



AGENDA

Planning and Zoning Board City of St. Augustine, Florida

Alcazar Room

Tuesday, December 7, 2021 at 2:00 p.m.

Amended Agenda

Regular Agenda

1. Roll Call

2. General Public Comments for Items Not on the Agenda

3. Approval of Minutes

- a. Regular Meeting Minutes from August 26, 2021.
- b. Regular Meeting Minutes from November 2, 2021.

4. Use by Exception

a. 2021-0154

Tom Lydon – Applicant/Owner

39 Rohde Avenue

To approve one (1) parking space in the City parking garage for a short-term rental.

b. 2021-0155

Jorge Gallego - Applicant/Owner

172 Cordova Street Unit 6

To approve one (1) parking space in the City parking garage for a short-term rental.

5. Conservation Overlay Zone Development

a. 2021-0140

Rob Garrison – Applicant/Owner

95 Dolphin Drive

To approve a new dock, boat lift, gangway, and modification to an existing seawall in Conservation Overlay Zone 1.

- b. 2021-0156 Blackbox Design – Applicant
(Administratively continued Augustine Development
to January 4, 2022 PZB Meeting) Kevin Vandyke – Owner
[0 Magnolia Avenue / PID 191930-0010](#)
To approve a new bulkhead and gangway for an nine (9)
boat slip marina and a fifteen (15) room motel in
Conservation Overlay Zone 1.
- c. 2021-0157 Augustine Development Group – Applicant
Darden Claire Harting et al Trust – Owner
[0 Seminole Drive / PID 151370-0000](#)
To approve the installation of a wooden bulkhead in
Conservation Overlay Zone 1.

6. Preliminary Plat Approval

- a. 2021-0153 James G. Whitehouse, Esq. – Applicant
St. Johns Law Group
Lion Gate of St. Augustine LLC – Owner
[32 Davis Street](#)
To approve a preliminary subdivision plat.

7. Other Business

- a. Board’s approval of the new meeting schedule for 2022

8. Adjournment

Notices: In accordance with Florida Statute 286.0105: “If any person decides to appeal any decision made by the Planning and Zoning Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.”

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (904) 825-1007; 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

Please note that one or more members of the City Commission or its appointed boards or committees may attend this meeting and participate, however they may not engage in a discussion or debate amongst themselves on any issue that will likely come before their respective elected or appointed body.

The materials prepared and presented are part of the City’s ongoing Florida Public Records and Government in the Sunshine compliance and are not intended to be relied upon or to reach investors or the trading markets.

CITY OF ST. AUGUSTINE

Planning and Zoning Board Special Meeting August 26, 2021

The Planning and Zoning Board met in formal session Thursday, August 26, 2021, at 9:58 a.m. in the Alcazar Room at City Hall. The meeting was called to order by Christina Opsahl, Vice- Chairperson and the following were present:

1. Roll Call:

Christina Opsahl, Vice-Chairperson
Grant Misterly
Sarah Ryan
William Masson

Absent: Jon DePreter, Chairperson, excused
Carl Blow, excused
Mike Davis, excused

City Staff: David Birchim, Director, Planning & Building Department
Amy Skinner, Deputy Director, Planning & Building Department
Isabelle Lopez, City Attorney
Jessica Beech, Storm Water Engineer & Chief Resilience Officer
Richard Schauland, Building Inspector
Ruben Franklin, Director, Public Works
Elyse Anderson, Recording Secretary

2. General Public hearings for Items Not on the Agenda

(None)

3. Discussion and Recommendation Related to the Building Code Task Force

3. (a) Planning and Zoning Board discussion and recommendation regarding Incentives to Encourage Sustainable Development Practices

Mr. Birchim provide a memo with the staff conclusion that spoke of the goals to provide incentives for stem wall and pier construction; however, they were unable to develop any meaningful incentives. He said they would be instituting a robust drainage and grading plan requirement for new residential construction that would safeguard other properties from flooding. He said there were no proposed incentives for pier or stem

wall construction at this time. He asked for other opinions as they were open to other perspectives.

Public Comment was opened; however, there was none.

Mr. Birchim and the Board discussed:

- Not a zoning incentive but perhaps a financial incentive for Stormwater fee
- Stormwater fees were not a meaningful incentive as they were \$8.50 per month
- Reducing as an incentive would not offset the cost for construction
- If reduced, the fee would have to come from the City's general fund to offset the cost
- Not a similar charge for stormwater like there was for a utility connection, only a tap fee

- To reduce financially would need a nexus between the fee and the construction technique
- Drainage would lead to a Stormwater fee but unsure if that would work to provide tax incentives
- Issue was in fairness, and it had to be related to the Code to offset or charge
- If in a low-lying area would be required
- Another option could be if building slab on grade having to pay an extra fee the Stormwater system
- Justification would be needed for extra fee
- Stormwater system within City was stressed
- Data and analysis had to be provided for the fee
- If drainage problem persisted data would be required
- Program could be mandatory without incentives for new construction
- Stormwater master plan was being updated by the City and could consider options once completed
- Capacity of the water system needed better understanding
- Understand where water came from and where it went
- Justification of fees could be provided once updated
- Not only residential but commercial construction or any type of impervious surface

3. (b) Staff update regarding Grading and Drainage Plan and 70% Impervious Surface Ratio (ISR)

Jessica Beech presented the topic, and the goal was to have a lot grading plan for all residential permits that would produce an increase of 200 sq. ft. or more of impervious surface and for all flood plain management permits. She stated this was necessary since properties had brought in fill to elevate their homes to mitigate against flood damage, but this unintentionally caused flooding onto adjacent properties and under this

recommendation, the water would be diverted the water to the City's storm sewer system or another approved collection point. She said for the lot grading plan and the approval process, if implemented, it would ensure the code would be followed to help alleviate flooding onto the adjacent properties. She said they were looking for a tentative date for implementation and had several requirements:

- Spot elevations showing where all the roofed and impervious area
- Include the neighboring properties to capture the spot elevations around surrounding properties that might have been impacted or affected
- Show the existing in the purposed ground elevations
- Demonstrate if the stormwater would not be impacted or directed to an adjacent private property

She said the lot grading plan would be reviewed and approved by the Public Works Department and during review if not sufficient the City would work with the applicant to propose other options. She stated the applicant had to show what approach was being taken on the plan and would be reviewed by the building official for final approval. She stated in the post development phase after building had taken place, the applicant would provide a lot grading plan to show proof of what was approved was built accurately and the City staff would verify and then the certificate of occupancy could be issued by the building official.

Ms. Beech stated there was an example of a draft plan, checklist, a sample survey, and contact information for the Public Works Department and Planning and Building if applicants had questions or concerns. She provided an example of a survey from St. Johns County and how it could be used, and an example of what could be done on the property that was commonly used for the

stormwater master plan depending on grading.

Ms. Beech provided information from the Building Code Task Force January meeting about the grading plan. She asked for Board comment on several items:

- Square Footage recommendation
- Date of implementation
- Input on examples of the lot grading plan and survey

Public comment was opened:

Charles Pappas spoke about the previous item and thought the City might be missing an environmental impact fee which could be used for resiliency, flood mitigation, and the impacts on each development. He said that could be used as an incentive if met or lower the cost of the impact fee.

BJ Kalaidi said she felt that the quicker this could be implemented the better. She felt that contractors would rush to lay slabs when they saw the word "mandatory pier construction". She stated everyone was aware of the drainage issues and a grading and draining plan could help.

Public comment was closed.

Board discussion:

- 200 Sq ft. was small to trigger the grading and drainage plan
- Site plan example was helpful
- Purpose was to keep rainwater from flowing onto neighboring properties and direct to City Stormwater system or another water body
- Elevations shown on site plan were not clear on how to move water into swale
- Example showed water moving onto the neighbor's property
- Looked to show negative numbers for elevations

- Board had a draft and what public would access would be listed in CAD
- Example would be more realistic to assist the homeowner
- Numbers were not negative but was unclear on the example
- Example showed the wetland and that wetlands would not be touched
- Have examples as simple as possible while conveying what was needed
- Perhaps engage local builders or engineers for input and provide examples for reference
- Would need time to be refined before released
- Staff suggested implantation date of October or January
- Thought most properties drained towards the road or the wetland
- Between the home and the adjacent property line was the key area but not clearly defined
- Staff would provide examples to help homeowners
- Homeowner could do the grading plan using a professional survey
- Survey would need to be signed and sealed for accuracy
- Should be prompted for a major addition or new construction
- Perhaps 1,000 sq ft. to trigger needed plan
- Could cause issues for people who did not understanding a drainage plan
- For commercial use, 500 sq. ft. would cause a drainage plan to be implemented
- To help manage storm water fill dirt was brought in for new construction or reconstruction
- Have had cases where smaller projects caused an impact on neighboring properties
- Task Force stated 200 sq ft. but staff thought that was too small and suggest 400 sq ft. but was open to other suggestions

- Did not want to make a regulation where people no longer received permits
- Could it be a percentage or a substantial improvement
- Substantial improvement tied to the evaluation on the building compared to the evaluation of the improvement, would be more beneficial to have square footage number
- Could be a new single-family home or improvements to a lot that met a certain threshold
- Would want to see each example: threshold, flat number, or sliding scale for a percentage of the lot

Ms. Ryan suggested not providing a date for implantation without having the entire Board available and able to provide their feedback to the Staff.

Mr. Birchim stated they could prepare some of the suggestions from the Board and table topic until everyone was available.

Mr. Misterly asked if a home built on piers needed a grading plan.

Mr. Birchim stated a grading plan was needed but would not be much of a plan.

4. Discussion and Recommendation Related to Mobility Planning in the City of St. Augustine

4. (a) Introduction and Presentation of the Mobility Planning and Mobility Fee Technical Report and Sample Fee Schedule by the City's Mobility Consultant, Jonathan Paul, AICP, Principal, NUE Urban Concept

Jonathan Paul, Principle of New Urban Concepts, provided a presentation to the Board on the mobility plan and fee schedule. He said the mobility plan was a 20-year vision on how the City desired people to

move about the community and the mobility fee was new and would be paid by new development and not existing homeowners, unless they were to expand their use. He said the fee would pay for the transportation usage. He said the City did not have a roadway or impact fee unlike the County. He reviewed the following topics with the Board:

- Steps to Implement a fee
- Moving towards safer streets for all
- 2040 Mobility Maps
- Benefits of a Mobility plan and fee
- Dual Rational Nexus and Rough Proportionality test
- Assessment area versus benefit districts
- 2040 Mobility Plan fee Assessment Maps
- Use Categories, Land use and representative land use
- High Daily Trip Generator
- What the next steps for implantation would be¹

Public Comment was opened.

Charles Pappas stated he was pleased to hear there would be a mobility plan and the City was trying to find way to fund it. He said his issue with it was having two different zones for the mobility calculations as most residents lived outside the historic districts and this gave the perception that those residents would be paying for the mobility issues. He encouraged the Board to review the different types of fees for different types of development.

Public comment was closed.

Mr. Misterly stated he had questions about the Ordinance in the packet and he had sent those over to Staff.

Mr. Paul noted that he had reviewed the comments and questions provided to him from staff and thought that 95% of the

¹ Break 11:12 a.m.- 11:16 a.m.

questions could be answered by the administrative manual. He said that would be worked on next which allowed them more flexibility to provide examples.

Board Discussion:

- Square footage was the easiest way to calculate fees
- Seats would be easy to bring in without assessing a fee
- Working on parking update
- Fee for housing was based per square foot
- Strong correlation between affordability and size
- Terminology on table should align with the City zoning code
- Gross square foot included all areas under roof and all areas used to carry out primary function of the business except stormwater, parking, buffers, and access
- Special use would be a use by exceptions process
- A required fee for special events would impact mobility
- Seasonal events did not normally pay a fee; however, the venue could
- Reviewed special events which, if large enough, could be charged a fee
- Mobility plan should cross reference to special event fees
- Ordinance should reference the Institute of Transportation Engineers (ITE) trip table
- Should also reference when there were updates overtime
- Fee amounts were uncertain since St. Augustine was well developed
- St. Johns County fees varied greatly from City fees
- Questioned charging more fees since there were greater traffic impacts and City was unique
- Should food trucks be reflected since they were a growing trend and would

fall under the fast-food category without drive-thru

- Guidance needed to redevelop a facility
- Calculation depended on the existing use versus the future use
- Public schools were exempt
- Encouraged a public workshop since mobility affected people in the Historic Districts differently
- Administrative manual would solve most issues, which should provide examples of how it would guide staff on certain issues
- Thought the 90-day notice should be after this took place to provide notice of what was being imposed
- Great tool to work with new development and all the aspects of a project and not only traffic
- Community would evolve from a traffic focus to a multi-modal impact assessment which still required certain developments to review intersections, parks and required access
- Restaurants were based on square footage

4. (b) Planning and Zoning Board discussion and recommendation

Ms. Skinner stated the next workshop would be October 28, 2021.

5. Adjournment

Having no further business, Mrs. Opsahl adjourned the meeting at 12:00 P.M.²

Grant Misterly, Chairperson

² Transcribed by Elyse Anderson

CITY OF ST. AUGUSTINE

Planning and Zoning Board Regular Meeting November 2, 2021

The Planning and Zoning Board met in formal session Tuesday, November 2, 2021, at 2:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Grant Misterly, Chairperson and the following were present:

1. Roll Call: Grant Misterly, Chairperson
Mike Davis, Vice- Chairperson
Sarah Ryan
Carl Blow
Charles Pappas

Absent: Jon DePreter, excused
William Masson, excused

City Staff: Amy Skinner, Deputy Director, Planning & Building Department
Jacob Fredriksson, Planning & Building Department
Julie Courtney, Historic Preservation Officer
Isabelle Lopez, City Attorney
Elyse Anderson, Recording Secretary

2. General Public hearings for Items Not on the Agenda

(None)

3. Approval of Minutes

MOTION

Ms. Ryan **MOVED** to **APPROVED** the October 5, 2021, minutes as presented. The motion was **SECONDED** by Mr. Blow and **APPROVED** by **UNANIMOUSLY VOICE VOTE**.

Modifications to the Agenda

Ms. Skinner stated item 6. (a) would be continued to the December meeting if approved by the Board. She said the agenda would be to continue 95 Dolphin Drive item number 2021-0140.

Mr. Blow MOVED to CONTINUE item 6. (a) 2021-0140 to December 7, 2021, meeting. The motion was SECONDED by

Mr. Pappas and APPROVED by UNANIMOUSLY VOICE VOTE.

Ms. Ryan recused herself from the vote

4. Use by Exception

4. (a) 2021-0142– Tyler Tebault & Micah Clukey– Applicant & Owner
251 San Marco Avenue

To approve three (3) offsite parking spaces within 400 feet of the premises.

Ms. Ryan recused herself as the architect.¹

Mr. Fredriksson read the staff report and said based on a review of Section 28-29, and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a use by exception for three (3) offsite parking spaces at 251 San Marco Avenue / PID 152080-0000

¹ Recusal form attached to minutes

Mike Clukey reviewed the application.

The Board provided their ex parte communication.

14 certified notices were sent, 1 was returned in favor, 0 returned opposed and 0 had comments and 1 email was attached.

Public hearing was opened.

BJ Kalaidi said it was important how this was addressed since there would be off street parking. She said any future uses at 254 San Marco Avenue would need to meet the required parking.

Public hearing was closed.

Mr. Misterly stated asked staff if parking was leased from 254 San Marco Avenue was there something in place if redeveloped that would trigger looking at the parking since three spaces were rented.

Ms. Skinner stated business tax receipts would be reviewed for any use going into the location and would view any parking and zoning issue that could be associated with the location. She said any application that could add to the intensity of the area, staff would suggest coming to a Friday review. She said they could note that three parking spaces were leased to someone else.

The Board discussed:

- Not opposed to the application
- Across the street and thought it worked well
- Parking spaces would be used for employees only
- Clients would use parking on parcels applicant already had
- If additional approval was needed, applicant would return to PZB
- Certified Public Account (CPA) firm would occupy both first and second floor
- No subletting of space, owner only

- Lease had clause that could cancel within a 30 days'
- Concerned if applicant lost the lease or if sight was redeveloped
- Unsure if a CPA firm needed to have the required parking
- Parking requirements included both buildings on the property
- Applicant must submit the lease and business tax receipt
- If the lease lapsed, Code Enforcement could take action
- Would monitor 254 San Marco Avenue for proposed businesses in the space
- Applicant could apply for a variance if needed in the future
- Approval of the use by exception would run with the applicant only
- Additional parking was needed for the second floor
- Concerned that lease was month to month
- Other parking available in the area if needed

MOTION

Mr. Pappas MOVED to APPROVED Use by Exception application 2021-0142 with the condition that if the lease for any reason is no longer extended on a month-to-month basis applicant would have to contact the Planning and Zoning Department and also would be an owner/ user property and will not sublet the space. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:

AYES: Pappas, Blow, Davis, Misterly

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Use by Exception/Variance

5. (a) 2021-0141– Karl & Brenda Baird — Applicant & Owner 115 La Quinta Place

To approve a use by exception for a special event venue as per RG-1, within Commercial, low-one (CL-1) zoning district. To approve a use by exception for offsite parking and a variance to the 400-foot distance requirement. To approve a variance to reduce the total parking requirement for the site.

Ms. Skinner read the staff report and said the board must make a determination for the use by exception of a special event venue per RG-1 within the CL-1 zoning district at 115 La Quinta Place/ PID 201920-0000.

If the board approves the use by exception, then the board must address the need for parking either by a permitted use by exception for off-site parking, as proposed with a variance to increase the 400-foot distance to the parking, and/or to approve a variance to reduce the total number of required parking spaces for this applicant at 115 La Quinta Place/ PID 201920-0000.

Ms. Skinner stated the special event venue was a permitted use in some areas and other areas was a use by exception. She said in CL1 special event was allowed as a use by exception as well as RG1.

Karl & Brenda Baird reviewed the application.

The Board provided their ex parte communication.

18 certified notices were sent, 0 were returned in favor, 1 returned opposed and 1 had comments.

Public hearing was opened.

Tom Cavenall opposed the application and felt it was too much for the area. He stated

Riberia Street was congested and thought it would be dangerous. He said the building was a barn and favorable for weddings; however, there was no insulation, and the noise level would be loud. He said parking over 3,000 feet away was outrageous and it would cause issues for residents.

Anne Merwin opposed the application. She thought being an event venue and having alcohol late at night would raise the noise level. She stated 11:00 p.m. was too late in a residential neighborhood.

Jackie Hird opposed the application. She said she did not think the parking would work for an RG-1 and there had been issues with the Airbnb's in the area with the noise level.

Scott Goedert opposed the project because he had a commercial property near the area and said parking would be an issue. He said there was a lot of traffic on the weekend and thought the project should provide plenty of parking.

BJ Kalaidi opposed the application and thought the parking would be almost impossible at Riberia Street and La Quinta Place. She said shuttling people from the garage would not be feasible and thought it would cause issues for business already established, and the residents needed to be considered.

Lauren Giber stated as a resident of Lincolnville, parking, traffic, and congestion were concerns to the residents. She thought the project was not a bad idea for the space but thought that parking and the noise level would be an issue. She suggested contacting a church nearby to help resolve the parking problem.

Public hearing was closed.

Mr. Baird stated the barn would be insulated and the party would not be allowed to move into the street. He said they loved the neighborhood and the character of it and

thought this would be a low impact use. He said just having donut shop in the location would not be a sufficient source of income. He said he understood the parking garage was far but they would provide a shuttle service. He said they had spoken with the First United Methodist Church, and it looked positive but no answer as of yet.

The Board discussed:

- Neat concept for a mixed-use portion and retail
- Concerned with having an event space with testimony from residents about the noise
- Parking garage was not feasible
- Would rather have parking within 400 feet of the site
- Unable to support because of the parking issues
- Struggled with how it would impact the community
- City Code states it would be an 'accessory use' for an exception
- Applicant testified they would need to have the 'accessory use' for financial viability

Mr. Baird stated they read the City Code differently and thought they had three ways it would be allowed: permitted use by exception, or an accessory, or ancillary would grant them the ability to have the accessory use.

Ms. Skinner stated it was written that way but functioned in different ways, but all the stipulations that were in the suppletory section would apply. She said in RG-1 it stated it must be an 'accessory use to the principal use' of the facility.

Board discussion continued:

- Unable to support based on the code
- Unable to support the parking request being over 2,800 feet away
- Lot of options under CL-1 zoning

- Might be able to use one of barn buildings for parking in the future

Mr. Misterly asked if the Board needed to do a vote for the parking if the application for the Use by Exception was denied.

Ms. Lopez said only if the applicant wanted a vote, but she thought it was all related.

Mr. Baird stated they would withdraw the application for parking.

MOTION

Mr. Blow MOVED to DENY the Use by Exception 2021-0141 based on the fact that it does not meet the requirement of an exception, which was to promote public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or general welfare of the community. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: Blow, Pappas, Ryan, Davis, Misterly

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Conservation Zone Development

6.(a) 2021-0140–Rob Garrison– Applicant & Owner **95 Dolphin Drive**

To approve a new dock with a boatlift, gangway, and floating dock in Conservation Overlay Zone 1.

See motion under Modifications to the Agenda. Item 6(a) continued to the December 7, 2021, meeting and will be readvertised.

7. Rezoning

7. (a) 2021-0139 William Pitzalis. - Applicant & Owner c/o Old Florida Museum Holdings, LLC 66 Lewis Boulevard

To rezone the property from an expired Planned Unit Development (PUD) to Residential and general office-A (RGO-A).

Mr. Fredriksson stated Staff does not make recommendations concerning the rezoning of land. The Planning and Zoning Board makes formal recommendations to the City Commission regarding the rezoning of land.

William Pitzalis reviewed the application.

The Board provided their ex parte communication.

7 certified notices were sent, 1 was returned in favor, 0 returned opposed and 1 had comments.

Public hearing was opened; however, there was no response.

The Board discussed:

- No issue with the zoning thought to be reasonable
- Supportive as other properties had been rezoned in the area

MOTION

Ms. Ryan MOVED RECOMMENDATION agenda item 7. (a) 2021-0139 to rezone parcel at 66 Lewis Boulevard from the expired PUD to RGOA. The motion was SECONDED by Mr. Davis

VOTE ON MOTION:

AYES: Ryan, Davis, Pappas, Blow, Misterly

NAYES: NONE

MOTION CARRIED UNANIMOUSLY²

8. Other Business

8. (a) Discussion and recommendation regarding an Ordinance to clarify Historic Architectural Review Board (HARB) demolition and partial demolition review applicability and procedures.

Ms. Skinner stated this was a continuation of discussion about the proposed Ordinance for demolition and partial demolition. She reviewed the updates from the last meeting with the Board.

Julie Courtney, Historic Preservation Officer, thanked the Board and provided a brief overview of the topic and the proposed Ordinance.

