14.27%	No
45	CR 214	CR 13A to Allen Nease Rd.	282	6	76	364	2,110	-	0.00%	No	364	17.25%	No
68	Joe Ashton Rd.	CR 208 to CR 13	267	7	-	274	1,310	18	1.37%	Yes	292	22.29%	No
81	SR 13/SR 16	SR 16 (East) to SR 16 (West)	1,010	20	644	1,674	1,330	2	0.15%	No	1,676	126.02%	No
90	SR 16	SR 13 to CR 16A	1,581	32	669	2,282	2,020	9	0.45%	No	2,291	113.42%	No

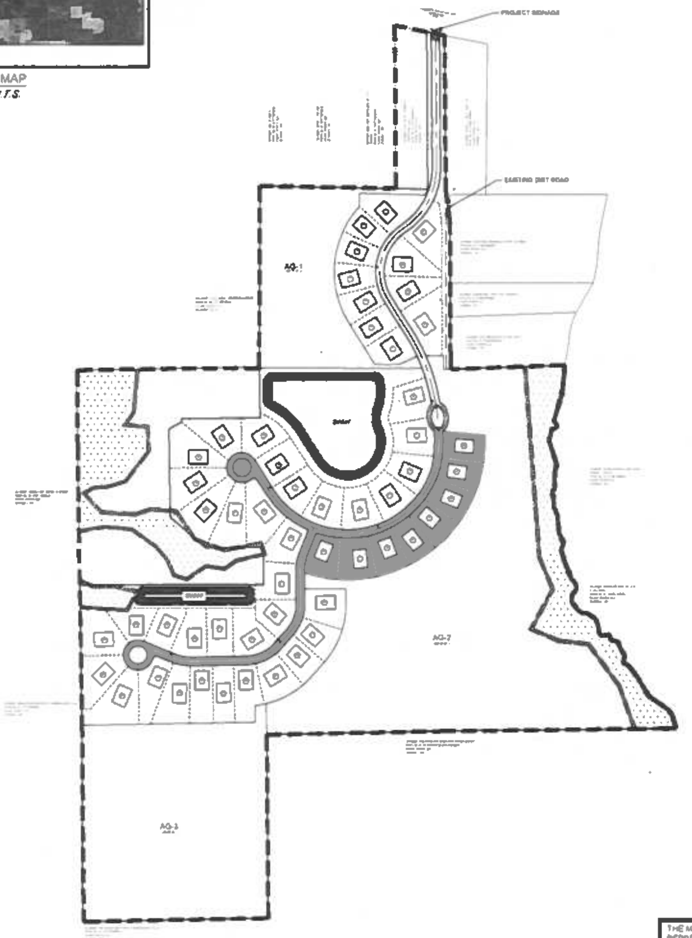
Source: Tables 02 and 03

Attachment A

Site Plan

EXHIBIT C
HONEYBRANCH
MASTER DEVELOPMENT PLAN
ST JOHNS COUNTY, FLORIDA

VICINITY MAP
SCALE: N.T.S.



GRAPHIC SCALE
0 400 600 800
1"=400'

LEGEND

- EXISTING PROPERTY LINE
- EXISTING R/W LINE
- PROPOSED CENTER LINE
- PROPOSED BUILDING ENVELOPE
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- 25' UPLAND BUFFER
- WETLANDS
- LOT #

SITE DATA TABLE		
GROSS PROPERTY AREA	11,895,747.00 SF	273.09 AC
NET DEVELOPABLE PROJECT AREA	3,925,179.00 SF	90.11 AC
WETLANDS AREA	575,239.00 SF	13.21 AC
MAX BUILDING AREA	751356	17.25 AC
PROPERTY ID NO	017140-0010, 030570-0010, 017140-0000	
ZONING	PRD ORDINANCE 2006-74 OR	
FLUM	RUR/SYLV	
FEMA FIRM PANEL NUMBER	12109C0267J, 12109C0270J	
ST JOHNS COUNTY PRD	2006000001	
	MAXIMUM	PROPOSED
IMPERVIOUS SURFACE AREA RATIO	75.00%	6.32%
FLOOR AREA RATIO	75.00%	6.32%
BUILDING HEIGHT	35'	≤35'
	MINIMUM	
FRONT YARD SETBACK	25'	
SIDE YARD SETBACK	10'	
REAR YARD SETBACK	10'	

ACREAGE COUNT		
GROSS PARCEL	11,895,747.00 SF	273.09 AC
RESERVE - AG (1,2,3)	6,418,130.40 SF	147.34 AC
RESERVE - HOA	1,124,719.20 SF	25.82 AC
RESERVE - LOT EASEMENT	3,176,395.20 SF	72.92 AC
RESIDENTIAL LOTS	747,489.60 SF	17.16 AC
RESIDENTIAL ROW	429,937.00 SF	9.87 AC

NOTES:

1. ALL MECHANICAL EQUIPMENT SCREENING WILL MEET THE REQUIREMENTS OF LDC SECTION 6.06.04.B.9
2. OWNERS WILL BE PERMITTED TO FENCE ALL OR A PORTION OF THEIR LOTS, INCLUDING WITHIN DEVELOPMENT AREA AND RESERVE AREA WITHIN LOTS. FENCE HEIGHTS SHALL BE A MAXIMUM OF FOUR (4) FEET IN FRONT YARDS AND A MAXIMUM OF SIX (6) FEET IN THE REAR AND SIDE YARDS
3. ALL OUTSIDE STORAGE YARDS MUST BE FENCED PER COUNTY REQUIREMENTS
4. PRIOR TO TRANSFER OF PROPERTY OWNERSHIP (REAL LAND OR CHANGE IN OWNERSHIP) FOR ANY PORTIONS OF THE APPROVED OR CONSTRUCTED BUILDING, OWNERSHIP DOCUMENTS MUST BE SUBMITTED TO THE BUILDING DEPARTMENT IN ORDER TO MAKE SURE OWNERSHIP DOES NOT VIOLATE BUILDING CODE
5. ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES ON THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF "FLORIDA AMERICANS WITH DISABILITIES ACCESSIBILITY IMPLEMENTATION ACT" ADA STANDARDS FOR ACCESSIBLE DESIGN. FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THE FAIR HOUSING ACT WHEN APPLICABLE
6. ON-SITE SIGNS SHALL BE PERMITTED WITHIN THE PROPERTY. PROJECT SIGNAGE SHALL MEET APPLICABLE REQUIREMENTS OF LDC PARTS 7.02.00 AND 7.03.00
7. APPROXIMATE LOCATION OF PROJECT SIGNAGE SHOWN HEREIN
8. PROJECT LIGHTING WILL COMPLY WITH THE PROVISIONS OF LDC SECTION 5.03.06.H.9

