AGENDA

Planning and Zoning Board
City of St. Augustine, Florida
Alcazar Room
Tuesday, January 4, 2022 at 2:00 p.m.

Regular Agenda

1. Roll Call

2. General Public Comments for Items Not on the Agenda

3. Approval of Minutes

a. Regular Meeting Minutes from December 7, 2021.

4. Variance

a. 2021-0165 — Devon Drozd – Applicant/Owner
24 Christopher Street
To reduce the required side yard setback from 10' to 7' for a residential addition.

b. 2021-0170 — CD + urban – Applicant
44 Avenida Menedez LLC – Owner
c/o John Arbizzani
44 Avenida Menedez
To increase the maximum main building width allowed from 40' to 54' and to reduce the required secondary building front setback from 40' to 12'.

5. Use by Exception

a. 2021-0172 — Ellen Avery-Smith Esq. – Applicant
Windward Shipyard Land Holdings, LLC and Windward Shipyard, LLC – Owner
(Portions of Diesel Road, Dockside Drive, Shipyard Way and S. Ponce de Leon Blvd. aka "the Shipyards")
PID 127910-0000, 128090-0010, 134230-0011, 134230-0030, 134390-0000, 134390-0010, 134340-0000, 134600-

0000, 134230-0000, 134230-0020, 134410-0000, 134630-0000, 134650-0000, 134760-0000, 134770-0000
To approve off-site parking within the overall property as a permissible use by exception.

b. 2021-0164 Mitchell Kedy – Applicant/Owner
(Administratively withdrawn) **50 St. Francis Street**
To approve one (1) parking space in the City parking garage for a short-term rental.

c. 2021-0168 Christopher Leger – Applicant/Owner
65 Oneida Street
To approve one (1) parking space in the City parking garage for a short-term rental.

d. 2021-0166 Frank Castillo – Applicant
c/o Sisters of St. Joseph/St. Benedicts Church
St. Benedict Church – Owner
86 M L King Avenue
To approve the reestablishment of church related supportive services for continuing education, counseling, and mentoring as a neighborhood center by the Sisters of St. Joseph on the property of St. Benedicts Church.

6. Conservation Overlay Zone Development

a. 2021-0167 Jamal Meftah – Applicant
Jamal and Livia Meftah – Owner
263 S Matanzas Boulevard
To approve the modification of an existing bulkhead with a 12' vinyl sheet pile, a new 18" x 24" concrete cap, and a new flood gate at the existing dock within Conservation Overlay Zone 1.

b. 2021-0156 Blackbox Design – Applicant
Kevin Vandyke – Owner
0 Magnolia Avenue / PID 191930-0010 (4/54 MIRAMAR PT OF LOTS 1 & 15 & RIPARIAN RIGHTS TO HOSPITAL CREEK (EX R/W IN DB227/354) OR3832/574). Approximately one (1) acre east of 39 May Street and south of May Street/Vilano Causeway at the Hospital Creek Bridge.
To approve a new bulkhead and gangway for a nine (9) boat slip marina within Conservation Overlay Zone 1.

7. Preliminary Plat Approval

a. 2021-0171 Dustin Estes – Applicant/Owner
46 John Street
To approve a preliminary subdivision plat to replate 46 John Street into two (2) conforming lots.

8. Other Business

a. Board discussion to set a PZB Special Meeting on Thursday, January 27, 2022 at 9:00am to discuss Mobility Planning and the adoption of a mobility fee.

9. 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 Regular Meeting
December 7, 2021

The Planning and Zoning Board met in formal session Tuesday, December 7, 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
Jon DePreter
Sarah Ryan
Carl Blow
William Masson
Charles Pappas

City Staff:

David Birchim, Director, Planning & Building Department
Jacob Fredriksson, Planning & Building Department
Isabelle Lopez, City Attorney
Laura Morse, Recording Secretary

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2. General Public hearings for Items Not on the Agenda

- Pat Hughes

Mr. Misterly asked Mr. Birchim to respond to the public comment.

Mr. Birchim suggested they contact the Public Works department.

3. Approval of Minutes

Ms. Ryan asked if the 70% impervious surface ratio for Item 3 had been approved.

Mr. Birchim responded in the affirmative.

Mr. Blow commented about November 2nd, page seven, right column toward the top the last bullet point. He noted what he said was missed in the minutes.

Mr. Misterly stated the minutes would be updated to include a summary of Mr. Blow's statement.

MOTION

Mr. Davis MOVED to APPROVED the August 26, 2021, minutes as presented and the November 2, 2021, minutes as amended with Mr. Blow's suggestions. The motion was SECONDED by Mr. Masson and APPROVED BY UNANIMOUS VOICE VOTE.

4. Use by Exception

4. (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.

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 one (1) short term rental offsite parking space in the municipal parking garage for 39 Rohde Avenue / PID 193750-0000.

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Tom Lydon reviewed the application.

Ex Parte Communication:

The Board provided their ex parte communication.

20 certified notices were sent, 0 were returned in favor, 1 returned opposed and 1 had comments, and additional emails were attached.

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

Public hearing was closed.

Mr. Lydon was surprised at the opposition, and noted the space taken in the garage. He said his wife and him were trying to purchase the property for a rental. He said they owned some property and possibly could extend the driveway to create another parking spot.

Mr. Birchim stated if the Board approved a Use by Exception, they would lease a spot, there was no expiration date, and it would be automatically renewed.

The Board discussed:

- Site was a unique lot size
- Thought the parking garage was a last resort
- Thought there was plenty of room to add parking to the site
- Was not in favor of the application
- Payment for spot in garage could vary in future years
- Parking downtown was tight, and the lot had room for another space
- Parking garage should be the last effort to find parking not the first
- Not in favor per community comments that impacted parking on the street
- Could remove pavers to create spot on property

Mr. Lydon noted within the approval for the short-term rental, the plat included parking, but it was behind a chain length fence, and they were not allowed to go past the easement to obtain the parking. He said in order to, they had to go through another process.

Mr. Davis asked if the application could be postponed for thirty days in order for the applicant to search for other options for parking.

Mr. Lydon asked if it was possible to purchase a parking location for thirty or sixty days while trying to sort out the parking situation.

Ms. Lopez noted the parking had to be on site for each bedroom per City ordinance. She said one spot had to be available for each bedroom in the rental, and the parking garage was the only option if that was not feasible.

Mr. Pappas suggested renting the property as a one bedroom since he had one parking spot available and told the applicant he would need to change the application to do so.

Mr. Birchim stated if the registration were changed and advertised as a one/two bedroom it would have to comply with City code. He informed Mr. Lydon the City monitors short-term rentals advertisements to ensure proper listing to avoid being in violation of the code. He said it would be easier to provide the additional parking.

Mr. DePreter asked what condition requirements were needed for on-site parking.

Mr. Birchim stated it had to be a stabilized surface.

Mr. Misterly stated there were two options: Board could vote or continue the application for thirty days for the applicant to add

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parking and if so withdraw or if not come back to the Board.

Mr. Lydon stated he wanted to withdraw the application and would work on having the two-bedroom approved for the winter season and would continue to work on the parking spot.

The Board acknowledged the application withdrawal.

4. (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.

Jacob 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 one (1) short term rental offsite parking space in the municipal parking garage for 172 Cordova Street Unit 6 / PID 199990-0106

Mr. Gallego reviewed the application.

Ex Parte Communication:

(None)

4 certified notices were sent, 4 were returned in favor, and 1 had comments.

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

The Board discussed:

- Was the apartment without ample parking
- Other previous applications from same complex
- In favor of a garage parking spot
- Unable to find parking within 400 feet of site
- No established residential parking program
- Board had a precedent of approving

Mr. Blow stated that part of the application had been cut off which asked about justification for action requested and stated "had one designated parking spot on site and can offer a second stabilized parking spot a few blocks away" but then it was cut off. He asked if it was it over 400 feet.

Mr. Gallego explained there were two driveways at 66 Marina Way where he lived and had a second registered short-term rental in the same location that used one of the two spots. He said he could offer that as an alternative, but that location exceeded 400 feet per code.

Mr. Blow stated the parking garage was supposed to be the last resort and if there was a location closer maybe that could be used as an alternative even though it was over 400 feet.

Mr. Gallego said his intention was offer that spot, but he was willing to pay for a spot in the parking garage. He said he would rather have the guest use the closer parking if available for their convenience.

Ms. Lopez asked if the location offered as an alternative an existing short-term rental with excess parking.

Mr. Gallego clarified he had a one-bedroom rental with two parking spots.

Ms. Lopez stated the problem was it was not within 400 feet even though it was more logical. She said it would not meet code.

Mr. Birchim said in the past there had been a Variance granted to the 400-foot rule, but those had been for off-site parking for commercial parking lots. He said 66 Marine Street was zoned Historic Preservation (HP) Zone 1 which would not allow partial parking lots. He stated the application would have to be advertised with a Variance for the 400-

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foot rule and a use by Exception for the space at 66 Marine Street.

Mr. Davis pointed out the applicant would be paying for a space yearly and not using it. He informed the applicant if he wanted the parking now, the parking garage solved that, he could return to ask for the variance to use 66 Marine Street next month.

MOTION

Mr. Blow MOVED to APPROVE the Exception 2021-0155. The motion was SECONDED by Mr. DePreter.

VOTE ON MOTION:
AYES: Blow, DePreter, Masson, Ryan, Davis, Misterly
NAYES: Pappas
MOTION CARRIED 6/1

5. Conservation Overlay Zone Development

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

Ms. Ryan recused herself from the Item.

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

Mr. Fredriksson read the staff report and said 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 these a wall 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.

Rob Pollack, the contractor and Rob Garrison reviewed the application.

The Board provided their ex parte communication.

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

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

The Board discussed:

- No issue with the dock
- Would was small enough and would not encroach on the neighbors
- Dock was of a similar scale and not protruding in water way
- Dock seemed reasonable
- Existing seawall would be extended about twenty-four inches
- Original seawall would be higher and no change to the footprint
- Appeared compact
- Supportive as it was a reasonable request
- Aerial view showed dock was comparable to the others[1]
- Raising the bulkhead would likely happen more often

MOTION

Mr. DePreter MOVED to APPROVE Conservation Overlay Zone 1 Development 2021-0140 as it meets the requirements for a dock and the improvement to the seawall. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:
AYES: DePreter, Pappas, Blow, Masson, Davis, Misterly
NAYES: NONE

[1] Attached to packet

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5. (b) 2021-0156 – Blackbox Design– Applicant
Augustine Development Kevin Vandyke– Owner
0 Magnolia Avenue (PID#1919300010)

Mr. Misterly noted this was continued to the January 4th agenda.

To approve a new bulkhead and gangway for an eight (8) boat slip marina and a fifteen (15) room motel in Conservation Overlay Zone 1. To approve the removal of trees in Conservation Overlay Zone 3.

5. (c) 2021-0157 – Augustine Development Group– Applicant
Darden Claire Harting et al Trust– Owner
0 Seminole Drive (PID#1513700000)

To approve the installation of a wooden bulkhead in Conservation Overlay Zone 1.

Mr. Fredriksson read the staff report and said 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.

Bryan Greiner and Robert Balch reviewed the application and plans, and said they tried to keep a modest footprint on the site.

Ex Parte Communication:

The Board provided their ex parte communication

26 certified notices were sent, 1 were returned in favor, 7 returned opposed and 7 had comments and additional emails were attached.

Public hearing was opened.

Tara Meeks spoke in opposition of the application. She said the Conservation Overlay Zone was put in place to preserve and protect the natural function of the wetland and historic natural beauty of the City. She stated other similar application had been opposed by the neighbors and the Planning and Zoning Board set a precedence to deny this request. She felt approving the request would affect her quality of life.

Mr. Misterly asked questions about the map Ms. Meeks provided.

Jennifer Pastore spoke in opposition to the application. She stated in the 80's the same lot had been denied for a bulkhead. She said the City recommended her to move back twenty-five feet from the marsh and asked the Board to request the same from the applicant. She said asked the Board to uphold the neighborhood and protect the marsh.[2]

Gina Burrell spoke in opposition to the application and pointed out the King Tides were bad and thought the application should be denied.

Curtis Hazel spoke in opposition to the application. He provided several photos for the Board to review related to the King Tides in November. He felt the proposed bulkhead would affect the adjacent areas.

Jim Springfield spoke in opposition to the application. He said he lived a block away, directly behind the property, and with each new development the water level in his backyard rises. He said his property flooded with hurricanes, King Tides, or a heavy rain as it drains to the back-half acre which stayed under water. He said the saltwater intrusion had killed many trees and was costly.

[2] Attached to packet

Kathy Deagan spoke in opposition to the application. She said the staff report pointed out the water would likely be displaced to the west. She said the bulkhead could cause an issue for visibility as people use the marsh for recreation. She said felt this would benefit the public as a whole. She said adding the bulkhead could impact the mangroves.

Jacqueline Young spoke in opposition to the application due to the flooding in the area.

Tawny Kern spoke in opposition to the application. She said during King Tides she was unable to leave her home and was sensitive to an application that proposed a bulkhead in a Conservation Overlay zone. She asked the City to deny the project and protect the mangroves.

Charles Smith was opposed to the application and supported the information that had been provided from his neighbors.

Public hearing was closed.

Mr. Balch noted the bulkhead design would only elevate the bulkhead by three and a half feet and the depth of the piling was unknown. He understood everyone's concern in terms of adaptation and creative solutions as opposed to causing problems; however, he was not sure that using storms every two years, occasional events determine if a sight was developed.

Mr. Greiner stated that the bulkhead was not encroaching on any wetlands and no mitigation was required. He noted that there were property rights laws and they were not asking for an exception because they were in full compliance with conservation zone development. He said they consulted water management and DEP and were 100% in compliance.

Mr. DePreter thanked the applicant and contractor and asked about the bulkhead, and how the lot for vista purposes would not be developed.

Mr. Greiner stated the lot was not a viable unless they were to do mitigation and they had decided against.

Ms. Lopez clarified Mr. Greiner offered as part of his concession to mitigate the vista. She said that could be added to the Boards order.

Mr. Blow asked for clarification about putting a conservation easement over lot forty-eight in order to guarantee the lot could never be developed.

Mr. Greiner stated that was correct as it would be for conservation or if requested, they would deed it to the City.

Ms. Lopez understood they were offering a recorded conservation easement and a condition to the order.

Mr. DePreter added that would be under the condition of scenic vistas. He asked staff about the house needing to be twenty-five feet back from bulkhead.

Mr. Birchim said with an undisturbed shoreline there was a twenty-five-foot undisturbed natural buffer to the most restricted jurisdictional line in this case was the wetland jurisdictional line. He said with an improved shoreline with a bulkhead, the rear setback was the same as the rear zoning setback.

Mr. DePreter mentioned the staff report and comments from the public that water would likely drain to the west near the surrounding properties. He was unclear of the details of the wall on the drawing provided with of the bulkhead. He asked for more information on a broader drainage plan, and that the bulkhead would affect the surrounding properties was concerning. He stated another concern was mangrove displacement and asked Mr. Greiner for further explanation.

Mr. Greiner assured Mr. DePreter that no mangroves would be displaced.

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Mr. DePreter noted one of the criteria was the scenic views for the public.

Mr. Greiner said their understanding that development of conservation zone two was restricted to lot width for the vista. He said the home had a footprint of 700 square foot and would be within in the height restrictions and within the setbacks.

Mr. DePreter thought having photos from the waterfront would have been beneficial. He stated his concerns were the drainage, how it would affect the area and the scenic waterway, and more detail on how much fill would be go onto the site.

Mr. Masson was torn since he was not an expert and felt engineering input would be beneficial. He said he was unsure of what the impact would be to the neighbors and asked if the fill and development would have a negative impact causing the water drain elsewhere.

Ms. Lopez stated the burden of proof was on the applicant to meet the seventeen criteria.

Mr. Greiner said from an engineering standpoint, there was a swell that diverted water; however, half of St. Augustine was built below sea level and the property tapered off near the marsh land and that was the area that would be filled not the rest of the lot. He said within the confines of the lot, the water had been managed appropriately.

Mr. Pappas pointed out a seawall and bulkhead that was denied in June 2017, and he noted on the property records showing Seminole Drive ended at Fern Street due to the ocean. He said where the dock was located, a lot of the water fed in from there and near Atlantic Avenue. He said the area they were discussing was precious to the area for absorption, which could not absorb enough water on a rainy day. He had a problem with the bulkhead because the area had a living seawall and were losing ability to absorb water. He disagreed with the impact on vegetation and the wildlife. He thought it was impossible to do without disturbing the mangroves. He was not opposed to putting a house on piers without fill.

Mr. Misterly noted the Board had seventeen criteria to consider, and he asked the other Board members to cite which number they were discussing.

Mr. Blow focused on item six; the impact of the floodplain and thanked the applicant for being willing to put a conservation easement over lot forty-eight. He thought that would be positive for the neighborhood. He said based on the testimony and focusing on item six, the flooding was the main concern. He stated the information from staff required the applicant to stay twenty-five feet back from the jurisdictional line if unable to add a bulkhead. He said the footprint would likely be reduced if the bulkhead were to be denied. He said he did not believe there was enough information to analyze the impacts on the floodplain.

Ms. Ryan stated she remembered the case Mr. Pappas' referenced from 2017 and thought the cases had similar issues because the neighbors did not have continuous bulkheads. She said the marsh line did not have other bulkheads around it and it was in its own little island. She was also concerned with number six, the floodplain and the Board had heard testimony that it would impact the neighborhood. She thought number eleven, impact on the shoreline and by taking up the shoreline with fill, the bulkhead would exacerbate flooding. She realized the twenty-five-foot setback was a hardship, and she struggled to support this.

Mr. Greiner stated based on Code, they could fill the lot to one-foot above freeboard elevation, house would be much wider, and would further impact the vista without approval from the Board

Mr. Misterly said they could not build up against the bulkhead and would have to be twenty-five feet back with a fifteen-foot front yard setback.

Mr. Birchim stated that was inaccurate, and any development within 100 feet of the most restrictive jurisdictional line was Conservation Overlay Zone Two and had to be approved by PZB. He said the undistributed twenty-five-foot buffer, was in the Comprehensive Plan as the minimum buffer for development in Conservation Zone Two. He said any development within 100 feet with or without a bulkhead would require approval.

Mr. Greiner heard the Board concerns, and the project would be better served as an open space, which would require substantial investment by the City.

Mr. Davis stated his issue was the floodplain as well. He converted the lot fill into gallons and said it would be around 48,000 gallons water that would have to be diverted. He could not see how the lot could be filled and not have a negative impact to the floodplain.

Mr. Misterly agreed with his fellow Board members and noted the considerable testimony from public. He noted this was probably not a good fit for the site. He cited criteria two, three, and six and said he would not include item seven since the applicant stated there were not mangroves in the area.

MOTION

Mr. Misterly MOVED to DENY the application 2021-0157 for a new wooden bulkhead at 0 Seminole Drive because it does not meet criteria 2, 3, or 6 of the code. The motion was SECONDED by Mr. Masson.

VOTE ON MOTION:
AYES: Misterly, Masson, Pappas, Blow, Ryan, DePreter, Davis
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[3]

6. Preliminary Plat Approval

6. (a) 2021-0153– James G. Whitehouse, Esq., St. Johns Law Group– Applicant Lion Gate of St. Augustine LLC– Owner 32 Davis Street

To approve a preliminary subdivision plat.

Mr. Fredriksson read the staff report and said 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.

James Whitehouse provided a review of the application.

Ex Parte Communication:

(None)
13 certified notices were sent, 0 were returned in favor, 0 returned opposed and 0 had comments.