The Board discussed:

- Agreed with the sense of urgency on the topic
- City existed not just because of the history but also character
- Thought the character was disappearing
- Strong point was for HARB to review partial demolition and demolition design
- Hard for HARB to approve a demolition without design review
- Thought it would mainstream things for HARB and help the applicants
- City had provided information on the website to help answer homeowners' questions (FAQ's)
- Was trying to preserve the character
- Material did not have to be same, but replacements needed to look the similar

² Break from 3:19- 3:25

- | | |
|---|--|
| <ul style="list-style-type: none"> • This would help preserve the character • Supported the Ordinance at previous meeting • Staff provided a checklist • Would want more specificity on the windows • Was in favor of the flexibility of the materials but the details needed to be specified • Casing should match in order to preserve the character of the building • Provided more specific directions for homeowners • Thought partial demolitions for noncontributing structures over fifty years should not go before HARB • Questioned the 66% of demolition permits issued were in National Registered districts or potential district • 66% did not include the partial demolitions • If structure was not contributing thought, it should not be counted • All were over fifty years old, but unsure of the amount that were contributing structures • Nonhistorical structures should not have to be approved by HARB • Understood having a safety net on demolitions but thought fifty years was arbitrary • Sometimes unable to know if the structure was historical until reviewed for demolition • Thought the list provided of contributing structures should be reviewed by HARB • History was not always known until presented for a demolition • Difficult for homeowners to be notified • Struggled with fairness among neighbors in the same neighborhood by having two sets of standards • Maybe able to have a more expedited approval for noncontributing at a staff level | <ul style="list-style-type: none"> • Thought creating more steps for homeowners to go through for a noncontributing structure below flood elevation increased the risk for property insurance • Thought a checklist of criteria could be created to assist staff demo approvals • Davis Shores had contributing structures and thought those should be saved • Davis Shores had been surveyed and there were approximately 12 original structures, but it was not a designated district • Thought Davis Shores could be a register district • Concerned with expanding the historic districts to Anastasia Island • Thought Davis Shores should not be considered historic as there was a lack of character • Felt the Ordinance was a step in expanding HARB • HARB regulations had changed over the years and were now beyond the original intent • Understood the general intent was to keep the historic character of the neighborhoods • Overall, Ordinance seemed to be too big of a step • Partial demolition had been defined • Visual was defined as what could be seen from the street and should be stated in Ordinance • Thought pamphlet said one thing and the Ordinance was different • Provided reference to the responsibilities of HARB • Each type of application qualifications was outlined • Intent for each application was to be outlined for what was needed and submitted • Thought Ordinance language was not clearly defined |
|---|--|

Ms. Lopez stated the language could be updated and tightened up to indicate what could be reviewed by HARB.

Mr. Misterly stated he did not want homeowners to be held to the same standards as those in HP one. He said the way it was written it could be interpreted as that was what would be expected.

Ms. Lopez said there could be a separate subsection to show an itemization of what HARB already reviewed.

Discussion Continued:

- Thought Ordinance should be changed if it were to be intergraded or make a new subsection for clarity
- Page seven: Materials not accurate for review but should be changed to elements or appearance
- Addendum would be adopted with the ordinance and followed
- Materials should be consistent with the appearance and addendum provided clarity
- Windows would need to be the same form but would not need to be exact
- Extra language should be added, could change 'historic design' to 'historic appearance'
- The word 'appearance' was the intent because the word 'design' could be interpreted many ways
- This was only for the outside of the home not the inside
- Page nine was to illustrate the pieces and parts of a window
- Should show a more modern window next to the same illustration as to what would be acceptable
- Would homeowner need to prove hardship if product was not economically viable
- Preservation was to preserve the historic materials but would not be required in the National Register districts

- Education would be beneficial when restoring or replacing materials
- Wanted the Frequently Asked Questions (FAQ's) updated and included in the addendum
- FAQ's may not be needed if the Ordinance was softened but was needed the way it was written
- Thought it needed to be passed onto the Commission but wanted to add a sunset provision with specific period
- If Ordinance were to cause undo harm could be eliminated or reviewed

Ms. Lopez said she thought the better route would be to add that the Ordinance would be reviewed and/or updated after a certain number of years. She said eliminating it would cause issues or incentivize homeowners to wait out the allotted time limit.

Mr. Blow questioned if this would create a private property rights issue, because it would take around 1,700 property owners who would be treated differently.

Mr. Davis stated he liked adding a sunset clause to the Ordinance when passed to the City Commission. He said he did not believe a year would be long enough and may need a year or two years to work through all the issues. He said no matter how much time was spent on the Ordinance, with each Board there would always be a problem that was not thought about. He said people would not understand what was being done regardless of how many times it was advertised until they need a permit. He commended the staff for all the efforts to notify the community.

Ms. Ryan asked if someone were to sell their property would this go into effect and could someone file a complaint with the Bert Harris Act.

Ms. Lopez stated that was a reality and any Ordinance including this one could subject

the City to future law suits based on the Bert Harris Act. She said the Bert Harris Act was available to the current and future owners.

Mr. Davis asked if the Ordinance had an appeals process and would they be able to appeal to the City Commission
Ms. Skinner replied in the affirmative.

Mr. Pappas asked if it not a straight sunset clause could it be stated the ordinance had to be reviewed by HARB, PZB, and voted on by the City Commission after a certain period.

Mr. Davis stated he was in favor for having action by the Boards; however, he thought having a hard deadline that everyone would have to meet was beneficial.

Mr. Blow stated that having a hard deadline would encourage staff and the Boards to review to either update or to eliminate.

Ms. Lopez questioned what the public benefit would be for the Ordinance to expire or adding the sunset clause.

Mr. Blow stated it would keep the pressure on the regulator. He said he delt with hard deadlines and this would be an added pressure.

Ms. Lopez stated she understood mechanically, but philosophically she did not think there was any pressure. She said if it were to be adopted and within a few months repealed after push back from the community, the regulators would follow directions as instructed.

Mr. Blow thought this was a way to provide a sense of security to the 1,700 homeowners that would have this imposed upon them. He said by adding the sunset prevision it allowed them to have more certainty.

Mr. Misterly stated he appreciated what was trying to be done by including the sunset prevision, but he was unable to recommend

this to the City Commission yet. He said he thought there would be a lot of confusion and concern from homeowners. He said he was not confident that the Boards comments could be incorporated because this had been the third time it had been reviewed and it was still not ready.

Mr. Davis said in his experience with new rules, he had never seen one be repealed. He said from the public side, they would have to learn to deal with the new Ordinance, but Mr. Blow presented a compromise to see how this would affect 1,700 homeowner, and see if it would work. Mr. Pappas stated if he was not opposed to adding the sunset prevision.

Public Comment was opened.

Grear MacDonald, HARB Board member, felt the notes should be incorporated and thought the program was good. He thought it was very important to get the Ordinance correct before sending to the City Commission. He said seven out of ten people came for the historic fabric of the City. He said if you take away the heritage then there would no longer be tourism. He said he wanted a consensus before passing on to the City Commission and they should be the same team.

BJ Kalaidi stated she felt that whatever was wrong with the Ordinance needed to be made clear for the rest of the City and the people who it would affect. She felt the Ordinance was not ready to be passed on to the Commission.

Public comment was closed.

Ms. Lopes suggested working on the document with Ms. Courtney. She said this was drafted by the Historic Preservation department since there needed to be more technical information. She stated she would work with Ms. Courtney and create a stand-alone section with stand-alone criteria.

Mr. Misterly stated that would accomplish what he felt was necessary. He said HARB was there to protect our historic heritage and outside the historic preservation districts there were historic structures that needed to be considered and HARB should be able to oversee that by having a criteria to go by. He said that captured the intent and the message that the Board was trying to send.

Ms. Courtney said the current Ordinance was broad and the intent was to narrow the scope of what would be reviewed for partial demolitions because currently, if the building was 50 years or older, it would have to be presented to HARB and they were only allowed to review it as demolition and not the design review of the property.

There was Board consensus to not recommend the Ordinance to the City Commission until it was revised.

Ms. Ryan asked if windows would trigger having to request approval from HARB.

Ms. Courtney stated it would be up to staff's interpretation. She said windows were a significant feature of a historic home. She said they try to work with the property owner and understand what would be done for the replacement and try to work from that angle.

Ms. Ryan stated she could support the sunset clause but felt it would need to be longer. She suggested five years and then review the ordinance at two and half. She said eighteen months or two years was not long enough because that would entice people to postpone their projects.

Mr. Davis agreed with the time frame for the sunset clause.

Ms. Lopez stated she would draft the Ordinance the way Board wanted and would add the sunset provision if asked. She said she was unsure if the City Commission would approve of the sunset provision, but

she would draft it how they wanted as they were the recommending body.

There was Board consensus to have Ms. Lopez draft the ordinance and add in the sunset provision.

Ms. Lopez stated she would be able to present the revised ordinance most likely at the January 2022 meeting.

9. Adjournment

Having no further business, Mr. Misterly adjourned the meeting at 5:10 P.M.³

Grant Misterly, Chairperson

³ Transcribed by Elyse Anderson

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: December 7, 2021

RE: **USE BY EXCEPTION – 2021-0154**

AGENDA ITEM 4(a)

APPLICANT & OWNER Tom Lydon

LOCATION 39 Rohde Avenue / PID 193750-0000

REQUEST To approve a use by exception for one (1) off-site parking space in the City parking garage for a short-term rental.

LAND USE Residential Low Density

ZONING Residential, single-family-two (RS-2)

APPLICABLE CODES/ORDINANCES

Exception means a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permitted in such zoning district as exceptions, if specific provision for such exception is made in the district regulations of this chapter.

Sec. 28-29. Zoning exceptions, variances and appeals.

(a) Zoning exceptions:

(1) In general. In the granting of zoning exceptions, the planning and zoning board may provide such conditions and safeguards as may be appropriate of this chapter (see section 28-2, Exception).

(2) Written applications. All applications for an exception under this chapter shall be in writing in such form as may be prescribed by the board.

(3) Public hearing. Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a zoning exception within not more than thirty (30) days from the date of filing of the completed application. Notice of public hearing shall be made as provided in section 28-59(a) and (b), and any party shall be heard in person or by agent or attorney.

(4) Violations of exceptions. The violation of the terms of an exception, including any conditions and safeguards which may be made a part thereof, shall be deemed a violation of this chapter and punishable as provided in this chapter.

Sec. 28-151 Parking [for short term rentals]

- (i) Each vacation rental, except as provided in subparagraph (iii) below, will provide at least one (1) stabilized parking space per bedroom offered for rent.

- (ii) Stabilized parking for vacation rentals may not consist of unimproved dirt, sand, or grass. For the purposes of this Division, stabilized parking shall be defined as a space that is covered and graded by semi-permeable or impervious materials such as asphalt, concrete, pavers, gravel, or a similar material.
- (iii) Vacation rentals in all zoning districts that otherwise have on-site parking requirements will provide stabilized parking on the site of their rental property. If on-site parking is not feasible, the owner may make an application to the Planning and Zoning Board for a use by exception for offsite parking. The application to the Planning and Zoning Board for a use by exception for offsite parking may include in the alternative, parking permits to the municipal parking garage, or, if on-street parking permits for vacation rentals are provided pursuant to City regulations, residential street parking permits. Issuance of the necessary permits will meet the required parking for the vacation rentals.

STAFF SUMMARY AND ANALYSIS

Use by Exception - Off-site Parking within the municipal parking garage for short term rentals.

City code requires a use by exception for off-site parking when on-site, stabilized parking is not available, per Sec 28-151 (iii). Three options are provided for off-site parking for short term rentals:

- 1) use by exception for off-site parking (within 400 feet per Sec. 28-371).
- 2) parking permits to the municipal parking garage
- 3) On-street parking permits within established Residential Permit Program Areas.

The approval of short term rental registrations is contingent upon being able to provide parking at a rate of one stabilized parking space per bedroom. The annual registration renewal will require the applicant provide proof of current, valid parking passes to the city parking garage. If the applicant fails to renew parking permits, they will be out of compliance with City Code requirements for short term rentals, and subject to code enforcement action.

- There are a total of three (3) bedrooms at the 39 Rohde Avenue property. The property is a single-family home which was built in 2003.
- 3 parking spaces are required for a short-term rental with 3 bedrooms.
- There are 2 parking spaces available to the owner on the property, leaving them one parking space short of the requirement.

Parking Requirements Summary

- 1) Use by exception for off-site parking (within 400 feet per Sec. 28-371).
 - a. *This property is located in a residentially zoned area of the city with no additional commercial parking facilities being able to supply parking spaces.*
- 2) Parking permits to the municipal parking garage.
 - a. *The applicant is requesting one (1) parking spaces within the municipal parking garage.*
- 3) On-street parking permits within established Residential Permit Program Areas.
 - a. *There is no established residential parking permit program on Rohde Avenue.*

Information Only: As of the date of this report, the Planning & Zoning Board has approved 18 offsite parking spaces within the municipal parking garage, this application, if approved, would result in a total of 19.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

STAFF RECOMMENDATION

Based on a review of Section 28-29, and without the support of evidence to the contrary, staff finds that the Board can APPROVE a use by exception for one (1) short term rental offsite parking space in the municipal parking garage for 39 Rohde Avenue / PID 193750-0000.



Jacob Fredriksson
Senior Planner
Planning and Building Department



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$250 (plus advertising costs) Project Number: 2021-0154
Receipt Number: 2233382 Meeting Date: Dec. 7, 2021
Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Tom Lydon Contact Number: 860 977 9446
Business (if applicable): _____
Address: 39 Rohde Ave City: St. Augustine State: FL Zip: 32084
E-Mail Address: ReneeLydon@outlook.com

2. NAME OF PROPERTY OWNER: Tom Lydon Contact Number: 860 977 9837
Business (if applicable): _____
Address: 257 Monserrat Drive City: St. Augustine State: FL Zip: 32094
E-Mail Address: ReneeLydon@outlook.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 1 Block: 12
Subdivision: _____ Parcel Number: _____

4. PROJECT STREET ADDRESS: 39 Rohde Ave

5. SPECIFIC PROPOSED USE: Short Term Rental, need additional parking space

6. ACTION REQUESTED:
☐ Conservation Zone Development ☐ Appeal of Staff Determination
☒ Exception ☐ Land Use Plan Amendment
☐ Variance ☐ Rezoning
☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: This is a 3 bedroom home. The home only has 2 onsite parking spaces.
I am looking to obtain a parking space in the parking garage for the properties 3rd parking space.

8. JUSTIFICATION FOR ACTION REQUESTED: Short term rental needs 1 parking space per bedroom.

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: _____

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: _____

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: _____

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: _____

10. PREVIOUS APPLICATIONS:

Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?

☐ Yes ☐ No If yes, please give date and final disposition below.

11. AGREEMENT:

In filing this application, I understand that it becomes a part of Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the Board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the Board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the Code.

Signature of Applicant

Date

11/3/2021

Signature of Property Owner

Date

11/3/2021



**CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER**

The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

The applicant acknowledges and agrees that the City offers weekly Friday Review development review meetings, as well as, department specific applicant meetings with its reviewing staff at any point in the application process to attempt to resolve outstanding issues. The applicant is responsible for scheduling any requested meetings with City staff directly.

The applicant acknowledges and agrees that if after three unresolved submittals the applicant elects to proceed with final approval or denial proceedings, the applicant must request so in writing to the City.

Thomas Lyden

Print name of applicant

[Signature]

Signature of applicant

11-3-2021

Date

PZB APPLICATION FEE SCHEDULE

Planning and Zoning Board fees are set by Resolution 2021-38 as follows:

Description of Work	Fee Amount
Rezoning: small scale	\$300.00 + ads & notices
Rezoning: large scale	\$1,000.00 + ads & notices
Land Use Plan Amendment: small scale	\$400.00 + ads & notices
Land Use Plan Amendment: large scale	\$1,400.00 + ads & notices
Planned Unit Development	\$400.00 or \$35.00/acre, whichever is greater, \$1,400 max + ads & notices
Zoning Variance	\$350.00 + ads & notices
Zoning Exception	\$250.00 + ads & notices
Conservation Overlay Zone Development	\$165.00 + ads & notices
Significant Tree Removal or Appeal of Tree Removal Permit Denial	\$165.00 + ads & notices
Appeal of Staff Determination	\$200.00 + ads & notices
Application to Amend Zoning Code	\$600.00 + ads & notices
Subdivision Plat Review	\$275.00 + ads, notices & additional associated costs

"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

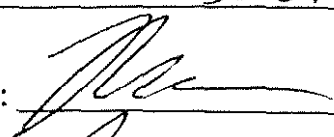
The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing which must be paid prior to the issuance of any development permit related to my application. I am aware that I can request a copy of these fees and my receipt from Building Department Staff.

Project Address: 39 Rohde Ave, Saint Augustine FL 32084

Applicant's Name: Thomas Lyden Applicant's Signature: 

Owner's Name: Thomas Lyden Owner's Signature: 



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

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

[Sales Questionnaire](#)

2021 TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

Summary

[Clicking Image Opens Cyclomedia Viewer in a New Tab](#)



Parcel ID	1937500000
Location Address	39 ROHDE AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Rohde's Addition (603)
Tax Description*	1/159 ROHDE ADDITION LOT 1 BLK 12 OR5378/119 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Rhode's Addition to St. Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.140
Homestead	N

Owner Information

Owner Name	Lydon Thomas Martin 100%
Mailing Address	257 MONSERRAT DR SAINT AUGUSTINE, FL 32092-0000

Map



Valuation Information

	2022
Building Value	\$190,385
Extra Features Value	\$0
Total Land Value	\$159,650
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$350,035
Total Deferred	\$0
Assessed Value	\$350,035
Total Exemptions	\$0
Taxable Value	\$350,035

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	\$192,679	\$0	\$159,650	\$0	\$0	\$352,329	\$346,767	\$5,562	\$346,767
2020	\$186,493	\$0	\$128,750	\$0	\$0	\$315,243	\$315,243	\$0	\$315,243
2019	\$160,194	\$0	\$128,750	\$0	\$0	\$288,944	\$288,944	\$0	\$288,944
2018	\$162,036	\$0	\$123,600	\$0	\$0	\$285,636	\$285,636	\$0	\$285,636
2017	\$162,036	\$0	\$123,600	\$0	\$0	\$285,636	\$265,959	\$19,677	\$265,959
2016	\$148,705	\$0	\$108,150	\$0	\$0	\$256,855	\$241,781	\$15,074	\$241,781
2015	\$128,901	\$0	\$97,850	\$0	\$0	\$226,751	\$219,801	\$6,950	\$219,801
2014	\$110,981	\$0	\$88,838	\$0	\$0	\$199,819	\$199,819	\$0	\$199,819
2013	\$112,200	\$0	\$88,838	\$0	\$0	\$201,038	\$193,072	\$7,966	\$193,072
2012	\$101,476	\$0	\$74,044	\$0	\$0	\$175,520	\$175,520	\$0	\$175,520
2011	\$102,567	\$0	\$82,271	\$0	\$0	\$184,838	\$184,838	\$0	\$184,838
2010	\$103,658	\$0	\$91,412	\$0	\$0	\$195,070	\$195,070	\$0	\$195,070

Building Information

Building	1
Year Built	2003
Actual Area	1930
Conditioned Area	1308
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Stucco

Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Carpet, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	2

Description	Square Footage
FINISHED OPEN PORCH	256
BASE AREA	860
FINISHED GARAGE	246
UNFINISHED STORAGE	120
FINISHED UPPER STORY	448
Total SqFt	1930

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	131	50	EF	\$159,650

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/24/2021	9/9/2021	\$514,900.00	WARRANTY DEED	5378	119	Q	I	KALER WILLIAM L TRUSTEE	LYDON THOMAS MARTIN
	8/12/2004	\$0.00	WARRANTY DEED	2273	1135	U	I	KALER WILLIAM L (ELEANOR E DECD 6/24/03) 3208	KALER WILLIAM L TRUSTEE
	6/29/1994	\$61,800.00	WARRANTY DEED	1062	50	Q	I	JOHNSEN ALVERTA J 39 ROHDE AVENUE, ST AUG 3208	KALER WILLIAM L, ELEANOR E
	10/1/1990	\$47,500.00		874	490	Q	I		JOHNSEN ALVERTA J 39 ROHDE AVENUE, ST AUGUSTIN
	11/1/1988	\$42,500.00		801	452	Q	I		
	6/1/1986	\$0.00		709	1562	U	I		
	6/1/1985	\$35,000.00		676	1979	Q	I		

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

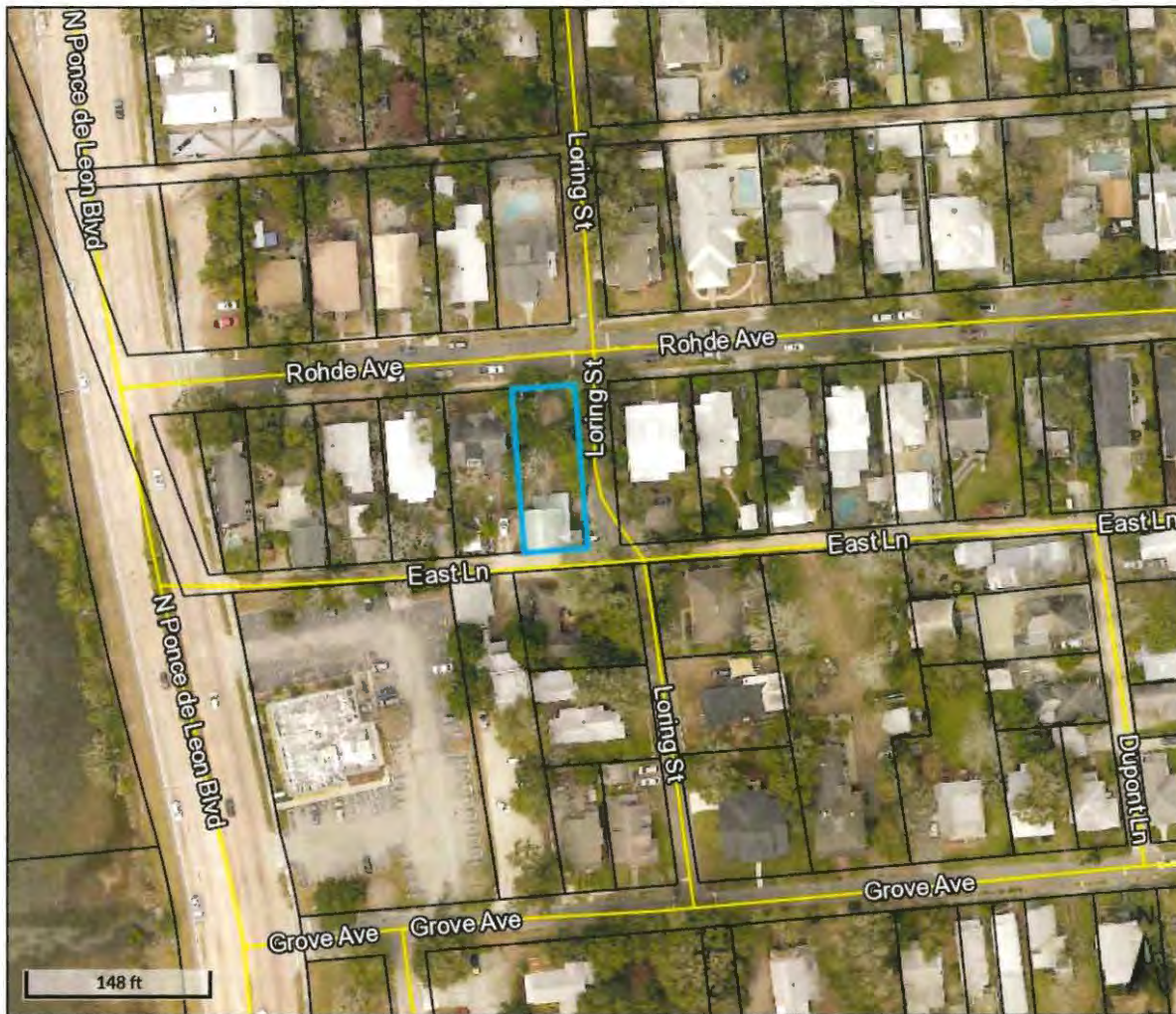
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 11/4/2021, 11:55:48 PM