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

APPROVED ______________________

DATE ______________________

ORDINANCE NUMBER ______________________

FILE NUMBER ______________________

REVISIONS			
NO	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			

2225 A1A S. SUITE A2
ST. AUGUSTINE, FLORIDA 32080
904 794 4231

PROJECT NO	21-091
ISSUE DATE	07/25/2023
DRAFTED BY	BDM
DESIGNED BY	MHL
CHECKED BY	MHL

NOT VALID WITHOUT SEAL

Attachment B

St. Johns County Transportation Analysis
Spreadsheet Dated 06/01/2023

St. Johns County Transportation Analysis Spreadsheet

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

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

St. Johns County Transportation Analysis Spreadsheet

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

MRN LINK ID	FDOT COUNT STN.	ROADWAY	FROM/TO	AREA TYPE	APPRVD. ROAD TYPE	LOS STND.	SEGMENT LENGTH (MI.)	DATE OF COUNT	TRAFFIC COUNT AADT	ANNUAL GROWTH FACTOR	LINK K FACTOR	2023 PK. HR. TRAFFIC	EXEMPT DEVEL. TRAFFIC	APPRVD. CONC. TRAFFIC	TOTAL COMMITTED PK. HR. TRAFFIC	PERCENT SERVICE VOLUME UTILIZED	LINK STATUS	TRAFFIC STUDY SERVICE VOLUME	APPRVD. PK. HR. SERVICE VOLUME
36.2		CR 210	Beachwalk Blvd to Alternate CR 210	TR	6MaC	D	1.13	ADT22	22,757	1.0543	0.093	2231	121	2,245	4,597	95.4%	CRITICAL		4,620
36.3		Alternate CR 210	CR 210 W. to SR 5 (US 1) N	TR	2MaC	D	0.95	ADT22	7,822	1.0200	0.096	767	15	1,410	2,192	167.3%	DEFICIENT		1,310
36.4		CR 210	Alternate CR 210 to Valley Ridge Blvd	TR	2MaC	D	0.93	ADT22	13,726	1.0532	0.092	1335	71	1,175	2,581	176.8%	DEFICIENT		1,460
37		Palm Valley Rd (Old CR 210)	Valley Ridge Blvd. to Preservation Trail	TR	2MaC	D	1.86	ADT22	6,264	1.0567	0.103	685	39	286	1,010	77.1%	OK		1,310
38		CR 210 (Palm Valley Rd) E/W	CR 210A (Roscoe Blvd) to Mickler Rd.	UZ	2UC	D	1.36	ADT22	22,920	1.0386	0.097	2306	89	502	2,897	150.9%	DEFICIENT	1,920	1,920
39		CR 210 (Palm Valley Rd) N/S	Mickler Rd. to Canal Blvd.	UZ	2UC	D	1.98	ADT22	14,728	1.0202	0.095	1420	29	124	1,573	94.8%	CRITICAL	1,660	1,660
40		CR 210 (Palm Valley Rd) N/S	Canal Blvd. to SR A1A	UZ	2UC	D	1.43	ADT22	15,333	1.0200	0.090	1408	28	105	1,541	107.0%	DEFICIENT		1,440
41		CR 210 (Corona Rd) E/W	SR A1A to CR 203 (Ponte Vedra Blvd)	UZ	2UC	D	0.59	ADT22	6,341	1.0200	0.102	661	13	49	723	62.9%	OK		1,150
42		CR 210A (Roscoe Blvd)	Palm Valley Rd to Canal Blvd.	UZ	2UC	D	3.26	ADT22	5,671	1.0233	0.111	647	15	86	748	65.0%	OK		1,150
43.1		CR 210A (Roscoe Blvd)	Canal Blvd. to PGA Tour Blvd.	UZ	2UC	D	3.09	ADT22	6,115	1.0226	0.115	720	16	29	765	66.5%	OK		1,150
43.2		CR 210A (Solana Rd)	PGA Tour Blvd. to SR A1A	UZ	2UC	D	1.41	ADT22	11,784	1.0200	0.095	1138	23		1,161	68.7%	OK	1,690	1,690
43.3		CR 210A (Solana Rd)	SR A1A to CR 203 (Ponte Vedra Blvd)	UZ	2UC	D	0.65	ADT22	5,053	1.0200	0.137	706	14		720	75.0%	OK		960
44		CR 214	CR 13 to CR 13A	RU	2MaC	C	3.68	ADT22	981	1.0200	0.114	114	2		116	14.1%	OK		820
45		CR 214	CR 13A to Allen Nease Rd.	TR	2MaC	D	5.21	ADT22	2,347	1.0200	0.118	282	6	76	364	17.3%	OK		2,110
46		CR 214	Allen Nease Rd. to Holmes Blvd.	TR	2MaC	D	4.28	ADT22	5,978	1.0200	0.100	608	12	149	769	58.7%	OK		1,310
47		CR 214 (W. King St)	Holmes Blvd. to Volusia St.	UZ	2UC	E	0.64	ADT22	4,187	1.0200	0.100	428	9	82	519	36.0%	OK		1,440
48		CR 214 (W. King St)	Volusia St. to Palmer St.	UZ	2UC	E	0.94	ADT22	11,033	1.0200	0.090	1013	20	97	1,130	78.5%	OK		1,440
49		CR 214 (W. King St)	Palmer St. to SR 5 (US 1)	UZ	2UC	E	0.26	ADT22	12,457	1.0200	0.090	1144	23		1,167	91.9%	CRITICAL		1,270
51		CR 305	SR 206 to SR 207	TR	2MaC	D	3.96	ADT22	656	1.0200	0.116	78	2		80	3.8%	OK		2 110
52		CR 305	CR 13 to SR 207	RU	2MaC	C	4.98	ADT22	596	1.0200	0.101	61	1	13	75	9.1%	OK		820
53		CR 5A (Old Moultrie Rd)	SR 5 (US 1) to Kings Estate Rd.	UZ	2UC	D	1.31	ADT22	8,469	1.0283	0.090	784	22	175	981	68.1%	OK		1,440
54.1		CR 5A (Old Moultrie Rd)	Kings Estate Road to Lewis Point Road	UZ	2UC	D	0.37	ADT22	14,897	1.0238	0.100	1528	36	137	1,701	118.1%	DEFICIENT		1,440
54.2		CR 5A (Old Moultrie Rd)	Lewis Point Road to Southpark Blvd.	UZ	2UC	D	0.77	ADT22	14,562	1.0200	0.090	1342	27	166	1,535	106.6%	DEFICIENT		1,440
54.3		CR 5A (Old Moultrie Rd)	Southpark Blvd. to SR 312	UZ	2UC	D	0.37	ADT22	17,974	1.0200	0.090	1650	33	290	1,973	137.0%	DEFICIENT		1,440
55		CR 5A (Old Moultrie Rd)	SR 312 to SR 207	UZ	2UC	D	0.95	ADT22	10,430	1.0200	0.100	1069	21	79	1,169	81.2%	OK		1,440
56		A1A Beach Blvd.	SR A1A (S) to 11th Street	UZ	2UC	D	1.87	ADT22	6,764	1.0200	0.090	621	12		633	44.0%	OK		1,440
57		A1A Beach Blvd.	11th Street to SR 312	UZ	2UC	D	1.26	ADT22	9,958	1.0200	0.090	914	18		932	64.7%	OK		1,440
58		Cracker Swamp Rd.	Putnam Co. Line to CR 13	RU	2MiC	C	4.19	ADT22	896	1.0357	0.090	83	3		86	10.5%	OK		820
59.1		Kings Estate Rd.	CR 5A to Dobbs Rd	UZ	2UC	D	0.42	ADT22	13,801	1.0427	0.099	1418	61	96	1,575	109.4%	DEFICIENT		1,440
59.2		Kings Estate Rd./Hilltop Rd.	Dobbs Rd to SR 207	UZ	2UC	D	1.68	ADT22	5,841	1.0200	0.103	616	12	106	734	63.8%	OK		1,150
60		Faver Dykes Rd.	SR 5 (US 1) to State Park Entr.	RU	2MiC	C	1.57	ADT22	319	1.0200	0.113	37	1	375	413	50.4%	OK		820
61		Federal Point Rd.	Putnam Co. Line to Hastings City Limits (W)	RU	2MiC	C	1.13	ADT22	482	1.0200	0.116	57	1		58	7.1%	OK		820
62.1		Four Mile Rd./Volusia St.	CR 214 to Holmes Blvd.	UZ	2UC	D	0.95	ADT22	8,434	1.0287	0.090	781	22	22	825	57.3%	OK		1,440
62.2		Four Mile Rd.	Holmes Blvd. to SR 16	UZ	2UC	D	0.85	ADT22	16,174	1.0444	0.090	1520	68	235	1,823	158.5%	DEFICIENT		1,150
63		George Miller Rd.	CR 13 to CR 13	RU	2MiC	C	2.73	ADT22	2,416	1.0317	0.121	301	10		311	37.9%	OK		820
64		Greenbriar Rd	SR 13 to Longleaf Pine Pkwy	UZ	2UC	D	3.09	ADT22	5,293	1.0399	0.125	690	28	431	1,149	79.8%	OK		1 440
65		Greenbriar Rd.	Longleaf Pine Pkwy to CR 210	UZ	2UC	D	2.25	ADT22	10,873	1.0470	0.091	1039	49	775	1,863	129.4%	DEFICIENT		1,440
66		Hastings Blvd.	Cracker Swamp Rd. to CR 13	RU	2MiC	C	2.53	ADT22	703	1.0200	0.120	86	2		88	10.7%	OK		820
67.1		Holmes Blvd.	SR 207 to CR 214	UZ	2UC	D	1.75	ADT22	19,921	1.0389	0.090	1863	72	426	2,361	104.9%	DEFICIENT	2,250	2,250
67.2		Holmes Blvd.	CR 214 to Four Mile Rd.	UZ	2UC	D	1.61	ADT22	16,930	1.0408	0.090	1586	65	429	2,080	98.6%	CRITICAL	2,110	2,110
67 3		Kenton Momson Rd	Four Mile Rd. to SR 16	UZ	2UC	D	0.47	ADT22	9,117	1.0460	0 097	920	42	139	1,101	76.5%	OK		1 440

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

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

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

St. Johns County Transportation Analysis Spreadsheet

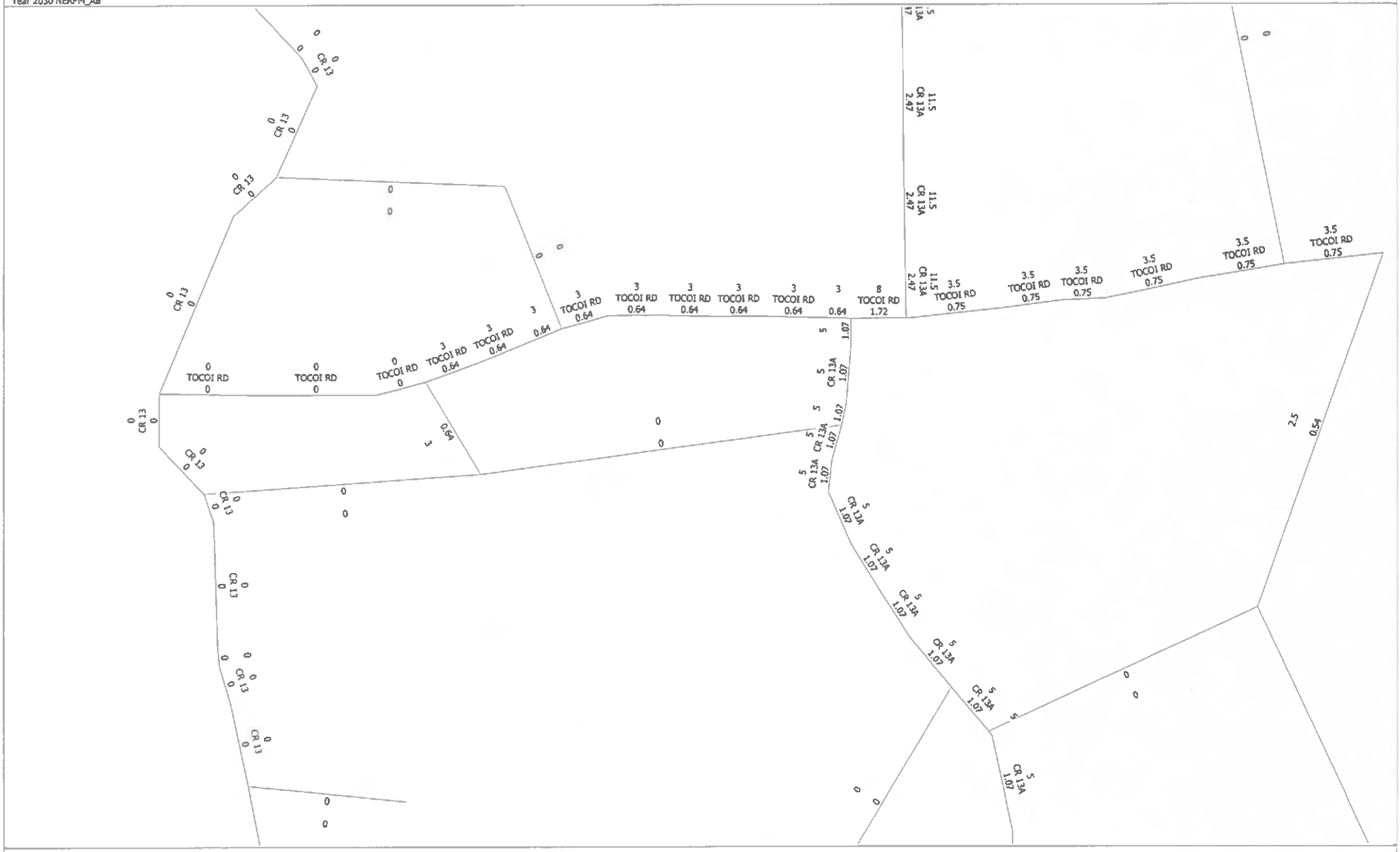
Updated with 2022 FDOT and
St. Johns County Traffic Counts
Published: 06/01/2023