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

The Board discussed:

- No issue with the application
- Creating two lots that were buildable without any exceptions
- Survey showed cross hatch pieces were not part of the plat
- Zoned RS-2 which may have affordable housing
- Verified cross patch pieces were not part of the plat, had different owners
- Questioned what would take place with the oak tree

[3] Break from 3:51 p.m. until 4:00 p.m.

- Applicant indicated most trees on the lot could be retained
- Any trees that were protected or preserved would return to the Board
- Oddly shaped lot, in its bigger state would have more flexibility to retain trees
- Two lots would have less flexibility to save trees
- Understood the concern of the trees but thought it was outside their purview for the application

MOTION

Mr. DePreter MOVED to APPROVE preliminary subdivision 2021-0153 as it meets the criteria and creating two conforming lots out of an already conforming process. The motion was SECONDED by Mr. Davis.

VOTE ON MOTION:
AYES: DePreter, Davis, Pappas, Blow, Masson, Ryan, Misterly
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

7. Other Business

7. (a). Board's approval of the new meeting schedule for 2022

Mr. Birchim noted the meetings would be first Tuesday of every month with a start time of 2:00 p.m.

Mr. Davis MOVED to APPROVED the 2022 Board Meeting schedule as presented. The motion was SECONDED by Mr. DePreter.

Mr. Blow asked about the proposed mobility fee and the HARB having design jurisdiction outside the historic area. He asked if those topics could be added to the end of meeting.

Mr. Birchim stated the mobility fee discussion could have been added to the meeting; however, the consultant and Public Works director were not available. He said every other month the Board had committed to having workshops if necessary. He said they wanted to discuss the mobility fee recommendation first and then the HARB design jurisdiction.

Ms. Lopez noted she had been tasked by the Board in relation to prior comments and would have the rewrite ready for the January meeting; however, if having both topics on the same agenda was too much, she would be able to present it at the February meeting.

Mr. Pappas asked about July 5th meeting and if that would be an issue.

Ms. Ryan stated she would not be in attendance at the July meeting.

Mr. Birchim stated if the July meeting needed to be rescheduled that decision could be made at a later date.

VOTE ON MOTION:
AYES: Davis, DePreter, Pappas, Blow, Masson, Ryan, Misterly
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

Mr. Misterly opened public comment for items not on the agenda.

Jan Kelly stated she had relocated in July to St. Augustine and had purchased a home in Lincolnville. She said there had been transients in the area and wanted to know where she could voice her concerns.

Ms. Lopez stated she should address her comments with the City Manager's office.

Public comment was closed.

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8. Adjournment

Having no further business, Mr. Misterly adjourned the meeting at 4:16 P.M.[4]

Grant Misterly, Chairperson

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[4] Transcribed by Elyse Anderson

TO:	Planning and Zoning Board
DATE:	January 4, 2022
RE:	**VARIANCE 2021-0165**
AGENDA ITEM	4(a)
APPLICANT & OWNER	Devon Drozd
LOCATION	24 Christopher Street
REQUEST	To reduce the required side yard setback from 10' to 7' for a residential addition
PLANS DATED	December 2, 2021
LAND USE	Residential Low Density
ZONING	Residential, single-family-two: RS-2

APPLICABLE CODES/ORDINANCES

Variance means a relaxation of the terms of this chapter where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this chapter would result in unnecessary and undue hardship on the land. As used in this chapter, a variance is authorized only for height, area and size of structure or sides of yards and open spaces. Establishment or expansion of uses otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district. A modification to lot requirements so as to increase the permitted density of multifamily dwellings shall not be considered a variance and is specifically prohibited.

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

(b) Variances:

(1) Requirements for grant of variance. The board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that relaxation of the general restrictions should be granted; provided, however, that no variance may be granted for maximum lot coverage requirements within any historic preservation districts 1, 2 and 3, except variances may be obtained for school, church and governmental agency uses. No variance shall be granted unless the applicant shall show and the board shall find that:

a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
c. This disadvantage does not exist because of conditions created by the owner or applicant; and
d. Grant 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.

In passing upon a request for variance, the board shall not consider prospective financial loss or gain to the owner or applicant, nor shall the board by variance permit to be established or carried on in any use district an activity, business or operation which is not otherwise allowed in such district by a specific provision of this chapter.

(2) Written application. All applications for variance from this chapter shall be in writing and in such form as may be determined 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 an application for a zoning variance within not more than thirty (30) days from the date of filing of the complete application. Notice of such 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 variances. The violation of the terms of a variance, 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. 28-163. - 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 single-family 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.

STAFF SUMMARY AND ANALYSIS

The applicant is requesting a variance to the required side yard setback for a proposed addition to be in line with the existing structure.

No variance shall be granted unless the applicant shall show and the board shall find that:

a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity;

   The disadvantage present is that the existing structure located on the western side of the structure is within the required setback (7 feet). The proposed addition follows the existing line of the structure. The applicant seeks to remodel the home, which was originally built in 1955, according to the St. Johns County Property Appraiser's website, before current zoning regulations were adopted.

b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property;

   Given the location, it may be reasonable to expand the structure with an addition to the north, and along the existing structure's western wall.

c. This disadvantage does not exist because of conditions created by the owner or applicant;

   The existing conditions were present before the current owner took ownership of the home.

d. Grant 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.

   Granting a variance would not adversely affect neighboring properties in a significant way due to the nature of the request and the overall minimal change to the site. The spirit, intent, and purpose of the zoning district (RS-2) is to apply to neighborhoods designated for single-family dwellings and accessory uses, to create and maintain a low-density residential character, as such, this addition would be in harmony with the intent, and purpose of this section as it supports low density residential use.

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 variance to reduce the required side yard setback from 10' to 7' for a residential addition at 24 Christopher Street.

Jacob Fredriksson
Senior Planner
Planning and Building Department

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: $350 (plus advertising costs) Project Number: 2021-0165

Receipt Number: 2252589 Meeting Date: Jan. 4, 2022

Advertising Costs: $_____ Paid On:_____ Receipt Number:_____

1. NAME OF APPLICANT: Devan Dvord Contact Number: 904 501 0068
   Business (*if applicable*):_____
   Address: 1 Beach Street City: St. Augustine State: FL Zip: 32080
   E-Mail Address: Hello@DevanDvordDesign.com
2. NAME OF PROPERTY OWNER: Devan Dvord Contact Number: 904 501 0068
   Business (*if applicable*):_____
   Address: 24 Christopher St City: St Augustine State: FL Zip: 32084
   E-Mail Address: Same as Above
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot:_____ Block:_____
   Subdivision:_____ Parcel Number:_____
4. PROJECT STREET ADDRESS: 24 Christopher St.
5. SPECIFIC PROPOSED USE: permanent Residence
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☒ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: Request to add addition that stays in line w/ existing structure.
8. JUSTIFICATION FOR ACTION REQUESTED:_____

04/18/2019

9. **IF APPLYING FOR A VAR.. .NCE, PLEASE COMPLETE THE FOLLO...NG 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 APPPLICATIONS:

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: 12/3/21

Signature of Property Owner — Date: 12/3/21

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.

Devin Drozd
Print name of applicant

Signature of applicant

12/3/21
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: 24 Christopher Ct. 32084

Applicant's Name: Dean Drozd Applicant's Signature: [signature]

Owner's Name: Dean Drozd Owner's Signature: [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

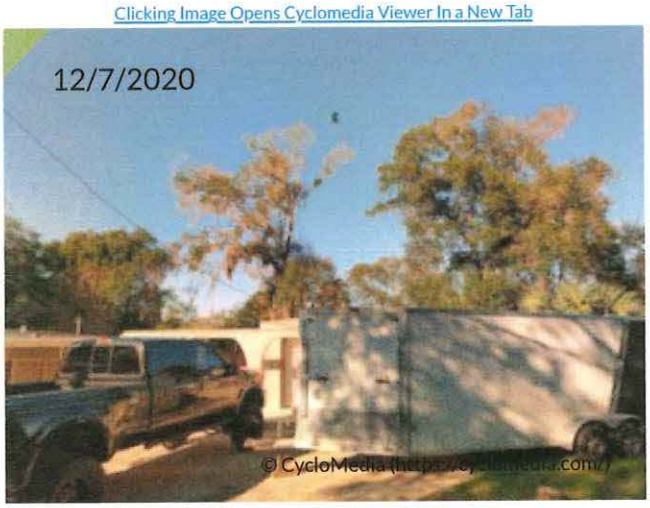
Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1208800000
Location Address	24 CHRISTOPHER ST SAINT AUGUSTINE 32084-0000
Neighborhood	King-Madore West Old Dixie (2500)
Tax Description*	8-83 ROLLINS SUB LOT 9 BLK 3 OR5402/1941 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Rollins Subdivision-Second Amended
Sec/Twp/Rng	45-7-29
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.160
Homestead	N

Owner Information

Owner Name	Drozd Devon Ann 100%
Mailing Address	1 BEACH ST SAINT AUGUSTINE, FL 32080-0000

Map

Valuation Information

	2022
Building Value	$74,292
Extra Features Value	$0
Total Land Value	$28,500
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$102,792**
Total Deferred	$0
Assessed Value	**$102,792**
Total Exemptions	$0
Taxable Value	**$102,792**

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

Historical Assessment Information

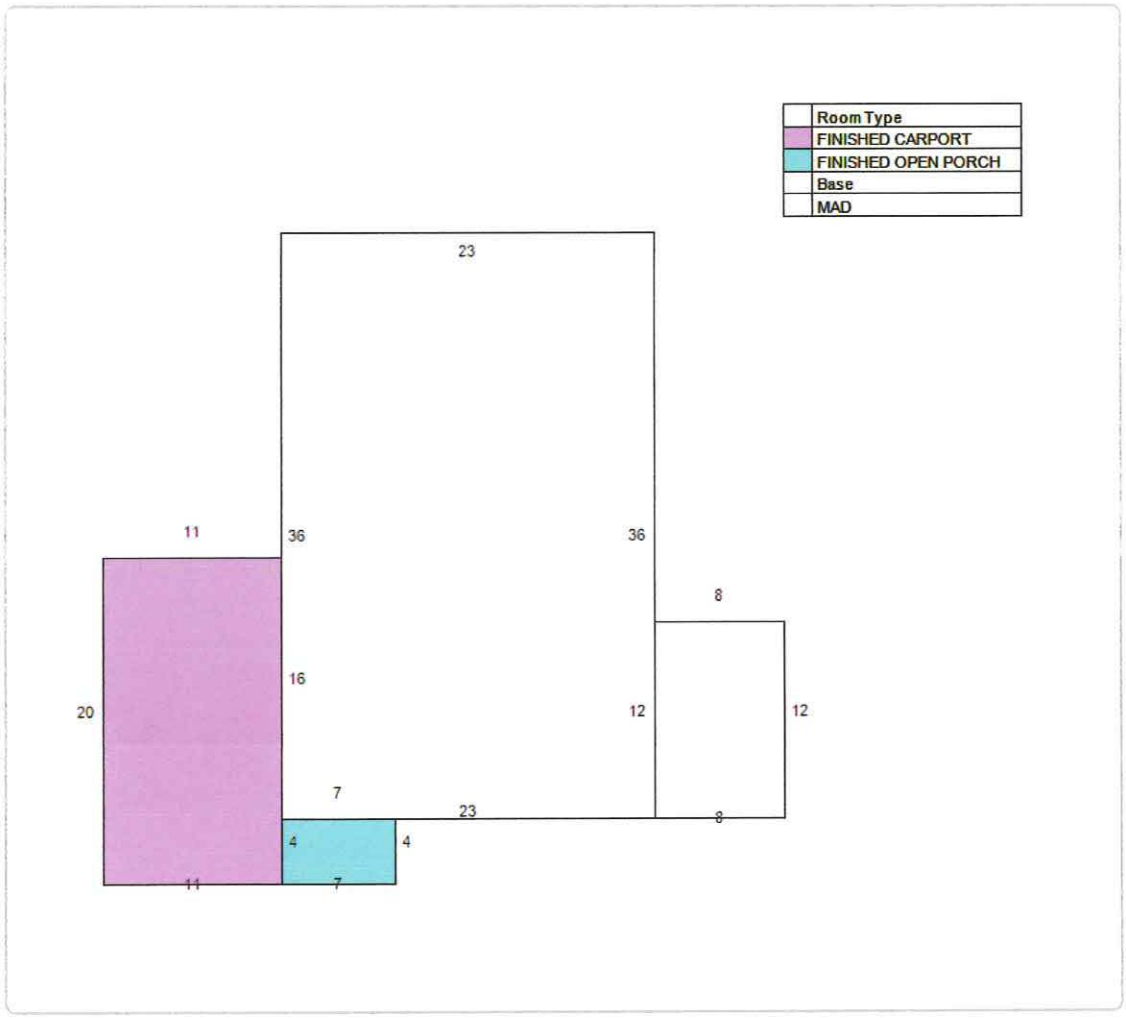
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$20,747	$0	$28,500	$0	$0	$49,247	$49,247	$0	$49,247
2020	$34,898	$0	$26,500	$0	$0	$61,398	$61,398	$0	$61,398
2019	$36,576	$0	$26,500	$0	$0	$63,076	$63,076	$0	$63,076
2018	$32,703	$0	$23,400	$0	$0	$56,103	$56,103	$0	$56,103
2017	$33,384	$387	$23,400	$0	$0	$57,171	$53,302	$3,869	$53,302
2016	$31,090	$387	$19,500	$0	$0	$50,977	$48,456	$2,521	$48,456
2015	$27,464	$387	$16,200	$0	$0	$44,051	$44,051	$0	$44,051
2014	$36,147	$387	$16,200	$0	$0	$52,734	$52,734	$0	$52,734
2013	$37,294	$387	$16,200	$0	$0	$53,881	$53,881	$0	$53,881
2012	$37,868	$387	$16,200	$0	$0	$54,455	$54,455	$0	$54,455
2011	$39,016	$387	$18,000	$0	$0	$57,403	$57,403	$0	$57,403
2010	$48,900	$387	$20,000	$0	$0	$69,287	$69,287	$0	$69,287

Building Information

Building	1
Year Built	1955
Actual Area	1172
Conditioned Area	924
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Block
Roof Cover	Built Up
Roof Structure	Gable Hip
Interior Flooring	Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Description	Square Footage
BASE AREA	828
MASONRY ADDITION	96
FINISHED OPEN PORCH	28
FINISHED CARPORT	220
Total SqFt	1172

Sketch Information



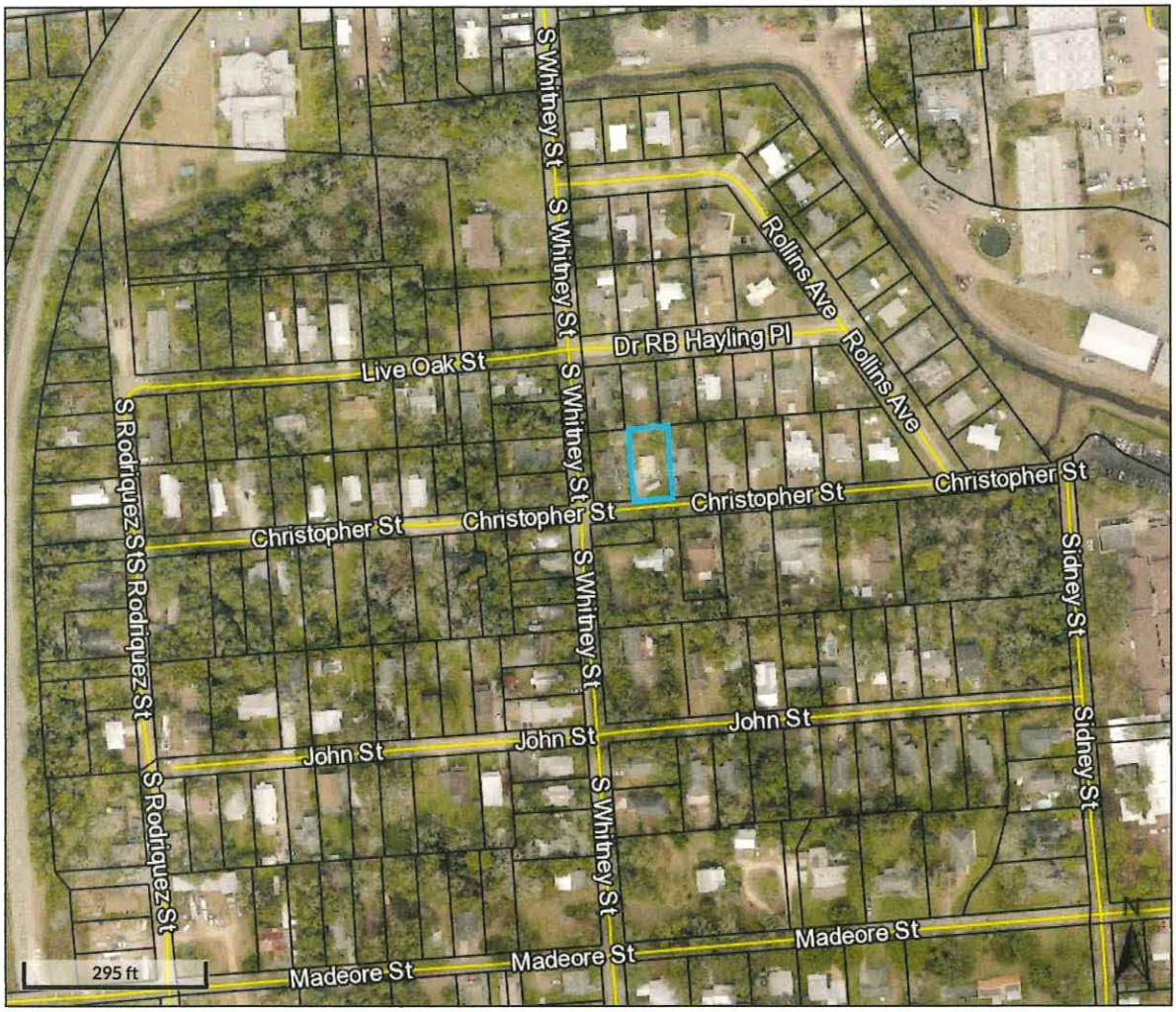
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	60	110	1	UT	$28,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/26/2021	7/14/2021	$158,000.00	WARRANTY DEED	5402	1941	Q	I	AMERICAN PROPERTY DEVELOPMENT GROUP LLC	DROZD DEVON ANN
10/7/2020	9/18/2020	$60,000.00	WARRANTY DEED	5064	1145	U	I	BLUE BAX HOLDINGS LLC	AMERICAN PROPERTY DEVELOPMENT GROUP LLC
3/26/2019	3/18/2019	$53,000.00	QUIT CLAIM DEED	4699	1123	U	I	CERTIFICATEHOLDERS OF POPULAR ABS INC MORTGAGE PASS-THROUGH CERTICATES SERIES 2006-E	BLUE BAX HOLDINGS LLC
4/12/2018	3/23/2018	$42,400.00	CERTIFICATE OF TITLE	4530	1248	U	I	BLOUNT ARLIS G	CERTIFICATEHOLDERS OF POPULAR ABS INC MORTGAGE PASS-THROUGH CERTICATES SERIES 2006-E
8/30/2013	8/21/2013	$0.00	LIS PENDENS	3783	762	U	I	BANK OF NEW YORK MELLON TRUSTEE	BLOUNT ARLIS G
	8/7/2001	$100.00	QUIT CLAIM DEED	1662	183	U	I	MORGAN MARY F (BLOUNT)	BLOUNT ARLIS G SR
	11/27/2000	$0.00	FINAL JUDGMENT	1545	1952	U	I	BLOUNT ARLIS G & MARY F M	BLOUNT ARLIS G
	4/17/1992	$39,900.00	WARRANTY DEED	937	1639	Q	I	ALEXANDER BERTHA L	BLOUNT ARTIS G,MARY F M