Developed by
 Schneider
 GEOSPATIAL

Version 2.3.158



Overview



Legend

□ Parcels

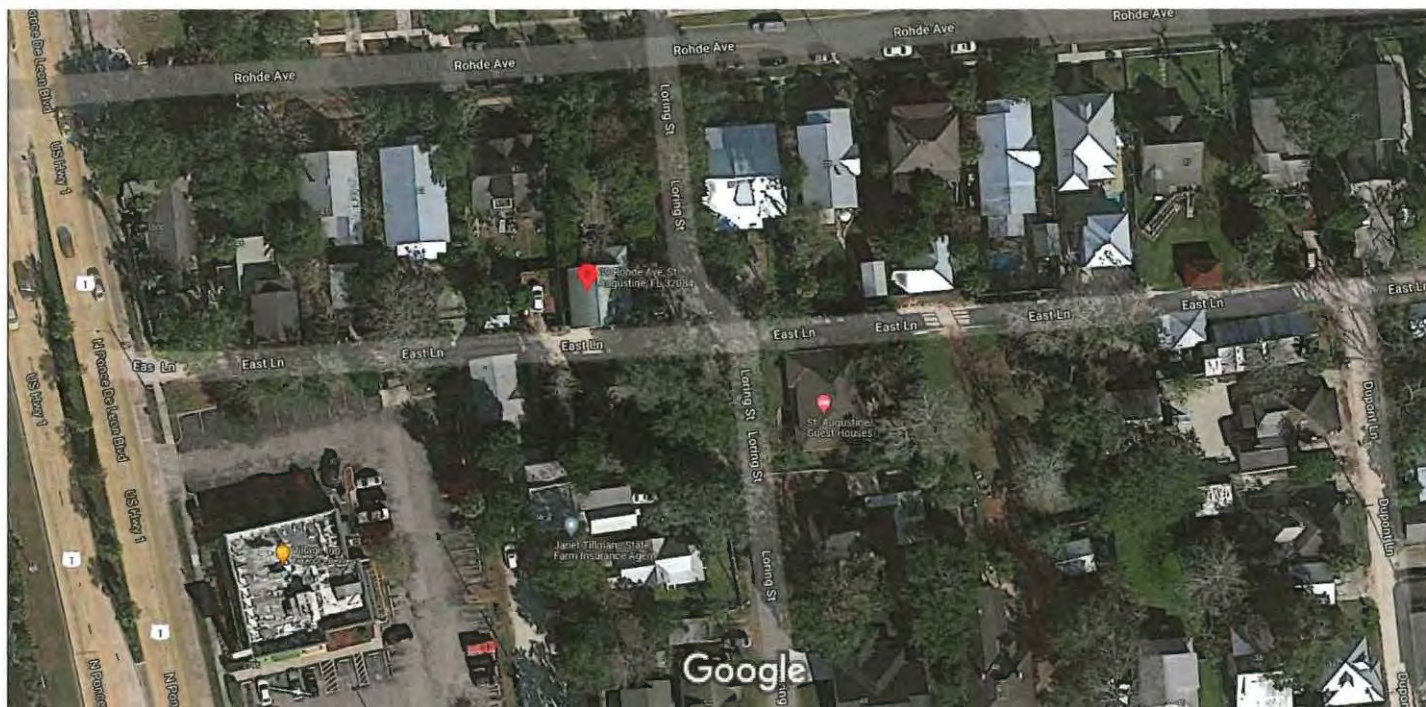
Parcel ID	1937500000	Physical	39 ROHDE AVE	Building Value	\$190,385	Last 2 Sales			
Property	0100 - Single	Address	SAINT AUGUSTINE	Extra Feature	N/A	Date	Price	Reason	Qual
Class	Family	Mailing	LYDON THOMAS MARTIN	Value		9/9/2021	\$514900	01	Q
Taxing	City of St	Address	257 MONSERRAT DR	Total Land Value	\$159,650	6/29/1994	\$61800	01	Q
District	Augustine		SAINT AUGUSTINE FL 32092-	Just Value	\$350,035				
Acres	0.14		0000	Total Deferred	N/A				
				Assessed Value	\$350,035				
				Total Exemptions	N/A				
				Taxable Value	\$350,035				

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

Date created: 11/5/2021
Last Data Uploaded: 11/4/2021 11:55:48 PM

Developed by  **Schneider**
GEOSPATIAL

Google Maps 39 Rohde Ave



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, Map data ©2021 20 ft



39 Rohde Ave

Building



Directions



Save



Nearby

Send to your
phone

Share



39 Rohde Ave, St. Augustine, FL 32084

Photos

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: December 7, 2021

RE: **USE BY EXCEPTION - 2021-0155**

AGENDA ITEM 4(b)

APPLICANT & OWNER Jorge Gallego

LOCATION 172 Cordova Street Unit 6 / PID 199990-0106

REQUEST To approve a use by exception for one (1) short-term rental parking space off-site in the City parking garage.

LAND USE Residential Medium Density

ZONING Residential, general-one (RG-1)

APPLICABLE CODES/ORDINANCES

Exception means a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permitted in such zoning district as exceptions, if specific provision for such exception is made in the district regulations of this chapter.

Sec. 28-29. Zoning exceptions, variances and appeals.

(a) Zoning exceptions:

(1) In general. In the granting of zoning exceptions, the planning and zoning board may provide such conditions and safeguards as may be appropriate of this chapter (see section 28-2, Exception).

(2) Written applications. All applications for an exception under this chapter shall be in writing in such form as may be prescribed by the board.

(3) Public hearing. Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a zoning exception within not more than thirty (30) days from the date of filing of the completed application. Notice of public hearing shall be made as provided in section 28-59(a) and (b), and any party shall be heard in person or by agent or attorney.

(4) Violations of exceptions. The violation of the terms of an exception, including any conditions and safeguards which may be made a part thereof, shall be deemed a violation of this chapter and punishable as provided in this chapter.

Sec. 28-151 Parking [for short term rentals]

- (i) Each vacation rental, except as provided in subparagraph (iii) below, will provide at least one (1) stabilized parking space per bedroom offered for rent.

- (ii) Stabilized parking for vacation rentals may not consist of unimproved dirt, sand, or grass. For the purposes of this Division, stabilized parking shall be defined as a space that is covered and graded by semi-permeable or impervious materials such as asphalt, concrete, pavers, gravel, or a similar material.
- (iii) Vacation rentals in all zoning districts that otherwise have on-site parking requirements will provide stabilized parking on the site of their rental property. If on-site parking is not feasible, the owner may make an application to the Planning and Zoning Board for a use by exception for offsite parking. The application to the Planning and Zoning Board for a use by exception for offsite parking may include in the alternative, parking permits to the municipal parking garage, or, if on-street parking permits for vacation rentals are provided pursuant to City regulations, residential street parking permits. Issuance of the necessary permits will meet the required parking for the vacation rentals.

STAFF SUMMARY AND ANALYSIS

Use by Exception - Off-site Parking within the municipal parking garage for short term rentals.

City code requires a use by exception for off-site parking when on-site, stabilized parking is not available, per Sec 28-151 (iii). Three options are provided for off-site parking for short term rentals:

- 1) use by exception for off-site parking (within 400 feet per Sec. 28-371).
- 2) parking permits to the municipal parking garage
- 3) On-street parking permits within established Residential Permit Program Areas.

The approval of short-term rental registrations is contingent upon being able to provide parking at a rate of one stabilized parking space per bedroom. The annual registration renewal will require the applicant provide proof of current, valid parking passes to the city parking garage. If the applicant fails to renew parking permits, they will be out of compliance with City Code requirements for short term rentals, and subject to code enforcement action.

- There are a total of two (2) bedrooms at 172 Cordova Street Unit 6. The property is a condominium which was built in 1935.
- 2 parking spaces are required for a short-term rental with 2 bedrooms.
- There is one parking space available to the owner on the property, leaving them one parking space short of the requirement.

Parking Requirements Summary

- 1) Use by exception for off-site parking (within 400 feet per Sec. 28-371).
 - a. *This property is located in a residentially zoned area of the city with no additional commercial parking facilities being able to supply parking spaces.*
- 2) Parking permits to the municipal parking garage.
 - a. *The applicant is requesting one (1) parking space within the municipal parking garage.*
- 3) On-street parking permits within established Residential Permit Program Areas.
 - a. *There is no established residential parking permit program on Cordova Street for the use of short-term rentals.*

Information Only: As of the date of this report, the Planning & Zoning Board has approved 18 offsite parking spaces within the municipal parking garage, this application, if approved, would result in a total of 19. If Item 4(a) is approved for 39 Rohde Avenue, then those numbers would change to 19 approved offsite

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

parking spaces and approval of this request would result in 20 total parking spaces that are approved for the City's parking garage.

STAFF RECOMMENDATION

Based on a review of Section 28-29, and without the support of evidence to the contrary, staff finds that the Board can APPROVE a use by exception for one (1) short term rental offsite parking space in the municipal parking garage for 172 Cordova Street Unit 6 / PID 199990-0106.

A handwritten signature in black ink, appearing to read "J. Fredriksson". The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.

Jacob Fredriksson
Senior Planner
Planning and Building Department



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$250 (plus advertising costs) Project Number: 2021-0155
Receipt Number: 2235435 Meeting Date: 12/7/21
Advertising Costs \$ _____ Paid On _____ Receipt Number _____

1 NAME OF APPLICANT Jorge Gallego Contact Number 914-539-1344
Business (if applicable) _____
Address 66 Marine Street City St Augustine State FL Zip 32084
E-Mail Address _____

2 NAME OF PROPERTY OWNER (same as above) Contact Number _____
Business (if applicable) _____
Address _____ City _____ State _____ Zip _____
E-Mail Address _____

3 LEGAL DESCRIPTION OF PROJECT PROPERTY
Lot _____ Block _____
Subdivision Lakeview Condominium Parcel Number 1999900106

4 PROJECT STREET ADDRESS 172 Cordova Street #6 St Augustine, FL 32084

5 SPECIFIC PROPOSED USE Short Term Rental

6 ACTION REQUESTED
☐ Conservation Zone Development ☐ Appeal of Staff Determination
☒ Exception ☐ Land Use Plan Amendment
☐ Variance ☐ Rezoning
☐ Other _____

7 DESCRIPTION OF ACTION REQUESTED Request permission to use the City's public parking garage as the designated second parking spot required for our 2 bedroom condo.

8 JUSTIFICATION FOR ACTION REQUESTED We have one designated parking spot on site and can offer a 2nd stablized parking space a few blocks away but the distance exc

04/18/2019

9 IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION.

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity Our property has available spaces for parking
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property Yes, without a designated second parking spot we would not be at
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant Yes, the number of assigned parking spaces on the premises is fixed
- (d) Can you establish that granting of the variance will not be contrary to the public interest, will not adversely affect other property in the vicinity, and will be in harmony with the spirit, intent and purpose of this Section Yes, using the parking garage across town will not affect our neighbors

10 PREVIOUS APPLICATIONS

Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?

☐ Yes ☒ No If yes, please give date and final disposition below

11 AGREEMENT

In filing this application, I understand that it becomes a part of Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based

IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the Board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the Board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the Code.

Signature of Applicant

Date

Signature of Property Owner

Date

04/18/2019



**CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER**

The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

The applicant acknowledges and agrees that the City offers weekly Friday Review development review meetings, as well as, department specific applicant meetings with its reviewing staff at any point in the application process to attempt to resolve outstanding issues. The applicant is responsible for scheduling any requested meetings with City staff directly.

The applicant acknowledges and agrees that if after three unresolved submittals the applicant elects to proceed with final approval or denial proceedings, the applicant must request so in writing to the City.

Jorge Gallego

Print name of applicant

Jorge L. Gallego
Signature of applicant

Nov 8, 2021

Date

10/31/17

PZB APPLICATION FEE SCHEDULE

Planning and Zoning Board fees are set by Resolution 2021-38 as follows:

Description of Work	Fee Amount
Rezoning: small scale	\$300.00 + ads & notices
Rezoning: large scale	\$1,000.00 + ads & notices
Land Use Plan Amendment: small scale	\$400.00 + ads & notices
Land Use Plan Amendment: large scale	\$1,400.00 + ads & notices
Planned Unit Development	\$400.00 or \$35.00/acre, whichever is greater, \$1,400 max + ads & notices
Zoning Variance	\$350.00 + ads & notices
Zoning Exception	\$250.00 + ads & notices
Conservation Overlay Zone Development	\$165.00 + ads & notices
Significant Tree Removal or Appeal of Tree Removal Permit Denial	\$165.00 + ads & notices
Appeal of Staff Determination	\$200.00 + ads & notices
Application to Amend Zoning Code	\$600.00 + ads & notices
Subdivision Plat Review	\$275.00 + ads, notices & additional associated costs

"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing which must be paid prior to the issuance of any development permit related to my application. I am aware that I can request a copy of these fees and my receipt from Building Department Staff.

172 Cordova Street #6, St Augustine, FL 32084

Project Address: _____
Jorge Gallego

Applicant's Name: _____ Applicant's Signature: Jorge L Gallego
Jorge Gallego

Owner's Name: _____ Owner's Signature: Jorge L Gallego



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

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

[Sales Questionnaire](#)

2021 TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

Summary

[Clicking Image Opens Cyclomedia Viewer In a New Tab](#)



Parcel ID	1999900106
Location Address	172 CORDOVA ST UNIT 6
	SAINT AUGUSTINE 32084-0000
Neighborhood	Lakeview Condo (610.29)
Tax Description*	LAKEVIEW CONDO (OR2450/607) UNIT 6 OR3771/2 & 4892/757
	<i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Condos (0400)
Subdivision	LAKEVIEW BLDG
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.000
Homestead	N

Owner Information

Owner Name	Smith Thomas A, Karen A 100%
	Smith Karen A 100%
Mailing Address	172 CORDOVA ST #6
	SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2022
Building Value	\$240,000
Extra Features Value	\$0
Total Land Value	\$0
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$240,000
Total Deferred	\$0
Assessed Value	\$240,000
Total Exemptions	\$0
Taxable Value	\$240,000

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	\$240,000	\$0	\$0	\$0	\$0	\$240,000	\$240,000	\$0	\$240,000
2020	\$231,000	\$0	\$0	\$0	\$0	\$231,000	\$175,086	\$105,914	\$125,086
2019	\$186,000	\$0	\$0	\$0	\$0	\$186,000	\$171,150	\$64,850	\$121,150
2018	\$186,000	\$0	\$0	\$0	\$0	\$186,000	\$167,959	\$68,041	\$117,959
2017	\$181,000	\$0	\$0	\$0	\$0	\$181,000	\$164,504	\$66,496	\$114,504
2016	\$181,000	\$0	\$0	\$0	\$0	\$181,000	\$161,120	\$69,880	\$111,120
2015	\$160,000	\$0	\$0	\$0	\$0	\$160,000	\$160,000	\$50,000	\$110,000
2014	\$160,000	\$0	\$0	\$0	\$0	\$160,000	\$160,000	\$50,000	\$110,000
2013	\$125,750	\$0	\$0	\$0	\$0	\$125,750	\$125,750	\$0	\$125,750
2012	\$122,750	\$0	\$0	\$0	\$0	\$122,750	\$122,750	\$0	\$122,750
2011	\$122,750	\$0	\$0	\$0	\$0	\$122,750	\$122,750	\$0	\$122,750
2010	\$129,250	\$0	\$0	\$0	\$0	\$129,250	\$129,250	\$0	\$129,250

Building Information

Building 1
 Year Built 1935
 Actual Area 1023
 Conditioned Area 1023
 Use Condos
 Style 08
 Class N
 Exterior Wall

Roof Cover
 Roof Structure
 Interior Flooring
 Interior Wall
 Heating Type
 Air Conditioning
 Bedrooms
 Baths

Description
 BASE AREA - FORCED
 Total SqFt

Square Footage
 1023
 1023

Sketch Information

--	--

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/28/2020	2/28/2020	\$289,000.00	WARRANTY DEED	4892	757	Q	I	FINLEY SANDRA S	SMITH THOMAS A,KAREN A
8/5/2013	8/2/2013	\$235,000.00	WARRANTY DEED	3771	2	Q	I	HAIGHT ROBERT A & BOEHM RITA M (WIFE)	FINLEY SANDRA S
	1/30/2006	\$310,000.00	WARRANTY DEED	2639	1192	Q	I	ROSSWORN ROBERT,JACKIE A	HAIGHT ROBERT A & BOEHM RITA M (WIFE)
	9/30/2005	\$360,000.00	WARRANTY DEED	2557	1971	Q	I	FARBER FAMILY PARTNERSHIP	ROSSWORN ROBERT,JACKIE A

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

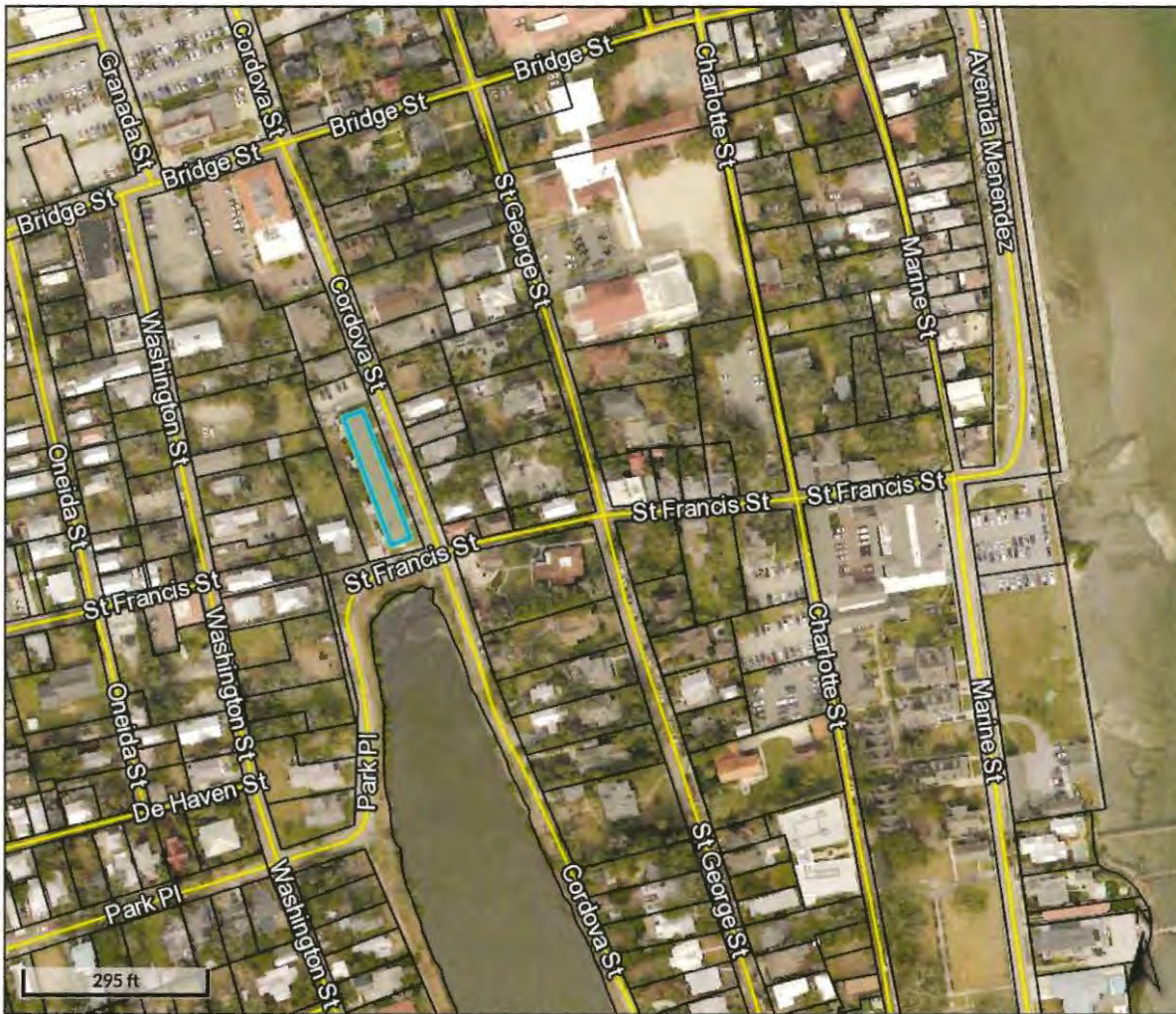
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 11/5/2021, 11:59:58 PM

Developed by
 Schneider
 GEOSPATIAL

Version 2.3.158



Overview



Legend

□ Parcels

Parcel ID	1999900099	Physical Address	172 CORDOVA ST	Building Value	N/A	Last 2 Sales			
Property Class	0902		SAINT AUGUSTINE	Extra Feature Value	N/A	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Mailing Address	LAKEVIEW CONDO	Total Land Value	N/A	n/a	0	n/a	n/a
Acres	0.15		-	Just Value	N/A	n/a	0	n/a	n/a
				Total Deferred	N/A				
				Assessed Value	N/A				
				Total Exemptions	N/A				
				Taxable Value	N/A				

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

Date created: 11/8/2021

Last Data Uploaded: 11/5/2021 11:59:58 PM

Developed by  **Schneider**
GEOSPATIAL

Google Maps 172 Cordova St



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, Map data ©2021 50 ft



172 Cordova St

St. Augustine, FL 32084
Building



Directions



Save



Nearby



Send to your
phone



Share

Photos

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: December 7, 2021

RE: **CONSERVATION OVERLAY ZONE 1 DEVELOPMENT - 2021-0140**

AGENDA ITEM	5(a)
APPLICANT & OWNER	Rob Garrison
LOCATION	95 Dolphin Drive / PID 219900-0000
REQUEST	To construct a new dock, boat lift, gangway, and modify an existing seawall in Conservation Overlay Zone 1.
LAND USE	Residential Low Density
ZONING	Residential Single Family-One (RS-1)

APPLICABLE CODES/ORDINANCES

Conservation and Coastal Management Element of the Comprehensive Plan

Conservation Goal

Protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources.

CCM Objective 7

Permitted uses for shoreline and waterfront property will continue to give priority to water-dependent uses and increase safe public access to the Matanzas River, the San Sebastian River and the beaches contained in the Anastasia State Recreation Area. The measurable target for this objective is that the City Code will continue to allow water-dependent uses as permitted uses in all of the zoning districts associated with the land use classifications in the coastal planning area.

Conservation overlay zone development means any construction or use which requires a permit from the city, physically located or taking place within a conservation overlay zone.

Conservation Overlay Zone 1 comprises the most environmentally sensitive and valuable natural resources within the city. It includes all beaches, shores and dunes seaward of the state's coastal construction control line (F.S. ch. 161), all wetlands within the state's wetlands jurisdiction line (F.S. ch. 403), brackish water, and some habitat areas for species recognized as endangered, threatened, of special concern, or unique by federal, state and local agencies. This zone includes the estuarine/riverine environments created by the San Sebastian and Matanzas Rivers and their tributaries.

Chapter 11 Land Development Code, Article II. Conservation Overlay Zone Development.

Sec. 11-26. - Purpose and intent.

The purpose of this article is to establish criteria for the review of development proposals and to manage, regulate and direct development within Conservation Overlay Zones 1, 2 and 3 following the goals, objectives and policies contained in the conservation and coastal management element of the comprehensive plan. Further, this article shall serve to preserve and protect environmentally sensitive areas within the city; to promote an understanding of the importance of these areas through passive or scenic recreational opportunities; to protect and conserve endangered, threatened or unique plant and animal life; and to minimize the dangers of natural disasters by discouraging unsuitable development in areas where such growth could impair natural systems or result in loss of life or property.

Sec. 11-28. Issuance of building permits.

- (a) The planning and zoning board shall review all applications for development in Conservation Overlay Zone 1; all applications for development in Conservation Overlay Zone 2, except as specified in subsection (b); and all applications for development in Conservation Overlay Zone 3, except as specified in subsection (c). Such approval by the planning and zoning board shall be after a public hearing as required by chapter 28.

Sec. 11-29. Standards for review.