MRN LINK ID	FDOT COUNT STN.	ROADWAY	FROM/TO	AREA TYPE	APPRVD. ROAD TYPE	LOS STND.	SEGMENT LENGTH (Mi.)	DATE OF COUNT	TRAFFIC COUNT AADT	ANNUAL GROWTH FACTOR	LINK K FACTOR	2023 PK. HR. TRAFFIC	EXEMPT DEVEL. TRAFFIC	APPRVD. CONC. TRAFFIC	TOTAL COMMITTED PK. HR. TRAFFIC	PERCENT SERVICE VOLUME UTILIZED	LINK STATUS	TRAFFIC STUDY SERVICE VOLUME	APPRVD. PK. HR. SERVICE VOLUME
166		SR 9B	St. Johns Pkwy to W. Peyton Pkwy	UZ	4IF	D	1.13	ADT22	31,041	1.0500	0.134	4372	219	830	5,421	73.3%	OK		7,400
167		SR 9B	W. Peyton Pkwy to Duval County Line	UZ	4IF	D	0.94	ADT22	58,757	1.0500	0.025	1562	78	881	2,521	34.1%	OK		7,400
168		West Peyton Pkwy	SR 9B to Race Track Rd	UZ	4MA	D	0.62	ADT22	28,601	1.0500	0.101	3045	152	33	3,230	90.2%	CRITICAL		3,580
170		Silverleaf Pkwy	SR 16/CR 16A to St. Johns Pkwy (CR 2209)	TR	4MA	D	2.03	ADT22	11,172	1.0500	0.091	1067	53	2,859	3,979	124.3%	DEFICIENT		3,200
171.2		St. Johns Pkwy (CR 2209)	Silverleaf Pkwy to First Coast Expressway	TR	4MA	D	1.60	ADT22	21,678	1.0500	0.094	2150	108	2,542	4,800	150.0%	DEFICIENT		3,200
171.3		St. Johns Pkwy (CR 2209)	First Coast Expressway to CR 210	UZ	4MA	D	2.52	ADT22	21,678	1.0500	0.094	2140	107	3,378	5,625	157.1%	DEFICIENT		3,580
172		Brinkhoff Road	Wildwood Dr to SR 207	TR	2MaC	D	0.48	ADT22	5,436	1.0500	0.102	584	29		613	46.8%	OK		1,310

Attachment C

Travel Demand Model Plots

CR 208 Single Family LDTA
Project Traffic Distribution
Year 2030 NERPM_AB



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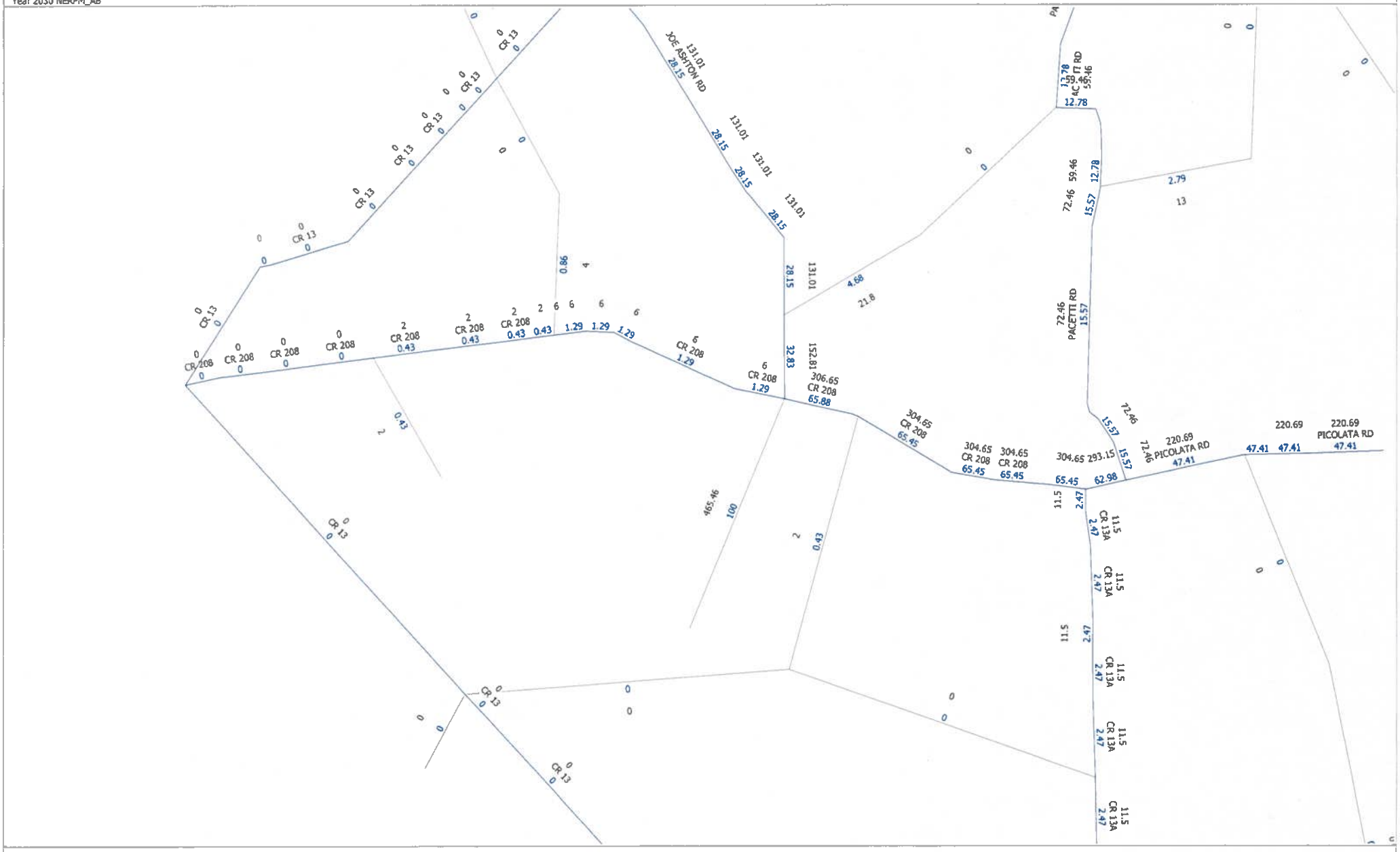
CR 208 Single Family LDTA
Project Traffic Distribution
Year 2030 NERPM_AB