St. Johns County, FL



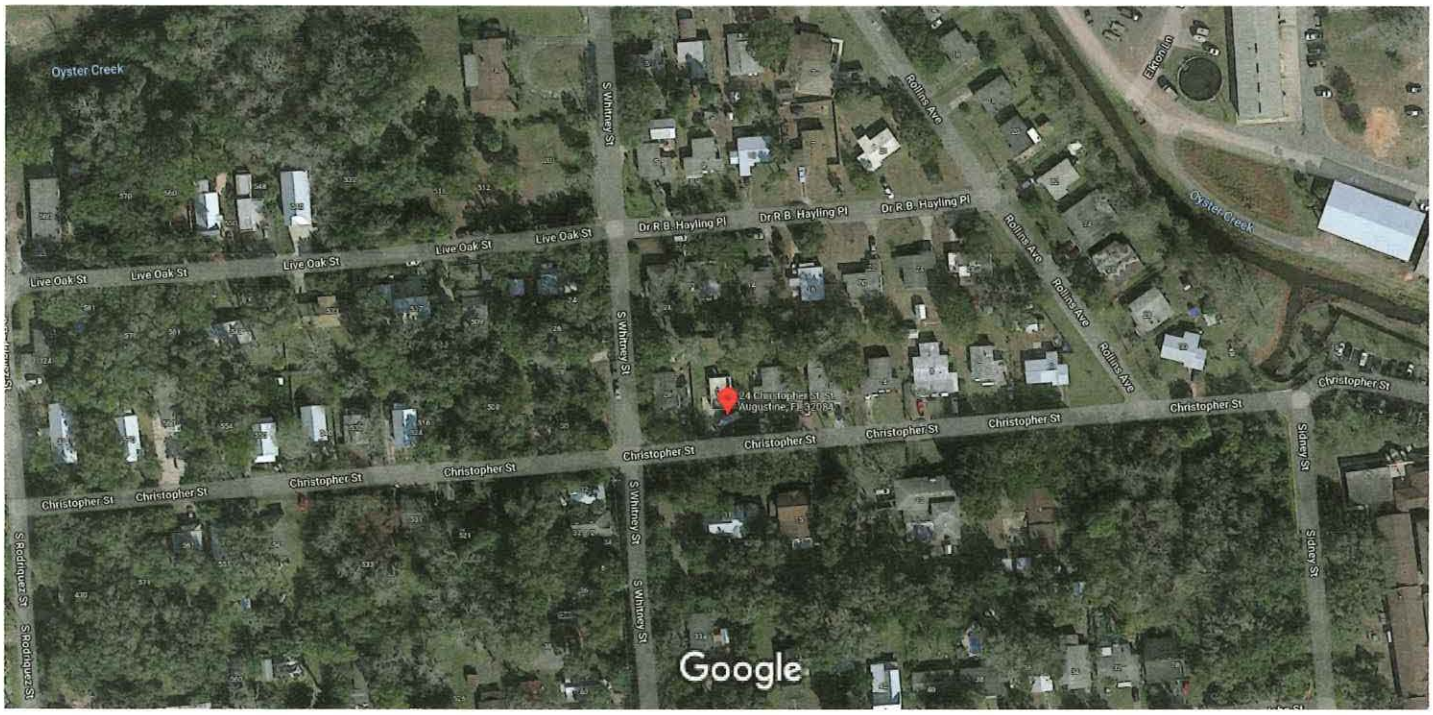
Parcel ID	1208800000	**Physical Address**	24 CHRISTOPHER ST SAINT AUGUSTINE	**Building Value**	$74,292	**Last 2 Sales**			
Property Class	0100 - Single Family	**Mailing Address**	DROZD DEVON ANN 1 BEACH ST SAINT AUGUSTINE FL 32080-0000	**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
Taxing District	City of St Augustine			**Total Land Value**	$28,500	7/14/2021	$158000	01	Q
Acres	0.16			**Just Value**	$102,792	9/18/2020	$60000	12	U
				Total Deferred	N/A				
				Assessed Value	$102,792				
				Total Exemptions	N/A				
				Taxable Value	$102,792				

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: 12/6/2021
Last Data Uploaded: 12/4/2021 12:25:30 AM

Developed by Schneider GEOSPATIAL

Google Maps 24 Christopher St



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

24 Christopher St

St. Augustine, FL 32084
Building

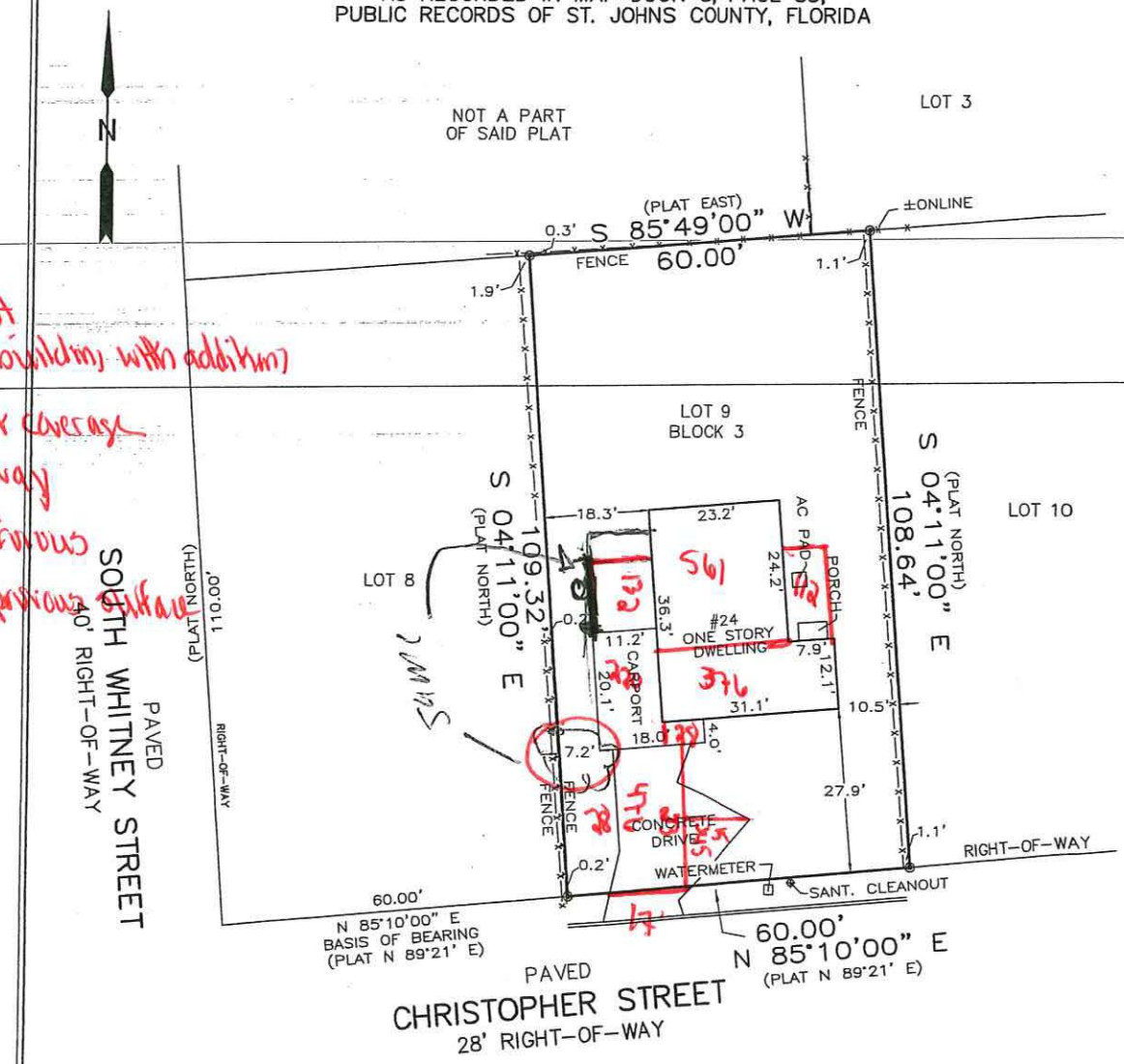
Directions Save Nearby Send to your phone Share

Photos

MAP SHOWING SURVEY OF

LOT 9, BLOCK 3, ROLLINS SUBDIVISION, SECOND ADDITION

AS RECORDED IN MAP BOOK 8, PAGE 83,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



R1-2
6539 sf lot
1429 sf. building with addition
22% lot coverage
321 driveway
2250 impervious
34% impervious surface

FIELD DATE: 12\14\2019
I HEREBY CERTIFY THIS SURVEY EXCLUSIVELY TO:
BLUE BAX HOLDINGS LLC

FLOOD ELEVATION CERTIFICATE:
THIS PROPERTY LIES IN FLOOD ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY PANEL NO. 125145 12109C0314J, MAP DATED 12/7/18, FOR ST. AUGUSTINE, FLORIDA.

LEGEND:
- Δ – DENOTES CENTRAL ANGLE
- R – DENOTES RADIUS
- T – DENOTES TANGENT DISTANCE
- L – DENOTES LENGTH OF ARC
- ⊙ DENOTES 1\2" REBAR ID IF ANY IS NOTED

NOTES:
THIS IS A BOUNDARY AND LOCATION SURVEY, CORNERS AS NOTED.

NO UNDERGROUND STRUCTURES OR UTILITIES, LOCATED OR SHOWN.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION, LEGAL DESCRIPTION WAS PROVIDED BY CLIENT. NO RECORD OF EASEMENTS WERE PROVIDED TO SURVEYOR, EXCEPT AS SHOWN.

ELEVATIONS ARE BASED ON UNITED STATES COASTAL & GEODETIC SURVEY (U.S.C. & G.S.) N.A.V.D. 1988.

NORTH IS BASED ON STATE PLANE COORDINATES, FL. EAST ZONE. REFERENCE TO PLAT BEARINGS AS SHOWN.

CERTIFICATION: I HEREBY CERTIFY, that the survey shown hereon was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets the standards as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to section 472.027, Florida Statutes.

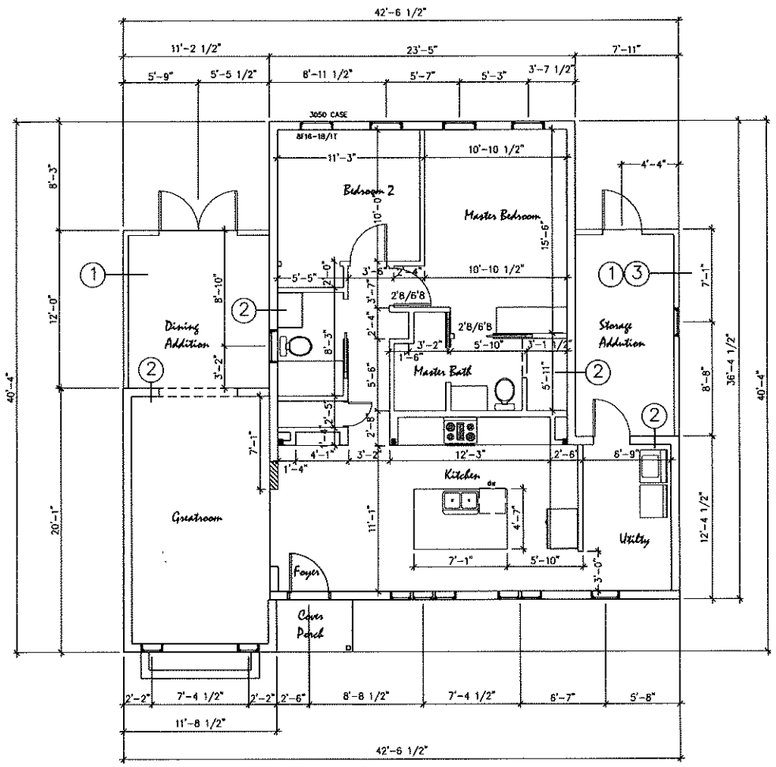
R. BRANDT WILSON, P.L.S., FL. CERT# LS4690

Not valid without the signature and the original raised seal of a florida licensed surveyor and mapper

BRANDT WILSON PLS
PROFESSIONAL LAND SURVEYOR
1835 GREEN SPRINGS CIRCLE, #A
FLEMING ISLAND, FL., 32003
1-(904)471-7512

DRAWN BY: BW	JOB NO.: 19-107	
SCALE: 1" = 20'	SHEET NO. 1 OF 1	

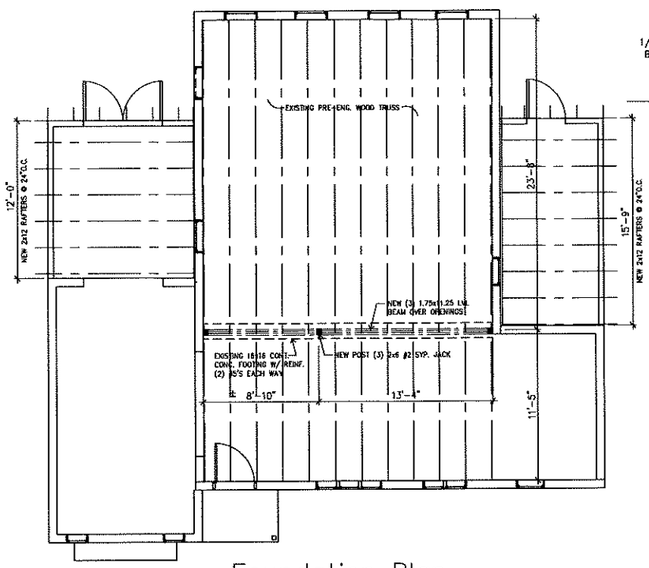
ADDENDUM #1 12-2-21



Proposed Floor Plan

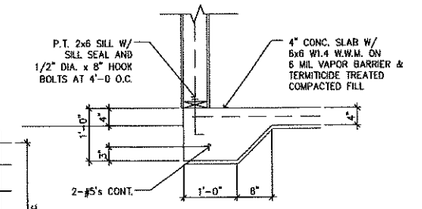
SCALE: 3/16" = 1'-0"

NORTH



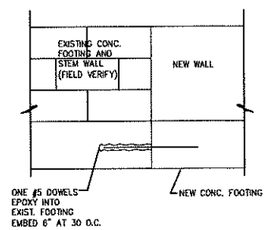
Foundation Plan

SCALE: 3/16" = 1'-0"



3 New Footing Detail

SCALE: 3/4"=1'-0"



2 New Footing Detail

SCALE: 3/4"=1'-0"

Lot Coverage Percentage	
TOTAL LOT SQ. FT.	6,538 SQ. FT.
EXISTING BUILDING SQ. FT.	1200 SQ. FT.
ADDITION BUILDING SQ. FT.	259 SQ. FT.
TOTAL LOT COVERAGE	22.31% MAX 30%
RS2 - LOT SET BACK	
FRONT	15 FT
SIDE AND BACK	10 FT

CONSTRUCTION INTEND SUMMARY

PROPERTY IMPROVEMENT: REDESIGN INTERIOR FLOOR PLAN AND INSTALL NEW WINDOWS.

CODE REQUIREMENTS

7TH EDITION (2020) FLORIDA RESIDENTIAL BUILDING CODE
7TH EDITION (2020) FLORIDA EXISTING BUILDING CODE
(ALTERATION-LEVEL 1)

2017 NATIONAL ELECTRIC CODE

NOTE: BUILDING DEIGN IS ENCLOSED

GENERAL DEMOLITION NOTES

CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS AND OBTAIN ALL MEASUREMENTS REQUIRED FOR PROPER EXECUTION OF WORK.

DEMOLITION / RESTORATION ITEMS MAY NOT BE ALL INCLUSIVE. THE DEMOLITION CONTRACTOR SHALL REVIEW THE REQUIREMENTS OF NEW CONSTRUCTION AND COMPLETE ALL DEMOLITION / RESTORATION, CUTTING AND PATCHING NECESSARY TO ACHIEVE INTENDED NEW CONDITION AND QUALITY.

CAP AND PLUG PIPE AND OTHER CONDUITS ABANDONED DUE TO DEMOLITION, WITH APPROVED TYPE CAPS AND PLUGS AS REQUIRED BY THE UTILITY OWNERS. BACKFILL AND COMPACT DEPRESSIONS CAUSED BY EXCAVATIONS, DEMOLITION, AND REMOVAL.

DISPOSE OF REMOVED MATERIALS, WASTE, TRASH, AND DEBRIS IN A SAFE, ACCEPTABLE MANNER, IN ACCORDANCE WITH APPLICABLE LAWS AND ORDINANCES AND AS PRESCRIBED BY AUTHORITIES HAVING JURISDICTION.

BURYING OF TRASH AND DEBRIS ON THE SITE WILL NOT BE PERMITTED. BURNING OF TRASH AND DEBRIS AT THE SITE WILL NOT BE PERMITTED.

REMOVE TRASH AND DEBRIS FROM THE SITE AT FREQUENT INTERVALS SO THAT THEIR PRESENCE WILL NOT DELAY THE PROGRESS OF THE WORK OR CAUSE HAZARDOUS CONDITIONS FOR WORKERS AND THE PUBLIC.

REMOVED MATERIALS, TRASH, AND DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PROPERTY AND DISPOSED OF IN A LEGAL MANNER. LOCATION OF DISPOSAL SITE AND LENGTH OF HAUL SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS/DOOR AND WINDOW LOCATIONS PRIOR TO CONSTRUCTION

GENERAL WINDOW NOTES:

1. ALL GLASS WITH WESTERN EXPOSURE TO BE 1" INSULATED GLASS, LOW 'E' VALUE AND TINTED. COORDINATE TINTING AND LOW 'E' VALUE WITH WINDOW MANUFACTURER. ALL OTHER GLASS TO BE 1" INSULATED DOUBLE PANE.
2. TEMPERED GLASS WHERE REQUIRED BY CODE. COORDINATE W/ WINDOW MANUF.
3. FIELD VERIFY ALL ROUGH OPENINGS BEFORE FABRICATION OF WINDOW UNITS.
4. SECOND FLOOR WINDOW SILL HEIGHT SHALL BE 24" ABOVE FINISH FLOOR.