- (a) Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is authorized to impose limitations in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.
- (b) Permits for structures and uses located within Conservation Overlay Zone 2 shall be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect.,. and consistent with the purpose of Conservation Overlay Zone 2 to protect the functional integrity of Zone 1 and to protect Zone 3 from extreme high-water conditions. At no time shall the impervious area in Conservation Overlay Zone 2 exceed twenty-five (25) percent without that area receiving treatment equivalent to the St. Johns River Water Management District water quality treatment provisions required when new development is proposed along an unaltered shoreline. The first (landward of the most restrictive jurisdictional line, which may be the mean high-water line or wetlands jurisdictional line) twenty-five (25) feet, measured in width perpendicular to the most restrictive jurisdictional line, in Conservation Overlay Zone 2 shall remain undeveloped except as provided in (1) - (4) of this subsection. If the area is already disturbed, a restoration plan is required. The planning and zoning board is authorized to impose limitations in the following manner so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to any animal, fish or shellfish life contained therein, to avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. Rear or side lot drainage from grassed or altered areas of new development along an altered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be compensated

elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the twenty-five (25) feet buffer (water discharged shall be at non-erosive velocities), with the following permitted activities:

- (1) Pruning vegetation to retain or create a reasonable view. Ground cover and shrub vegetation to a height of thirty-six (36) inches should be retained.
 - (2) A maximum of fifty (50) percent of the basal area of trees, and a maximum of fifty (50) percent of the total number of saplings, may be removed for any purpose in a twenty-year period. A healthy, well-distributed stand of trees, saplings, shrubs and ground covers and their living, undamaged root systems shall be left in place. Replacement planting with native, low maintenance vegetation is permitted to maintain the fifty (50) percent level.
 - (3) Dead, diseased, unsafe, or fallen trees may be removed.
 - (4) Bridges, paths, walkways, gazebos, docks and decks, bulkheads, seawalls, and retaining walls, and accessways to such amenities are permitted across the buffer provided such activities have minimal impact to the wetlands and are scaled to preserve the integrity of the buffer (less than ten (10) percent of the total area calculation of the buffer). These structures must demonstrate that they are of a reasonable, compatible scale to similar structures in the neighboring area. Structures in Conservation Overlay Zone 2 that are connected to adjacent structures in Zones 1 or 3 shall be sized relative to that adjacent structure and be designed so as to minimize off-site visual and environmental impacts. The applicant will present any mitigating design and environmental elements as part of the review of the structure in Conservation Overlay Zone 2.
- (c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria: *Please refer to the staff summary and analysis below.*

STAFF SUMMARY AND ANALYSIS

This request is to construct a new dock, boat lift, and gangway along with modifying the existing seawall by increasing the height by twenty-four (24) inches.

Conservation Overlay Zone Development *(Staff analysis in italics)*

- (c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:

- (1) Site specific conditions:

The site is currently vacant with an existing bulkhead.

- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.

Other properties in this area including neighboring sites have docks, seawalls, and platforms.

- (3) Natural and proposed drainage patterns.

Grading plans have not been submitted. Depending on the type of construction any filling in of a lot may change existing drainage patterns. Raising the height of the bulkhead may help retain water on the site and keep it from flowing into the environmentally sensitive area and likewise it may help with storm related flooding.

- (4) Effect of point and nonpoint discharge in the marine environment.

Only potential effects would be from the use and storage of motorized vessels already experienced in the immediate and general area.

- (5) Proposed soil stabilization and erosion control methods.

N/A

- (6) Impact on floodplain.

N/A

- (7) Impact of development on vegetative and animal communities.

It would be a minimal impact towards these communities apart from disturbance during the construction process.

- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.

N/A

- (9) Effect of shade on vegetation and shellfish.

The impact will be similar to that of other docks in the area given the size of the proposed dock.

- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.

No additional effect since this proposal is similar to other residential docks in the area.

- (11) Impact of development on shoreline by linear feet and percent of site.

It would be limited to the forty six-foot-wide dock attached to the existing bulkhead. The proposed dock width of 46' accounts for approximately 61% of the existing improved shoreline. Increasing the height of the bulkhead as proposed will impact the entire width of the property.

- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.

This dock is proposed at a length that is longer than other docks in the area, but still similar to a couple other docks in this cove. The increased length does not impact vistas or scenic opportunities.

Increasing the height of the bulkhead by 24 inches may have a visual impact from off-site.

- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.

N/A

- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.

Minimal, if any.

- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)

N/A

- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.

Minor impacts from the placement of pilings.

- (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels.

The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

The proposed dock, platform and lifts meet all standards set forth in LDC Sec. 11-29. The overall height of the dock does not exceed 6 feet above the mean highwater line. The proposed boat lifts will be rated at a maximum 12,000 pounds and will be low-profile.

The dock and associated lift, as proposed, cannot be constructed until there is a permitted single-family home for the lot.

STAFF RECOMMENDATION

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** the construction of a new dock, boat lift, gangway, and modification to a seawall within Conservation Overlay Zone 1 at 95 Dolphin Drive / PID 219900-0000 as long as it is shown the seawall modification follows the requirements of Sec. 11-29 – Standards for review.(b)(4).

By approval of this application, the City does not make representation, approval, or claim to riparian rights to any party.



Jacob Fredriksson
Senior Planner
Planning and Building Department



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$165 (plus advertising costs) Project Number: 2021-0140
Receipt Number: 2213268 Meeting Date: Nov. 2, 2021
Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Rob Garrison Contact Number: 904-303-9318
Business (if applicable): _____
Address: 95 Dolphin Drive City: St. Augustine State: FL Zip: 32080
E-Mail Address: laigarrison@gmail.com

2. NAME OF PROPERTY OWNER: Rob Garrison Contact Number: 904-303-9318
Business (if applicable): _____
Address: 95 Dolphin Drive City: St. Augustine State: FL Zip: 32080
E-Mail Address: laigarrison@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 20&21 Block: 46
Subdivision: Davis Shores Ocean View Section Parcel Number: 2199000000

4. PROJECT STREET ADDRESS: 95 Dolphin Drive, St. Augustine, FL 32080

5. SPECIFIC PROPOSED USE: _____

6. ACTION REQUESTED:
☐ Conservation Zone Development ☐ Appeal of Staff Determination
☐ Exception ☐ Land Use Plan Amendment
☐ Variance ☐ Rezoning
☒ Other: Construction of New Dock

7. DESCRIPTION OF ACTION REQUESTED: New Dock Construction

8. JUSTIFICATION FOR ACTION REQUESTED: n/a

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: _____

- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: _____

- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: _____

- (d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: _____

10. PREVIOUS APPLICATIONS:

Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?

☐ Yes ☒ No If yes, please give date and final disposition below.

11. AGREEMENT:

In filing this application, I understand that it becomes a part of Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the Board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the Board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the Code.


Signature of Applicant

10-5-21
Date


Signature of Property Owner

10-5-21
Date

04/18/2019



Owner's Authorization For Agent

P&G Construction, Inc. is/are hereby authorized TO ACT ON BEHALF
OF Rob Garrison, the owner(s) of those lands described within

☒ the attached application, or ☐ described within the previously filed
Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located at:

BY: [Signature]
Signature of Owner
Rob Garrison
Print Name of Owner
904-303-9318
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 5th day of October, 2021

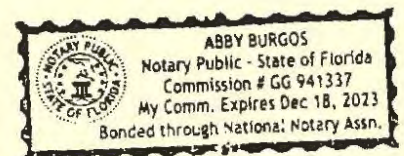
By Rob Garrison

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: [Signature]

My Commission expires: 12-18-2023





**CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER**

The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

The applicant acknowledges and agrees that the City offers weekly Friday Review development review meetings, as well as, department specific applicant meetings with its reviewing staff at any point in the application process to attempt to resolve outstanding issues. The applicant is responsible for scheduling any requested meetings with City staff directly.

The applicant acknowledges and agrees that if after three unresolved submittals the applicant elects to proceed with final approval or denial proceedings, the applicant must request so in writing to the City.

Rob Garrison

Print name of applicant

Signature of applicant

10-5-21

Date

10/31/17

PZB APPLICATION FEE SCHEDULE

Planning and Zoning Board fees are set by Resolution 2017-42 as follows:

Description of Work	Fee Amount
Rezoning: small scale	\$300.00 + ads & notices
Rezoning: large scale	\$1,000.00 + ads & notices
Land Use Plan Amendment: small scale	\$400.00 + ads & notices
Land Use Plan Amendment: large scale	\$1,400.00 + ads & notices
Planned Unit Development	\$400.00 or \$35.00/acre, whichever is greater. \$1,400 max + ads & notices
Zoning Variance	\$350.00 + ads & notices
Zoning Exception	\$250.00 + ads & notices
Conservation Overlay Zone Development	\$165.00 + ads & notices
Conservation Overlay Zone Development: Docks	\$330.00 + ads & notices
Appeal of Staff Determination	\$200.00 + ads & notices
Application to Amend Zoning Code	\$600.00 + ads & notices
Preliminary Plat Approval	\$275.00 + ads & notices

"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

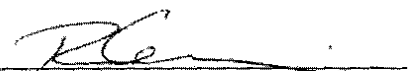
If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing which must be paid prior to the issuance of any development permit related to my application. I am aware that I can request a copy of these fees and my receipt from Building Department Staff.

Project Address: 95 Dolphin Drive, St. Augustine, FL 32080

Applicant's Name: Rob Garrison Applicant's Signature: 

Owner's Name: Rob Garrison Owner's Signature: 

DESIGN SPECIFICATIONS:

DESIGN CODES: THE 2020 FLORIDA BUILDING CODE (FBC), ACT & NDS,
APA AND ASCE-7-05, ALL LATEST EDITIONS
OCCUPANCY: N/A
CONSTRUCTION: N/A
BASIC WIND SPEED: 140 MPH
WIND IMPOTENCE FACTOR: .77
WIND EXPOSURE: B
INTERNAL PRESSURE COEFFICIENT: .18

MATERIAL SPECIFICATIONS

ANCHOR BOLTS AND THREADED RODS SHALL BE IN ACCORDANCE WITH ASTM A 307 OR ASTM F GRADE 36 (HOT DIPPED GALVANIZED)

WASHERS SHALL BE IN ACCORDANCE WITH ASTM F 436 GRADE 36 (HOT DIPPED GALVANIZED)

METAL CONNECTORS ALL EXTERIOR EXPOSED METAL CONNECTORS SHALL BE GALVANIZED

STEEL STEEL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FBC. ALL STEEL SHALL BE GALVANIZED.

WOOD WOOD FRAMING SHALL BE IN ACCORDANCE WITH THE FBC. EXCEPT AS NOTED ON THESE PLANS

ALL WOOD SHALL BE SYP #2 OR BETTER AND SHALL BE TREATED IN ACCORDANCE WITH AWPA STANDARDS. PILES SHALL BE GRADE ACCORDING TO ASTM D25

FOR SALTWATER SUBMERGIBLE CONDITIONS WOOD TREATED SHOULD BE CCA 2.5

FOR FRESH WATER SUBMERGIBLE CONDITIONS, WOOD PILE TREATMENT SHOULD BE CCA .80

FOR ALL OTHER WOOD MEMBERS, TREATMENT SHALL BE CCA/ACO

CONSTRUCTION SPECIFICATIONS

WALL

CONSTRUCTIONS SHALL BE IN ACCORDANCE WITH FBC

SOIL

BACK FILL SOIL SHALL BE INORGANIC, NON-PLASTIC GRANULAR SOIL, HAVING A FINE CONTENT OF 10 TO 12% OR LESS (RELATIVELY CLEAN SAND AND SLIGHTLY SILTY SAND). SOIL SHALL BE PLACED IN 12" LIFT AND COMPACTED TO DENSITIES OF AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY.

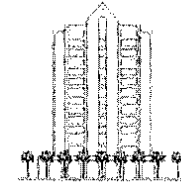
GENERAL NOTES:

1. ALL DESIGN, CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION OVER THE WORK.
2. FOR SPECIFIC DIMENSIONAL INFORMATION OF WALL LENGTH, PLEASE REFER TO CIVIL DRAWINGS PROPERTY SURVEY.
3. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO COMMENCING CONSTRUCTION.
4. A SOIL INVESTIGATION REPORT SHOULD BE PERFORMED TO VERIFY SUITABLE SUBSURFACE CONDITIONS.
5. DETAILS FOUND WITHIN THESE DRAWINGS SHALL BE ASSUMED TO BE TYPICAL DETAILS FOR THIS JOB ONLY. DETAILS SHALL GOVERN CONSTRUCTION FOR THIS JOB UNLESS OTHERWISE NOTED ON THE PLANS.
6. THE E.O.R. SHALL BE NOTIFIED OF EXISTING SITE CONDITIONS DEVIATED FROM ORIGINAL INFORMATION PROVIDED TO DB CIVIL WORKS OR IF CHANGES ARE MADE FROM ORIGINAL DESIGN OR LAYOUT.
7. IF DRAINAGE PIPE WILL PENETRATE WALL, CONTRACTORS SHALL PLACE WATER ABOVE AND BELOW PIPE. DO NOT CUT WALLS. CONTRACTOR SHALL ENSURE PROPER COMPACT ION AND BACK FILL AND ENSURE THAT THE FILTER FABRIC IS PLACED CAREFULLY AROUND PIPE BREAK THROUGH AREA AND SEALED SO AS NOT TO ALLOW BACK FILL MATERIAL TO ESCAPE.
8. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM SITE AND DISPOSED OF BY THE CONTRACTOR.
9. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY LOCATIONS AND NOTIFICATIONS.
10. E.O.R. SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS AND PROCEDURES, TECHNIQUES OR SEQUENCES OF CONSTRUCTION, NOR FOR SAFETY ON THE JOB SITE, NOR SHALL THE E.O.R. BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH CONTRACT DOCUMENTS.
11. HINGED COMPONENTS AND FASTENINGS TO BE HOT DIPPED GALVANIZED.

A SOIL BORING LOG WAS PROVIDED, HOWEVER, A REPORT OF GEOTECHNICAL SOIL INVESTIGATION HAS NOT BEEN PROVIDED PRIOR TO PREPARATION OF THESE DESIGN PLANS. THESE DESIGNS HAVE BEEN PREPARED WITH THE FOLLOWING ASSUMPTIONS OF EXISTING SOIL CONDITIONS, BASED ON PREVIOUS EXPERIENCE WITH SOIL TYPICAL TO THOSE DESCRIBED ON THE BORING LOG: SOILS CONSIST OF SILTY SAND WITH AN APPROX. UNIT WEIGHTS OF 110 PCF AND A PHI ANGLE OF 30 DEG. IT IS THE OWNER OR OWNERS REPRESENTATIVE'S RESPONSIBILITY TO VERIFY THE ASSUMED SOIL STRENGTH PERIMETERS ARE REPRESENTATIVE OF THE SOILS AVAILABLE OF WALL CONSTRUCTION. IF THE SOIL STRENGTH PERIMETERS ARE NOT FOUND TO BE INCONSISTENT WITH THOSE ASSUMED BY THE ENGINEER OF RECORD (E.O.R), THE DESIGN IS NO LONGER VALID. IT IS THE RESPONSIBILITY OF THE OWNER OR THE OWNERS REPRESENTATIVE TO NOTIFY THE E.O.R. SO THE WALL SYSTEM CAN BE REDESIGNED. FAILURE TO NOTIFY THE E.O.R. MAY RESULT IN THE FAILURE OF THE RETAINING WALL.

THIS WALL IS NOT DESIGNED TO CARRY ANY LOAD OTHER THAN THAT OF THE SOIL IT IS SUPPORTING. ANY SURCHARGE IN EXCESS OF THE DESIGN LOAD IS NOT PERMITTED.

THE E.O.R. SHOULD BE CONTACTED IF THE INTENT OF THIS WALL IS NOT DESCRIBED.



Stanley P. Hoelle, Architect
Florida Reg. No. AR9033
1114 Mistletop Drive,
Daytona Bch, FL 32117
(386) 295-9750

Plans Conform to:
2020 Florida Building Code 2017 National
Electric Code
2015 WFCM Design Criteria 2015 ASCE 24
Design Criteria.
Structurally Adequate for
Alteration Level: N/A
Risk Category: N/A
Wind Velocity: (MPH) 140 Exposure
Category: B Internal Pressure: .18

GENERAL NOTES

All lumber to be appropriately
treated for use in a marine
environment, 2.5 CCA pilings and .5
ACQ/MCQ above the waterline. All
fastenings to be stainless steel, 305
or better.

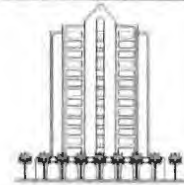
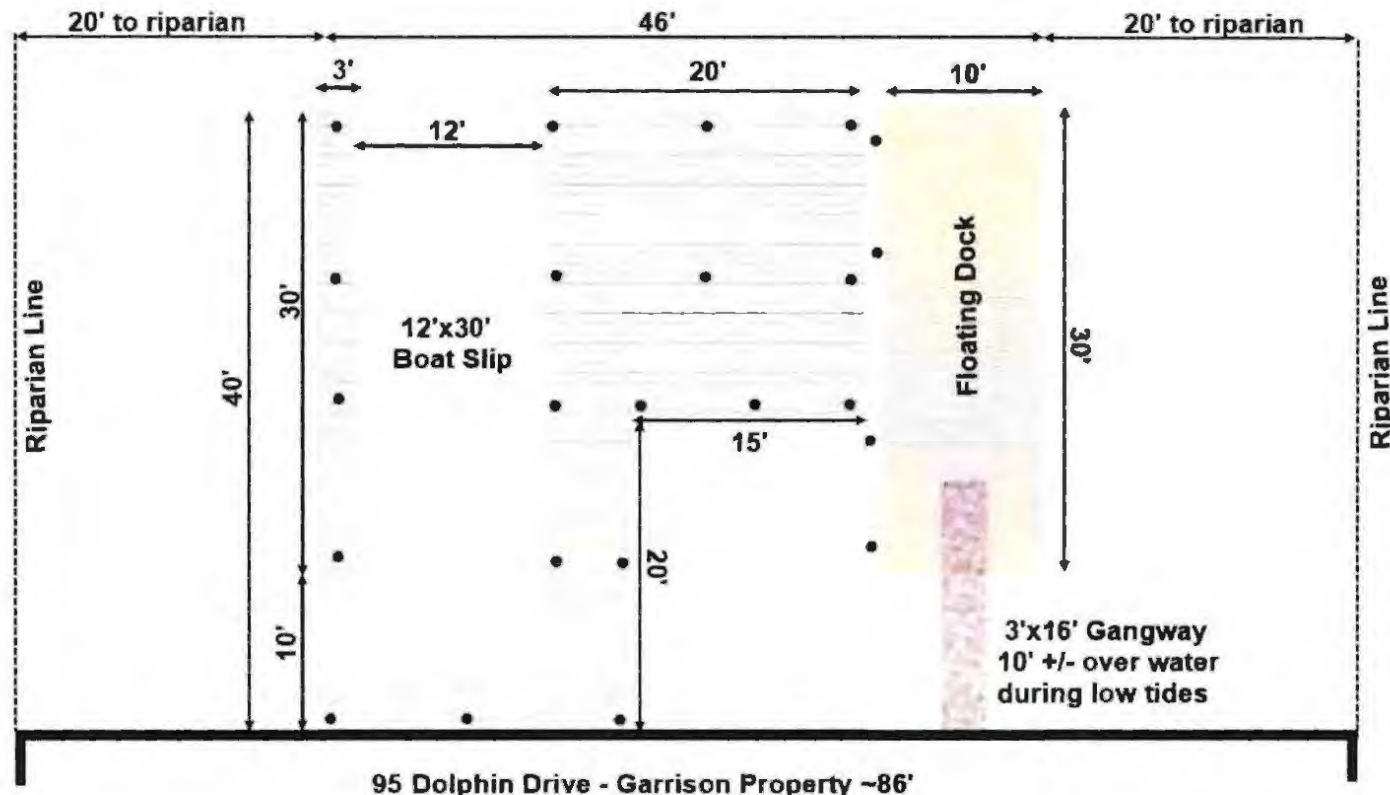


**P&G
CONSTRUCTION**

1401 State Road 207
Saint Augustine, FL 32086
O: (904) 342-5746
C: (904) 514-4805
www.pgconstructioninc.com

Project: Dock
Owner: Garrison Residence
Address: 95 Dolphin Drive Saint
Augustine, FL 32080 Plan Date:
Plan Date: October 5, 2021

Garrison: Dock



Stanley P. Hoelle, Architect
Florida Reg. No. AR9033
1114 Mistletoe Drive,
Daytona Bch, FL 32117
(386) 295-9750

Plans Conform to:
2020 Florida Building Code 2017 National
Electric Code
2015 WFCM Design Criteria 2015 ASCE 24
Design Criteria
Structurally Adequate for
Alteration Level: N/A
Risk Category: N/A
Wind Velocity (MPH): 140 Exposure Category:
B Internal Pressure: 1B

GENERAL NOTES

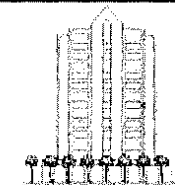
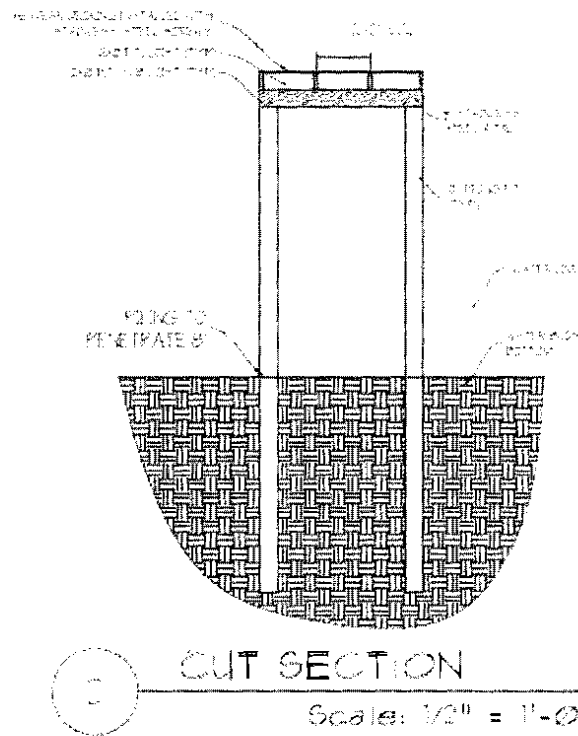
All lumber to be appropriately
treated for use in a marine
environment, 2.5 CCA pilings and .5
ACQ/MCQ above the waterline. All
fastenings to be stainless steel, 305
or better.



P&G
CONSTRUCTION

1401 State Road 207
Saint Augustine FL 32086
O: (904) 342-5746
C: (904) 514-4805
www.pgconstructioninc.com

Project: Dock
Owner: Garrison Residence
Address: 95 Dolphin Drive
Saint Augustine, FL 32080
Plan Date: October 5, 2021



Plans Conform to
2020 Florida Building Code 2017 National
Electric Code
2015 WFCM Design Criteria 2015 ASCE 24
Design Criteria,
Structurally Adequate for
Alteration Level: N/A
Risk Category: N/A
Wind Velocity: (MPH) 140 Exposure Category:
B Internal Pressure: 18

All lumber to be appropriately treated for use in a marine environment. 2.5 CCA pilings and .5 ACQ/MCQ above the waterline. All fastenings to be stainless steel, 305 or better.