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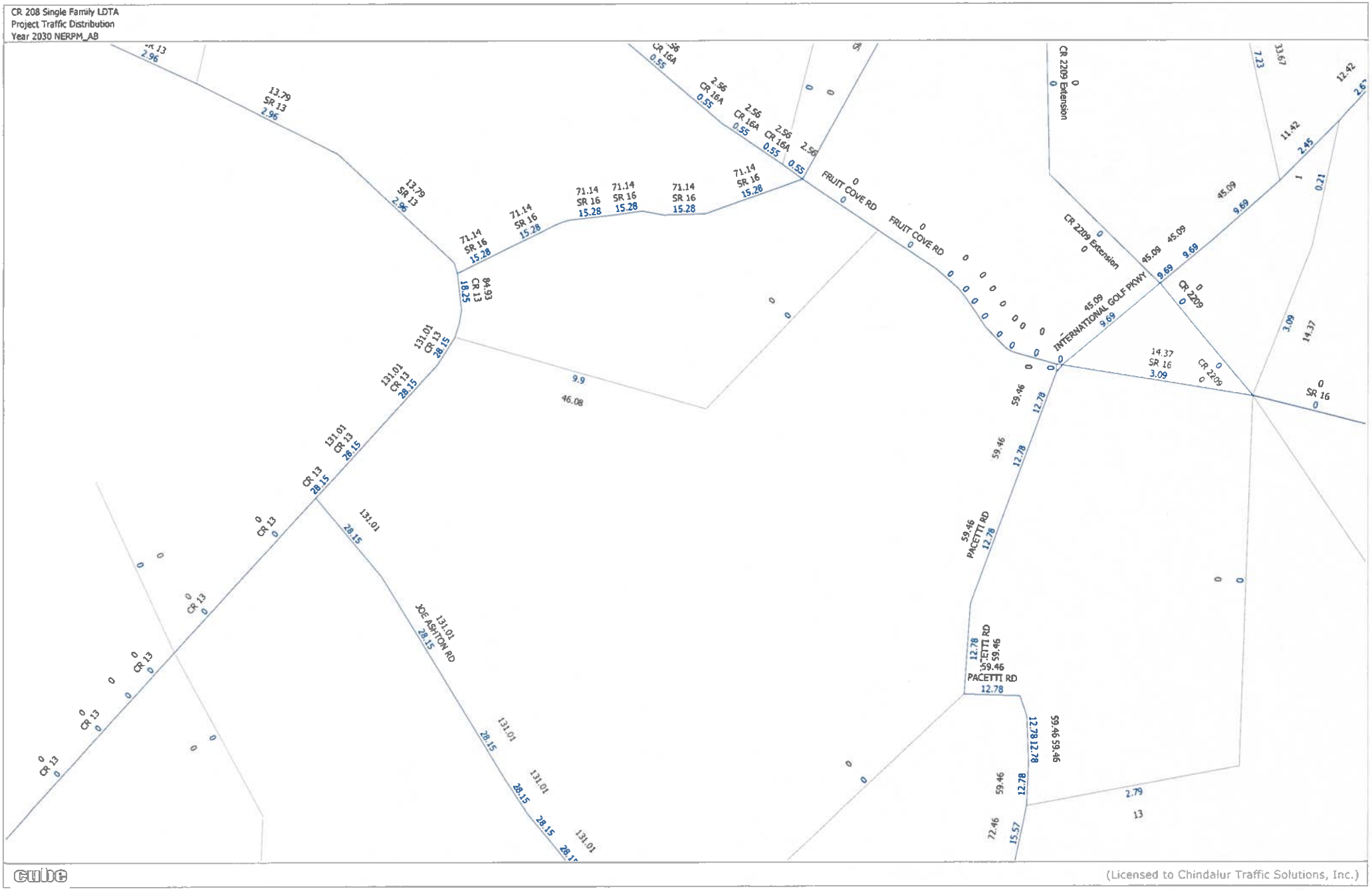
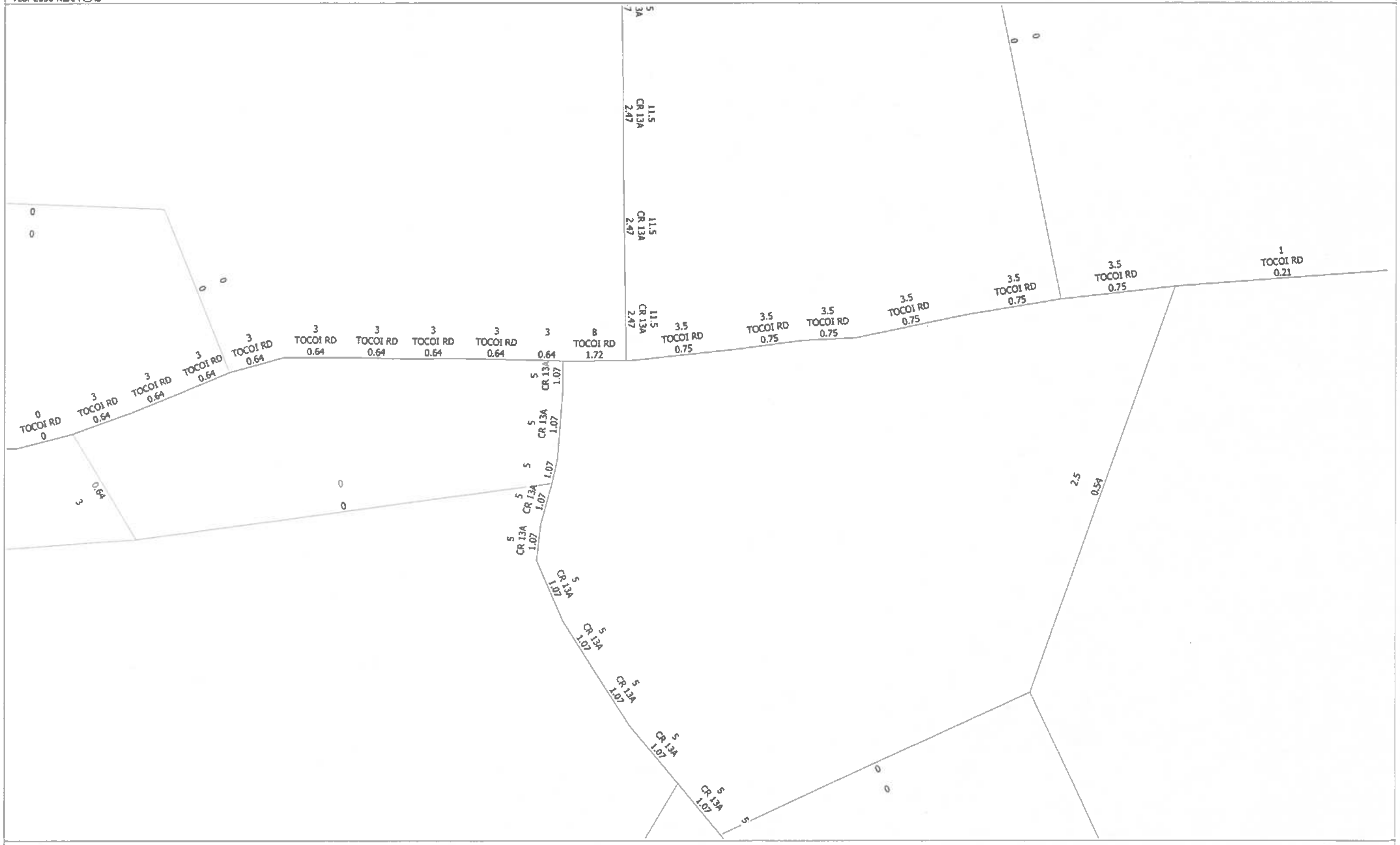
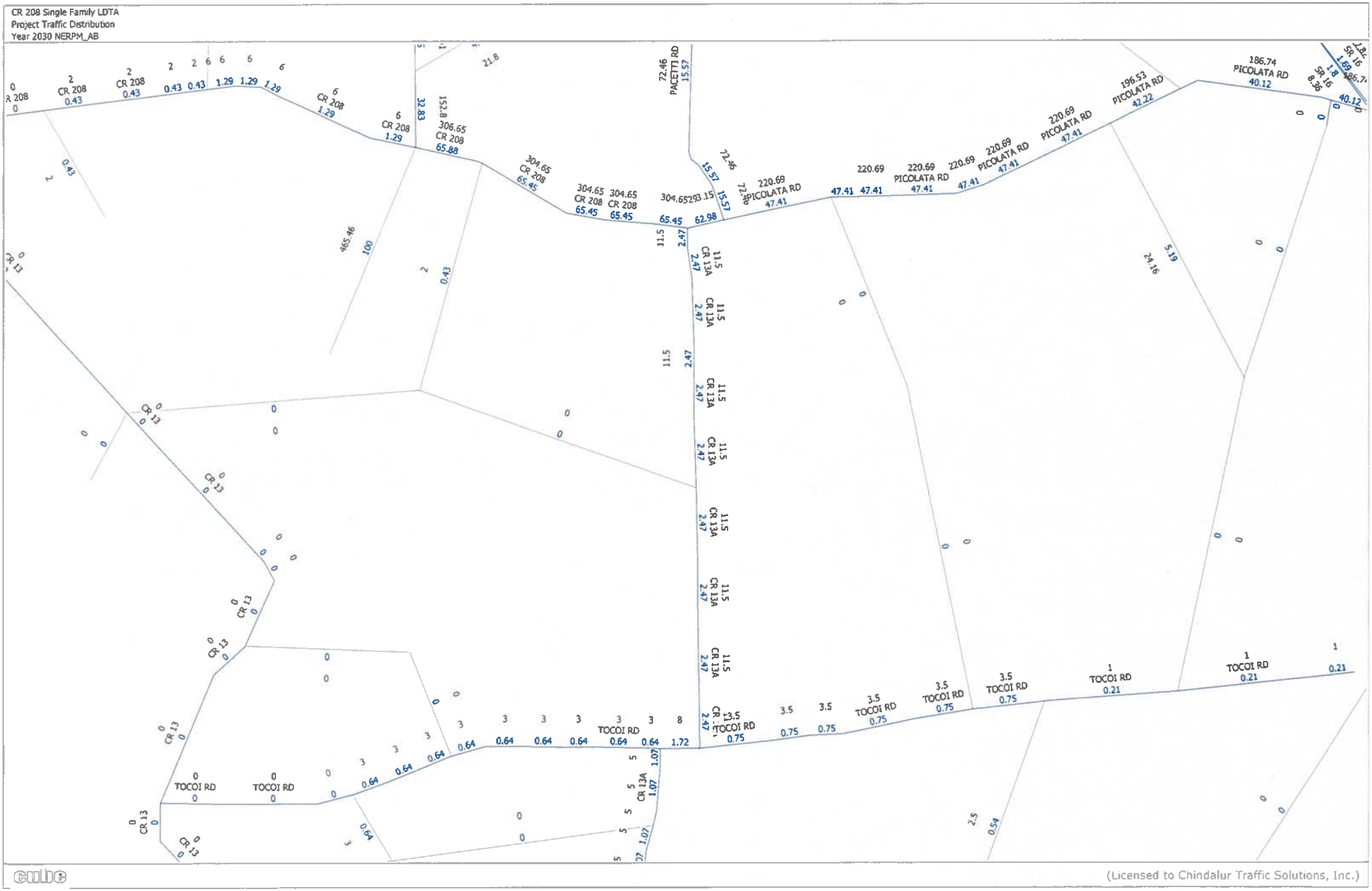
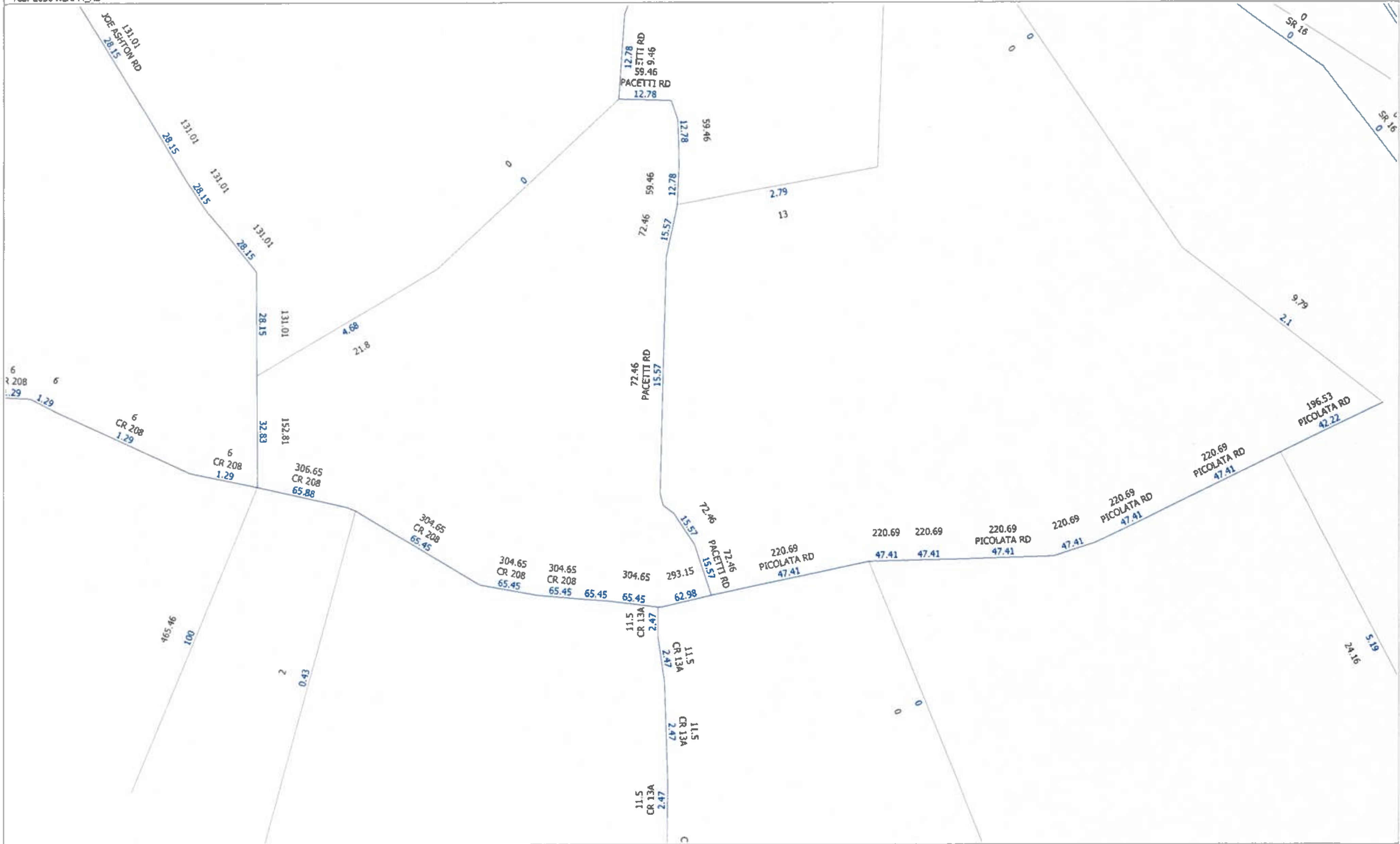