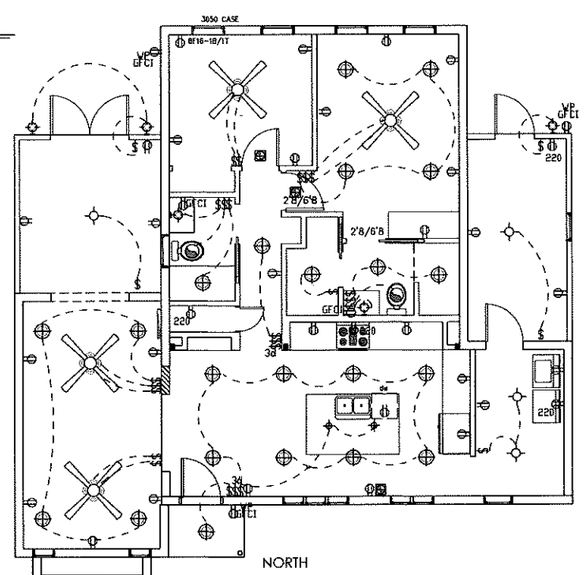
GENERAL DOOR NOTES:

1. PROVIDE SOLID BRASS OR STAINLESS STEEL HARDWARE ON ALL EXTERIOR DOORS (TYPICAL)
2. CONTRACTOR TO FIELD VERIFY ALL ROUGH OPENINGS FOR DOOR UNITS PRIOR TO FABRICATION.
3. TEMPERED GLASS IN ATRIUM DOOR UNITS AS REQUIRED.
4. ALL EXTERIOR DOORS SHALL BE WEATHERSTRIPPED, COMPLETE. (TYPICAL)

NOTE:
1. LIGHTS, FANS, SMOKE DETECTORS, A/C SUPPLIES & RETURN AIRS TO BE PLACED ON CENTERLINES OF DOORS, WDWS & HALLWAYS, TYP UNO
2. THE ELECTRIC SWITCH AND RECEPTACLE LOCATION ON THIS DRAWING MAY NOT BE ACCURATE. SEE OWNER FOR EXACT LOCATION AND QUANTITY.
3. CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING FOR ALL ACCESSORIES SCHEDULED
4. CONTRACTOR TO SUBMIT SAMPLES OR PRODUCT LITERATURE FOR ACCESSORIES TO OWNER FOR HIS REVIEW & APPROVAL PRIOR TO ORDERING. FAILURE TO MEET THIS REQUIREMENT COULD RESULT IN REJECTION.
5. SEAL ALL MIRROR EDGES.
6. ALL EXTERIOR OUTLETS, KITCHENS, BATHROOMS AND ALL OUTLETS WITHIN 6'-0" OF A WATER SOURCE SHALL BE G.F.I.
7. ALL BEDROOM, KITCHEN, DINING ROOM, FAMILY ROOM, LAUNDRY ROOM AND HALLWAY OUTLETS ARE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER AND TAMPER-RESISTANT.

ELECTRICAL SYMBOLS

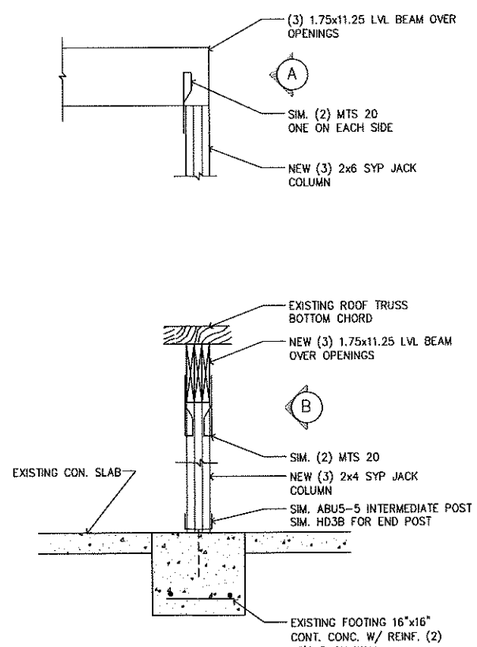
- PRE-WIRE, BRACE & FINISH FOR FAN.
- DOUBLE FLOOD
- RECESSED LIGHT
- WALL MOUNT FIXTURE
- CLG MOUNT FIXTURE
- EXHAUST FAN
- OUTLET
- 220 OUTLET 220v
- GFCI OUTLET GFCI
- WP GFCI OUTLET GFCI & WP
- SMOKE DETECTOR
- $3 SWITCH 3 WAY
- $ SWITCH
- PENDANT LIGHT
- ELECTRIC PANEL



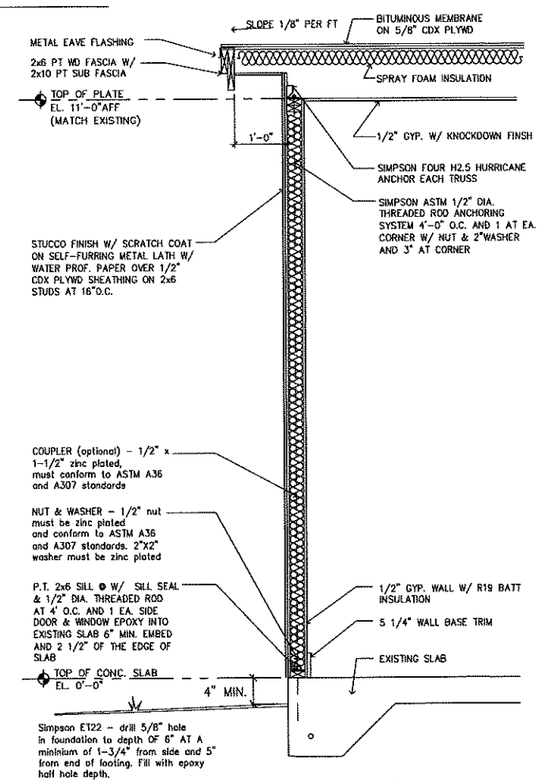
NORTH

Elec. Plan

SCALE: 3/16" = 1'-0"



Column Connection Details



1 New Wall Section

SCALE: 3/4"=1'-0"

DIXON Design Studio LLC
ARCHITECTS
182 BLANCO STREET
ST. AUGUSTINE, FL 32084
(904) 829-9277

SEAL

NAME: AR98614 / AA26003932
NICOLE STEARLEY

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Drozd Residence Renovation

24 Christopher Street. St. Augustine, Fl 32084

DRAWING

NO.	DRAWING TYPE	DATE
1	ADDENDUM #1	12/2/21
2		
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REVISION

NO.	DATE OF REVISION

PROJECT:	21-1006
FILE:	439-A51.dwg
DRAWN BY	128

A1.1

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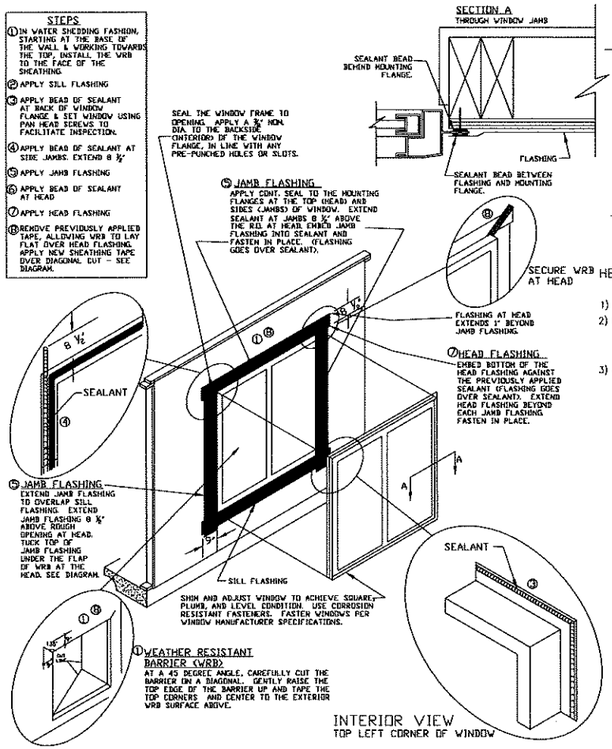
ADDENDUM #1 12-2-21

Window / Door Installation (METHOD A-1)

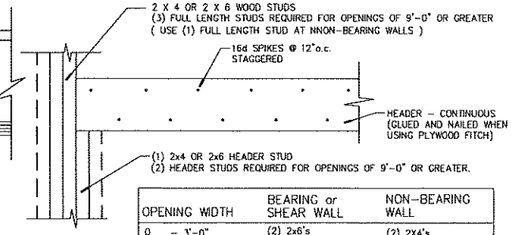
WEATHER RESITIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION.
FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.

STEPS

1. IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING
2. APPLY SILL FLASHING
3. APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.
4. APPLY BEAD OF SEALANT AT SIDE JAMBS. EXTEND 8 ½"
5. APPLY JAMB FLASHING
6. APPLY BEAD OF SEALANT AT HEAD
7. APPLY HEAD FLASHING
8. REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT – SEE DIAGRAM.



HEADER SCHEDULE



OPENING WIDTH	BEARING or SHEAR WALL	NON-BEARING WALL
0 – 3'-0"	(2) 2x6's	(2) 2X4's
3'-1" – 5'-0"	(2) 2x10's	(2) 2x6's
5'-1" – 7'-0"	(2) 2x12's	(2) 2x8's
7'-1" – 9'-0"	(2) 2x12 w/ 1/2" PLYWOOD FITCH	(2) 2x10's

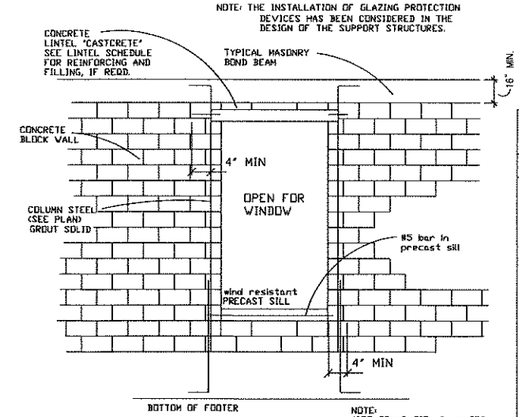
HEADER NOTES:

1) USE HEADER SIZES ABOVE UNLESS OTHERWISE NOTED ON FRAMING PLAN.
2) PRIMARY FRAMING (BEAMS, GIRDERS, ECT.) WERE SIZED USING:
   1800 "Fb" EXTREME FIBER IN BENDING (SINGLE)
   90 "Fv" HORZONTAL SHEAR
   1.6E "E" MODULUS OF ELASTICITY
3) JOISTS, RAFTERS, LINELS, ECT WERE SIZED USING :
   1200 "Fb" EXTREME FIBER IN BENDING (SINGLE
   90 "Fv" HORZONTAL SHEAR
   1.6E "E" MODULUS OF ELASTICITY

Lintel Concrete Strength = 4000 psi
Fill Concrete Strength = 3000 psi
Steel Strength = Grade 60 (#6), Grade 40 (#2 - #5)

TYPE	TOP BARS	BOTTOM BARS
A	NONE	2-#3
B	NONE	2-#4
C	2-#2	2-#4

NOTE: THE INSTALLATION OF GLAZING PROTECTION DEVICES HAS BEEN CONSIDERED IN THE DESIGN OF THE SUPPORT STRUCTURES.



TYPICAL WINDOW OPENING IN BLOCK WALL DETAIL

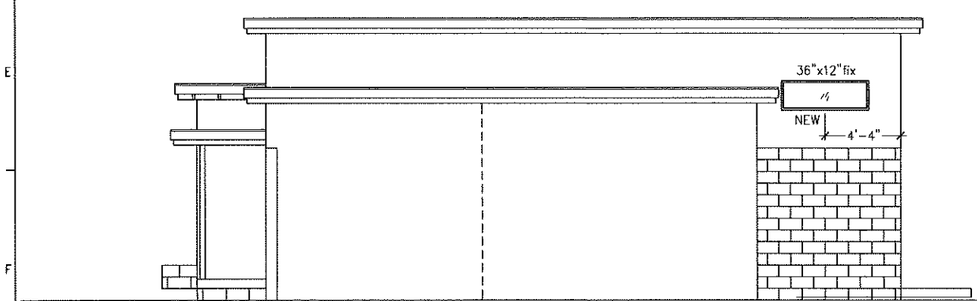
DOORWAY HEADER

DOOR SIZE	TYPE	FILLED + BEAM
3'-0"	A	6000+ PLF
5'-0"	B	5689 PLF
6'-0"	C	4262 PLF

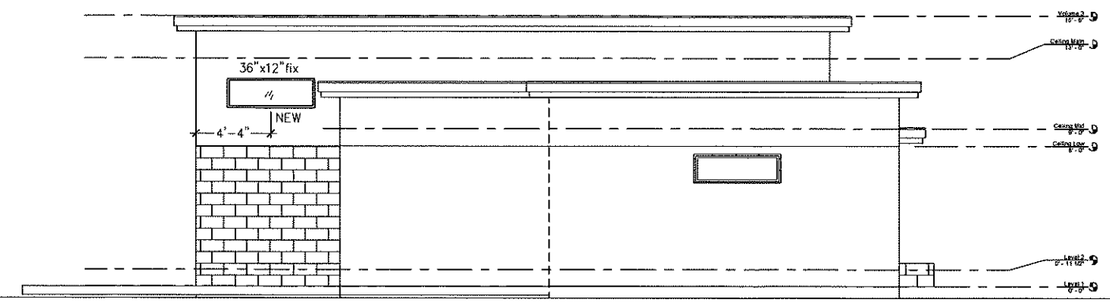
FILLED + BEAM = Acting as composite beam with an 8" perimeter beam
1-#5 rebar in lintel, 1-#5 rebar in perimeter beam

NAILING SCHEDULE

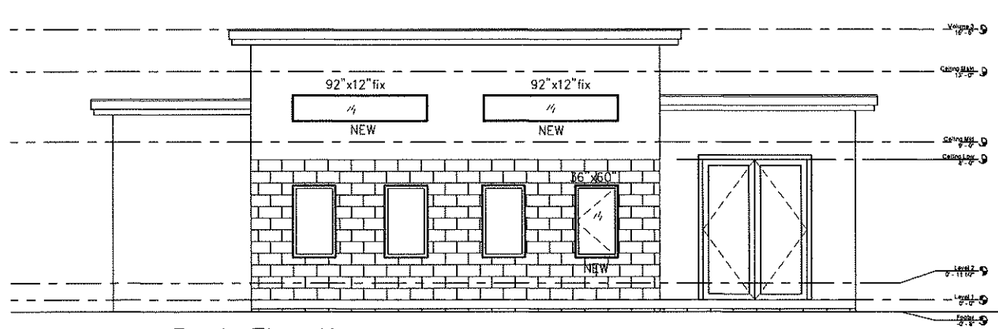
CONNECTION	NAIL	NUMBER OR SPACING
2-INCH SUB FLOOR TO JOIST GIRDER, BLIND AND FACE NAIL	16d COMMON	2
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d COMMON	16" OC
TOP OR SOLE PLATE TO STUD, END NAIL	16d COMMON	2
STUD TO SOLE PLATE, TOE NAIL	8d COMMON	4
DOUBLED STUDS, FACE NAIL	10d COMMON	24" OC
DOUBLED TOP PLATES, FACE NAIL	16d COMMON	16" OC
DOUBLED TOP PLATE LAP, FACE NAIL	–	8–16d COMMON
TOP PLATES, INTERSECTIONS FACE NAIL	–	2–16d OR 3–10d COMMON
CONTINUOUS HEADER, TWO PIECES	16d COMMON	16" OC ALONG EA EDGE
CEILING JOISTS TO PLATE, TOE NAIL	8d COMMON	3
CONTINUOUS HEADER TO STUD, TOE NAIL	8d COMMON	3
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	–	3–16d OR 4–10d COMMON
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	–	3–16d OR 4–10d COMMON
RAFTER TO PLATE, TOE NAIL	8d COMMON	3
1-INCH BRACE TO EA STUD & PLATE, FACE NAIL	8d COMMON	2
1x8 OR LESS SHEATHING TO EA BEARING, FACE NAIL	8d COMMON	2
OVER 1x8 SHEATHING TO EA BEARING, FACE NAIL	8d COMMON	3
BUILT-UP CORNER STUDS	16d COMMON	24" OC
BUILT-UP GIRDERS & BEAMS, OF THREE MEMBERS	20d COMMON	32" OC AT TOP AND BOTTOM AND STAGGERED 2 ENDS AND @ EA SPLICE
2-INCH PLANKS	16d COMMON	2 EA BEARING
STUDS TO SOLE PLATE, END NAIL	16d COMMON	2 EA END



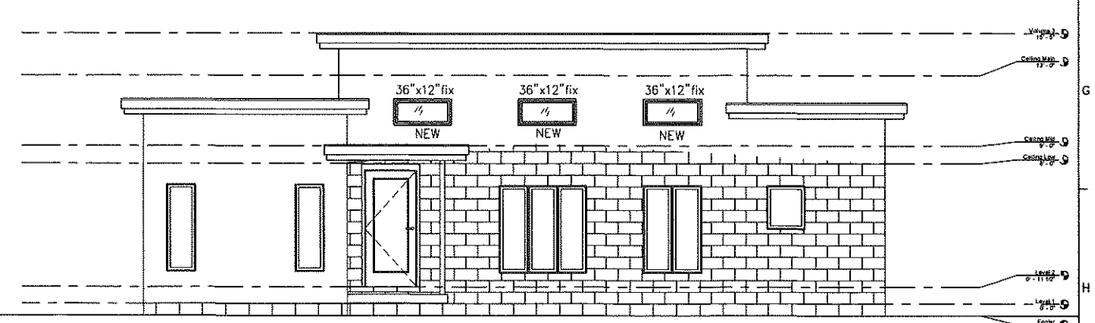
C Side Elevation
SCALE: 1/4"=1'-0" EAST ELEVATION



D Side Elevation
SCALE: 1/4"=1'-0" WEST ELEVATION



B Back Elevation
SCALE: 1/4"=1'-0" NORTH ELEVATION



A Front Elevation
SCALE: 1/4"=1'-0" SOUTH ELEVATION

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ARCHITECTS
182 BLANCO STREET
ST. AUGUSTINE, FL 32084
(904) 829-9277

SEAL
NAME: AR96614 / AA26003932
NICOLE STEARLEY

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DRAWING

NO.	DRAWING TYPE	DATE
1	ADDENDUM #1	12/2/21
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REVISION

NO.	DATE OF REVISION

PROJECT:	21-1006
FILE:	439-A51.dwg
DRAWN BY	RCF

A1.2

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TO: Planning and Zoning Board

DATE: January 4, 2022

RE: **VARIANCE 2021-0170**

AGENDA ITEM	4(b)
APPLICANT	CD + Urban
OWNER	44 Avenida Menendez, LLC c/o John Arbizzani
LOCATION	44 Avenida Menendez
REQUEST	To increase the maximum main building width allowed from 40' to 54' and to reduce the required secondary building front setback from 40' to 12'.
PLANS DATED	December 10, 2021
LAND USE	Historic Preservation
ZONING	Historic preservation district-two: HP-2

APPLICABLE CODES/ORDINANCES

Variance means a relaxation of the terms of this chapter where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this chapter would result in unnecessary and undue hardship on the land. As used in this chapter, a variance is authorized only for height, area and size of structure or sides of yards and open spaces. Establishment or expansion of uses otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district. A modification to lot requirements so as to increase the permitted density of multifamily dwellings shall not be considered a variance and is specifically prohibited.

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

(b) Variances:

(1) Requirements for grant of variance. The board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that relaxation of the general restrictions should be granted; provided, however, that no variance may be granted for maximum lot coverage

requirements within any historic preservation districts 1, 2 and 3, except variances may be obtained for school, church and governmental agency uses. No variance shall be granted unless the applicant shall show and the board shall find that:

a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
c. This disadvantage does not exist because of conditions created by the owner or applicant; and
d. Grant 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.

In passing upon a request for variance, the board shall not consider prospective financial loss or gain to the owner or applicant, nor shall the board by variance permit to be established or carried on in any use district an activity, business or operation which is not otherwise allowed in such district by a specific provision of this chapter.

Within the historic preservation zoning districts 1, 2 and 3 and national register districts, the board may grant a request for variance for architectural or historic reasons, provided that the variance is necessary for the construction or reconstruction of buildings or structures in the appropriate historic architectural style or form, based upon review of the historic architectural review board's recommendations. The board shall find that granting the variance will not be contrary to the public interest; will not adversely affect other property and structures in the district; and will be in harmony with the spirit, intent and purpose of this section.