1401 State Road 207
Saint Augustine FL 32086
O: (904) 342-5746
C: (904) 514-4805
www.pgconstructioninc.com

Project: Dock
Owner: Garrison Residence
Address: 95 Dolphin Drive
Saint Augustine, FL 32080
Plan Date: October 5, 2021



St. Johns County, FL

Summary

[Clicking Image Opens Cyclomedia Viewer In a New Tab](#)



Parcel ID	2199000000
Location Address	95 DOLPHIN DR SAINT AUGUSTINE 32080-7407
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-99 DAVIS SHORES ALL LOT 20 & LOT 21 (EX PT IN OR269/218) BLK 46 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.230
Homestead	N

Owner Information

Owner Name

Mailing Address

Map



Valuation Information

	2022
Building Value	\$0
Extra Features Value	\$9,324
Total Land Value	\$387,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$396,324
Total Deferred	\$0
Assessed Value	\$396,324
Total Exemptions	\$0
Taxable Value	\$396,324

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	\$0	\$9,324	\$387,000	\$0	\$0	\$396,324	\$396,324	\$0	\$396,324
2020	\$0	\$9,324	\$348,300	\$0	\$0	\$357,624	\$357,624	\$0	\$357,624
2019	\$0	\$6,471	\$348,300	\$0	\$0	\$354,771	\$354,771	\$0	\$354,771
2018	\$0	\$6,471	\$348,300	\$0	\$0	\$354,771	\$354,771	\$0	\$354,771
2017	\$8,665	\$13,654	\$348,300	\$0	\$0	\$370,619	\$370,619	\$0	\$370,619
2016	\$137,190	\$13,984	\$348,300	\$0	\$0	\$499,474	\$499,474	\$0	\$499,474
2015	\$132,500	\$14,141	\$348,300	\$0	\$0	\$494,941	\$166,076	\$379,365	\$115,576
2014	\$95,094	\$13,482	\$348,300	\$0	\$0	\$456,876	\$164,840	\$342,536	\$114,340
2013	\$98,263	\$13,482	\$364,500	\$0	\$0	\$476,245	\$162,404	\$364,341	\$111,904
2012	\$90,782	\$13,503	\$280,665	\$0	\$0	\$384,950	\$159,689	\$275,761	\$109,189
2011	\$93,663	\$13,523	\$311,850	\$0	\$0	\$419,036	\$155,038	\$314,498	\$104,538
2010	\$95,105	\$13,543	\$346,500	\$0	\$0	\$455,148	\$152,747	\$352,901	\$102,247

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Bulkhead (Average)	0	0	0	0	720
Boat Dock (Average)	0	10	16	0	160

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	86	125	86	FF	\$387,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/7/2020	10/6/2020	\$550,000.00	WARRANTY DEED			Q	V		
4/27/2015	4/24/2015	\$535,000.00	WARRANTY DEED			Q	I		
	7/27/1994	\$100.00	WARRANTY DEED			U	I		

No data available for the following modules: Apply for Exemptions, Sales Questionnaire Form, 2021 TRIM Notice, 2020 TRIM Notice, Tax Bill, Estimate Taxes, Exemption Information, Building Information, Sketch Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, express or implied, are made by the office as to the accuracy or interpretation of the information herein.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)



Last Data Upload: 10/6/2021, 2:12:24 AM

Version 2.3.151



Overview



Legend

□ Parcels

Parcel ID	2199000000	Physical Address	95 DOLPHIN DR SAINT AUGUSTINE	Building Value	N/A	Last 2 Sales			
Property Class	0000 - Vacant Residential	Mailing Address	n/a	Extra Feature Value	\$9,324	Date	Price	Reason	Qual
Taxing District	City of St Augustine			Total Land Value	\$387,000	10/6/2020	\$550000	01	Q
Acres	0.23			Just Value	\$396,324	4/24/2015	\$535000	01	Q
				Total Deferred	N/A				
				Assessed Value	\$396,324				
				Total Exemptions	N/A				
				Taxable Value	\$396,324				

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

Date created: 10/6/2021
Last Data Uploaded: 10/6/2021 2:12:24 AM

Developed by  **Schneider**
GEOSPATIAL

Google Maps 95 Dolphin Dr



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, Map data ©2021 20 ft



95 Dolphin Dr
Building

- Directions
- Save
- Nearby
- Send to your phone
- Share

95 Dolphin Dr, St. Augustine, FL 32080

Photos

S. matanngas bulkhead example





J. Matanias
Bulkhead
example



DESIGN SPECIFICATIONS:

DESIGN CODES: THE 2020 FLORIDA BUILDING CODE (FBC), ACI & NDS,
APA AND ASCE-7-05, ALL LATEST EDITIONS
OCCUPANCY: N/A
CONSTRUCTION: N/A
BASIC WIND SPEED: 140 MPH.
WIND IMPOTENCE FACTOR: .77
WIND EXPOSURE: B
INTERNAL PRESSURE COEFFICIENT: .18

MATERIAL SPECIFICATIONS:
ANCHOR BOLTS AND THREADED RODS: SHALL BE IN ACCORDANCE WITH ASTM A 307 OR ASTM F GRADE 36 (HOT DIPPED GALVANIZED).

WASHERS: SHALL BE IN ACCORDANCE WITH ASTM F 436 GRADE 36 (HOT DIPPED GALVANIZED).
METAL CONNECTORS: ALL EXTERIOR EXPOSED METAL CONNECTORS SHALL BE GALVANIZED.
STEAL: STEAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FBC. ALL STEEL SHALL BE GALVANIZED.
WOOD: WOOD FRAMING SHALL BE IN ACCORDANCE WITH THE FBC. EXCEPT AS NOTED ON THESE PLANS.
ALL WOOD SHALL BE SYP #2 OR BETTER AND SHALL BE TREATED IN ACCORDANCE WITH AWPB STANDARDS. PILES SHALL BE GRADE ACCORDING TO ASTM D25.

FOR SALTWATER SUBMERGIBLE CONDITIONS WOOD TREATED SHOULD BE CCA 2.5.
FOR FRESH WATER SUBMERGIBLE CONDITIONS, WOOD PILE TREATMENT SHOULD BE CCA .80
FOR ALL OTHER WOOD MEMBERS, TREATMENT SHALL BE CCA/ACQ.

CONSTRUCTION SPECIFICATIONS:
WALL:
CONSTRUCTIONS SHALL BE IN ACCORDANCE WITH FBC.
SOIL:
BACK FILL SOIL SHALL BE INORGANIC, NON-PLASTIC GRANULAR SOIL. HAVING A FINE CONTENT OF 10 TO 12% OR LESS (RELATIVELY CLEAN SAND AND SLIGHTLY SILTY SAND). SOIL SHALL BE PLACED IN 12" LIFTSTAND COMPACTED TO DENSITIES OF AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY.

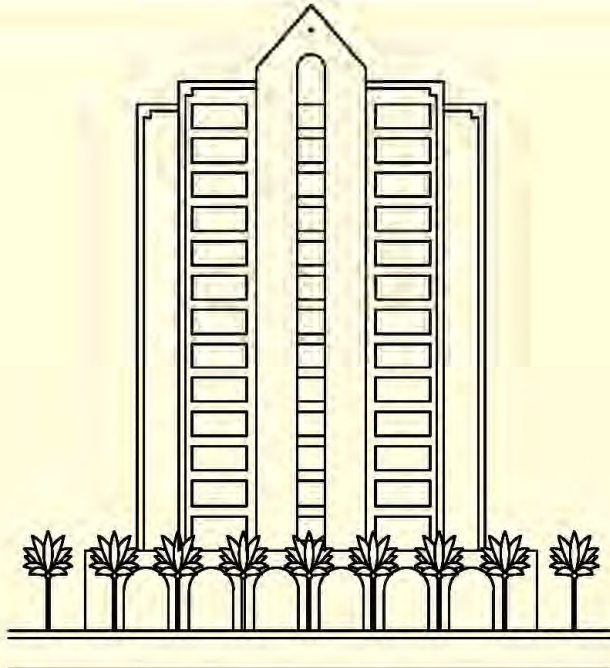
GENERAL NOTES:

1. ALL DESIGN, CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION OVER THE WORK
2. FOR SPECIFIC DIMENSIONAL INFORMATION OF WALL LENGTH, PLEASE REFER TO CIVIL DRAWINGS PROPERTY SURVEY.
3. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO COMMENCING CONSTRUCTION.
4. A SOIL INVESTIGATION REPORT SHOULD BE PERFORMED TO VERIFY SUITABLE SUBSURFACE CONDITIONS.
5. DETAILS FOUND WITH IN THESE DRAWINGS SHALL BE ASSUMED TO BE TYPICAL. DETAILS FOR THIS JOB ONLY. DETAILS SHALL GOVERN CONSTRUCTION FOR THIS JOB UNLESS OTHERWISE NOTED ON THE PLANS.
6. THE E.O.R. SHALL BE NOTIFIED OF EXISTING SITE CONDITIONS DEVIATED FROM ORIGINAL INFORMATION PROVIDED TO DB CIVIL WORKS OR IF CHANGES ARE MADE FROM ORIGINAL DESIGN OR LAYOUT.
7. IF DRAINAGE PIPE WILL PENETRATE WALL, CONTRACTORS SHALL PLACE WALER ABOVE AND BELOW PIPE. DO NOT CUT WALERS. CONTRACTOR SHALL ENSURE PROPER COMPACT ION AND BACK FILL AND ENSURE THAT THE FILTER FABRIC IS PLACED CAREFULLY AROUND PIPE BRAKE THROUGH AREA AND SEALED SO AS NOT TO ALLOW BACK FILL MATERIAL TO ESCAPE.
8. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM SITE AND DISPOSED OF BY THE CONTRACTOR
9. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY LOCATIONS AND NOTIFICATIONS
10. E.O.R. SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS AND PROCEDURES, TECHNIQUES OR SEQUENCES OF CONSTRUCTION, NOR FOR SAFETY ON THE JOB SITE, NOR SHALL THE E.O.R BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH CONTRACT DOCUMENTS.
11. HINGED COMPONENTS AND FASTENINGS TO BE HOT DIPPED GALVANIZED.

A SOIL BORING LOG WAS PROVIDED; HOWEVER, A REPORT OF GEOTECHNICAL SOIL INVESTIGATION HAS NOT BEEN PROVIDED PRIOR TO PREPARATION OF THESE DESIGN PLANS. THESE DESIGNS HAVE BEEN PREPARED WITH THE FOLLOWING ASSUMPTIONS OF EXISTING SOIL CONDITIONS, BASED ON PREVIOUS EXPERIENCE WITH SOIL TYPICAL TO THOSE DESCRIBED ON THE BORING LOG: SOILS CONSIST OF SILTY SAND WITH AN APPROX.. UNIT WEIGHTS OF 110 PCF AND A PHI ANGLE OF 30 DEG. IT IS THE OWNER OR OWNERS REPRESENTATIVE'S RESPONSIBILITY TO VERIFY THE ASSUMED SOIL STRENGTH PERIMETERS ARE REPRESENTATIVE OF THE SOILS AVAILABLE OF WALL CONSTRUCTION. IF THE SOIL STRENGTH PERIMETERS ARE NOT FOUND TO BE INCONSISTENT WITH THOSE ASSUMED BY THE ENGINEER OF RECORD (E.O.R), THE DESIGN IS NO LONGER VALID. IT IS THE RESPONSIBILITY OF THE OWNER OR THE OWNERS REPRESENTATIVE TO NOTIFY THE E.O.R. SO THE WALL SYSTEM CAN BE REDESIGNED. FAILURE TO NOTIFY THE E.O.R. MAY RESULT IN THE FAILURE OF THE RETAINING WALL.

THIS WALL IS NOT DESIGNED TO CARRY ANY LOAD OTHER THAN THAT OF THE SOIL IT IS SUPPORTING. ANY SURCHARGE IN EXCESS OF THE DESIGN LOAD IS NOT PERMITTED.

THE E.O.R. SHOULD BE CONTACTED IF THE INTENT OF THIS WALL IS NOT DESCRIBED.



Stanley P. Hoelle, Architect
Florida Reg. No. AR9033
1114 Mistletoe Drive,
Daytona Bch, FL 32117
(386) 295-9750

Plans Conform to:
2020 Florida Building Code 2017 National
Electric Code
2015 WFCM Design Criteria 2015 ASCE 24
Design Criteria,
Structurally Adequate for
Alteration Level: N/A
Risk Category: N/A
Wind Velocity: (MPH) 140 Exposure
Category: B Internal Pressure: .18

GENERAL NOTES

All lumber to be appropriately
treated for use in a marine
environment, 2.5 CCA pilings and .5
ACQ/MCQ above the waterline. All
fastenings to be stainless steel, 305
or better.

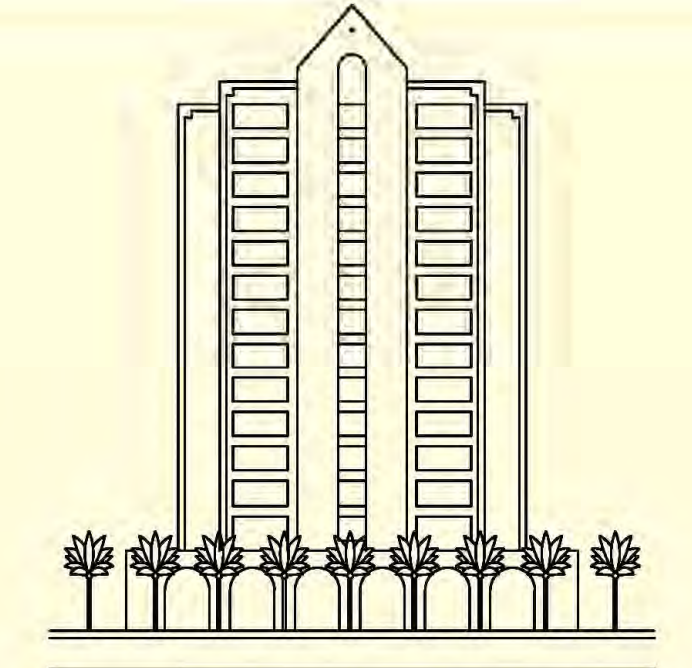


P&G
CONSTRUCTION

1401 State Road 207
Saint Augustine FL 32086
O: (904) 342-5746
C: (904) 514-4805
[www. pgconstructioninc.com](http://www.pgconstructioninc.com)

Project: Wall Extension
Owner: Garrison Residence
Address: 95 Dolphin Drive
Saint Augustine, FL 32080 Plan
Date: September 27, 2021

Garrison: Wall Extension



Stanley P. Hoelle, Architect
Florida Reg. No. AR9033
1114 Mistletoe Drive,
Daytona Bch, FL 32117
(386) 295-9750

Plans Conform to:
2020 Florida Building Code 2017 National
Electric Code
2015 WFCM Design Criteria 2015 ASCE 24
Design Criteria,
Structurally Adequate for
Alteration Level: N/A
Risk Category: N/A
Wind Velocity: (MPH) 140 Exposure Category:
B Internal Pressure: .18

GENERAL NOTES

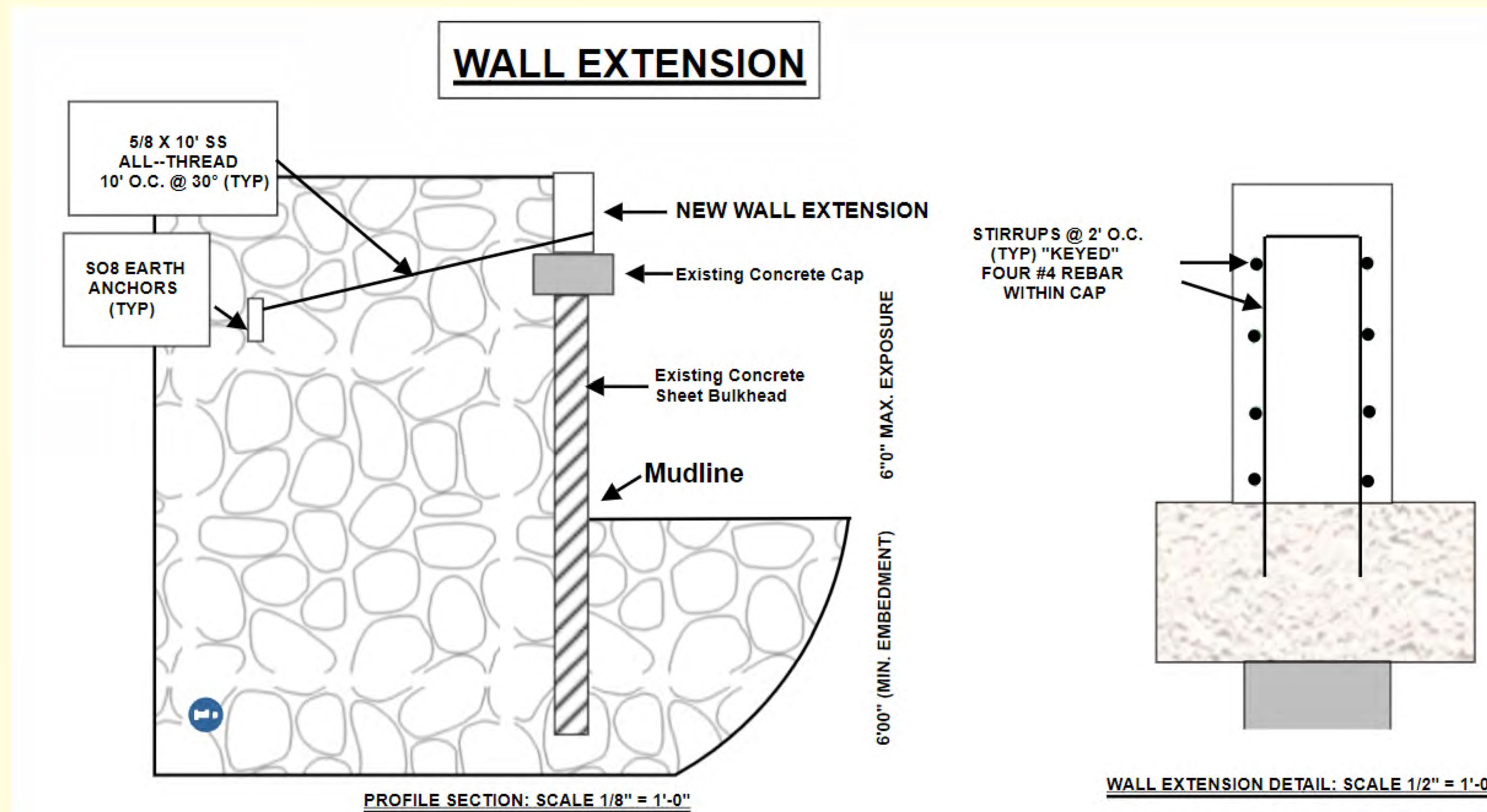
All lumber to be appropriately treated for use in a marine environment, 2.5 CCA pilings and .5 ACQ/MCQ above the waterline. All fastenings to be stainless steel, 305 or better.



P&G
CONSTRUCTION

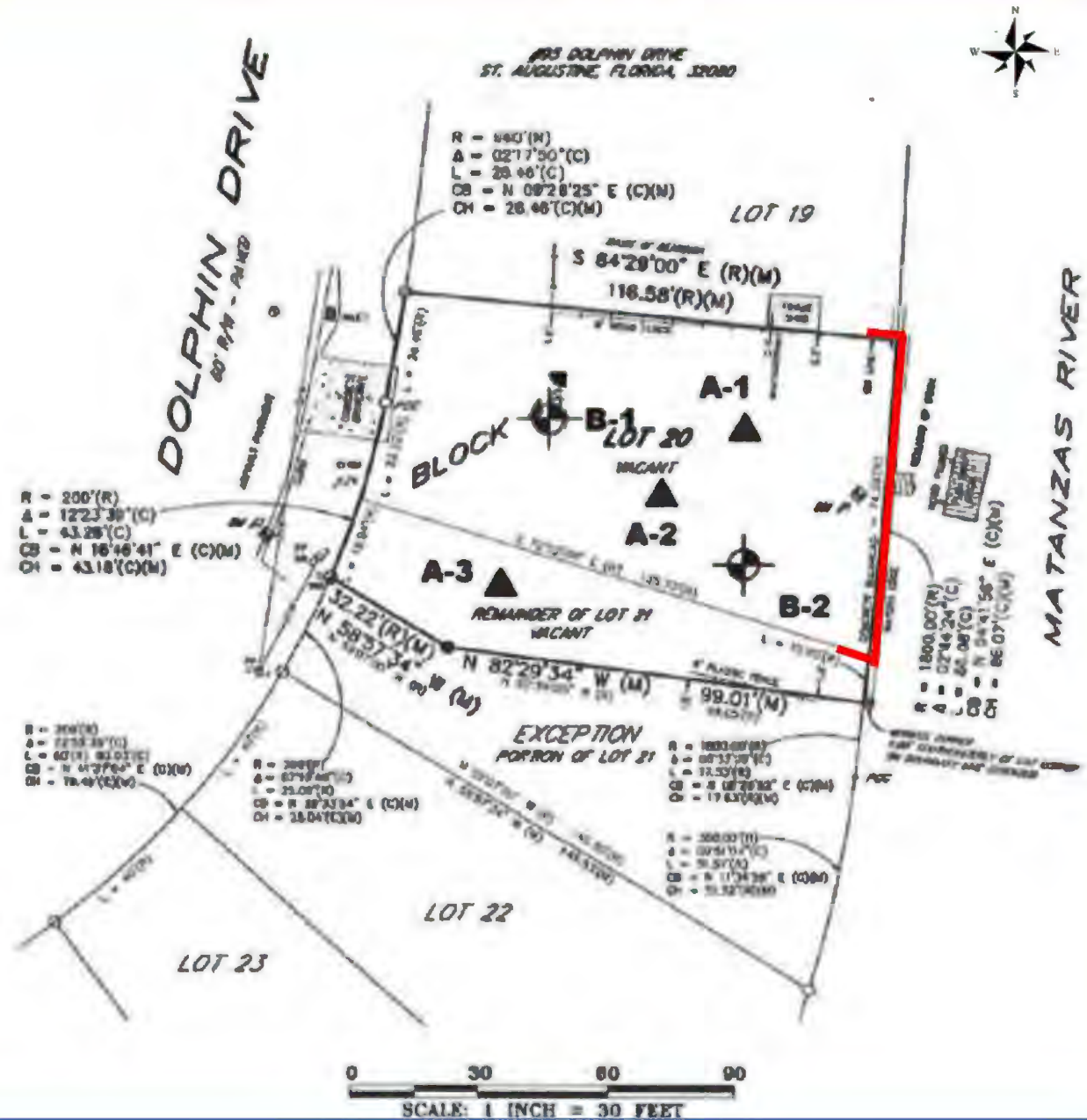
1401 State Road 207
Saint Augustine FL 32086
O: (904) 342-5746
C: (904) 514-4805
www.pgconstructioninc.com

Project: Wall Extension
Owner: Garrison Residence
Address: 95 Dolphin Drive
Saint Augustine, FL 32080
Plan Date: September 27, 2021



Seawall Extension

- Backfill to be clean pervious "sand" fill.
- Please see cross section signed & sealed.
- Performance-based erosion and sediment control BMPs shall be installed immediately prior to and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands.
- Wall extension will elevate the seawall 24" from existing elevation.
- The maximum height of the Bulkhead shall be (6) six feet as measured from the mean high-water line of the Lagoon.