CR 208 Single Family LDTA
Project Traffic Distribution
Year 2030 NERPM_AB
FRUIT COVE RD
INTERNATIONAL GOLF PKWY
CR 2209
CR 2209 Extension
PACETTI RD
JOE ASHTON RD
SR 16
CR 13
(Licensed to Chindalur Traffic Solutions, Inc.)

CR 208 Single Family LDTA
Project Traffic Distribution
Year 2030 NERPM_AB




CR 208 Single Family LDTA
Project Traffic Distribution
Year 2030 NERPM_AB
CR 208
PACETTI RD
PICOLATA RD
CR 13A
TOCOI RD
CR 13
(Licensed to Chindalur Traffic Solutions, Inc.)

CR 208 Single Family LDTA
Project Traffic Distribution
Year 2030 NERPM_AB



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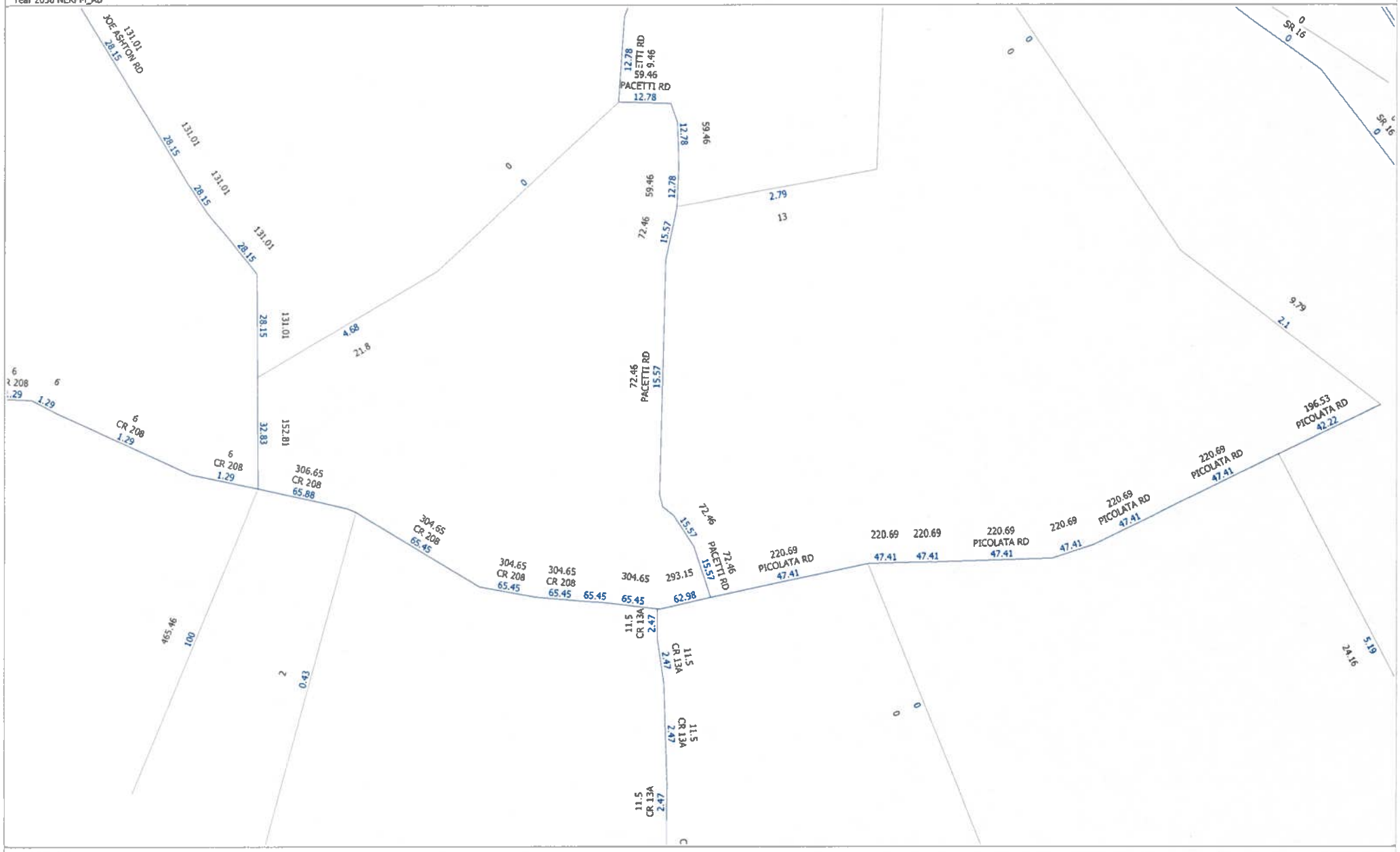
CR 208 Single Family LDTA
Project Traffic Distribution
Year 2030 NERPM_AB