(2) Written application. All applications for variance from this chapter shall be in writing and in such form as may be determined 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 an application for a zoning variance within not more than thirty (30) days from the date of filing of the complete application. Notice of such 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 variances. The violation of the terms of a variance, 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. 28-188. - Lot, yard and height requirements for historic preservation districts 1, 2 and 3.

(a) All new buildings or structures within these historical districts shall conform to the Architectural Guidelines for Historic Preservation of the City of St. Augustine. New

construction, whenever practical, should conform to old foundation lines in order that the original scale and pattern of development can be preserved.

(b) The following lot, yard and height requirements shall be applicable to new construction reflecting the Colonial periods in historic preservation district 1 and to all new construction in historic preservation districts 2 and 3:

(1) Minimum lot requirements:

a. Minimum lot width, thirty-five (35) feet.

b. Minimum lot area, one thousand seven hundred fifty (1,750) square feet.

(2) Maximum lot coverage by all buildings:

a. The lesser of seventy (70) percent or seven thousand (7,000) square feet.

b. Main structure, the lesser of two thousand five hundred (2,500) square feet or fifty (50) percent of total lot size.

(3) Maximum and minimum yard requirements:

a. Front. Main building must be located on the street frontage. The main building shall not exceed the lesser of eighty (80) percent of the lot width or forty (40) feet.

1. Secondary buildings which connect to a main building shall be set back the lesser of forty (40) percent of total lot depth or forty (40) feet.

2. Main buildings on the same lot shall be separated by minimum of twenty (20) feet.

b. Rear. Three (3) feet minimum.

c. Side. Three (3) feet minimum, except that Spanish Colonial reproduction structures may be located on the north property line when no windows or doors are located in the north facade and there is a six-foot minimum setback on the south property line.

(4) Maximum height of structures:

a. No portion of peaked roof main buildings or structures shall exceed thirty-five (35) feet, two and one-half (2½) stories. No portion of flat-roofed main buildings or structures shall exceed thirty (30) feet, two (2) stories.

b. No portion of secondary buildings or structures and connections shall exceed fifteen (15) feet.

(c) The following lot, yard and height requirements shall be applicable to new construction reflecting all other architectural styles as permitted in the Architectural Guidelines for Historic Preservation or as approved by HARB within the allowable list of styles in historic preservation district 1:

(1) *Minimum lot requirements:*

a. Minimum lot width, thirty-five (35) feet.

b. Minimum lot area, one thousand seven hundred fifty (1,750) square feet.

(2) *Maximum lot coverage by all buildings:*

a. All structures: The lesser of seventy (70) percent or seven thousand (7,000) square feet as approved by HARB to be compatible with adjacent properties but not to exceed seventy (70) percent maximum lot coverage.

b. Main structure: The lesser of two thousand five hundred (2,500) square feet or fifty (50) percent of total lot size.

(3) *Maximum and minimum yard requirements:*

a. Front: Main building must be located between eighty-five (85) and one hundred fifteen (115) percent of the average front setback distance from the front property

line established by the existing adjacent historic structures facing the same street. For the purpose of this section, adjacent refers only to structures located along the same street or, for corner lots, only to properties located along the streets which comprise the intersection.

1. When all of the buildings on a given block have an established front setback line, new construction must maintain that existing setback line.
2. Secondary structures and garage apartment buildings must be located in the rear fifty (50) percent of the lot.

b. Rear:
1. Five (5) foot minimum for one-story structures.
2. Ten (10) foot minimum for structures exceeding one story.

c. Side:
1. Three (3) feet or a distance within fifteen (15) percent of the average distance between existing historic structures with the same intensity of scale and mass on the block facing the same street, whichever is greater.
2. When all of the buildings on the block have the same side yard setback, new construction must adhere to the established spacing pattern.

(4) *Maximum height of structures:*

a. No portion of peaked roof main buildings or structures shall exceed a height of thirty-five (35) feet and two and one-half (2½) stories. No portion of flat-roofed main buildings or structures shall exceed a height of thirty (30) feet and two (2) stories.

b. No portion of secondary buildings or structures and connections shall exceed a height of fifteen (15) feet.

STAFF SUMMARY AND ANALYSIS

The applicant is requesting a variance for the secondary building required front yard to be reduced to 12' and for the main building width to exceed the 40' allowance to 54'. This application was reviewed by the Historic Architectural Review Board (HARB) for an Opinion and a Certificate of Appropriateness for the site and design of the new construction. HARB approved the application at their regularly scheduled meeting on November 18, 2021.

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

(b) Variances:

(1) Requirements for grant of variance.

d. Grant 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.

Granting a variance would not adversely affect neighboring properties in a significant way due to the nature of the request and the overall minimal change to the site. The spirit, intent, and purpose of the zoning district (HP-2) is intended to provide a mix of commercial and residential uses that will encourage the restoration and reproduction of historic structures and maintain the historic and pedestrian scale of the neighborhood.

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 variance to increase the allowed maximum main building width for this property from 40' to 54' and to reduce the required secondary building front setback from 40' to 12'.

Jacob Fredriksson
Senior Planner
Planning and Building Department

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

RECEIVED
DEC 10 2021
Planning/Building Dept.

Application Fee: 350.00 (plus advertising costs) Project Number: 2021-0170

Receipt Number: 2257862 Meeting Date: _____

Advertising Costs: $_____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: CD + Urban Contact Number: 904-626-3454
   Business *(if applicable)*: _____
   Address: 1936 San Marco Blvd City: Jacksonville State: FL Zip: 32207
   E-Mail Address: cliff@cronkduch.com
2. NAME OF PROPERTY OWNER: 44 Avenida Menendez, LLC Contact Number: 904-315-4253
   Business *(if applicable)*: L. John Arbizzani
   Address: 44 Avenida Menendez City: St. Augustine State: FL Zip: 32084
   E-Mail Address: sammyhale83@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: Lots A+B of re-sub of Lot 1 Block: 5
   Subdivision: city of St. Augustine Parcel Number: 196340-0000
4. PROJECT STREET ADDRESS: 44 Avenida Menendez
5. SPECIFIC PROPOSED USE: Restaurant and Courtyard
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☑ Variance
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: Variance requested for proposed secondary building to be setback 12 feet
   Variance requested for proposed main building to be 54 feet wide
8. JUSTIFICATION FOR ACTION REQUESTED: HARB approved attached site plan on

04/18/2019

9. **IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOW 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 APPPLICATIONS:
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 12/8/21

Signature of Property Owner _____ Date 12/8/21

RECEIVED
DEC 10 2021
Planning/Building Dept.

RECEIVED

DEC 10 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.

L. John Arbizzani for 44 Avenida Menendez, LLC

Print name of applicant

Signature of applicant

12/9/21

Date

10/31/17

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DEC 10 2021

Planning/Building Dept.

Owner's Authorization For Agent

Cliff Duch/Sammy Hale is/are hereby authorized TO ACT ON BEHALF OF 44 Avenida Menendez, 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: _____

BY: _____
Signature of Owner

L. John Arbizzani for 44 Avenida Menendez, LLC
Print Name of Owner

904-669-3535
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 9 day of December, 2021.

By L John Arbizzani in person

Identification verified:

Oath sworn: _____ Yes X No

CHRISTOPHER C. CLARKE
MY COMMISSION # GG 261296
EXPIRES: January 21, 2023
Bonded Thru Notary Public Underwriters

Notary Signature: _____

My Commission expires: Jan 21, 2023

Rev:022117

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PZB APPLICATION FEE SCHEDULE

DEC 10 2021

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.

Project Address: 44 Avenida Menendez

Applicant's Name: L. JOHN ARBIZZANI Applicant's Signature: L. John Arbizzani

Owner's Name: L. JOHN ARBIZZANI Owner's Signature: L. John Arbizzani

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DEC 10 2021
Planning/Building Dept.

44 Avenida Menendez, LLC
44 Avenida Menendez
Saint Augustine, FL 32084

Office: (904) 810-5758

Friday, December 10, 2021

David Birchim
Director Planning and Building
75 King Street
Lobby B, 4th Floor
St. Augustine, FL 32084

Attached are the documents regarding the request for variances for the project located at 44 Avenida Menendez, Saint Augustine, FL 32084.

1. Application
2. Application Wavier
3. Owners Authorization
4. PZB Fee Schedule
5. Dimensional Drawing to Scale on 11x17
6. Survey
7. HARB Certificate of appropriateness
8. Requested Variance

Sincerely,

L John Arbizzani

Main building must be located on the street frontage. The main building shall not exceed the lesser of eighty (80) percent of the lot width or forty (40) feet.

1. building indicated as **54 feet wide**

Secondary buildings which connect to a main building shall be set back the lesser of forty (40) percent of total lot depth or forty (40) feet.

2. secondary building proposed **12 feet setback**

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DEC 10 2021

Planning/Building Dept.

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

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DEC 10 2021
Planning/Building Dept.

November 18, 2021

CD + Urban
1936 San Marco Blvd
Jacksonville, FL 32207

cc: 44 Avenida Menendez, LLC

Re: Certificate of Appropriateness – 44 Avenida Menendez – PL2021-0121

Dear Applicant,

On November 18, 2021, the Historic Architectural Review Board (HARB) met and discussed your application to construct a new two-story commercial building and courtyard with outdoor seating to replace the one-story drive-through building (Following Opinion of Appropriateness application approval on July 15, 2021).

Specifically, based upon evidence presented, the HARB **APPROVED** your as described in the attached copy of the executed Order.

Please contact the Planning and Building Department at (904) 825-1065 for the proper permits, archaeology review, fees and requirements to proceed with the approved elements of your project in accordance with the Historic Architectural Review Board's decision. Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and applications must meet all city standards prior to permit issuance.

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

BEFORE THE
HISTORIC ARCHITECTURAL REVIEW BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

☒ Certificate of Appropriateness
☐ Certificate of Demolition
☐ Certificate of Relocation
☐ Certificate of Appropriateness for Preservation Approach for Ad Valorem Tax Exemption
☐ Certificate of Completeness and Recommendation for Historic Property Tax Exemption
☐ Opinion of Appropriateness

IN THE MATTER OF:

Case No.:	PL2021-0121
Applicant:	CD + Urban
Owner:	44 Avenida Menendez, LLC
Address:	44 Avenida Menendez (also known as 110 Charlotte Street)
Parcel Number:	1963400000

RE: Certificate of Appropriateness, pursuant to Section 28-89, City of St. Augustine Code, to construct a new two-story building and courtyard with outdoor seating to replace the one-story drive-through building

THE HISTORIC ARCHITECTURAL REVIEW BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON NOVEMBER 18, 2021, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant or representative ☒ was present at the November 18, 2021 Historic Architectural Review Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☐ members of the public testified under oath, or ☒ no members of the public spoke on this issue.
3. The subject property has a zoning classification of Historic Preservation 2 (HP-2).
4. The above-described Certificate of Appropriateness is subject to Section 28-89 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Historic Architectural Review Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-89, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to construct a new two-story building and courtyard with outdoor seating to replace the one-story drive-through building.

Subject to the following conditions: (*) On East elevation: 1.) At 1-story element on (S) South end: to eliminate glazing in arched opening + replace w/solid wood pair of in-swing doors w/ air (mitain above on inside (other wood exterior doors to remain as shown) 2.) on (N) end perimeter wall: gate to be changed to 6' wide (*) On West elevation: Southernmost arched opening changed to 7' H rectangular door (*) On North elevation (1) change on 2nd Floor (1) double French doors to window (2) on 1st floor to change (1) double French doors to window > both to match window on bldg plan. (Doors changed are not at entry behind steps). (*) On hardscape plan: Fire pit walls will be vertical finish. (*) All exterior materials will be wood siding, wood shutters, wood windows, wood doors, and wood shakes for roof. All French doors to have 15-liter on each leaf.

DONE AND ORDERED, at a public hearing on the 18 day of November, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

Case No. PL2021-0121

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Catherine Duncan

Print Name
HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Catherine Duncan, by means of [✓] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 18th day of November, A.D., 2021.

ELYSE ANDERSON
Commission # HH 131232
Expires May 19, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Elyse Anderson
Notary Public, State of Florida

Applications for building permits will be required and must be submitted electronically with formalized digital signature. HARB documents are not accepted for issuance of a building permit and must meet all city standards prior to issuance.

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	1963400000
Location Address	44 AVENIDA MENENDEZ 110 CHARLOTTE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug E of St George (COM) (610.08)
Tax Description*	CITY OF ST AUGUSTINE LOTS A & B OF RE-SUB OF LOT 1 BLK 5 OR4005/1206 *The Description above is not to be used on legal documents.
Property Use Code	Office Buildings (1Story) (1700)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.320
Homestead	N

Owner Information

Owner Name	44 Avenida Menendez LLC 100%
Mailing Address	44 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-3645

Map

Valuation Information

	2022
Building Value	$88,158
Extra Features Value	$28,699
Total Land Value	$945,744
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,062,601**
Total Deferred	$0
Assessed Value	**$1,062,601**
Total Exemptions	$0
Taxable Value	**$1,062,601**

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	$108,306	$12,795	$945,744	$0	$0	$1,066,845	$1,066,845	$0	$1,066,845
2020	$0	$0	$1,112,640	$0	$0	$1,112,640	$1,112,640	$0	$1,112,640
2019	$171,061	$12,795	$973,560	$0	$0	$1,157,416	$1,157,416	$0	$1,157,416
2018	$279,723	$12,795	$912,781	$0	$0	$1,205,299	$1,205,299	$0	$1,205,299
2017	$292,768	$9,741	$912,781	$0	$0	$1,215,290	$1,215,290	$0	$1,215,290
2016	$201,934	$9,784	$912,781	$0	$0	$1,124,499	$1,124,499	$0	$1,124,499
2015	$131,803	$9,784	$912,781	$0	$0	$1,054,368	$1,036,831	$17,537	$1,036,831
2014	$0	$0	$0	$0	$0	$0	$0	$0	$0
2013	$0	$0	$0	$0	$0	$0	$0	$0	$0
2012	$0	$0	$0	$0	$0	$0	$0	$0	$0
2011	$0	$0	$0	$0	$0	$0	$0	$0	$0
2010	$0	$0	$0	$0	$0	$0	$0	$0	$0

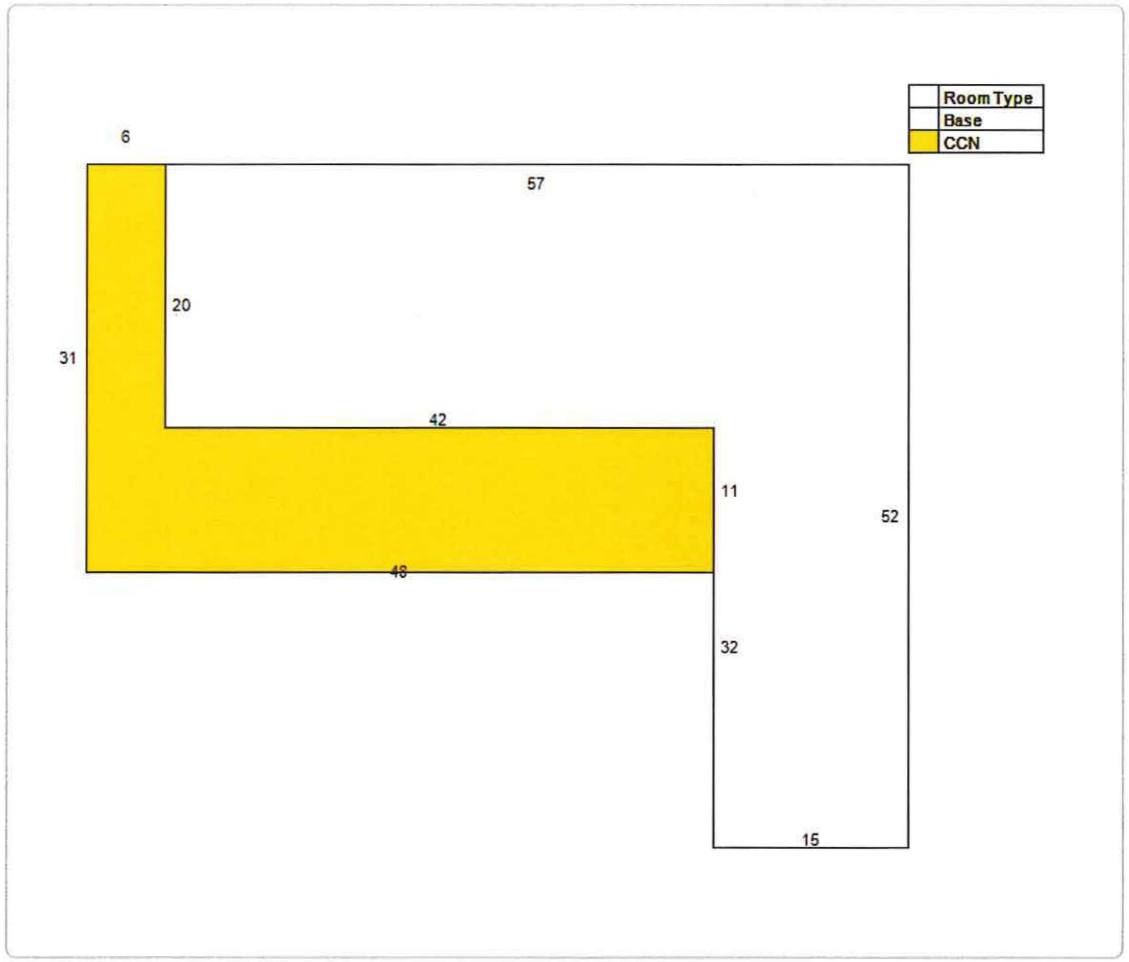
Building Information

Building	1
Year Built	1965
Actual Area	2268
Conditioned Area	1620
Use	Office Class C
Style	04
Class	N
Exterior Wall	Concrete Stucco, Stone

Roof Cover	Wood Shingle
Roof Structure	Wood Truss
Interior Flooring	Carpet
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
CANOPY (COMMERCIAL)	648
BASE AREA	1620
Total SqFt	2268

Sketch Information



Extra Feature Information

Code Description	Status	Value
Asphault Paving		6712
Curb		1232
Pole Light		4032
Masonry Wall		819
Canopy (Commercial)		13440
Storage Building (Commercial)		2464

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Office Buildings (1 Story)	111	127	13908	SF	$945,744

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/30/2015	3/27/2015	$1,450,000.00	WARRANTY DEED	4005	1206	Q	I	VIRTU CATHEDRAL BUILDING LLC	44 AVENIDA MENENDEZ LLC
10/15/2014	10/10/2014	$100.00	WARRANTY DEED	3942	1028	U	I	VIRTU CATHEDRAL ASSOCIATES LLC	VIRTU CATHEDRAL BUILDING LLC

No data available for the following modules: Exemption 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