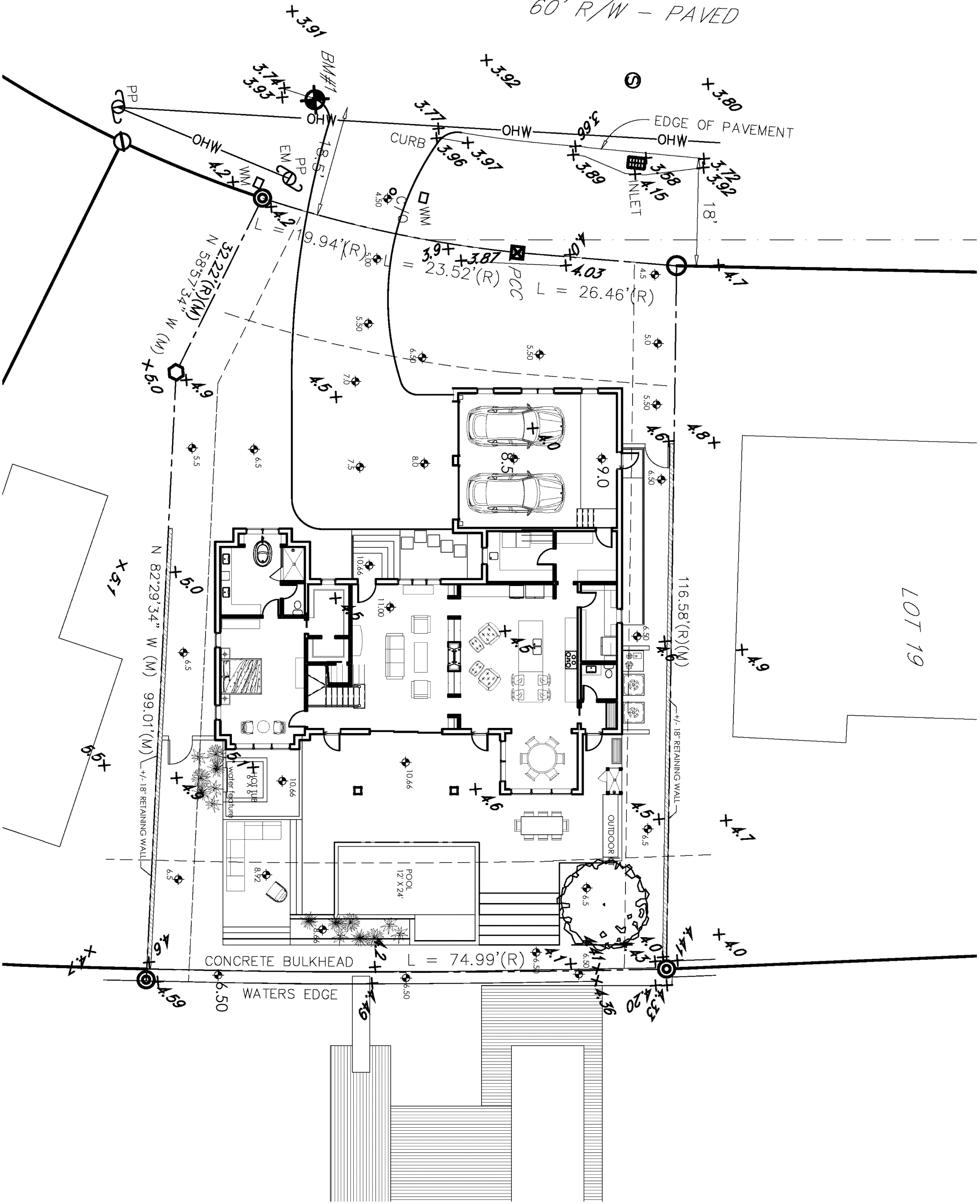
P&G CONSTRUCTION

1401 State Road 207
Saint Augustine, FL 32086
904-342-5746

Garrison Residence

95 Dolphin Drive, St. Augustine, FL 32080

DOLPHIN DRIVE
PLATTED AS ST. AUGUSTINE BOULEVARD
60' R/W - PAVED



PROJECT:

GARRISON
RESIDENCE

OWNER

ROB AND STEPHANIE
GARRISON
95 DOLPHIN DRIVE
ST. AUGUSTINE, FL 32080

PROJECT LOCATION

95 DOLPHIN DRIVE
ST. AUGUSTINE, FL

CONTRACTOR:

LOCKHART BUILDERS OF
NORTH FLORIDA
JIMMY LOCKHART
7022 MILLCREST DR S
JACKSONVILLE FL 32277
904-994-3856

ARCHITECT:

SARAH RYAN ARCHITECT
201 OWENS AVE
ST AUGUSTINE FL 32080
904-547-9430

STRUCTURAL ENGINEER:

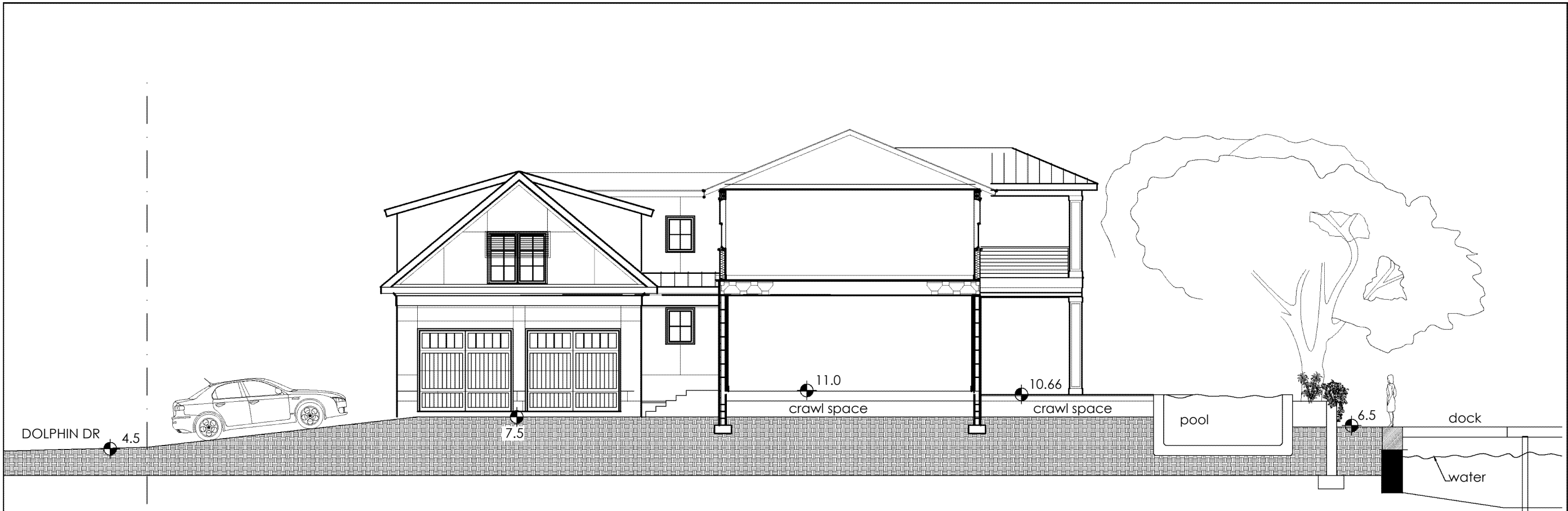
HULSBURG ENGINEERING
12058 SAN JOSE BLVD.
#1001
JACKSONVILLE, FL 32223
904-886-2401

DATE:

12-7-21 PZB

DRAWING SHEET

SITE PLAN
1/16" = 1'-0" SCALE



SITE SECTION EAST WEST

1



SITE SECTION NORTH SOUTH

1

PROJECT:

GARRISON RESIDENCE

OWNER

ROB AND STEPHANIE
GARRISON
95 DOLPHIN DRIVE
ST. AUGUSTINE, FL 32080

PROJECT LOCATION

95 DOLPHIN DRIVE
ST. AUGUSTINE, FL

CONTRACTOR:

LOCKHART BUILDERS OF
NORTH FLORIDA
JIMMY LOCKHART
7022 MILLCREST DR S
JACKSONVILLE FL 32277
904-994-3856

ARCHITECT:

SARAH RYAN ARCHITECT
201 OWENS AVE
ST AUGUSTINE FL 32080
904-547-9430

STRUCTURAL ENGINEER:

HULSBURG ENGINEERING
12058 SAN JOSE BLVD.
#1001
JACKSONVILLE, FL 32223
904-886-2401

DATE:

12-7-21 PZB

DRAWING SHEET

SECTIONS

$\frac{3}{32}'' = 1'-0''$ SCALE
Page 66 of 102



CITY OF
ST. AUGUSTINE
EST. 1565
NATION'S OLDEST CITY

Conservation Overlay Zone Development

Item 5 (b) (administratively continued to January 4th 2022 meeting and will be readvertised)
2021-0156

Blackbox Design - Applicant

c/o Augustine Development

Kevin Vandyke - Owner

0 Magnolia Avenue / PID 191930-0010

To approve a new bulkhead and gangway for an nine (9) boat slip marina and a fifteen (15) room motel in Conservation Overlay Zone 1.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: December 7, 2021

RE: **CONSERVATION OVERLAY ZONE 1 DEVELOPMENT - 2021-0157**

AGENDA ITEM	5(c)
APPLICANT	Augustine Development Group
OWNER	Darden Claire Harting et al Trust
LOCATION	0 Seminole Drive / PID 151370-0000
REQUEST	To install a new wooden bulkhead within Conservation Overlay Zone 1.
LAND USE	Residential Low Density
ZONING	Residential Single Family-One (RS-1)

APPLICABLE CODES/ORDINANCES

Conservation and Coastal Management Element of the Comprehensive Plan

Conservation Goal

Protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources.

CCM Objective 7

Permitted uses for shoreline and waterfront property will continue to give priority to water-dependent uses and increase safe public access to the Matanzas River, the San Sebastian River and the beaches contained in the Anastasia State Recreation Area. The measurable target for this objective is that the City Code will continue to allow water-dependent uses as permitted uses in all of the zoning districts associated with the land use classifications in the coastal planning area.

Conservation overlay zone development means any construction or use which requires a permit from the city, physically located or taking place within a conservation overlay zone.

Conservation Overlay Zone 1 comprises the most environmentally sensitive and valuable natural resources within the city. It includes all beaches, shores and dunes seaward of the state's coastal construction control line (F.S. ch. 161), all wetlands within the state's wetlands jurisdiction line (F.S. ch. 403), brackish water, and some habitat areas for species recognized as endangered, threatened, of special concern, or unique by federal, state and local agencies. This zone includes the estuarine/riverine environments created by the San Sebastian and Matanzas Rivers and their tributaries.

Chapter 11 Land Development Code, Article II Conservation Overlay Zone Development

Sec. 11-26. - Purpose and intent.

The purpose of this article is to establish criteria for the review of development proposals and to manage, regulate and direct development within Conservation Overlay Zones 1, 2 and 3 following the goals, objectives and policies contained in the conservation and coastal management element of the comprehensive plan. Further, this article shall serve to preserve and protect environmentally sensitive areas within the city; to promote an understanding of the importance of these areas through passive or scenic recreational opportunities; to protect and conserve endangered, threatened or unique plant and animal life; and to minimize the dangers of natural disasters by discouraging unsuitable development in areas where such growth could impair natural systems or result in loss of life or property.

Sec. 11-28. Issuance of building permits.

- (a) The planning and zoning board shall review all applications for development in Conservation Overlay Zone 1; all applications for development in Conservation Overlay Zone 2, except as specified in subsection (b); and all applications for development in Conservation Overlay Zone 3, except as specified in subsection (c). Such approval by the planning and zoning board shall be after a public hearing as required by chapter 28.

Sec. 11-29. Standards for review.

- (a) Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is authorized to impose limitations in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.
- (b) Permits for structures and uses located within Conservation Overlay Zone 2 shall be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect, and consistent with the purpose of Conservation Overlay Zone 2 to protect the functional integrity of Zone 1 and to protect Zone 3 from extreme high-water conditions. At no time shall the impervious area in Conservation Overlay Zone 2 exceed twenty-five (25) percent without that area receiving treatment equivalent to the St. Johns River Water Management District water quality treatment provisions required when new development is proposed along an unaltered shoreline. The first (landward of the most restrictive jurisdictional line, which may be the mean high-water line or wetlands jurisdictional line) twenty-five (25) feet, measured in width perpendicular to the most restrictive jurisdictional line, in Conservation Overlay Zone 2 shall remain undeveloped except as provided in (1) - (4) of this subsection. If the area is already disturbed, a restoration plan is required. The planning and zoning board is authorized to impose limitations in the following manner so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to any animal, fish or shellfish life contained therein, to avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. Rear or side lot drainage from grassed or altered areas of new development along an altered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be compensated

elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the twenty-five (25) feet buffer (water discharged shall be at non-erosive velocities), with the following permitted activities:

- (1) Pruning vegetation to retain or create a reasonable view. Ground cover and shrub vegetation to a height of thirty-six (36) inches should be retained.
 - (2) A maximum of fifty (50) percent of the basal area of trees, and a maximum of fifty (50) percent of the total number of saplings, may be removed for any purpose in a twenty-year period. A healthy, well-distributed stand of trees, saplings, shrubs and ground covers and their living, undamaged root systems shall be left in place. Replacement planting with native, low maintenance vegetation is permitted to maintain the fifty (50) percent level.
 - (3) Dead, diseased, unsafe, or fallen trees may be removed.
 - (4) Bridges, paths, walkways, gazebos, docks and decks, bulkheads, seawalls, and retaining walls, and accessways to such amenities are permitted across the buffer provided such activities have minimal impact to the wetlands and are scaled to preserve the integrity of the buffer (less than ten (10) percent of the total area calculation of the buffer). These structures must demonstrate that they are of a reasonable, compatible scale to similar structures in the neighboring area. Structures in Conservation Overlay Zone 2 that are connected to adjacent structures in Zones 1 or 3 shall be sized relative to that adjacent structure and be designed so as to minimize off-site visual and environmental impacts. The applicant will present any mitigating design and environmental elements as part of the review of the structure in Conservation Overlay Zone 2.
- (c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria: *Please refer to the staff summary and analysis below.*

STAFF SUMMARY AND ANALYSIS

This request is for a new wooden bulkhead to be installed for stabilizing the property at 0 Seminole Drive for eventually constructing a new single-family home.

Conservation Overlay Zone Development *(Staff analysis in italics)*

- (c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:
- (1) Site specific conditions:
The site is currently vacant.
 - (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
There is an existing development to the west and south of this property. These lots are adjacent to the Tolomato/Matanzas riverine and marsh environments.
 - (3) Natural and proposed drainage patterns.

As indicated by the draft drainage plan the water flow pattern could change from flowing east into open water to flowing west post development.

- (4) Effect of point and nonpoint discharge in the marine environment.

The only potential effects would be from the use as a single family residence similar to the adjacent development to the south.

- (5) Proposed soil stabilization and erosion control methods.

N/A

- (6) Impact on floodplain.

N/A

- (7) Impact of development on vegetative and animal communities.

It would be a minimal impact towards these communities apart from disturbance during the construction process.

- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.

N/A

- (9) Effect of shade on vegetation and shellfish.

It should be minimal.

- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.

N/A.

- (11) Impact of development on shoreline by linear feet and percent of site.

100% of the shoreline would be developed given that the bulkhead stretches from each property line.

- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.

Staff was unable to determine the potential visual impact of the proposed wooden bulkhead because no elevation drawings or proposed construction documents were provided. A site plan indicating the proposed location is included with the packet. If the proposed bulkhead is flush with the ground, there would be no visual impact.

- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.

N/A

- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.

Minimal, if any.

- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)

N/A

- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.

Minimal, if any.

- (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels.

The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

N/A

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

STAFF RECOMMENDATION

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** the construction of a new wooden bulkhead within Conservation Overlay Zone 1 at 0 Seminole Drive / PID 151370-0000.

By approval of this application, the City does not make representation, approval, or claim to riparian rights to any party.

A handwritten signature in black ink, appearing to read "J. Fredriksson". The signature is fluid and cursive, with a large initial "J" and "F".

Jacob Fredriksson
Senior Planner
Planning and Building Department



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

RECEIVED

NOV 09 2021

Application Fee: \$165 (plus advertising costs) Project Number: 2021-0157 Planning/Building Dept.
Receipt Number: 2235749 Meeting Date: Dec 7, 2021
Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: _____ Contact Number: 904-347-8331
Business (if applicable): Augustine Development Group
Address: 1031 A1A Beach Blvd. Suite 10A City: St. Augustine State: FL Zip: 32080
E-Mail Address: Dga@Augustine.net

2. NAME OF PROPERTY OWNER: Darden Claire Hartung et AL Trust Contact Number: _____
Business (if applicable): _____
Address: 1155 Granite Rd. City: Laramie State: WY Zip: 82072
E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 48 + 49 Block: OR 283 / 1946
Subdivision: Lew Subdivision Parcel Number: 1513700000

4. PROJECT STREET ADDRESS: 0 Seminda DR.

5. SPECIFIC PROPOSED USE: Residential Bulkhead

6. ACTION REQUESTED:
☒ Conservation Zone Development ☐ Appeal of Staff Determination
☐ Exception ☐ Land Use Plan Amendment
☐ Variance ☐ Rezoning
☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Install Wood Bulkhead

8. JUSTIFICATION FOR ACTION REQUESTED: _____

04/18/2019

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: _____

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: _____

(c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: _____

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: _____

10. PREVIOUS APPLICATIONS:

Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?

☐ Yes ☒ No If yes, please give date and final disposition below.

11. AGREEMENT:

In filing this application, I understand that it becomes a part of Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the Board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the Board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the Code.

Signature of Applicant

8/11/21
Date

Signature of Property Owner

11/5/2021 1:37 AM EDT
Date

04/18/2019

PZB APPLICATION FEE SCHEDULE

Planning and Zoning Board fees are set by Resolution 2021-38 as follows:

Description of Work	Fee Amount
Rezoning: small scale	\$300.00 + ads & notices
Rezoning: large scale	\$1,000.00 + ads & notices
Land Use Plan Amendment: small scale	\$400.00 + ads & notices
Land Use Plan Amendment: large scale	\$1,400.00 + ads & notices
Planned Unit Development	\$400.00 or \$35.00/acre, whichever is greater, \$1,400 max + ads & notices
Zoning Variance	\$350.00 + ads & notices
Zoning Exception	\$250.00 + ads & notices
Conservation Overlay Zone Development	\$165.00 + ads & notices
Significant Tree Removal or Appeal of Tree Removal Permit Denial	\$165.00 + ads & notices
Appeal of Staff Determination	\$200.00 + ads & notices
Application to Amend Zoning Code	\$600.00 + ads & notices
Subdivision Plat Review	\$275.00 + ads, notices & additional associated costs

"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing which must be paid prior to the issuance of any development permit related to my application. I am aware that I can request a copy of these fees and my receipt from Building Department Staff.

Project Address: 0 Seminda

Applicant's Name: Bryan Giamore Applicant's Signature: Bryan Giamore

Owner's Name: Gail Lee Owner's Signature: Gail Lee



Owner's Authorization For Agent

Bryan Gumen is/are hereby authorized TO ACT ON BEHALF
OF Gail Lee, the owner(s) of those lands described within
☒ the attached application, or ☐ described within the previously filed
Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located at:

BY: Gail Lee
Signature of Owner
Gail Lee
Print Name of Owner
919-880-4863
Telephone Number

State of _____

County of _____

Signed and sworn before me on this _____ day of _____, 20__.

By _____

Identification verified:

Oath sworn: _____ Yes _____ No _____

Notary Signature: _____

My Commission expires: _____



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

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

[Sales Questionnaire](#)

2021 TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

Summary

[Clicking Image Opens Cyclomedia Viewer In a New Tab](#)



Parcel ID	1513700000
Location Address	SEMINOLE DR SAINT AUGUSTINE 32084-0000
Neighborhood	Low Subdivision (582)
Tax Description*	3-29 LEW SUB LOTS 48 & 49 OR883/1946 (P/R) & 3587/1782(Q/C) & 4713/1978(S/A) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	Low Subdivision Of Blocks A B & C Hildret
Sec/Twp/Rng	6-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.250
Homestead	N

Owner Information

Owner Name	Darden Claire Hartung Etal 14.28% Hartung Frank Miles 14.28% Shively Janet H Lvg Trust D:5-2-12 14.28% Lee Robert Elmer 14.28% Lee David Elam 21.42% Lee Gail Bernadette 21.42%
Mailing Address	1155 GRANITO DR LARAMIE, WY 82072-0000

Map



Valuation Information

Building Value	2022
Extra Features Value	\$0
Total Land Value	\$0
Agricultural (Assessed) Value	\$16,000
Agricultural (Market) Value	\$0
Just (Market) Value	\$0
Total Deferred	\$16,000
Assessed Value	\$2,932
Total Exemptions	\$13,068
Taxable Value	\$0
	\$13,068

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	\$0	\$0	\$16,000	\$0	\$0	\$16,000	\$11,880	\$4,120	\$11,880
2020	\$0	\$0	\$10,800	\$0	\$0	\$10,800	\$10,800	\$0	\$10,800
2019	\$0	\$0	\$10,800	\$0	\$0	\$10,800	\$10,800	\$0	\$10,800
2018	\$0	\$0	\$10,800	\$0	\$0	\$10,800	\$10,800	\$0	\$10,800
2017	\$0	\$0	\$10,800	\$0	\$0	\$10,800	\$10,800	\$0	\$10,800
2016	\$0	\$0	\$10,800	\$0	\$0	\$10,800	\$9,900	\$900	\$9,900
2015	\$0	\$0	\$9,000	\$0	\$0	\$9,000	\$9,000	\$0	\$9,000
2014	\$0	\$0	\$9,000	\$0	\$0	\$9,000	\$9,000	\$0	\$9,000
2013	\$0	\$0	\$9,000	\$0	\$0	\$9,000	\$9,000	\$0	\$9,000
2012	\$0	\$0	\$9,000	\$0	\$0	\$9,000	\$9,000	\$0	\$9,000
2011	\$0	\$0	\$9,000	\$0	\$0	\$9,000	\$9,000	\$0	\$9,000
2010	\$0	\$0	\$10,000	\$0	\$0	\$10,000	\$10,000	\$0	\$10,000

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	100	0	1	UT	\$16,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/25/2019	7/26/2017	\$0.00	SUMMARY ORDER ADMIN	4713	1978	U	V	LEE MADELINE CUTCHIN ESTATE	LEE DAVID ELAM ET AL
7/17/2012	6/20/2012	\$0.00	QUIT CLAIM DEED	3587	1782	U	V	SHIVELY JANET H	SHIVELY JANET H LVG TRUST D:5-2-12
	10/1/1990	\$0.00	PERSONAL REP	883	1946	U	V	MELICHAR VIRGINIA B (DECD 9-25-88) BY PERS REPS	DARDEN CLAIRE HARTUNG ETAL

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

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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

[Last Data Upload: 11/9/2021, 12:09:34 AM](#)

Developed by
 Schneider
GEOSPATIAL

Version 2.3.158



Overview



Legend

□ Parcels

Parcel ID	1513700000	Physical Address	SEMINOLE DR	Building Value	N/A	Last 2 Sales			
Property Class	0000 - Vacant	Address	SAINT AUGUSTINE	Extra Feature	N/A	Date	Price	Reason	Qual
	Residential	Mailing Address	HARTUNG FRANK MILES	Value		n/a	0	n/a	n/a
Taxing District	City of St Augustine		1155 GRANITO DR	Total Land Value	\$16,000	n/a	0	n/a	n/a
			LARAMIE WY 82072-0000	Just Value	\$16,000				
Acres	0.25			Total Deferred	\$2,932				
				Assessed Value	\$13,068				
				Total Exemptions	N/A				
				Taxable Value	\$13,068				

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

Date created: 11/9/2021
Last Data Uploaded: 11/9/2021 12:09:34 AM

Developed by  Schneider
GEOSPATIAL

**BULKHEAD PROPOSAL FOR LOT 49
LOCATED ON SEMINOLE DRIVE
ST. AUGUSTINE, FLORIDA**

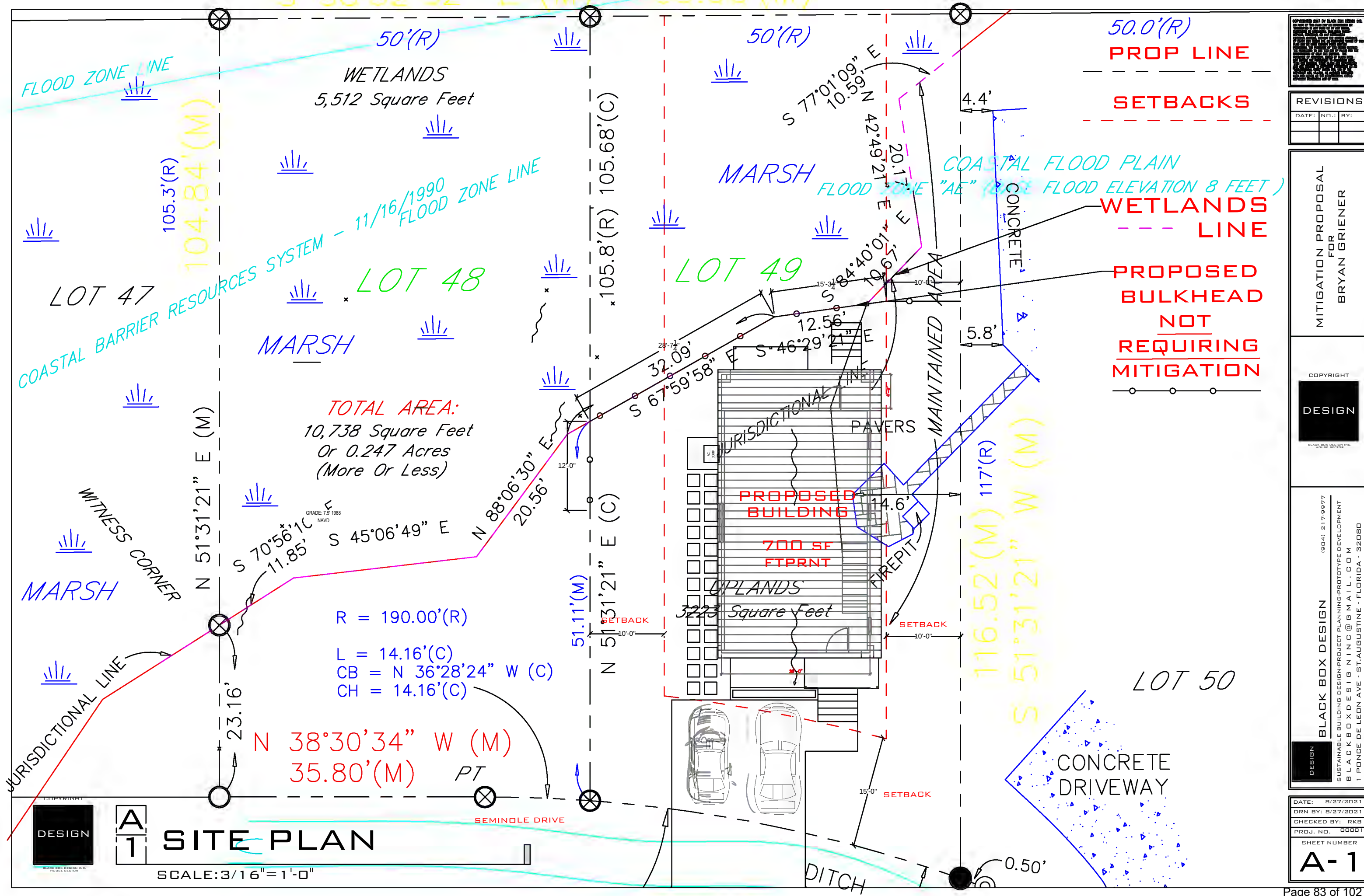
**LOT 49, J.A. LEW SUBDIVISION,
HILDRETH BACK BAY ADDITION TO THE CITY OF ST. AUGUSTINE
AS RECORDED IN MAP BOOK 3, PAGE 29 OF THE PUBLIC
RECORDS OF
ST. JOHNS COUNTY, FLORIDA AND ALL RIPARIAN RIGHTS**

AUGUSTINE DEVELOPMENT GROUP

DRAWING INDEX

**-A-1 SITE PLAN PROPOSAL
-A-2 BULKHEAD PROPOSAL**





COPYRIGHT 2021 BY BLACK BOX DESIGN INC.
ALL RIGHTS RESERVED.
THIS DOCUMENT IS THE PROPERTY OF BLACK BOX DESIGN INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BLACK BOX DESIGN INC.