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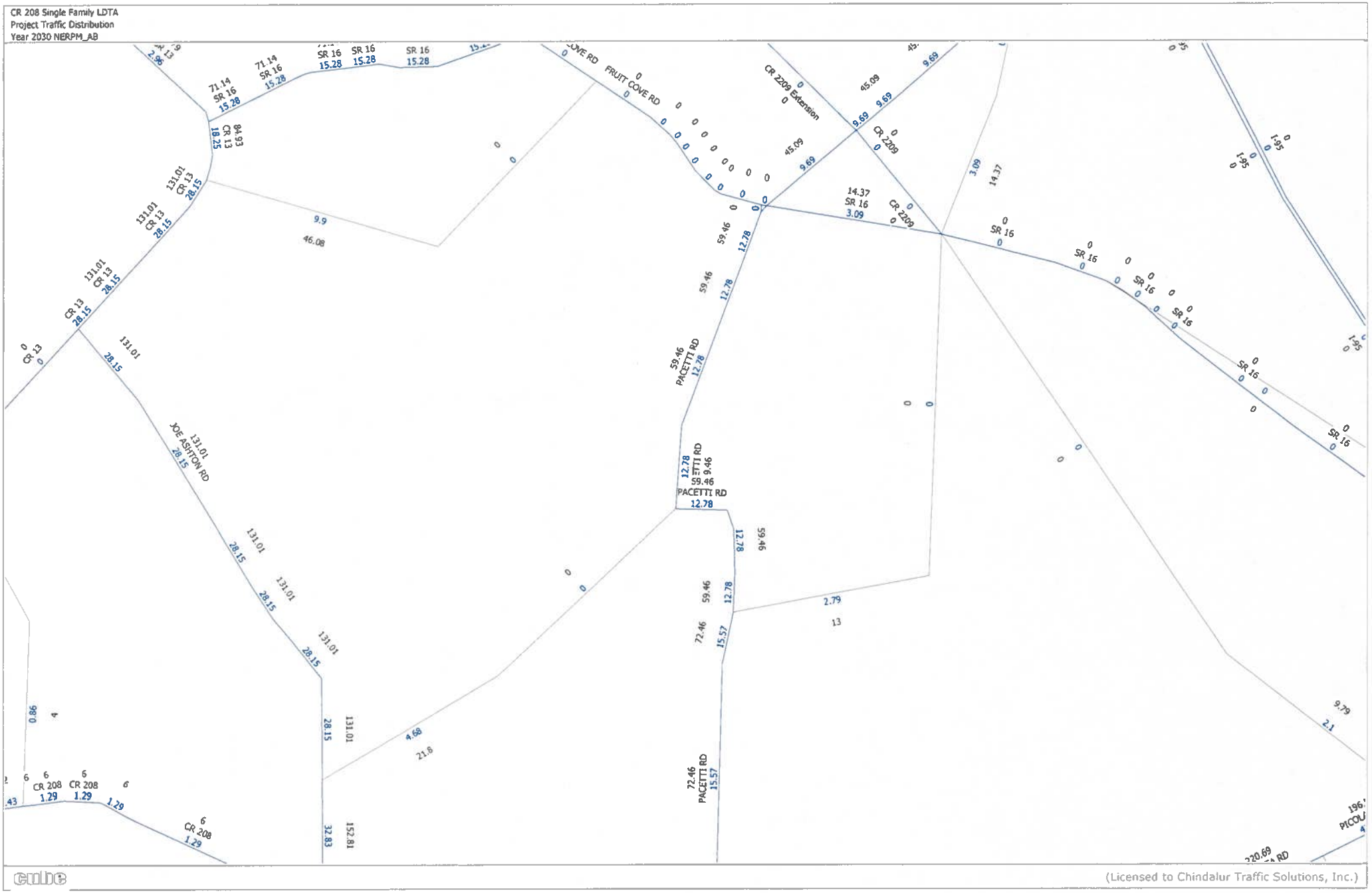
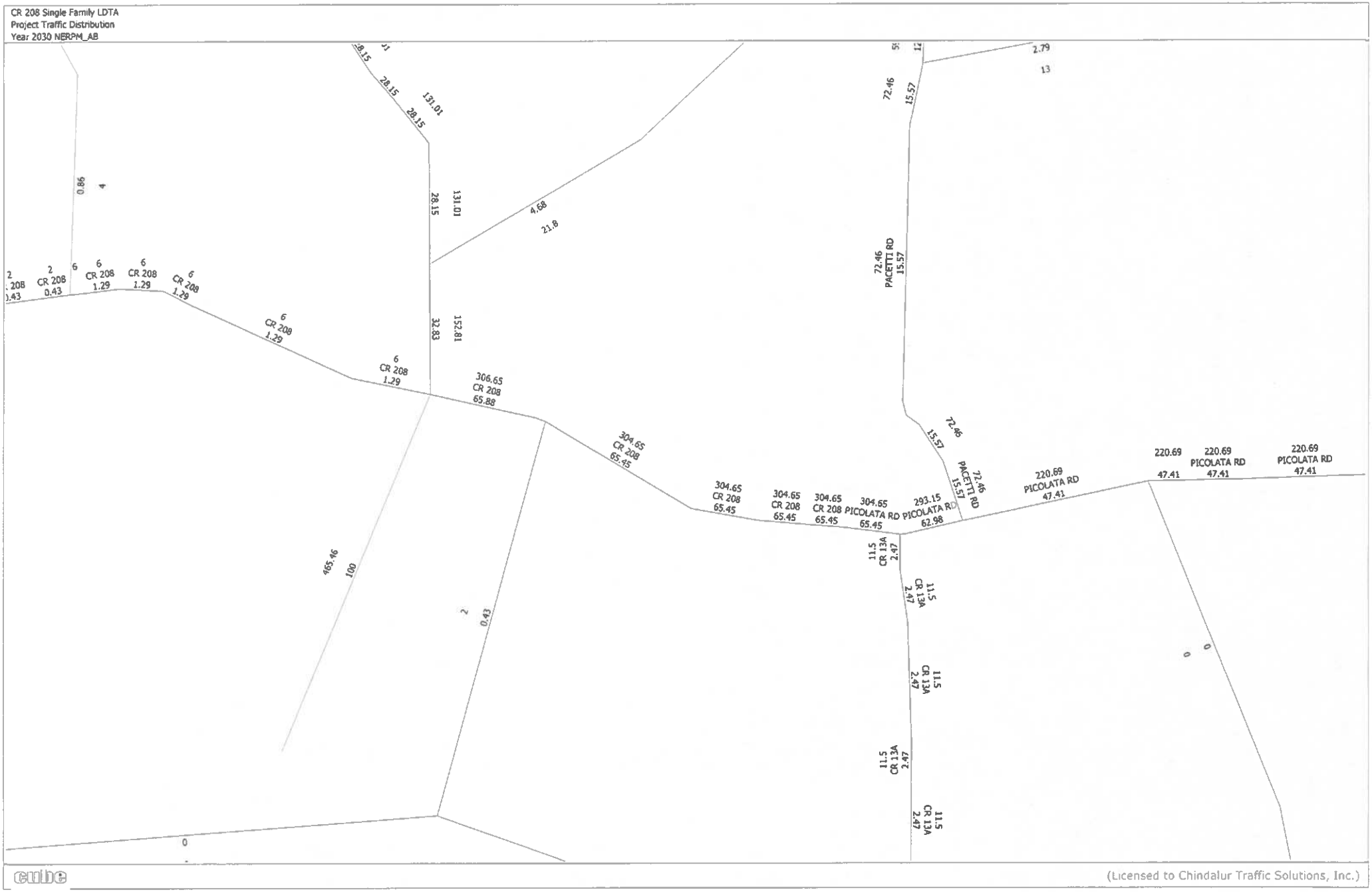

CR 208 Single Family LDTA
Project Traffic Distribution
Year 2030 NERPM_AB
FRUIT COVE RD
CR 2209 Extension
CR 2209
SR 16
CR 13
JOE ASHTON RD
PACETTI RD
CR 208
(Licensed to Chindalur Traffic Solutions, Inc.)