Developed by Schneider GEOSPATIAL

Last Data Upload: 12/11/2021, 12:11:22 AM

Version 2.3.165

St. Johns County, FL

Overview

Legend

☐ Parcels

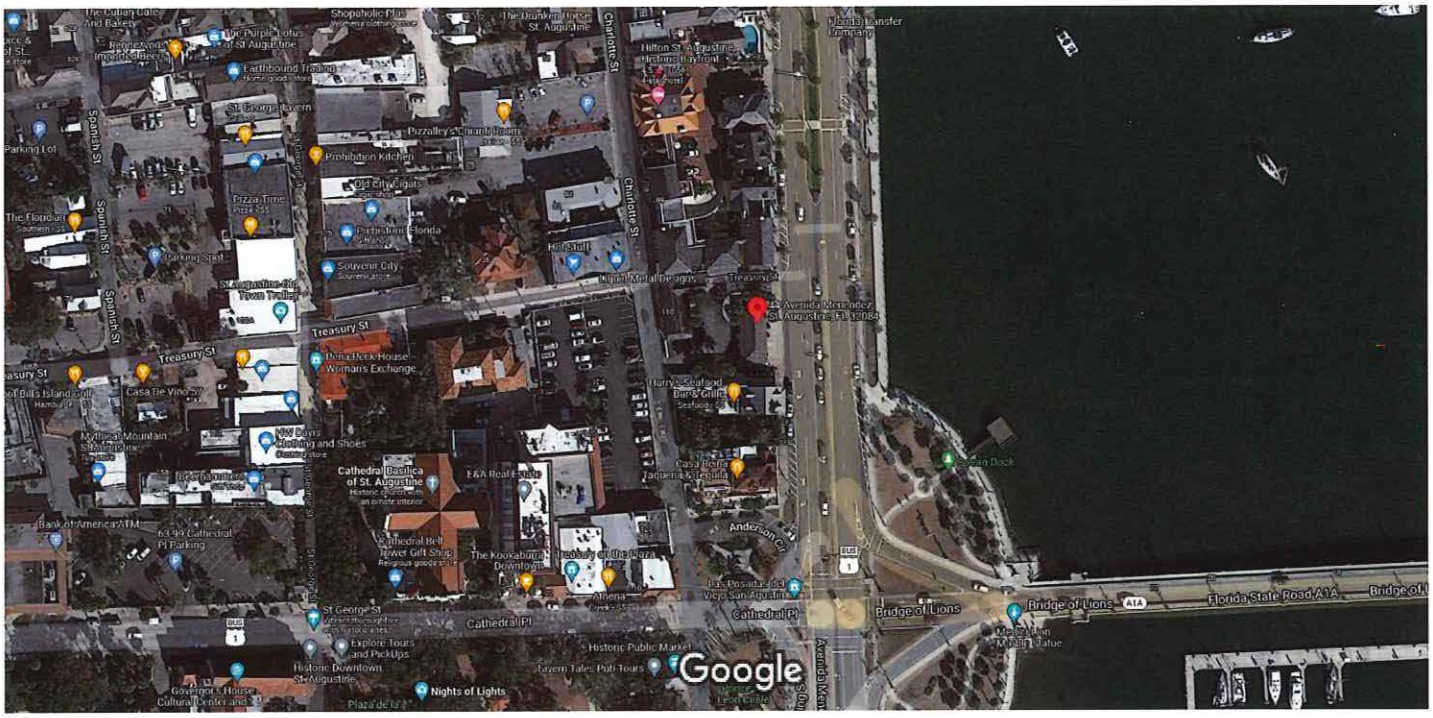
Parcel ID	1963400000	**Physical Address**	44 AVENIDA MENENDEZ SAINT AUGUSTINE	**Building Value**	$88,158	**Last 2 Sales**			
Property Class	1700 - Office Buildings (1 Story)	**Mailing Address**	44 AVENIDA MENENDEZ LLC 44 AVENIDA MENENDEZ SAINT AUGUSTINE FL 32084-3645	**Extra Feature Value**	$28,699	**Date**	**Price**	**Reason**	**Qual**
Taxing District	City of St Augustine			**Total Land Value**	$945,744	3/27/2015	$1450000	01	Q
Acres	0.32			**Just Value**	$1,062,601	n/a	0	n/a	n/a
				Total Deferred	N/A				
				Assessed Value	$1,062,601				
				Total Exemptions	N/A				
				Taxable Value	$1,062,601				

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: 12/13/2021
Last Data Uploaded: 12/11/2021 12:11:22 AM

Developed by Schneider GEOSPATIAL

Google Maps 44 Avenida Menendez



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

44 Avenida Menendez

Directions Save Nearby Send to your phone Share

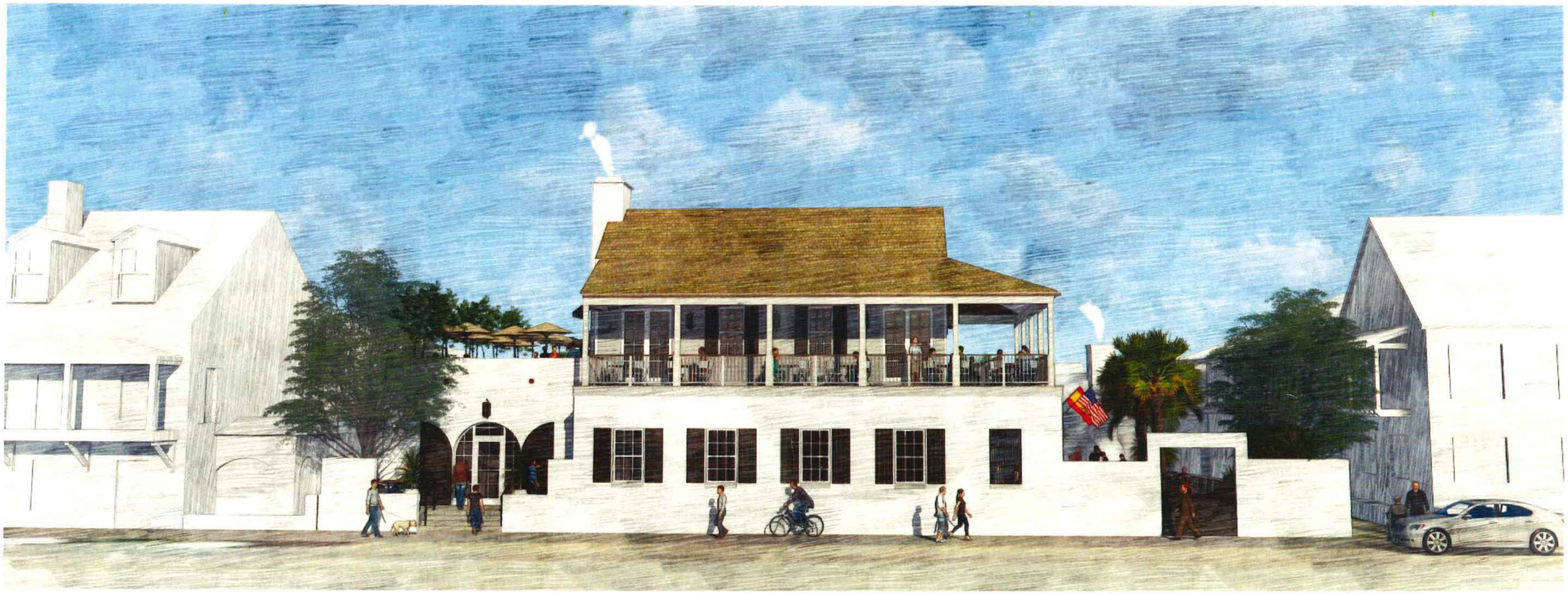
44 Avenida Menendez, St. Augustine, FL 32084

VMVQ+FG St. Augustine, Florida

Photos

44 AVENIDA MENENDEZ

ST. AUGUSTINE, FLORIDA



ZONING DOCUMENTS

ARCHITECTURAL

AS1.10 - SITE PLAN ZONING SUMMARY
A3.10 - BUILDING SECTION

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DEC 10 2021
Planning/Building Dept.

DECEMBER 10TH, 2021

44 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

CD+urban
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850

240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	DETAIL	DESCRIPTION	FINISH/COLOR	MANUFACTURER/SUPPLIER	NOTES
HS-101	SIDEWALK PAVING	1/L-2.2	COQUINA CONCRETE	NATURAL GREY W/ EXPOSED SHELL AGGREGATE		
HS-102	COURTYARD PAVING		COQNUINA CONCRETE W/ HAND TOOLED JOINTS	NATURAL GREY CONCRETE WITH EXPOSED SHELL AGGREGATE		
HS-103	STAIRS	4/L-2.2	ENTRY STAIR	COQUINA CONCRETE	CAST IN PLACE	
HS-104	HANDRAIL	6/L-2.2	WROUGHT IRON HANDRAIL	BLACK		TO BE LOCATED ON EITHER SIDE OF ALL STAIRS
HS-105	WATER FEATURE	2/L-2.3	PRECAST CONCRETE BASIN	COQUINA CONCRETE	ST. AUGUSTINE CAST STONE OR EQUIVALENT	FOOTER TO BE POURED ON SITE - PER SPECIFICATIONS FROM ENGINEER AND FABRICATOR
HS-106	FIRE FEATURE	1/L-2.3	FIRE PIT	CUT COQUINA CLADDING		PROVIDE REMOTE LIGHTING HARDWARE AND AUTOMATIC CUT OFF VALVE
HS-107	AGGREGATE PAVING	5/L-2.2	CRUSHED OYSTER SHELL	1/3"-3/4"		
HS-108	COURTYARD PLANTER WALL	4/L-2.3	COURTYARD PLANTER WALL	TO MATCH ARCHITECTURE		
HS-109	SIDE ENTRY GATE	5/L-2.3	WOOD GATE	CYPRESS W/ FINISH TO MATCH PRIMARY GATE PER ARCH.		
HS-110	ACCENT PAVING		TABBY CONCRETE	1/2" OYSTER SHELL AGGREGATE		PROVIDE SAMPLE

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION SEE GENERAL NOTES

HARB/ZONING REQUIREMENT LEGEND

SUMMARY OF EXISTING STRUCTURES TO REMAIN

ESPINOSA-SANCHEZ HOUSE ENCLOSED AREA
ESPINOSA-SANCHEZ HOUSE COVERED LOGGIA AREA
ESPINOSA-SANCHEZ HOUSE TOTAL ROOFED AREA

PROPOSED STAND ALONE RESTAURANT

44 AVENIDA MENENDEZ PROPERTY
LOT SIZE - 13,806 SF
MAXIMUM LOT COVERAGE FOR HP2 ZONING IS THE LESSER OF 7,000 SF OR 70% OF SITE

MAXIMUM AREA OF MAIN STRUCTURE (2 STORY)
AREA OF EXISTING ESPINOSA-SANCHEZ HOUSE
AREA OF ONE STORY ROOF STRUCTURE
TOTAL LOT COVERAGE 6,986 SF

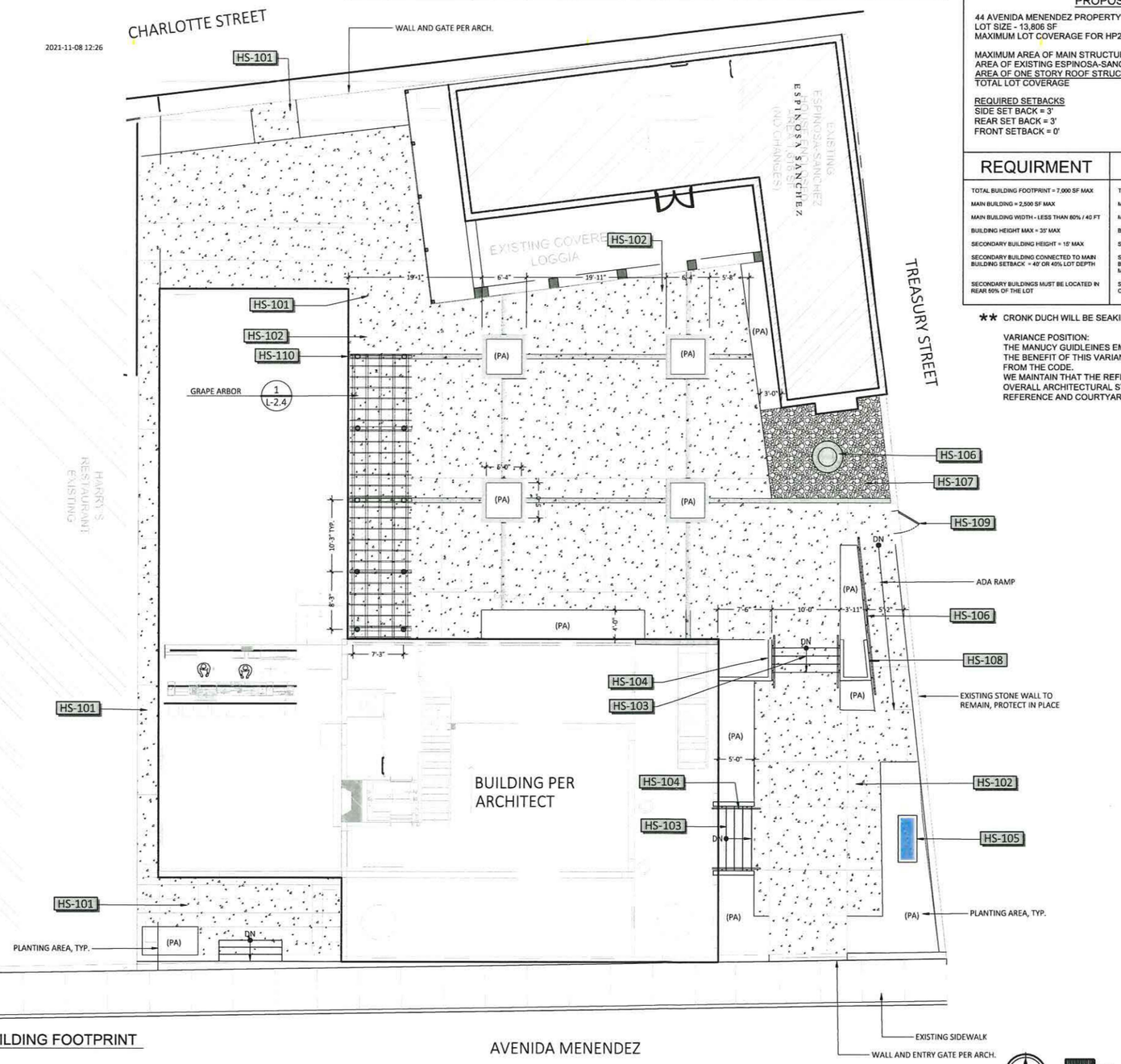
REQUIRED SETBACKS
SIDE SET BACK = 3'
REAR SET BACK = 3'
FRONT SETBACK = 0'

REQUIRMENT	PROPOSED	COMPLIED
TOTAL BUILDING FOOTPRINT = 7,000 SF MAX	TOTAL BUILDING FOOTPRINT = 6,986 SF	COMPLIED
MAIN BUILDING = 2,500 SF MAX	MAIN BUILDING = 2,484 SF	COMPLIED
MAIN BUILDING WIDTH - LESS THAN 80% / 40 FT	MAIN BUILDING WIDTH - 54'-0"	COMPLIED
BUILDING HEIGHT MAX = 35' MAX	BUILDING HEIGHT = 35' (44' NAVD)	COMPLIED
SECONDARY BUILDING HEIGHT = 18' MAX	SECONDARY BUILDING HEIGHT = 18' (24 NAVD)	COMPLIED
SECONDARY BUILDING CONNECTED TO MAIN BUILDING SETBACK = 40' OR 40% LOT DEPTH	SECONDARY BUILDING CONNECTED TO MAIN BUILDING SETBACK = 12' FROM FRONT EDGE OF MAIN BUILDING	**
SECONDARY BUILDINGS MUST BE LOCATED IN REAR 50% OF THE LOT	SECONDARY BUILDING IS OUTSIDE OF REAR 50% OF BUILDING	**

** CRONK DUCH WILL BE SEAKING A VARIANCE ON THIS ITEM(S).

VARIANCE POSITION:
THE MANUCY GUIDLEINES EMPHASIZE COURTYARDS AS WELL AS ARCHITECTRUAL TECTONICS.
THE BENEFIT OF THIS VARIANCE WILL ENHANCE THE SITE AND THE STREET AT A MINOR DEPARTURE FROM THE CODE.
WE MAINTAIN THAT THE REFLECTION OF THE PROPOSED "L" SHAPED BUILDING ENHANCES THE OVERALL ARCHITECTURAL ST. AUGUSTINE EXPERIENCE BY COMBINING MANUCY ARCHITECTURAL REFERENCE AND COURTYARD PLANNING/DESIGN.

2021-11-08 12:26



1 AS1.10 SITE PLAN ZONING SUMMARY/BUILDING FOOTPRINT
Scale: 1/8" = 1'-0"

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CD+urban
www.cronkduch.com
1936 San Marco Boulevard, Suite 101 Jacksonville, Florida 32207
Office: 904.302.9848 Fax: 904.302.9850
240 Worth Ave., Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:
Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE PLANNING

REVISION:	DATE

ARCHITECT'S SEAL

DATE ISSUE:

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUTION

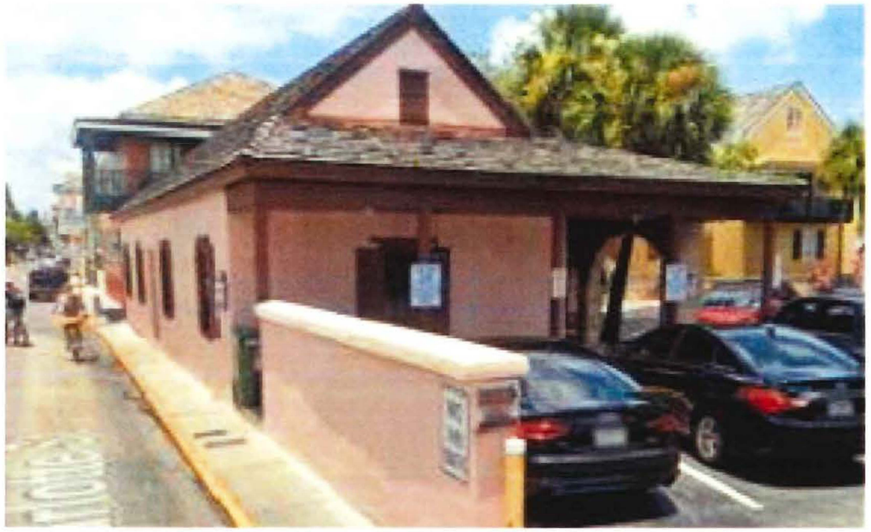
ST AUGUSTINE , FL

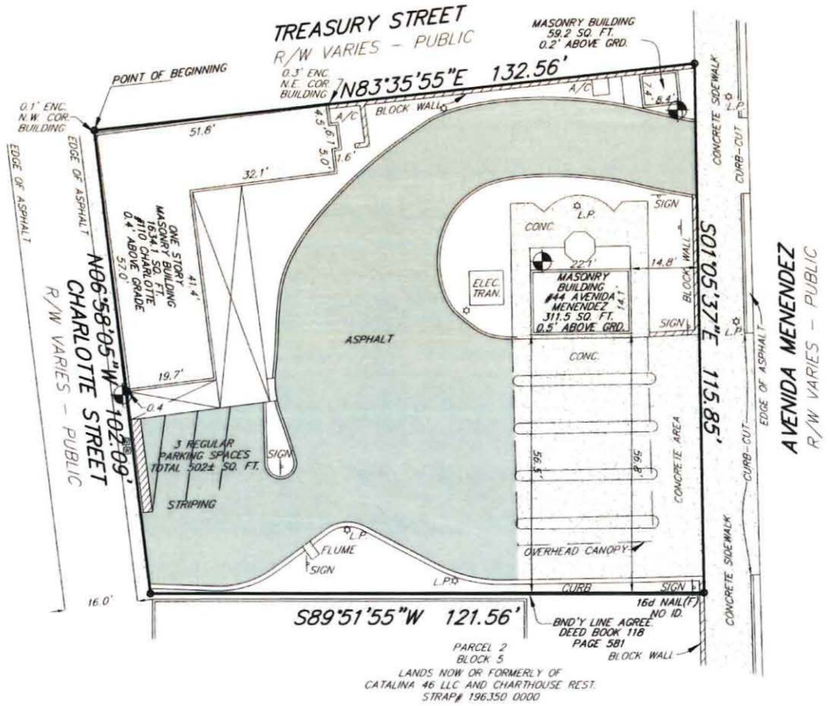
44 AVENIDA MENENDEZ

SITE PLAN ZONING SUMMARY

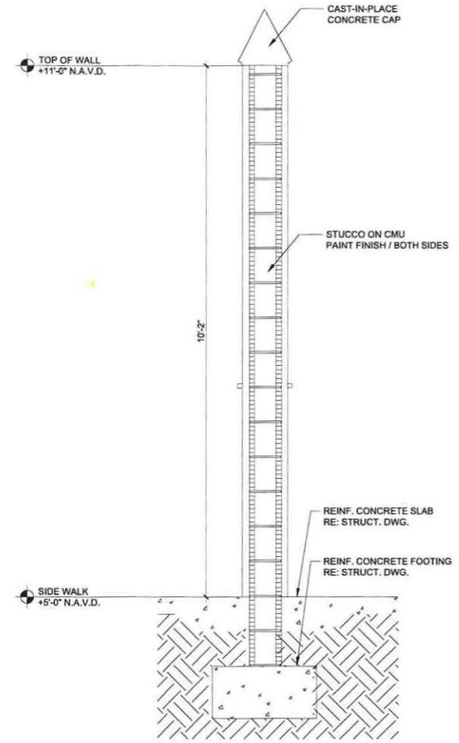
AS1.10

NOTE: CHARLOTTE STREET EXISTING WALLL TO REMAIN,
WITH ADDITION BUILT ON- PAINTED TO MATCH STUCCO

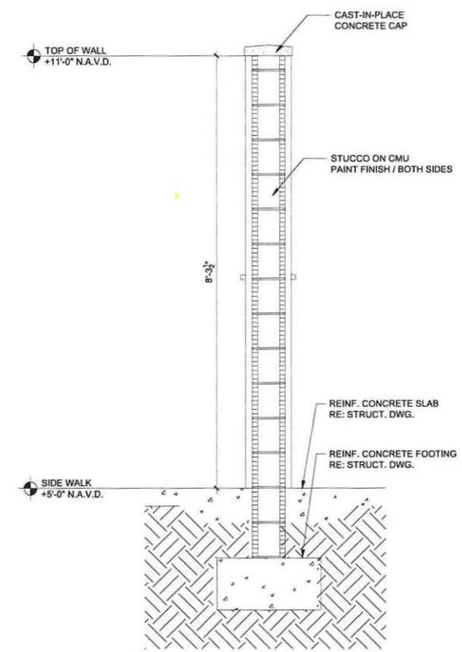


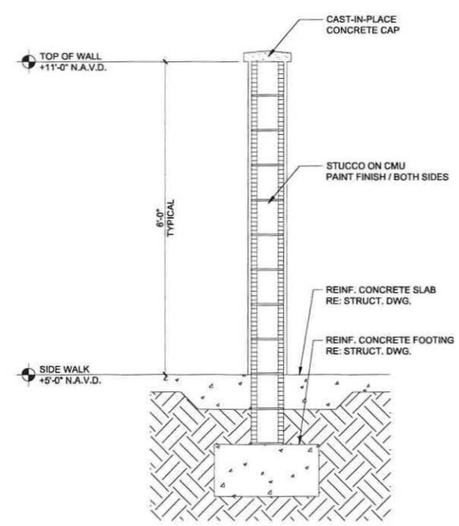


1 A3.40 EXISTING PROPERTY LINE & WALL
SCALE: NTS



3 A3.40 PROPOSED EAST WALL SECTIONS
SCALE: 3/4"=1'-0"





2 A3.40 PROPOSED WEST WALL SECTION
SCALE: 3/4"=1'-0"

DO NOT MEASURE DRAWINGS
NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION. SEE GENERAL NOTES

CD urban
www.cronkduch.com
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240 Worth Ave, Studio 202, Palm Beach, Florida 33480
Office: 561.335.6382

CONSULTANTS:

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE PLANNING

REVISION:	DATE:

ARCHITECT'S SEAL

DATE ISSUE: NOVEMBER 18TH, 2021

SCALE: AS SHOWN

CADD USER ID: ERM

PROJECT PHASE: CERTIFICATE OF APPROPRIATENESS

PROJECT NUMBER: -

NEW CONSTRUCTION

ST AUGUSTINE, FL

44 AVENIDA MENENDEZ

SECTIONS CUTS

A3.40

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CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: January 4, 2022

RE: **USE BY EXCEPTION 2021-0172**

AGENDA ITEM	5(a)
APPLICANT	Ellen Avery-Smith, Esq.
OWNER	Windward Shipyard Land Holdings, LLC and Windward Shipyard, LLC
LOCATION	Portions of Diesel Road, Dockside Drive, Shipyard Way and S. Ponce de Leon Blvd. aka "the Shipyards"
	PID 127910-0000, 128090-0010, 134230-0011, 134230-0030, 134390-0000, 134390-0010, 134340-0000, 134600-0000, 134230-0000, 134230-0020, 134410-0000, 134630-0000, 134650-0000, 134760-0000, 134770-0000
REQUEST	To approve off-site parking within the overall property as a permissible use by exception.
LAND USE	Residential Medium Density Mixed Use
ZONING	Residential General Office: RGO

APPLICABLE CODES/ORDINANCES

Sec. 28-2. Definitions

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.

- 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.
  (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.

Parking

Sec. 28-371. Location.

(a) A required off-street parking and loading facility shall be located on the same lot or parcel of land it is intended to serve. However, an off-street parking and loading facility within four hundred (400) feet of the premises may be allowed as a permitted use by exception.

(b) The planning and zoning board may grant an exception when practical difficulties prevent the placing of all or part of the facility on the premises they are designated to serve. The board shall review the proposal for impact upon pedestrian and vehicular traffic patterns and user safety, impact upon surrounding properties from noise, glare, visual quality, nuisance and traffic generation.

Sec. 28-372. Joint use of parking facilities.

Nothing in this chapter shall be construed to prevent the joint contractual use of off-street parking facilities by two (2) or more structures or uses when such facilities provide the number of spaces required for all uses or structures.

STAFF SUMMARY AND ANALYSIS

The St. Augustine Shipyards property is a master planned, mixed-use development with residential components and a mix of commercial uses, which could include apartments, townhouses, restaurants, offices, a marina, retail and other uses. The application is on the Agenda for this meeting to clarify that all of the St. Augustine Shipyards parcels are included in the exception for the off-site parking and the joint use of parking. This item was previously approved by the PZB. The amended Development Agreement implementing this parking arrangement was subsequently approved by the City Commission on April 26, 2021. The approved Development Agreement between the City Commission and the owners of the St. Augustine Shipyards is intact, and will not have to be reviewed/approved by the City Commission again.

In Section 5 *Shared Parking* (p. 7) it allows for shared parking for the various uses within the development to be located anywhere within the development boundaries, if approved by the Planning and Zoning Board. Joint use parking lots can be constructed and when each component of the project is developed, the parking requirement will be accounted for in these facilities. This allows for a better overall design of the project and more efficient parking facilities can be centrally located to serve multiple users. Again, this arrangement was previously approved by the PZB. This application is to clarify that all of the parcels associated with the project are included.

The amended Development Agreement also requires the property owner to submit tracking tables to account for the parking requirements of each individual component of the project and ensure that parking is in place prior to a Certificate of Occupancy being issued for individual uses.

The standard for review for a use by exception for off-site parking is the following; *(staff response in italics)*

- **practical difficulties prevent the placing of all or part of the facility on the premises they are designated to serve**

  There is a practical difficulty in requiring each individual user to provide parking on individual sites within a master planned, mixed-use community in which components can be sold and developed by individual users.

- **board shall review the proposal for impact upon pedestrian and vehicular traffic patterns and user safety, impact upon surrounding properties from noise, glare, visual quality, nuisance and traffic generation**

  The use of joint-use parking facilities for multiple users will improve the overall pedestrian and vehicular traffic patterns and improve user safety and reduce the overall impact of parking noise, glare, visual quality, nuisance and traffic generation in comparison to multiple, individual commercial parking lots scattered throughout the property.

STAFF RECOMMENDATION

Based on a review of Sec. 28-371 and 28-372, and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a use by exception for off-site parking at **the St. Augustine Shipyards** as per the amended Development Agreement.

Jacob Fredriksson
Senior Planner
Planning and Building Department

ROGERS | TOWERS
ATTORNEYS AT LAW

Ellen Avery-Smith

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EAverysmith@rtlaw.com

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St. Augustine, Florida 32086

904 . 396 . 0663 Fax
www.rtlaw.com

December 15, 2021

VIA HAND DELIVERY

Mr. David Birchim
Planning and Building Director
City of St. Augustine
75 King Street
St. Augustine, Florida 32084

Re: Shipyards Application for Zoning Exception for Off-Site Parking – To Correct Scrivener's Error

Dear David:

Our firm represents Windward Shipyard, LLC and Windward Shipyard Land Holdings, LLC (collectively, "Windward"), which are the owners of property located west of the San Sebastian River and east of U.S. Highway 1 commonly known as the St. Augustine Shipyards (the "Property").

On June 1, 2021, the City of St. Augustine Planning and Zoning Board ("PZB") approved a Use by Exception for the Property to allow off-site parking within the overall Shipyards project. A copy of the PZB Order for Case No. 2021-0062 is enclosed. The PZB Order was a companion to an Amended and Restated Shipyards Development Agreement with the City (the "Amended Agreement") approved by the City Commission on May 10, 2021, which also approved joint use parking within the Property. A copy of the Amended Agreement is also enclosed.

Windward respectfully submits the enclosed application for a Use by Exception for the Property to correct a scrivener's error in the application and legal notice for the PZB hearing on June 1, at which the PZB Order for the Use by Exception application was approved. The application and notice did not list all parcel identification numbers within the Property, although the legal description of the entire Property was included in the application package.

The enclosed Use by Exception application package includes copies of the June 1 PZB Order, the Amended Agreement, the same written summary of the request included in the agenda package for the June 1 PZB hearing, the same Overall Parking Site Plan included in the package for the June 1 PZB hearing, ownership information for the Property and an application fee in the amount of $250.00, payable to the City of St. Augustine.

We appreciate the City's continued assistance with the St. Augustine Shipyards Property. Please do not hesitate to contact me if you have any questions about the enclosed application documents.

Sincerely yours,

Ellen Avery-Smith

cc: Stefan Johannson
Chris Simon
Karl Masters
Scott Knowles

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee:_____(plus advertising costs) Project Number:_____

Receipt Number:_____ Meeting Date:_____

Advertising Costs: $_____ Paid On:_____ Receipt Number:_____

1. NAME OF APPLICANT: Ellen Avery-Smith, Esq. Contact Number: 904-825-1615
   Business (*if applicable*): Rogers Towers, P.A.
   Address: 100 Whetstone Place, Suite 200 City: St. Augustine State: FL Zip:_____
   E-Mail Address: eaverysmith@rtlaw.com
   See supplemental list.
2. NAME OF PROPERTY OWNER: Windward Shipyard, LLC Contact Number: 305-298-2967
   Business (*if applicable*):_____
   Address: 2999 NE 191st St., Suite 800 City: Aventura State: FL Zip: 33180
   E-Mail Address: stefan@staugustinemarine.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot:_____ Block:_____
   Subdivision:_____ Parcel Number: See attached list.
4. PROJECT STREET ADDRESS: Portions of Diesel Road; Dockside Drive, S. Ponce de Leon Blvd. and Shipyard Way
5. SPECIFIC PROPOSED USE: The Owners seek a zoning exception for off-site parking for parcels within the Overall Property.
6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☒ Exception
   - ☐ Variance
   - ☐ Appeal of Staff Determination
   - ☐ Land Use Plan Amendment
   - ☐ Rezoning
   - ☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: The Owners seek a zoning exception for off-site parking for parcels within the Overall Property to allow parking for the Development to either be provided on each parcel or be located within 400 feet of each parcel within the Overall Property, as permitted by City Code.
8. JUSTIFICATION FOR ACTION REQUESTED: The proposed development on the Overall Property will include a variety of land uses, including residential, commercial, office and light industrial, as permitted by the Residential Medium Density/Mixed Use future land use designation and Residential General Office zoning of the Overall Property. The project will be developed in a unified manner, consistent with the Conceptual Development Plan enclosed with the application package. The Owners seek a zoning exception for off-site parking for parcels within the Overall Property to allow for parking for the Development to either be provided on each parcel or be located within 400 feet of each parcel within the Overall Property, as permitted by City Code.

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: N/A

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

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

(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: N/A

10. PREVIOUS APPPLICATIONS:

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: 12/15/21

Signature of Property Owner — Date

04/18/2019

Supplement to City of St. Augustine Application to Planning and Zoning Board for Shipyards Zoning Exception Application December 2021

Windward Shipyard, LLC Parcel Numbers:

127910-0000

128090-0010

134230-0011

134230-0030

Windward Shipyard Land Holdings, LLC Parcel Numbers:

134390-0000

134390-0010

134340-0000

134600-0000

134230-0000

134230-0020

134410-0000

134630-0000

134650-0000

134760-0000

134770-0000

134780-0000

134790-0000

Shipyards Application for Zoning Exception for Off-Site Parking

Summary of Request

The proposed development of the approximately 34-acre property located along the San Sebastian River east of U.S. Highway 1 commonly known as the "Shipyards" (the "**Overall Property**") will include a variety of land uses, including residential, commercial, office and light industrial, as permitted by the Residential Medium Density/Mixed Use future land use designation and Residential General Office zoning of the Overall Property (the "**Development**"). The project will be developed in a unified manner, consistent with the Conceptual Development Plan enclosed with the application package.

The owners of the Overall Property (the "**Owners**") have submitted an application for an Amended and Restated Shipyards Development Agreement (the "**Development Agreement**") to the City. The City Commission conducted the first reading of the Development Agreement on April 26 and is scheduled to hold the public hearing for the second reading of the Development Agreement on May 10. The Development Agreement requires the Owners to obtain a zoning exception to allow for off-site parking for all parcels located within the Development. That is why this application is being filed.

The Conceptual Development Plan shows the proposed locations of various uses within the Overall Property. Buildings within the Development may be located on separate parcels within the Overall Property. The Owners' intent is to allow parking for the Development to either be provided on each parcel or be located within 400 feet of each parcel within the Overall Property, as permitted under City Land Development Code Section 28-371. The purpose of this zoning exception application is to allow off-site parking within 400 feet of each parcel within the Overall Property.

The Development Agreement provides that if the City Planning and Zoning Board ("**PZB**") approves this exception application to allow for off-site parking, each specific parcel, at the time of its construction plan submittal, shall identify: (i) its per-Code parking needs, (ii) the off-site parking location to be used within the Development for such parcel and if the location complies with the City Code's distance requirements, (iii) the available number of parking spaces at that location, and (iv) the availability of such parking spaces no later than at the time the City issues a certificate of occupancy or its equivalent for the related use. The Owner will be required to notify the City when it allocates parking spaces within the Development to a specific parcel and will submit tables tracking allocations of parking spaces with each construction plan submittal to the City, so the City can track the Development's compliance with Code parking provisions.

Owner's Authorization For Agent

Ellen Avery-Smith, Esq. of Rogers Towers, P.A. is/are hereby authorized TO ACT ON BEHALF OF, Windward Shipyard Land Holdings, LLC the owner(s) of those lands described Withinthe attached application, 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:

☐ Historic Architectural Review Board

☑ Planning and Zoning Board

property located at PIN Nos.: 134390-0000; 134390-0010; 134340-0000; 134600-0000; 134230-0000; 134230-0020; 134410-0000; 134630-0000;134650-0000; 134760-0000;134770-0000; 134780-0000; 134790-0000

BY: _____
Signature of Owner

ROBERT FINNARS, AS MANAGER
Print Name of Owner

(305) 866-7555
Telephone

Sworn to and subscribed before me on this 15th day of December, 2021

Notary Public: _____

VICTOR ALEXIS RECONDO
Commission # HH 024923
Expires November 19, 2024
Bonded Thru Budget Notary Services

My Commission expires on 11/19/24

Owner's Authorization For Agent

Ellen Avery-Smith, Esq. of Rogers Towers, P.A. is/are hereby authorized TO ACT ON BEHALF OF, Windward Shipyard, LLC the owner(s) of those lands described Withinthe attached application, 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:

☐ Historic Architectural Review Board

☑ Planning and Zoning Board

property located at PIN Nos.: 127910-0000; 128090-0010; 134230-0011 and 134230-0030

BY: _____
Signature of Owner

ROBERTO FINNARD, AS MANAGER
Print Name of Owner

(305) 866-7555
Telephone

Sworn to and subscribed before me on this 15 day of December, 2021

Notary Public: _____

My Commission expires on 11/19/24

NOTARY PUBLIC STATE OF FLORIDA
VICTOR ALEXIS REGONDO
Commission # HH 024923
Expires November 19, 2024
Bonded Thru Budget Notary Services

EXHIBIT "A"

Legal Description of Property

A TRACT OF LAND COMPRISED OF PORTIONS OF SEMINOLE PARK, ACCORDING TO THE MAP RECORDED IN MAP BOOK 3, PAGE 87, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3818, PAGE 1150, AND OFFICIAL RECORDS BOOK 3757, PAGE 1474, LYING IN SECTIONS 19 AND 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ARAPAHO AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1 (A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 11°24'27" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 23.06 FEET TO ITS INTERSECTION WITH THE OUTHEASTERLY RIGHT-OF-WAY LINE OF IROQUOIS AVENUE (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 41°44'18" EAST ALONG SAID SOUTHEASTERLY RIGHT-WAY-LINE, BEING THE SAME AS THE NORTHWESTERLY LINE OF BLOCK H OF SAID SEMINOLE PARK, 178.02 FEET; THENCE SOUTH 48°13'13" EAST, DEPARTING LAST SAID LINE, 139.93 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LOT 5, BLOCK H OF SAID SEMINOLE PARK; THENCE NORTH 41°43'22" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 5, ACROSS FORMER MOHAWK STREET, VACATED PER OFFICIAL RECORDS BOOK 189, PAGE 372, SAID PUBLIC RECORDS, ALONG THE NORTHWESTERLY LINE OF LOTS 6 AND 7 BLOCK D OF SAID SEMINOLE PARK, 390.21 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 6, LOCATED IN THE FORMER SOUTHWESTERLY RIGHT OF WAY LINE OF CHEROKEE STREET, NOW CLOSED BY ORDINANCE 88- 45, AS RECORDED IN OFFICIAL RECORDS BOOK 791, PAGE 281, OF SAID PUBLIC RECORDS; THENCE NORTHEASTERLY ACROSS SAID FORMER CHEROKEE STREET, NORTH 37°39'55" EAST, 40.00 FEET, TO THE NORTHEASTERLY RIGHT OF WAY LINE OF CHEROKEE STREET; THENCE NORTH 52°23'36" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF CHEROKEE STREET, 162.43 FEET, TO THE FORMER CENTERLINE OF IROQUOIS AVENUE A 50 FOOT RIGHT OF WAY, CLOSED PER ORDINANCE NO. 2014-12, OFFICIAL RECORDS BOOK 3947, PAGE 881; THENCE NORTH 41°41'26" EAST, ALONG SAID FORMER CENTERLINE OF IROQUOIS AVENUE, AND ITS NORTHEASTERLY PROLONGATION, 262.96 FEET TO ITS INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE SAN SEBASTIAN RIVER; THENCE DEPARTING SAID FORMER CENTERLINE AND ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES: 1) SOUTH 61 °54'54" EAST, 104.04 FEET; 2) SOUTH 58°45'38" EAST, 28.45 FEET; 3) SOUTH 70°11'24" EAST, 24.70 FEET; 4) SOUTH 71 °07'34" EAST, 34.35 FEET, TO AN ANGLE POINT ON A CONCRETE BULKHEAD; THENCE ALONG SAID CONCRETE BULKHEAD THE FOLLOWING COURSES 1) SOUTH 47°00'58" EAST, 4.27 FEET; 2) SOUTH 47°48'58" EAST, 46.07 FEET; 3) SOUTH 48°59'40" EAST, 21.08 FEET; 4)