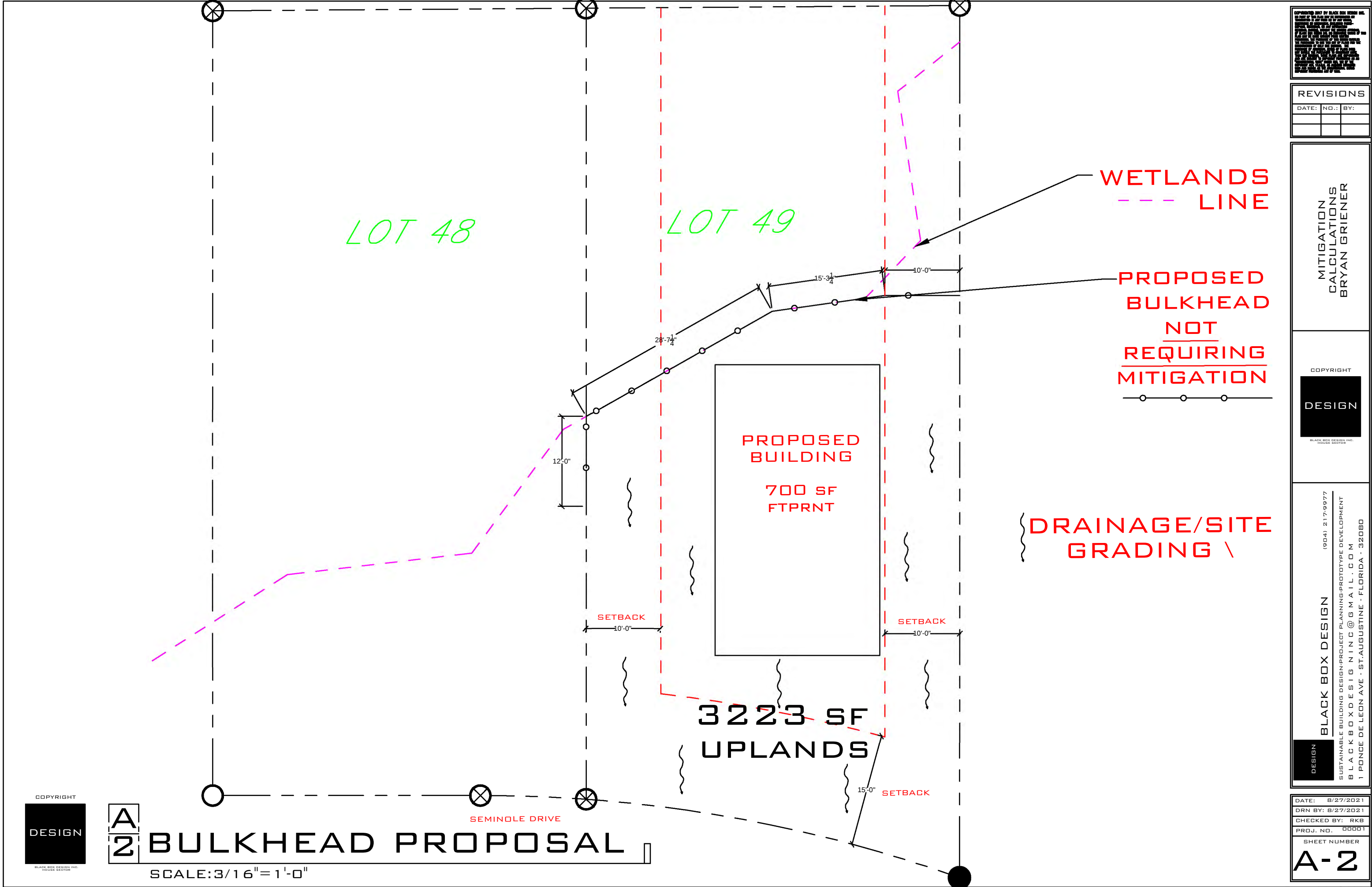
REVISIONS		
DATE:	NO.:	BY:

MITIGATION PROPOSAL
FOR
BRYAN GRIENER

COPYRIGHT
BLACK BOX DESIGN INC.
HOUSE DESIGN

BLACK BOX DESIGN
(904) 217-9977
SUSTAINABLE BUILDING DESIGN-PROJECT PLANNING-PROTOTYPE DEVELOPMENT
BLACK BOX DESIGN INC @ GMAIL.COM
1 PONCE DE LEON AVE - ST.AUGUSTINE - FLORIDA - 32080

DATE: 8/27/2021
DRN BY: 8/27/2021
CHECKED BY: RKB
PROJ. NO.: 00001
SHEET NUMBER
A-1



CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: December 7, 2021

RE: **PRELIMINARY SUBDIVISION PLAT – 2021-0153**

AGENDA ITEM	6(a)
APPLICANT	James G. Whitehouse, Esq. c/o St. Johns Law Group
OWNER	Lion Gate of St. Augustine LLC
LOCATION	32 Davis Street / PID 119920-0000
REQUEST	To approve a preliminary subdivision plat (replat).
LAND USE	Residential Low Density
ZONING	Residential, single-family-two (RS-2)

APPLICABLE CODES/ORDINANCES

Section 23-36 Generally.

The following procedures for securing subdivision plat approval shall be followed in submitting, reviewing and acting upon all subdivision plats within the city. The subdivider and/or his surveyor, engineer or land planner is encouraged, but not required, to discuss informally his preliminary studies and sketches for any subdivision of land with the city offices listed in section 23-38, as well as those other offices such as the county health department or county community development department. Many times these discussions may lead to a more complete preliminary plan or plat as hereinafter set forth. During this review process, the subdivider or his agent may be called upon for consultation. Each preliminary plan or plat for a subdivision shall be presented for review prior to detailed development of the plat. This preliminary plan will benefit the subdivider in accordance with the degree of completeness of the plan. Such preliminary plan shall be accompanied by a written statement describing the proposed subdivision. Such preliminary plan and statement shall be reviewed by the city planning and building department, public works department, fire department and police department and shall be submitted to the city planning and zoning board for preliminary approval subject to such revision as may be deemed necessary.

Section 23-38 Preliminary plat.

- (a) All of the following city departments must approve preliminary plats prior to submitting to the planning and zoning board. A preliminary plat submittal meeting is recommended involving the appropriate city departments and the agent(s) of the developer.
 - (1) Planning and building department.
 - (2) Public works department.
 - (3) City manager
 - (4) City attorney
 - (5) City fire department
 - (6) City police department
- (b) The city manager shall receive two (2) copies and each of the remaining offices shall be provided with one (1) legible reproduced copy of the proposed preliminary plat a minimum of three (3)

weeks prior to submittal to the planning and zoning board for approval. Should any of these city offices or utility companies need to be involved, they may make necessary contacts and/or request additional reproduced copies for these offices and/or companies.

- (c) This preliminary plat shall be prepared on sheet sizes of twenty-four (24) inches by thirty-six (36) inches with at least a one-inch margin on the left side of the plat for binding purposes, and shall be in accordance with F.S. 177.091.
- (d) The plat will be reviewed by the city offices during the three week period prior to submittal of the preliminary plat to the city planning and zoning board. The developer or his agent will be contacted during this period of time should any discrepancies be apparent that would affect preliminary approval. However, the reviewing offices' agreement as to acceptability of format and content is not to be construed as assurance of final acceptance by the city.

Sec. 28-2. Definitions

Lot – [Specifically pertaining to conforming residential single family districts] ...As of the effective date of this article, any two or more nonconforming lots of record located in singlefamily residential districts RS-1 and RS-2 on which a residential or commercial structure exists, excluding accessory structures as defined by section 28-348 of this Code, are considered combined and may not thereafter be divided into nonconforming lots by the removal or destruction of the structure or any portion thereof by any means whatsoever. Such lots, however, may be replatted so long as the replatted lots conform to the requirements of this chapter.

Sec. 28-162. - Residential, single-family-two: RS-2.

Intent. This district is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low density singlefamily uses, so as to create and maintain a low intensity residential character.

- (1) Permitted uses and structures. Single-family dwellings; home office, private.
- (2) Permitted accessory uses and structures. See section 28-348.
- (3) Permissible uses by exception. See section 28-347; housing for the elderly; neighborhood recreation facility.
- (4) Minimum lot requirements (width and area):
 - a. Minimum lot width, fifty (50) feet.
 - b. Minimum lot area, one-eighth acre (5,450 square feet).
- (5) Maximum lot coverage by all buildings:
 - a. Thirty (30) percent.
- (6) Minimum yard requirements. All permitted or permissible uses and structures:
 - a. Front, fifteen (15) feet.
 - b. Side, ten (10) feet.
 - c. Rear, ten (10) feet.
- (7) Maximum height of structures:
 - a. Thirty-five (35) feet.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

STAFF SUMMARY AND ANALYSIS

The subdivision platting process is defined by Florida Statutes as well as the local municipal code. The board's role in the process is to suggest potential design improvements and provide a public forum to introduce the development plan.

In this case, the existing conforming lots are vacant. The proposed replat of these lots will result in two conforming RS-2 lots. The two proposed lots meet all requirements of the RS-2 zoning standards, as shown above, and the preliminary replat is included as an attachment.

STAFF RECOMMENDATION

Based on a review of the applicable city codes, and without the support of evidence to the contrary, staff finds that the Board can APPROVE the preliminary subdivision plat (replat) at 32 Davis Street / PID 119920-0000.



Jacob Fredriksson
Senior Planner
Planning and Building Department



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

RECEIVED

OCT 15 2021

Planning/Building Dept.

Application Fee: 275⁰⁰ (plus advertising costs)

Project Number: 2021-0153

Receipt Number: 2220737

Meeting Date: Dec 7, 2021

Advertising Costs: \$ _____

Paid On: _____

Receipt Number: _____

1. NAME OF APPLICANT: James G. Whitehouse, Esq. Contact Number: 904-495-0400

Business (if applicable): St. Johns Law Group

Address: 104 Sea Grove Main Street City: St. Augustine State: FL Zip: 32080

E-Mail Address: jameswhitehouse@sjlawgroup.com

2. NAME OF PROPERTY OWNER: Lion Gate Of St Augustine LLC Contact Number: _____

Business (if applicable): _____

Address: _____ City: _____ State: _____ Zip: _____

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: Parts of 33, 34, 36 & 37

Block: 43

Subdivision: Bravo Park

Parcel Number: 1199200000

4. PROJECT STREET ADDRESS: 32 DAVIS ST

5. SPECIFIC PROPOSED USE: Two single family residential units

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☐ Variance

☐ Rezoning

☒ Other: Preliminary Plat Approval

7. DESCRIPTION OF ACTION REQUESTED: _____

PRELIMINARY PLAT APPROVAL - SEE ATTACHED

8. JUSTIFICATION FOR ACTION REQUESTED: _____

REQUEST MEETS REQUIREMENTS OF CITY CODE
AND SUCH IS AN ALLOWED USE AT THIS LOCATION

04/18/2019

OCT 15 2021

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: _____

- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: _____

- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: _____

- (d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: _____

10. PREVIOUS APPLICATIONS:

Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?

☐ Yes ☒ No If yes, please give date and final disposition below.

11. AGREEMENT:

In filing this application, I understand that it becomes a part of Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided by a vote of the Board at the scheduled hearing date. The applicant, or a duly authorized representative with authority to bind, should be present at the scheduled hearing date to answer questions from the board regarding the application. If the board votes to deny the request for a continuance, the hearing on the application will go forward, whether or not the applicant is present, and could result in a denial of the application if the Board finds that the application and supporting documents submitted prior to the meeting do not meet the criteria of the Code.

Signature of Applicant

10/4/2021

Date

Signature of Property Owner

Date

OWNER'S AUTHORIZATION ATTACHED



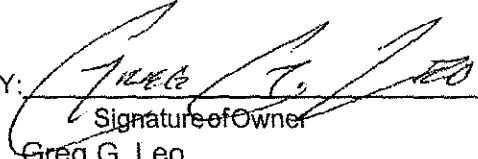
RECEIVED

OCT 15 2021

Planning/Building Dept.

Owner's Authorization For Agent

James G. Whitehouse, Esq. is/are hereby authorized TO ACT ON BEHALF
OF Lion Gate of St. Augustine, LLC, the owner(s) of those lands described within
☒ the attached application, or ☐ described within the previously filed
Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located at:
32 DAVIS STREET

BY: 
Signature of Owner
Greg G. Leo

Print Name of Owner
21 Davis Street

Telephone Number

State of FLORIDA

County of ST. JOHNS

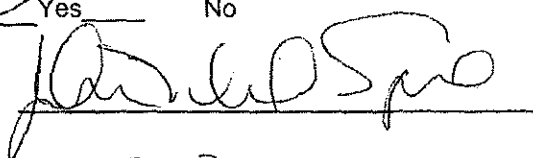
Signed and sworn before me on this 16 day of OCTOBER, 2021.

By GREG LEO

Identification verified:

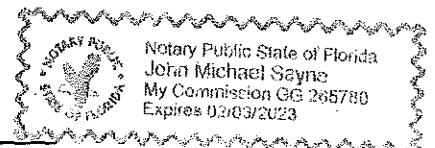
Oath sworn: Yes No

Notary Signature:



My Commission expires:

2-3-23





RECEIVED

OCT 15 2021

Planning/Building Dept.

**CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER**

The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

The applicant acknowledges and agrees that the City offers weekly Friday Review development review meetings, as well as, department specific applicant meetings with its reviewing staff at any point in the application process to attempt to resolve outstanding issues. The applicant is responsible for scheduling any requested meetings with City staff directly.

The applicant acknowledges and agrees that if after three unresolved submittals the applicant elects to proceed with final approval or denial proceedings, the applicant must request so in writing to the City.

James G. Whitehouse, Esq.

Print name of applicant



Signature of applicant

10/04/2021

Date

OCT 15 2021

PZB APPLICATION FEE SCHEDULE

Planning/Building Dept.

Planning and Zoning Board fees are set by Resolution 2021-38 as follows:

Description of Work	Fee Amount
Rezoning: small scale	\$300.00 + ads & notices
Rezoning: large scale	\$1,000.00 + ads & notices
Land Use Plan Amendment: small scale	\$400.00 + ads & notices
Land Use Plan Amendment: large scale	\$1,400.00 + ads & notices
Planned Unit Development	\$400.00 or \$35.00/acre, whichever is greater, \$1,400 max + ads & notices
Zoning Variance	\$350.00 + ads & notices
Zoning Exception	\$250.00 + ads & notices
Conservation Overlay Zone Development	\$165.00 + ads & notices
Significant Tree Removal or Appeal of Tree Removal Permit Denial	\$165.00 + ads & notices
Appeal of Staff Determination	\$200.00 + ads & notices
Application to Amend Zoning Code	\$600.00 + ads & notices
Subdivision Plat Review	\$275.00 + ads, notices & additional associated costs

"Note: The cost of newspaper advertisement and all notices to surrounding property owners will be assessed by the city, paid by the city and reimbursed by the applicant. All advertising costs must be paid prior to issuance of a development permit.

The applicant shall reimburse the City the mailing cost for all notices and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing."

If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

I authorize the Planning and Building Department to maintain my payment information until a final cost for advertising and/or noticing is determined and charged. If a payment method other than Credit Card Authorization Form is used, I understand that I will be sent an invoice for the costs of advertising/noticing which must be paid prior to the issuance of any development permit related to my application. I am aware that I can request a copy of these fees and my receipt from Building Department Staff.

32 Davis Street

Project Address: _____

James G. Whitehouse, Esq.

Applicant's Name: _____ Applicant's Signature: _____

Lion Gate of St. Augustine, LLC

Owner's Authorization Attached

Owner's Name: _____ Owner's Signature: _____



St. Johns County, FL

2021 TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

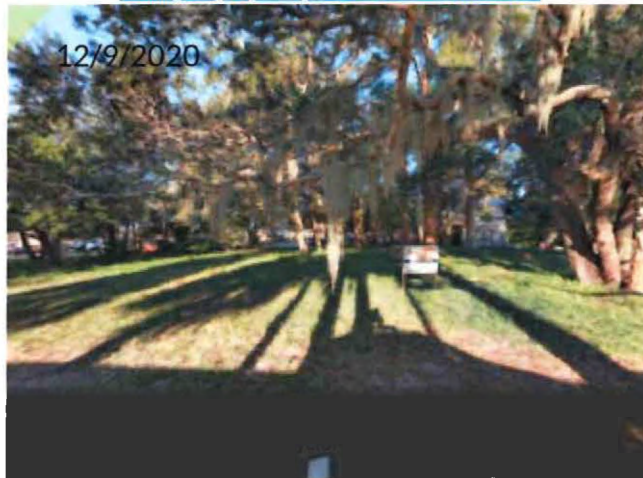
Sales Questionnaire Form

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

[Sales Questionnaire](#)

Summary

[Clicking Image Opens Cyclomedia Viewer In a New Tab](#)



Parcel ID	1199200000
Location	32 DAVIS ST
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Bravo Park (684)
Tax	1-43 BRAVO PARK PTS OF LOTS 33 & 34 & 36 & 37 & VACA ROW LYING NW OF DAVIS ST - BEING PARCEL 2 (EX PT IN OR4577/37 & 131) (EX PT IN
Description*	OR5117/394) OR5369/898
	<i>*The Description above is not to be used on legal documents.</i>
Property Use	Vacant Residential (0000)
Code	
Subdivision	Bravo Park, Plat Of Property Known As
Sec/Twp/Rng	37-7-30
District	City of St Augustine (District 452)
Millage Rate	19.4926
Acreage	0.260
Homestead	N

Owner Information

Owner Name	Lion Gate Of St Augustine LLC 100%
Mailing Address	21 DAVIS ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2022
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$191,096
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$191,096
Total Deferred	\$0
Assessed Value	\$191,096
Total Exemptions	\$0
Taxable Value	\$191,096

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	\$0	\$0	\$191,096	\$0	\$0	\$191,096	\$151,872	\$39,224	\$151,872
2020	\$0	\$0	\$199,342	\$0	\$0	\$199,342	\$176,977	\$22,365	\$176,977
2019	\$0	\$10,620	\$242,424	\$0	\$0	\$253,044	\$253,044	\$0	\$253,044
2018	\$0	\$9,712	\$117,344	\$0	\$0	\$127,056	\$78,008	\$49,048	\$78,008
2017	\$0	\$7,269	\$90,120	\$0	\$0	\$97,389	\$70,916	\$26,473	\$70,916
2016	\$0	\$8,061	\$60,080	\$0	\$0	\$68,141	\$64,469	\$3,672	\$64,469
2015	\$0	\$8,854	\$49,754	\$0	\$0	\$58,608	\$58,608	\$0	\$58,608
2014	\$0	\$9,646	\$49,754	\$0	\$0	\$59,400	\$59,400	\$0	\$59,400
2013	\$0	\$10,438	\$49,425	\$0	\$0	\$59,863	\$59,863	\$0	\$59,863
2012	\$0	\$11,231	\$49,425	\$0	\$0	\$60,656	\$60,656	\$0	\$60,656
2011	\$0	\$12,023	\$54,916	\$0	\$0	\$66,939	\$66,939	\$0	\$66,939
2010	\$0	\$12,816	\$61,019	\$0	\$0	\$73,835	\$73,835	\$0	\$73,835

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	221	70	191	EF	\$191,096

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/15/2021	9/15/2021	\$210,000.00	WARRANTY DEED	5369	898	Q	V	DETTRA LIVING TRUST D: 11-30-2007	LION GATE OF ST AUGUSTINE LLC
3/22/2018	3/22/2018	\$500,000.00	WARRANTY DEED	4519	1695	Q	V	HOTCHKIN CHARLES D & FAY CLAIRE HELENE	DETTRA LIVING TRUST D: 11-30-2007
3/19/2012	3/19/2012	\$100.00	QUIT CLAIM DEED	3537	1431	U	V	HOTCHKIN CHARLES D	HOTCHKIN CHARLES D & FAY CLAIRE HELENE
2/26/2004	2/23/2004	\$0.00	OTHER INSTRUMENT	2144	1660	U	V	CITY OF ST AUGUSTINE	HOTCHKIN CHARLES D
	12/5/2002	\$62,500.00	WARRANTY DEED	1860	1897	U	I	SINATSCH CLAUDIO M & GISELE TRUSTEES	HOTCHKIN CHARLES D
	9/10/1997	\$100.00	WARRANTY DEED	1263	1613	U	I	SINATSCH CLAUDIO & GISELA	SINATSCH CLAUDIO M & GISELE
	1/1/1977	\$0.00		356	518	U	I		SINATSCH CLAUDIO, GISELA
	1/1/1977	\$18,000.00		353	241	U	I		

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

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. However, no warranty is expressed or implied, and provided for the data is for informational purposes only.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 10/2/2021, 1:28:36 AM

Developed by
 Schneider
 GEOSPATIAL

This Instrument was prepared by:

Nick Asselta
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number: 21482
Consideration: \$210,000.00
Documentary Stamps Paid: \$1,470.00

This Warranty Deed

Made this September 15, 2021 A.D. By

Richard P. Dettra and Diane V. Dettra, Individually and as Trustees of the Dettra Living Trust UAD 11-30-2007
hereinafter called the grantor, to Lion Gate of St. Augustine, LLC, a Florida limited liability company, whose post
office address is: 21 Davis Street St. Augustine, FL 32084, hereinafter called the grantee:

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

Witnesseth, that Grantor, for the sum of Ten Dollars and no cents (\$10.00) and other good and
valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens,
remises, releases, conveys and confirms unto Grantee the following described property:

THAT PART OF LOTS 33, 34, 35, 36, AND 37 AND VACATED 30 FOOT WIDTH STREET (AS VACATED BY CITY OF ST. AUGUSTINE
ORDINANCE 292, DATED NOVEMBER 1, 1926) LYING NORTHWEST OF THE NORTHWEST LINE OF DAVIS STREET (DIXIE HIGHWAY) AS
NOW CONSTRUCTED IN BRAVO PARK IN NEW AUGUSTINE ACCORDING TO PLAT RECORDED IN DEED BOOK "NN", PAGE 614,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA;

EXCEPTING THEREFROM THE NORTH 15 FEET OF SAID LOTS 33, 34, AND 35 AND THE FOLLOWING DESCRIPTION:

THAT PART OF LOTS 33 AND 34 LYING NORTHWEST OF THE NORTHWEST LINE OF DAVIS STREET (DIXIE HIGHWAY) AS NOW
CONSTRUCTED IN BRAVO PARK IN NEW AUGUSTINE ACCORDING TO PLAT RECORDED IN DEED BOOK "NN", PAGE 614, PUBLIC
RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1" IRON PIPE WITH NO IDENTIFICATION AT THE EAST BACK OF CURB OF LEONARDI STREET THAT IS 15 FEET
SOUTH OF THE NORTHWEST CORNER OF LOT 35, BRAVO PARK, AS RECORDED IN DEED BOOK "NN" PAGE 614, OF OFFICIAL
RECORDS OF SAID COUNTY AND ON THE EAST RIGHT-OF-WAY LINE OF SAID LEONARDI STREET; THENCE N83°12'48"E PARALLEL TO
AND 15 FEET SOUTH OF THE NORTH LINE OF SAID LOT 35, A DISTANCE OF 83.13 FEET TO THE POINT OF BEGINNING FOR THE
HEREIN DESCRIBED PARCEL: THENCE CONTINUE N83°12'48"E, A DISTANCE OF 73.41 FEET TO THE WEST EDGE OF PAVEMENT OF
DAVIS STREET (AS IT NOW EXISTS); THENCE S11°15'51"W ALONG SAID WEST EDGE OF PAVEMENT, A DISTANCE OF 40.00 FEET ;
THENCE S89°47'13"W DEPARTING DAVIS STREET, A DISTANCE OF 61.42 FEET; THENCE N06°47'35"W, A DISTANCE OF 31.01 FEET TO
THE POINT OF BEGINNING.