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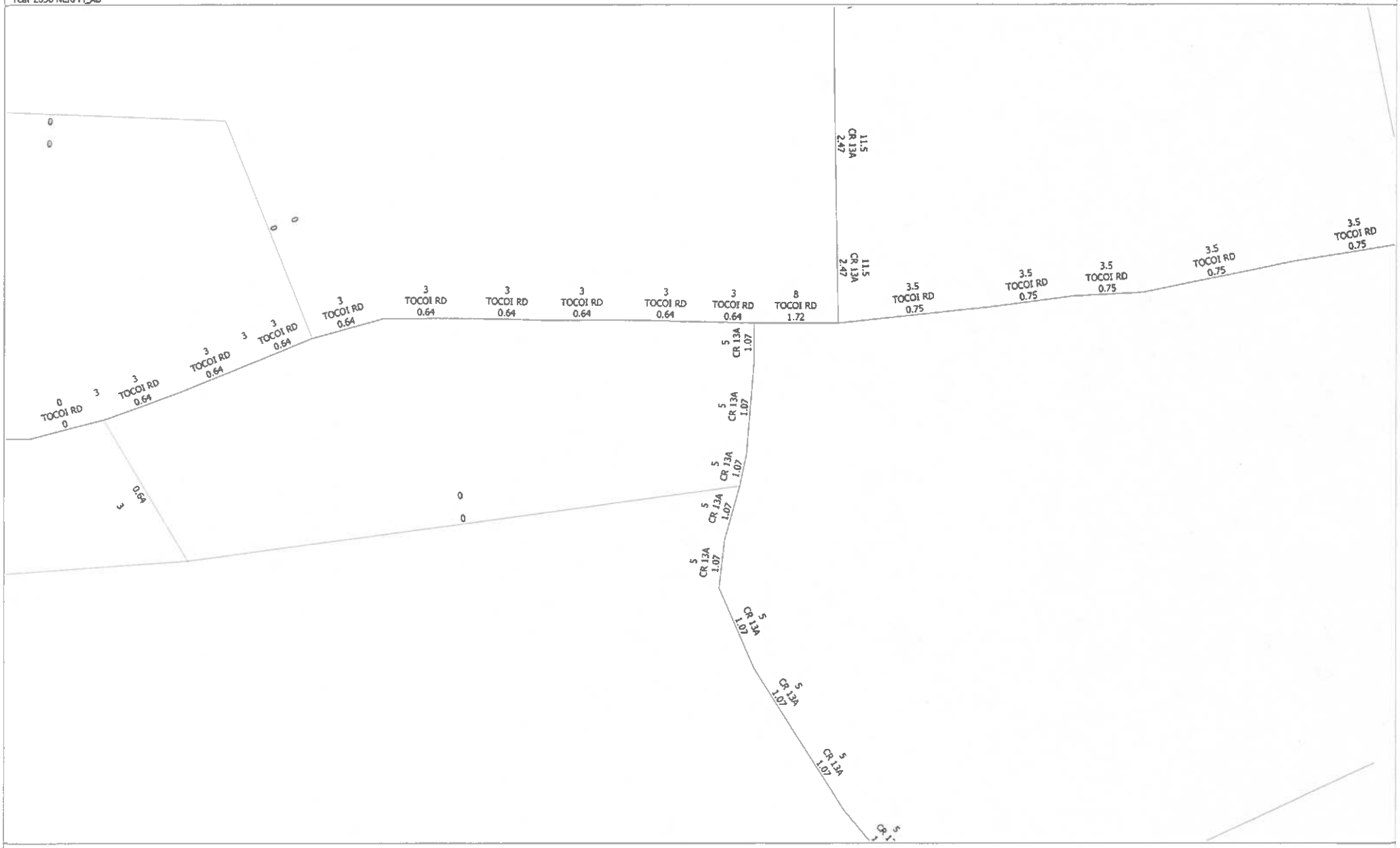
CR 208 Single Family LDTA
Project Traffic Distribution
Year 2030 NERPM_AB



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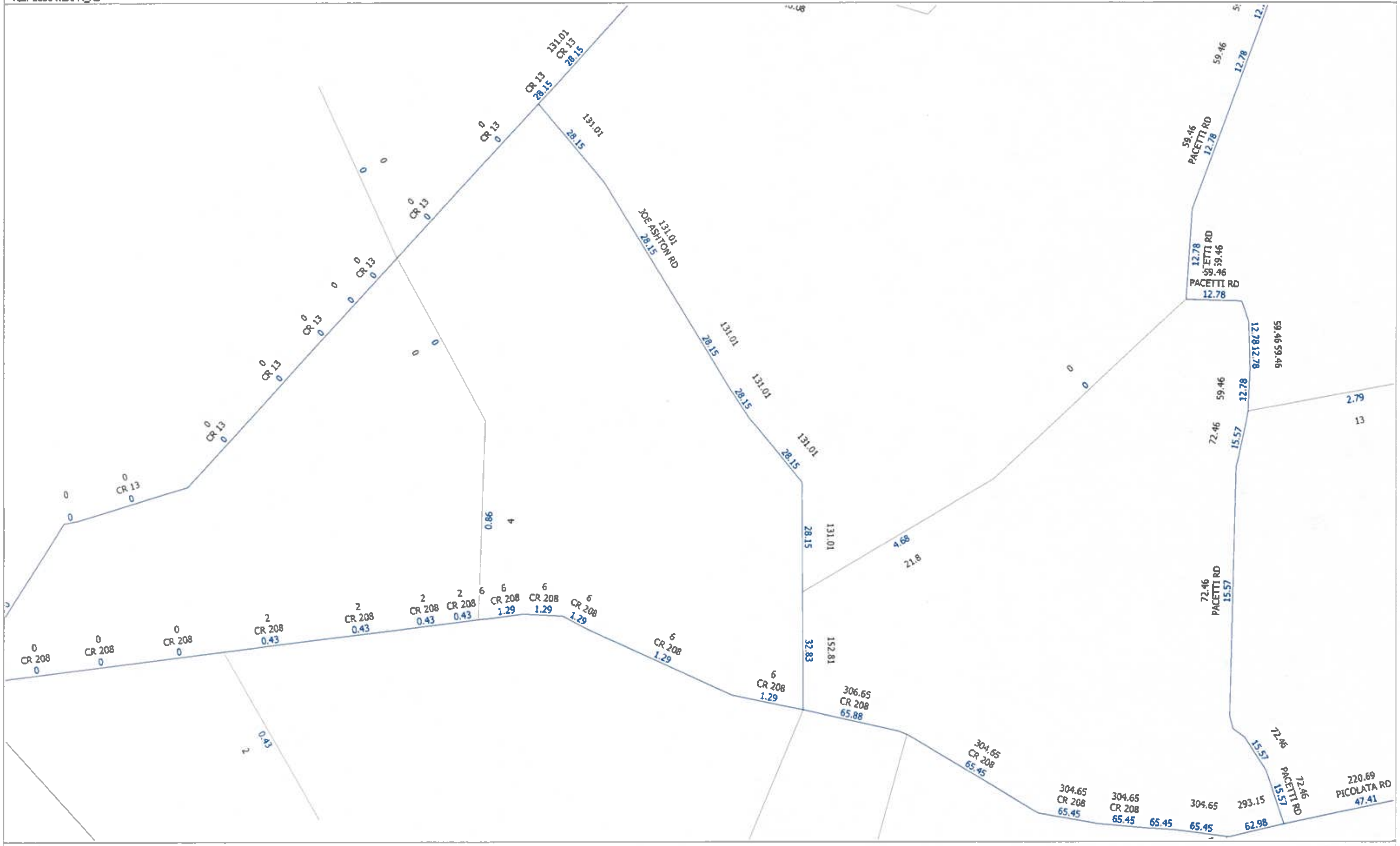
(Licensed to Chindalur Traffic Solutions, Inc.)

CR 208 Single Family LDTA
Project Traffic Distribution
Year 2030 NERPM_AB



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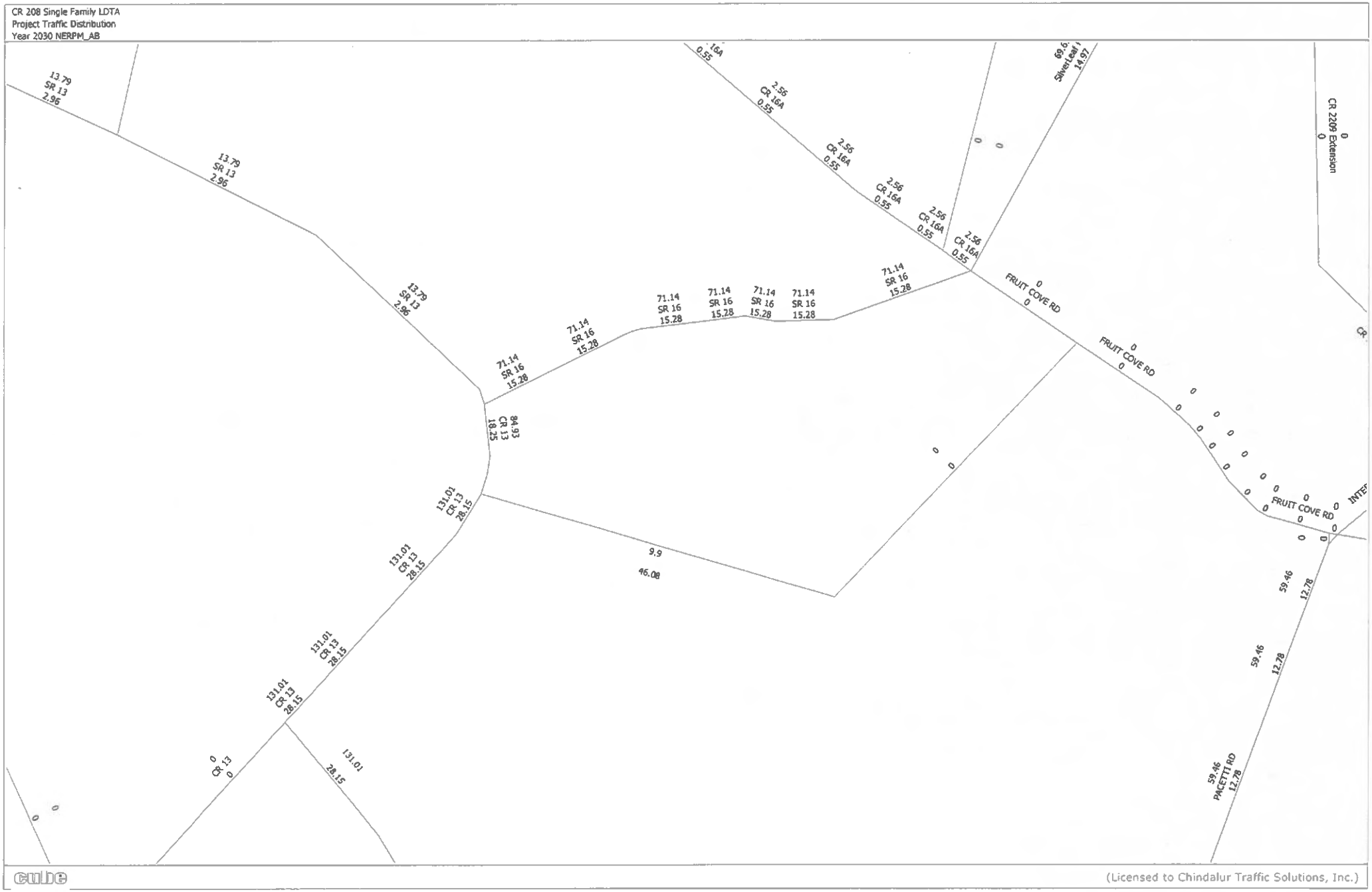

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Attachment D

Auxiliary Turn Lane Criteria

Sources: St. Johns County Code of Ordinances

d. Borrow pit and mining activities.