PARCEL 2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE WITH NO IDENTIFICATION AT THE EAST BACK OF CURB OF LEONARDI STREET THAT IS 15 FEET
SOUTH OF THE NORTHWEST CORNER OF LOT 35, BRAVO PARK IN NEW AUGUSTINE, AS RECORDED IN DEED BOOK "NN" PAGE 614,
OF OFFICIAL RECORDS OF SAID COUNTY AND ON THE EAST RIGHT-OF-WAY LINE OF SAID LEONARDI STREET; THENCE N83°12'48"E
PARALLEL TO AND 15 FEET SOUTH OF THE NORTH LINE OF SAID LOT 35, A DISTANCE OF 83.13 FEET THENCE S 06°47'35" E, A
DISTANCE OF 31.00 FEET; THENCE N 89°47'13" E, A DISTANCE OF 61.42 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT
CURVE TO THE RIGHT AND THE WEST RIGHT-OF-WAY OF DAVIS STREET (AS IT NOW EXISTS); THENCE ALONG THE ARC OF SAID
CURVE ON DAVIS STREET HAVING A RADIUS OF 283.07 FEET, A CENTRAL ANGLE OF 10°42'35", AN ARC LENGTH OF 52.91 FEET, A
CHORD BEARING OF S 18°27'58" W, AND A CHORD LENGTH OF 52.83 FEET TO A POINT OF INTERSECTION WITH A CURVE TO THE
RIGHT; THENCE CONTINUE ALONG DAVIS STREET ON THE ARC OF SAID CURVE HAVING A RADIUS OF 275.52 FEET, A CENTRAL
ANGLE OF 19°56'27", AN ARC LENGTH OF 95.89 FEET, A CHORD BEARING OF S 34°52'39" W, AND A CHORD LENGTH OF 95.41 FEET
TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S 46°42'04" W, A DISTANCE OF 74.08 FEET TO A POINT ON
THE WEST LINE OF LOT 37, BRAVO PARK, WHICH IS THE EAST RIGHT-OF-WAY LINE OF LEONARDI STREET (A 30 FOOT
RIGHT-OF-WAY AS IT NOW EXISTS); THENCE N 06°24'03" W ALONG SAID EAST LINE OF LEONARDI STREET, A DISTANCE OF 201.17
FEET TO THE POINT OF BEGINNING.

Parcel ID Number: 119920-0000

Grantor warrants that said property is not the homestead of the Grantor(s) under the laws and constitution of the
State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon as defined
by Article X, Section 4 of the Florida Constitution, nor is it adjacent to or contiguous with any of his/their

homestead(s) and that the property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any.

In addition, the property is not contiguous to such persons' homestead, which is located at:
21 Bermuda Run Way St. Augustine, FL 32080

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

SUBJECT TO covenants, restrictions, easements, limitations and reservations of record, if any. However, this reference does not reimpose same. Subject to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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

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

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE TWO WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR(S) OR HAS A BENEFICIAL INTEREST IN THE SALE OF THIS PROPERTY DESCRIBED HEREIN.

Signed, sealed and delivered in our presence:

[1] Nick Aselta

Witness Printed Name: Nick Aselta

[2] Craig M. Herzog

Witness Printed Name: Craig M. Herzog

State of FLORIDA
County of ST. JOHNS

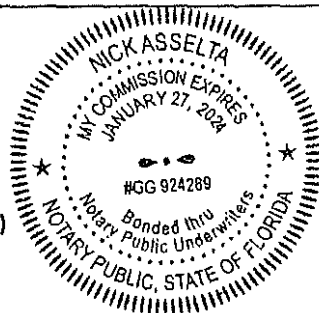
Richard P. Dettra (Seal)
Richard P. Dettra, individually and as Trustee of the
Dettra Living Trust UAD 11-30-2007
Address: 21 Bermuda Run Way St. Augustine, FL 32080

Diane V. Dettra (Seal)
Diane V. Dettra, individually and as Trustee of the Dettra
Living Trust UAD 11-30-2007
Address: 21 Bermuda Run Way St. Augustine, FL 32080

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this September 15, 2021, by Richard P. Dettra and Diane V. Dettra, individually and as Trustees of the Dettra Living Trust UAD 11-30-2007. Such person (notary must check applicable box):

- ☒ is / are personally known to me.
☐ produced a current Florida Driver's license as identification.
☐ produced _____ as identification.

(NOTARY SEAL)



Nick Aselta
Notary Public
Print Name: Nick Aselta
My Commission Expires: 1/27/2024



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
LION GATE OF ST. AUGUSTINE, LLC

Filing Information

Document Number	L21000263457
FEI/EIN Number	87-1050848
Date Filed	06/07/2021
Effective Date	06/01/2021
State	FL
Status	ACTIVE

Principal Address

21 DAVIS STREET
ST AUGUSTINE, FL 32084 UN

Mailing Address

21 DAVIS STREET
ST AUGUSTINE, FL 32084 UN

Registered Agent Name & Address

LEO, GREGORY G
21 DAVIS STREET
ST AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MGR

LEO, GREGORY G
21 DAVIS STREET
ST AUGUSTINE, FL 32084 UN

Title MBR

LEO, TEODORO A
21 DAVIS STREET
ST AUGUSTINE, FL 32084 UN

Annual Reports

No Annual Reports Filed

Document Images

[06/07/2021 -- Florida Limited Liability](#)

[View image in PDF format](#)

OYSTER VIEW HOMES

THAT PART OF LOTS 33, 34, 35, 36, AND 37 AND VACATED 30 FOOT WIDTH STREET (AS VACATED BY CITY OF ST. AUGUSTINE ORDINANCE 292, DATED NOVEMBER 1, 1926) LYING NORTHWEST OF THE NORTHWEST LINE OF DAVIS STREET (DIXIE HIGHWAY) AS NOW CONSTRUCTED IN BRAVO PARK IN NEW AUGUSTINE ACCORDING TO PLAT RECORDED IN DEED BOOK "NN", PAGE 614, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CITY OF ST. AUGUSTINE, FLORIDA, SECTION 37, TOWNSHIP 7 SOUTH, RANGE 30 EAST

CAPTION

PARENT PARCEL:

THAT PART OF LOTS 33, 34, 35, 36, AND 37 AND VACATED 30 FOOT WIDTH STREET (AS VACATED BY CITY OF ST. AUGUSTINE ORDINANCE 292, DATED NOVEMBER 1, 1926) LYING NORTHWEST OF THE NORTHWEST LINE OF DAVIS STREET (DIXIE HIGHWAY) AS NOW CONSTRUCTED IN BRAVO PARK IN NEW AUGUSTINE ACCORDING TO PLAT RECORDED IN DEED BOOK "NN", PAGE 614, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA;

EXCEPTING THEREFROM THE NORTH 15 FEET OF SAID LOTS 33, 34, AND 35 AND THE FOLLOWING DESCRIPTION:

THAT PART OF LOTS 33 AND 34 LYING NORTHWEST OF THE NORTHWEST LINE OF DAVIS STREET (DIXIE HIGHWAY) AS NOW CONSTRUCTED IN BRAVO PARK IN NEW AUGUSTINE ACCORDING TO PLAT RECORDED IN DEED BOOK "NN", PAGE 614, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1" IRON PIPE WITH NO IDENTIFICATION AT THE EAST BACK OF CURB OF LEONARDI STREET THAT IS 15 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 35, BRAVO PARK, AS RECORDED IN DEED BOOK "NN" PAGE 614, OF OFFICIAL RECORDS OF SAID COUNTY AND ON THE EAST RIGHT-OF-WAY LINE OF SAID LEONARDI STREET; THENCE N83°12'48"E PARALLEL TO AND 15 FEET SOUTH OF THE NORTH LINE OF SAID LOT 35, A DISTANCE OF 83.13 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL: THENCE CONTINUE N83°12'48"E, A DISTANCE OF 73.41 FEET TO THE WEST EDGE OF PAVEMENT OF DAVIS STREET (AS IT NOW EXISTS); THENCE S11°15'51"W ALONG SAID WEST EDGE OF PAVEMENT, A DISTANCE OF 40.00 FEET ; THENCE S89°47'13"W DEPARTING DAVIS STREET, A DISTANCE OF 61.42 FEET; THENCE N06°47'35"W, A DISTANCE OF 31.01 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING RECORDED AS PARCEL 1 IN OFFICIAL RECORDS BOOK 4519 PAGE 1700 OF SAID PUBLIC RECORDS

PARENT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE WITH NO IDENTIFICATION AT THE EAST BACK OF CURB OF LEONARDI STREET THAT IS 15 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 35, BRAVO PARK IN NEW AUGUSTINE. AS RECORDED IN DEED BOOK "NN" PAGE 614, OF OFFICIAL RECORDS OF SAID COUNTY AND ON THE EAST RIGHT-OF-WAY LINE OF SAID LEONARDI STREET; THENCE N83°12'48"E PARALLEL TO AND 15 FEET SOUTH OF THE NORTH LINE OF SAID LOT 35, A DISTANCE OF 83.13 FEET THENCE S 06°47'35" E, A DISTANCE OF 31.01 FEET; THENCE N 89°47'13" E, A DISTANCE OF 61.42 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT AND THE WEST RIGHT-OF-WAY OF DAVIS STREET (AS IT NOW EXISTS); THENCE ALONG THE ARC OF SAID CURVE ON DAVIS STREET HAVING A RADIUS OF 283.07 FEET, A CENTRAL ANGLE OF 10°42'35", AN ARC LENGTH OF 52.91 FEET, A CHORD BEARING OF S 18°27'58" W, AND A CHORD LENGTH OF 52.83 FEET TO A POINT OF INTERSECTION WITH A CURVE TO THE RIGHT; THENCE CONTINUE ALONG DAVIS STREET ON THE ARC OF SAID CURVE HAVING A RADIUS OF 275.52 FEET, A CENTRAL ANGLE OF 19°58'27", AN ARC LENGTH OF 95.89 FEET, A CHORD BEARING OF S 34°52'39" W, AND A CHORD LENGTH OF 95.41 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, THENCE S 46°42'04" W, A DISTANCE OF 74.08 FEET TO A POINT ON THE WEST LINE OF LOT 37, BRAVO PARK, WHICH IS THE EAST RIGHT-OF-WAY LINE OF LEONARDI STREET (A 30 FOOT RIGHT-OF-WAY AS IT NOW EXISTS); THENCE N 06°24'03" W ALONG SAID EAST LINE OF LEONARDI STREET, A DISTANCE OF 201.17 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: ALL OF LOT 35, AND THE NORTH 1/2 VACATED 30 FOOT WIDTH STREET (AS VACATED BY CITY OF ST. AUGUSTINE ORDINANCE 292, DATED NOVEMBER 1, 1926) LYING NORTHWEST OF THE NORTHWEST LINE OF DAVIS STREET (DIXIE HIGHWAY) AS NOW CONSTRUCTED IN BRAVO PARK IN NEW AUGUSTINE ACCORDING TO PLAT RECORDED IN DEED BOOK "NN", PAGE 614, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA;

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE WITH NO IDENTIFICATION AT THE EAST BACK OF CURB OF LEONARDI STREET THAT IS 15 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 35, BRAVO PARK IN NEW AUGUSTINE, AS RECORDED IN DEED BOOK "NN" PAGE 614, OF OFFICIAL RECORDS OF SAID COUNTY AND ON THE EAST RIGHT-OF-WAY LINE OF SAID LEONARDI STREET; THENCE N83°31'25"E PARALLEL TO AND 15 FEET SOUTH OF THE NORTH LINE OF SAID LOT 35, A DISTANCE OF 61.61 FEET THENCE S 06°44'39" E, A DISTANCE OF 86.32 FEET; THENCE S 82°45'05" W, A DISTANCE OF 62.28 FEET TO THE EAST RIGHT-OF-WAY LINE OF LEONARDI STREET (A 30 FOOT RIGHT-OF-WAY AS IT NOW EXISTS); THENCE N 06°24'03" W ALONG SAID EAST LINE OF LEONARDI STREET, A DISTANCE OF 86.29 FEET TO THE POINT OF BEGINNING. SAID LAND BEING RECORDED IN OFFICIAL RECORDS BOOK 5230 PAGE 1364 OF SAID PUBLIC RECORDS

ADOPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, LION GATE OF ST. AUGUSTINE LLC., BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, DOES HEREBY ADOPT THIS SURVEY AND PLAT OF SAID LANDS AS THE TRUE AND CORRECT PLAT OF SAID LANDS HERINAFTER KNOWN AS THE PLAT OF 32 DAVIS STREET AND DOES HEREBY DEDICATE THE FOLLOWING:

LION GATE OF ST. AUGUSTINE LLC., HIS SUCCESSORS AND ASSIGNS, HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND ITS SUCCESSORS AND ASSIGNS, GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP AND FIRE PROTECTION SERVICE PROVIDERS, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AND TELECOMMUNICATION COMPANIES AUTHORIZED BY SAID OWNER IN WRITING TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT TO INGRESS AND EGRESS AND MAINTENANCE OVER AND ACROSS PRIVATE LANDS SHOWN ON THIS PLAT. THE OWNER, HIS SUCCESSORS AND ASSIGNS, RESERVE AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS TO ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

ALL PLATTED EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES BY SECTION 177.091(28), FLORIDA STATUTES.

IN WITNESS WHEREOF, GREGORY G. LEO SR. HAS CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF _____, 2021.

WITNESS _____ LION GATE OF ST. AUGUSTINE LLC., GREGORY G. LEO

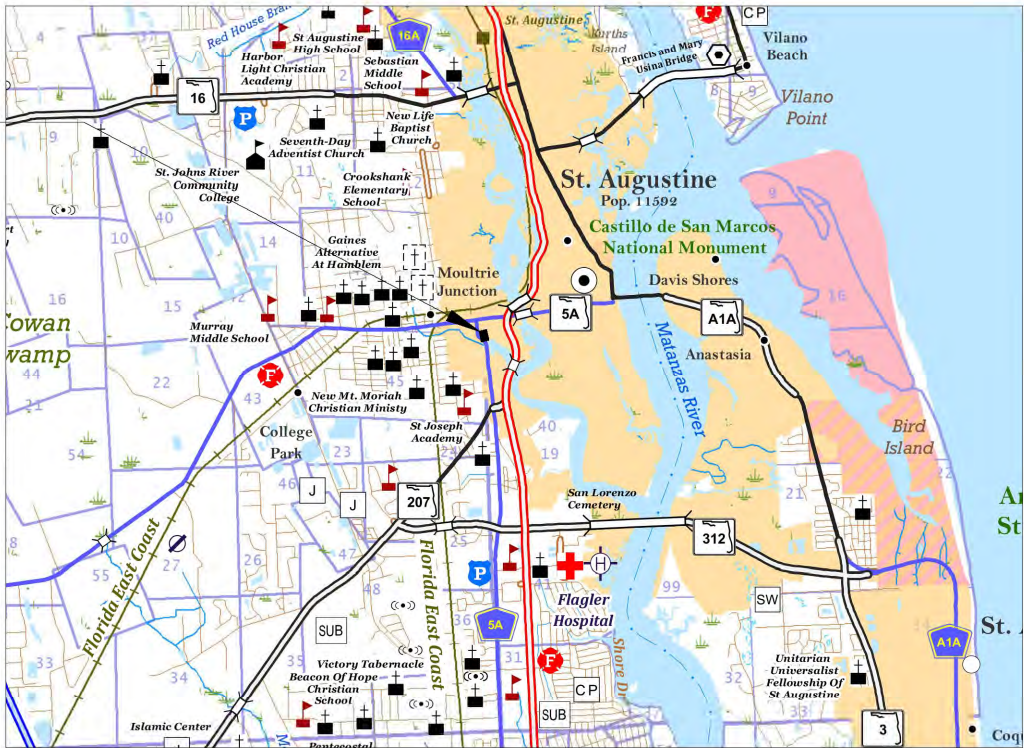
WITNESS _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY (_____) PHYSICAL PRESENCE OR (_____) REMOTE ONLINE NOTARIZATION ON THIS ____ DAY OF _____, 2021, BY DAVID A. WATKINSON, WHO (_____) IS PERSONALLY KNOWN TO ME OR (_____) HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC
STATE OF FLORIDA
MY COMMISSION EXPIRES: _____

SITE LOCATION



VICINITY MAP
(NOT TO SCALE)

PLAT BOOK _____ PAGE _____

SHEET 1 OF 2

SEE SHEET 2 FOR GENERAL NOTES

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2021, THE FOREGOING PLAT WAS APPROVED BY THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

THE CITY OF ST. AUGUSTINE

BY: _____
MAYOR-COMMISSIONER

BY: _____
CITY CLERK

CERTIFICATE OF THE CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK _____ PAGES _____ THROUGH _____ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2021.

BY: _____
BRANDON PATTY
ST. JOHNS COUNTY CLERK OF THE CIRCUIT COURT

CERTIFICATE OF THE CITY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY ATTORNEY FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2021.

BY: _____
CITY OF ST. AUGUSTINE, CITY ATTORNEY

CERTIFICATE OF THE CITY FINANCE DIRECTOR

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY FINANCE DIRECTOR FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2021.

BY: _____
CITY OF ST. AUGUSTINE, CITY FINANCE DIRECTOR

CERTIFICATE OF THE CITY MANAGER

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY MANAGER FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2021.

BY: _____
CITY OF ST. AUGUSTINE, CITY MANAGER

CERTIFICATE OF THE BUILDING DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE DIRECTOR OF PLANNING AND BUILDING FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2021.

BY: _____
CITY OF ST. AUGUSTINE, DIRECTOR OF PLANNING AND BUILDING DEPARTMENT

CERTIFICATE OF CITY PUBLIC WORKS DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2021.

BY: _____
CITY OF ST. AUGUSTINE, CITY DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, BY THE DEVELOPMENT REVIEW PROGRAM FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2021.

BY: _____
C. WILLIAM FAUST, III, PSM
LS# 6600

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT HE HAS COMPLETED THE SURVEY OF THE LANDS SHOWN IN FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177 PART 1, PLATTING, OF THE CURRENT FLORIDA STATUTES, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177.091 (7).

SIGNED THIS ____ DAY OF _____, 2021, A.D.

BRANDON D. SHUGART
PROFESSIONAL SURVEYOR AND MAPPER NO. 7009
IME CIVIL AND SURVEYING, LLC LB NO. 8139

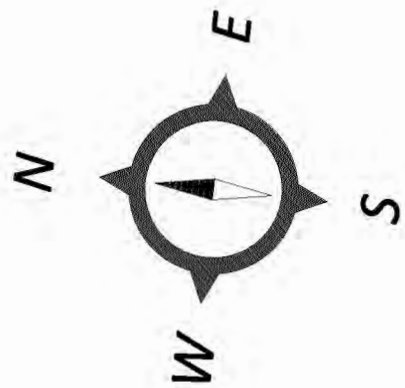
IME CIVIL & SURVEYING, LLC
311 STATE ROAD 16
ST AUGUSTINE, FLORIDA 32084
WWW.IMECIVIL.COM
904-429-7764
Licensed Survey Business #8139

OYSTER VIEW HOMES

THAT PART OF LOTS 33, 34, 35, 36, AND 37 AND VACATED 30 FOOT WIDTH STREET (AS VACATED BY CITY OF ST. AUGUSTINE ORDINANCE 292, DATED NOVEMBER 1, 1926) LYING NORTHWEST OF THE NORTHWEST LINE OF DAVIS STREET (DIXIE HIGHWAY) AS NOW CONSTRUCTED IN BRAVO PARK IN NEW AUGUSTINE ACCORDING TO PLAT RECORDED IN DEED BOOK "NN", PAGE 614, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
CITY OF ST. AUGUSTINE, FLORIDA, SECTION 37, TOWNSHIP 7 SOUTH, RANGE 30 EAST

PLAT BOOK _____ PAGE _____

SHEET 2 OF 2



GENERAL NOTES:

- MEASUREMENTS HEREON ARE IN ACCORDANCE WITH U.S. STANDARD FEET, DATA ACQUIRED WITH THEODOLITE AND STEEL TAPE, OR WITH TECHNOLOGICALLY SUPERIOR EQUIPMENT UTILIZING REDUNDANT TECHNIQUES.
- THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS N.G.S. GEODETIC NETWORK CONTROL STATION PEDR. COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/90 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.
- BEARINGS SHOWN HEREON ARE REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HERE ON AND ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF DESOTO PLACE AS BEING S76°17'59"W.

- = FOUND IRON ROD WITH NO IDENTIFICATION
- ⊗ = SET CONCRETE MONUMENT LB#8139 "PRM"
- = SET IRON ROD LB #8139

NOTICE as Required by 177.091(27):

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF SUBDIVIDED LAND DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CURVE IDENTIFICATION TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	283.07'	10°42'35"	52.91'	N18°27'58"E	52.83'
C2	275.52'	19°56'27"	95.89'	N34°52'39"E	95.41'
C3	275.52'	09°58'43"	47.98'	S29°53'47"W	47.92'
C4	275.52'	09°57'44"	47.91'	S39°52'00"W	47.84'

POINT #	NORTHING	EASTING	LATITUDE	LONGITUDE	DESCRIPTION
1	N 2019593.5400	E 552348.9080	29.888793	-081.3276141	POINT-OF-COMMENCEMENT, POC
2	N 2019600.8168	E 552410.1472	29.8886998	-081.3274210	NORTHWEST CORNER OF PARCEL "A"

IME CIVIL & SURVEYING, LLC
311 STATE ROAD 16
ST AUGUSTINE, FLORIDA 32084
WWW.IMECIVIL.COM
904-429-7764
Licensed Survey Business #8139

CITY OF ST. AUGUSTINE, FLORIDA

Planning and Zoning Board

Meets the first Tuesday of each month at 2 p.m.

Meeting Schedule 2022

January 4, 2022
February 1, 2022
March 1, 2022
April 5, 2022
May 3, 2022
June 7, 2022
July 5, 2022
August 2, 2022
September 6, 2022
October 4, 2022
November 1, 2022
December 6, 2022