2. Right-of-Way Permits shall be obtained for all temporary driveway connections and shall meet the requirements of Section 6.04.04 of Part 6.04.00. Right-of-Way Permits for temporary connections shall expire after a six (6) month period and may be extended for additional six (6) month periods upon payment of the applicable Right-of-Way renewal fee.

3. Temporary driveway connections shall be stabilized with limerock or other suitable material for a minimum of twenty-five (25) feet, or to the Right-of-Way, whichever is greater. Connections shall be paved for a minimum of five (5) feet from the edge of the travel lane or paved shoulder. If a roadside ditch or swale is present, a side drain is required which meets the requirements of Section 6.04.07.L.3. The temporary driveway connection shall be constructed to ensure that erosion will not occur that could affect the Roadway drainage system. The Applicant shall ensure that dirt or debris is not tracked into the Roadway travel lanes from the driveway connection or shall make provisions for its immediate removal. The location, width, turning radii, and other design elements of the driveway connection shall be consistent with all other provisions of this Code for a permanent driveway connection.

4. Upon expiration of the temporary driveway connection Permit, the driveway connection shall be removed and the Right-of-Way shall be restored to its original condition. Any damage to the edges of pavement, shoulder, swale or any other feature within the Right-of-Way caused by the Construction, Use, or removal of the temporary driveway connection shall be repaired or restored to its original condition at no expense to the County within thirty (30) calendar days after written notice to the Applicant.

H. Auxiliary Lanes

1. Auxiliary turn lanes shall be required where safety and capacity considerations warrant their use for Vehicle deceleration and storage. The provision of auxiliary lanes shall be required under the following conditions or when there is a demonstrated need for public safety unless an engineering study can demonstrate that safety hazards or capacity deficiencies will not exist. Auxiliary turn lanes shall be required at connections to all Major and Minor Collectors under the following criteria:

   a. Collector Roads With Posted Speed Limits of thirty-five (35) mph or Greater:

      (1) Right Turn Lane

      - Development will generate two hundred fifty (250) Vehicles per day (VPD) on the intersecting Roadway or driveway connection; or,

      - Gross Floor Area of non-residential Development is twenty-five thousand (25,000) square feet; or,

      - Development will generate five (5) truck (WB-40 or larger or

any vehicle or combination of vehicles or towed vehicle with a Gross Vehicle Weight Rating (GVWR) of 26,000 pounds or more) trips per day.

(2) Left Turn Lane

- Development will generate five hundred (500) VPD on the intersecting Roadway or driveway connection; or,
- Gross Floor Area of non-residential Development is fifty thousand (50,000) square feet; or,
- Development will generate ten (10) truck (WB-40 or larger or any vehicle or combination of vehicles or towed vehicle with a Gross Vehicle Weight Rating (GVWR) of 26,000 pounds or more) trips per day.

b. Collector Roads With Posted Speed Limits of thirty (30) mph or Less:

(1) Right Turn Lane

- Development will generate five hundred (500) VPD on the intersecting Roadway or driveway connection; or,
- Gross Floor Area of non-residential Development is fifty thousand (50,000) square feet; or,
- Development will generate five (5) semitrailer truck (WB-40 or larger) trips per day.

(2) Left Turn Lane

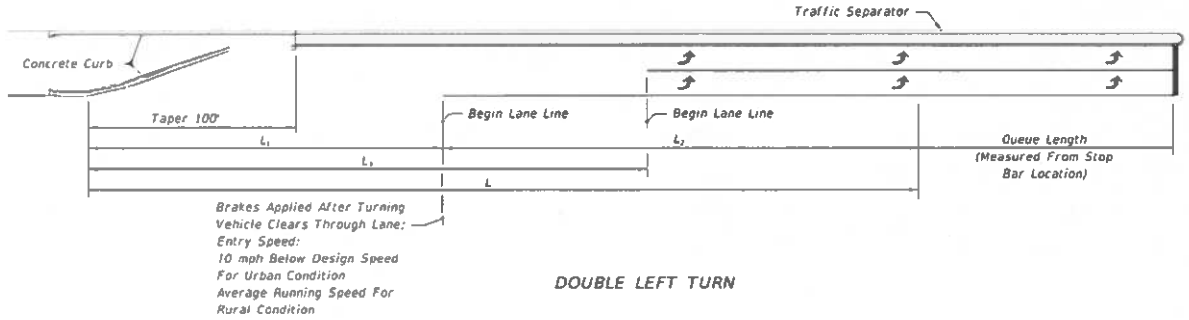
- Development will generate one thousand (1,000) VPD on the intersecting Roadway or driveway connection; or,
- Gross Floor Area of non-residential Development is one hundred thousand (100,000) square feet; or,
- Development will generate ten (10) semitrailer truck (WB-40 or larger) trips per day.

2. The geometric design of the auxiliary lanes shall be in accordance with FDOT Standards. The Construction of auxiliary lanes shall meet other provisions of this Code. Pavement design requirements of the auxiliary lanes, including stabilized subgrade, base course, and surface course, shall be the same as the requirements of the adjacent Roadway travel lane. The entire width of the road surface must be overlaid for the total length of the auxiliary lanes with a surface course of similar type as the adjacent Roadway sections.

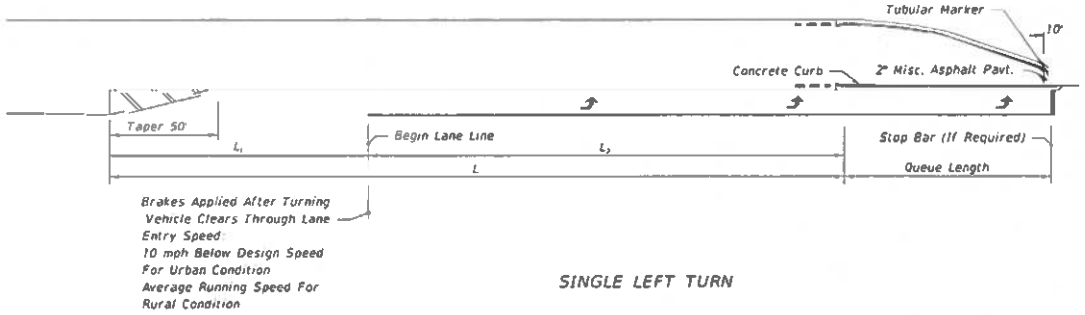
Attachment E

FDOT Turn Lane Length Guidance

MEDIAN TURN LANES
MINIMUM DECELERATION LENGTHS



DOUBLE LEFT TURN



SINGLE LEFT TURN

MEDIAN TURN LANES								
			URBAN CONDITIONS			RURAL CONDITIONS		
Design Speed (mph)	Entry Speed (mph)	Clearance Distance L_1 (ft.)	Brake To Stop Distance L_2 (ft.)	Total Decel. Distance L (ft.)	Clearance Distance L_3 (ft.)	Brake To Stop Distance L_2 (ft.)	Total Decel. Distance L (ft.)	Clearance Distance L_3 (ft.)
35	25	70	75	145	110	—	—	—
40	30	80	75	155	120	—	—	—
45	35	85	100	185	135	—	—	—
50	40/44	105	135	240	160	185	290	160
55	48	125	—	—	—	225	350	195
60	52	145	—	—	—	260	405	230
65	55	170	—	—	—	290	460	270

NOT TO SCALE

EXHIBIT 212-1
01/01/2023

Provide minimum 8-foot separation between vehicles traveling in opposing direction. Separation may be less than 8 feet when:

(1) Turning paths are highly visible and speeds are low, or

(2) Signal left turn phases are not concurrent for the opposing directions.

212.13 Islands

See ***FDM 210.3*** for island criteria.

212.14 Auxiliary Lanes

The primary function of auxiliary lanes at intersections is to accommodate speed changes, storage and maneuvering of turning traffic. The length of the auxiliary lanes is the sum of the deceleration length, queue length and approach end taper. Pavement marking requirements for auxiliary lanes are included in ***Standard Plans, Index 711-001***.

212.14.1 Deceleration Length

The required total deceleration length is that needed for a safe and comfortable stop from the design speed of the highway. See ***Exhibit 212-1*** for minimum deceleration lengths (including taper) for left turn lanes.

Right turn lane tapers and lengths are identical to left turn lanes under stop control conditions. Right turn lane tapers and lengths are site-specific for free-flow or yield conditions.

212.14.2 Queue Length

The queue length provided should be based on a traffic study.

For low volume intersections where a traffic study is not justified, a minimum 50-foot queue length (2 vehicles) should be provided for C1, C2, and C3R context classifications. A minimum 100-foot queue length (4 vehicles) should be provided in C2T, C3C, C4, C5, and C6 context classifications. Locations with over 10% truck traffic should accommodate at least one car and one truck.

For queue lengths at signalized intersections, refer to ***FDM 232.2***.