NORTH 41 °05'02" EAST, 32.76 FEET; 5) SOUTH 49°43'25" EAST, 12.94 FEET; 6) SOUTH 40°23'47" WEST, 40.65 FEET; 7) SOUTH 49°20'34" EAST, 50.59 FEET; 8) NORTH 45°30'16" EAST, 43.37 FEET; 9) NORTH 42°32'05" EAST, 64.53 FEET; 10) NORTH 78°18'13" EAST, 63.60 FEET; 11) SOUTH 67°31'53" EAST, 150.30 FEET; 12) NORTH 27°54'01" EAST, 2.25 FEET; 13) SOUTH 63°34'52" EAST, 293.82 FEET; 14) SOUTH 68°57'26" EAST, 214.62 FEET; 15) SOUTH 06°23'08" EAST, 1.79 FEET; 16) SOUTH 59°47'29" WEST, 72.11 FEET; 17) SOUTH 39°36'26" EAST, 67.83 FEET; 18) NORTH 54°53'59" EAST, 70.90 FEET; 19) SOUTH 35°37'46" EAST, 71.43 FEET; 20) SOUTH 12°20'53" EAST, 24.82 FEET; 21) SOUTH 10°25'04" EAST, 21.99 FEET; 22) SOUTH 29°37'36" EAST, 16.43 FEET, TO THE END OF SAID CONCRETE BULKHEAD; THENCE SOUTHWESTERLY, ALONG THE MEAN HIGH WATER LINE OF THE SAN SEBASTIAN RIVER 1,060 FEET MORE OR LESS AT ITS INTERSECTION WITH THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN AFOREMENTIONED OFFICIAL RECORDS BOOK 3757, PAGE 1474; THENCE ALONG SAID SOUTH LINE THE FOLLOWING 3 CALLS; 1) SOUTH 53°25'25" WEST, 581.92 FEET; 2) NORTH 39°35'58" WEST, 248.32 FEET; 3) SOUTH 52°47'10" WEST, 153.71 FEET; THENCE NORTH 26°51'17" WEST, DEPARTING LAST SAID LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4143, PAGE 863 SAID PUBLIC RECORDS, 638.42 FEET; THENCE SOUTH 63°08'43" WEST, DEPARTING LAST SAID LINE AND ALONG THE NORTHERLY LINE OF THE LAST SAID LANDS, 291.11 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED ARAPAHO AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 4 CALLS;) NORTH 26°52'42" WEST, 205.14 FEET; 2) NORTH 68°29'21" WEST, 403.09 FEET; 3) NORTH 53°15'10" EAST, 8.50 FEET; 4) NORTH 68°21'25" WEST, 251.47 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 35.03 ACRES MORE OR LESS.

<u>LESS AND EXCEPT THE RESTAURANT PARCEL OWNED BY ST. AUGUSTINE SHIPYARD, LLC</u>:

A TRACT OF LAND COMPRISED OF A PORTION OF SEMINOLE PARK, ACCORDING TO THE MAP RECORDED IN MAP BOOK 3, PAGE 87, PUBLIC
RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND A PORTION OF SECTION 40, BEING IN TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT IN THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) LOCATED IN THE WESTERLY MOST CORNER OF LOT 6, BLOCK "H" OF SAID SEMINOLE PARK SUBDIVISION; THENCE NORTH 41 °43'22" EAST, ALONG THE NORTHERLY BOUNDARY OF LOTS 6 AND 5 IN SAID BLOCK "H" ACROSS THE RIGHT OF WAY LINE OF MOHAWK STREET (A 50 FOOT RIGHT-OF-WAY, VACATED PER OFFICIAL RECORDS BOOK 189, PAGE 372 OF SAID PUBLIC RECORDS), AND ALONG THE NORTHERLY BOUNDARY OF LOT 7, BLOCK "D" OF SAID SEMINOLE PARK, 296.69 FEET; THENCE CONTINUE ALONG SAID NORTH LINE OF LOT 7 AND THE NORTH LINE OF LOT 6 OF SAID BLOCK "D", NORTH 41 °43'22" EAST, 240.84 FEET TO THE

NORTHERLY CORNER OF SAID LOT 6, LOCATED IN THE FORMER SOUTHWESTERLY RIGHT-OF-WAY LINE OF CHEROKEE STREET, NOW CLOSED BY ORDINANCE 88-45, AS RECORDED IN OFFICIAL RECORDS BOOK 791, PAGE 281, OF SAID PUBLIC RECORDS; THENCE NORTHEASTERLY ACROSS SAID FORMER CHEROKEE STREET, NORTH 37°40'55" EAST, 103.59 FEET; THENCE SOUTH 48°16'32" EAST, 20.80 FEET; THENCE NORTH 41°43'32"'
EAST, 32.77 FEET; THENCE SOUTH 48°10'30" EAST, 9.45 FEET; THENCE NORTH 41 °43'09" EAST, 207.32 FEET THENCE SOUTH 47°48'58" EAST, 46.07 FEET; THENCE SOUTH 48°59'40" EAST, 21.08 FEET; THENCE NORTH 41 °05'02" EAST, 32.76 FEET; THENCE SOUTH 49°43'25" EAST, 12.94 FEET; THENCE SOUTH 40°23'47" WEST, 40.65 FEET; THENCE SOUTH 49°20'34" EAST, 84.12 FEET; THENCE SOUTH 41 °39'47" WEST, 45.57 FEET; THENCE SOUTH 48°21'14" EAST, 39.31 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 41 °44'47" EAST, 76.65 FEET; THENCE NORTH 12°30'32" WEST, 20.11 FEET; THENCE NORTHEASTERLY, DEPARTING LAST DESCRIBED LINE, AND ALONG THE ARC OF A CURVE, NON-TANGENT TO THE LAST DESCRIBED LINE, A CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 63.07 FEET, THROUGH A CENTRAL ANGLE OF 109°45'10" AN ARC DISTANCE OF 120.82 FEET, TO THE END OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°21'25" EAST, 103.17 FEET; THENCE SOUTH 67°12'53" EAST, DEPARTING SAID CURVE, 99.52 FEET; THENCE SOUTH 16°05'52" WEST, 191.38 FEET; THENCE SOUTH 37°36'13" WEST, 155.80 FEET; THENCE NORTH 50°12'31" WEST, 7.55 FEET; THENCE NORTH 29°32'06" WEST, 38.35 FEET; THENCE NORTH 51 °20'00" WEST, 115.22 FEET; THENCE NORTH 06°30'10" EAST, 55.41 FEET; THENCE NORTH 41 °44'47" EAST, 54.65 FEET, TO THE POINT OF
BEGINNING.

SAID PARCEL CONTAINS 1.18 ACRES MORE OR LESS.

A MAP SHOWING A ALTA / NSPS BOUNDARY SURVEY

OF A PORTION OF THOSE LANDS LYING IN SECTION 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA

OVERALL PARCEL

A TRACT OF LAND COMPRISED OF PORTIONS OF SEMINOLE PARK, ACCORDING TO THE MAP RECORDED IN MAP BOOK 3, PAGE 87, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3818, PAGE 1150, AND OFFICIAL RECORDS BOOK 3757, PAGE 1474, LYING IN SECTIONS 19 AND 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ARAPAHO AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1 (A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), THENCE NORTH 11°24'27" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 23.06 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF IROQUOIS AVENUE (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 41°44'18" EAST ALONG SAID SOUTHEASTERLY RIGHT-WAY-LINE, BEING THE SAME AS THE NORTHWESTERLY LINE OF BLOCK H OF SAID SEMINOLE PARK, 178.02 FEET; THENCE SOUTH 48°13'13" EAST, DEPARTING LAST SAID LINE, 139.93 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LOT 5, BLOCK H OF SAID SEMINOLE PARK; THENCE NORTH 41°43'22" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 5, ACROSS FORMER MOHAWK STREET, VACATED PER OFFICIAL RECORDS BOOK 189, PAGE 372, SAID PUBLIC RECORDS, ALONG THE NORTHWESTERLY LINE OF LOTS 6 AND 7 BLOCK D OF SAID SEMINOLE PARK, 390.21 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 6, LOCATED IN THE FORMER SOUTHWESTERLY RIGHT OF WAY LINE OF CHEROKEE STREET, NOW CLOSED BY ORDINANCE 88-45, AS RECORDED IN OFFICIAL RECORDS BOOK 791, PAGE 281, OF SAID PUBLIC RECORDS; THENCE NORTHEASTERLY ACROSS SAID FORMER CHEROKEE STREET, NORTH 37°39'55" EAST, 40.00 FEET, TO THE NORTHEASTERLY RIGHT OF WAY LINE OF CHEROKEE STREET; THENCE NORTH 52°23'36" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF CHEROKEE STREET, 162.43 FEET, TO THE FORMER CENTERLINE OF IROQUOIS AVENUE A 50 FOOT RIGHT OF WAY, CLOSED PER ORDINANCE NO. 2014-12, OFFICIAL RECORDS BOOK 3947, PAGE 881; THENCE NORTH 41°41'26" EAST, ALONG SAID FORMER CENTERLINE OF IROQUOIS AVENUE, AND ITS NORTHEASTERLY PROLONGATION, 262.96 FEET TO ITS INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE SAN SEBASTIAN RIVER; THENCE DEPARTING SAID FORMER CENTERLINE AND ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES: 1) SOUTH 61 °54'54" EAST, 104.04 FEET; 2) SOUTH 58°45'38" EAST, 28.45 FEET; 3) SOUTH 70°11'24" EAST, 24.70 FEET; 4) SOUTH 71 °07'34" EAST, 34.35 FEET, TO AN ANGLE POINT ON A CONCRETE BULKHEAD; THENCE ALONG SAID CONCRETE BULKHEAD THE FOLLOWING COURSES 1) SOUTH 47°00'58" EAST, 4.27 FEET; 2) SOUTH 47°48'58" EAST, 46.07 FEET; 3) SOUTH 48°59'40" EAST, 21.08 FEET; 4) NORTH 41 °05'02" EAST, 32.76 FEET; 5) SOUTH 49°43'25" EAST, 12.94 FEET; 6) SOUTH 40°23'47" WEST, 40.65 FEET; 7) SOUTH 49°20'34" EAST, 50.59 FEET; 8) NORTH 45°30'16" EAST, 43.37 FEET; 9) NORTH 42°32'05" EAST, 64.53 FEET; 10) NORTH 78°18'13" EAST, 63.60 FEET; 11) SOUTH 67°31'53" EAST, 150.30 FEET; 12) NORTH 27°54'01" EAST, 2.25 FEET; 13) SOUTH 63°34'52" EAST, 293.82 FEET; 14) SOUTH 68°57'26" EAST, 214.62 FEET; 15) SOUTH 06°23'08" EAST, 1.79 FEET, 16) SOUTH 59°47'29" WEST, 72.11 FEET; 17) SOUTH 39°36'26" EAST, 67.83 FEET; 18) NORTH 54°53'59" EAST, 70.90 FEET; 19) SOUTH 35°37'46" EAST, 71.43 FEET; 20) SOUTH 12°20'53" EAST, 24.82 FEET; 21) SOUTH 10°25'04" EAST, 21.99 FEET; 22) SOUTH 29°37'36" EAST, 16.43 FEET, TO THE END OF SAID CONCRETE BULKHEAD; THENCE SOUTHWESTERLY, ALONG THE MEAN HIGH WATER LINE OF THE SAN SEBASTIAN RIVER 1,060 FEET MORE OR LESS AT ITS INTERSECTION WITH THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN AFOREMENTIONED OFFICIAL RECORDS BOOK 3757, PAGE 1474; THENCE ALONG SAID SOUTH LINE THE FOLLOWING 3 CALLS: 1) SOUTH 53°25'25" WEST, 581.92 FEET; 2) NORTH 39°35'58" WEST, 248.32 FEET; 3) SOUTH 52°47'10" WEST 153.71 FEET; THENCE NORTH 26°51'17" WEST, DEPARTING LAST SAID LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4143, PAGE 863 SAID PUBLIC RECORDS, 638.42 FEET; THENCE SOUTH 63°08'43" WEST, DEPARTING LAST SAID LINE AND ALONG THE NORTHERLY LINE OF THE LAST SAID LANDS, 291.11 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED ARAPAHO AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 4 CALLS;) NORTH 26°52'42" WEST, 205.14 FEET; 2) NORTH 68°29'21" WEST, 403.09 FEET; 3) NORTH 53°15'10" EAST, 8.50 FEET; 4) NORTH 68°21'25" WEST, 251.47 FEET TO THE POINT OF BEGINNING.

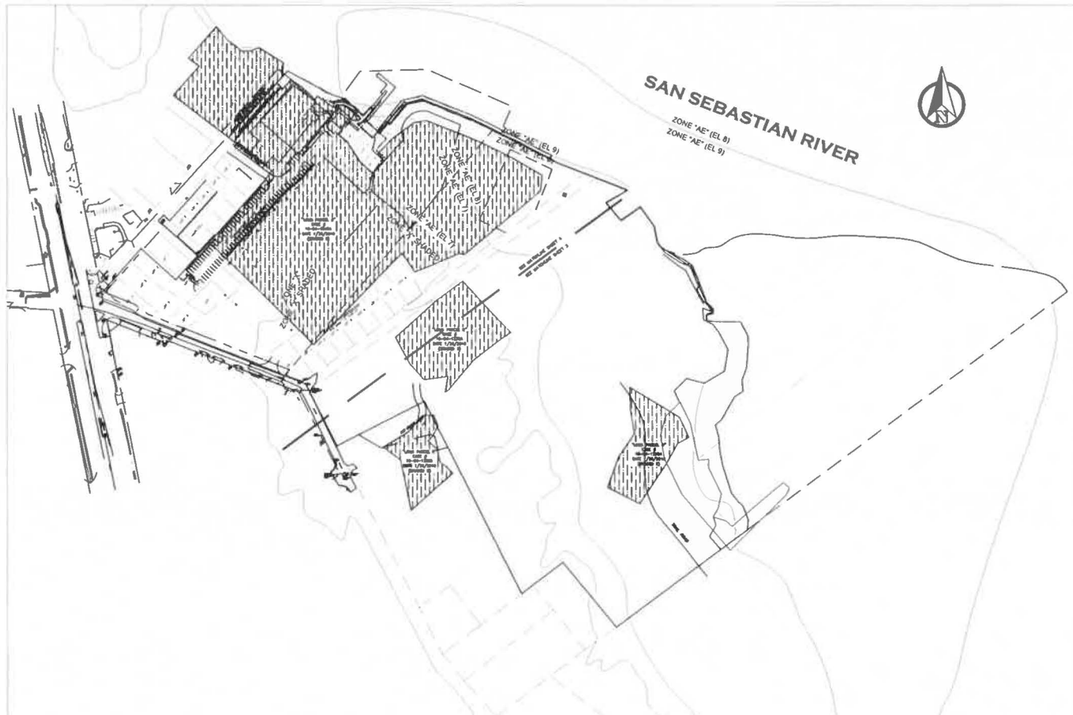
SAID PARCEL CONTAINS 35.03 ACRES MORE OR LESS.

LESS AND EXCEPT

(RESTAURANT PARCEL):

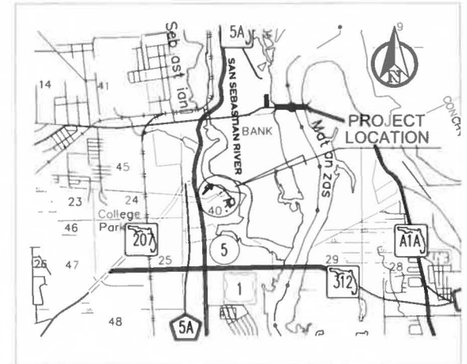
A TRACT OF LAND COMPRISED OF A PORTION OF SEMINOLE PARK, ACCORDING TO THE MAP RECORDED IN MAP BOOK 3, PAGE 87, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND A PORTION OF SECTION 40, BEING IN TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT IN THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) LOCATED IN THE WESTERLY MOST CORNER OF LOT 6, BLOCK "H" OF SAID SEMINOLE PARK SUBDIVISION; THENCE NORTH 41 °43'22" EAST, ALONG THE NORTHERLY BOUNDARY OF LOTS 6 AND 5 IN SAID BLOCK "H" ACROSS THE RIGHT OF WAY LINE OF MOHAWK STREET (A 50 FOOT RIGHT-OF-WAY, VACATED PER OFFICIAL RECORDS BOOK 189, PAGE 372 OF SAID PUBLIC RECORDS), AND ALONG THE NORTHERLY BOUNDARY OF LOT 7, BLOCK "D" OF SAID SEMINOLE PARK, 296.69 FEET; THENCE CONTINUE ALONG SAID NORTH LINE OF LOT 7 AND THE NORTH LINE OF LOT 6 OF SAID BLOCK "D", NORTH 41 °43'22" EAST, 240.84 FEET TO THE NORTHERLY CORNER OF SAID LOT 6, LOCATED IN THE FORMER SOUTHWESTERLY RIGHT-OF-WAY LINE OF CHEROKEE STREET, NOW CLOSED BY ORDINANCE 88-45, AS RECORDED IN OFFICIAL RECORDS BOOK 791, PAGE 281, OF SAID PUBLIC RECORDS; THENCE NORTHEASTERLY ACROSS SAID FORMER CHEROKEE STREET, NORTH 37°40'55" EAST, 103.59 FEET; THENCE SOUTH 48°16'32" EAST, 20.80 FEET; THENCE NORTH 41°43'32" EAST, 32.77 FEET; THENCE SOUTH 48°10'30" EAST, 9.45 FEET; THENCE NORTH 41 °43'09" EAST, 207.32 FEET THENCE SOUTH 47°48'58" EAST, 46.07 FEET; THENCE SOUTH 48°59'40" EAST, 21.08 FEET; THENCE NORTH 41 °05'02" EAST, 32.76 FEET; THENCE SOUTH 49°43'25" EAST, 12.94 FEET; THENCE SOUTH 40°23'47" WEST, 40.65 FEET; THENCE SOUTH 49°20'34" EAST, 84.12 FEET; THENCE SOUTH 41 °39'47" WEST, 45.57 FEET; THENCE SOUTH 48°21'14" EAST, 39.31 FEET, TO THE POINT OF BEGINNING, THENCE NORTH 41 °44'47" EAST, 76.65 FEET; THENCE NORTH 12°30'32" WEST, 20.11 FEET; THENCE NORTHEASTERLY, DEPARTING LAST DESCRIBED LINE, AND ALONG THE ARC OF A CURVE, NON-TANGENT TO THE LAST DESCRIBED LINE, A CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 63.07 FEET, THROUGH A CENTRAL ANGLE OF 109°45'10" AN ARC DISTANCE OF 120.82 FEET, TO THE END OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°21'25" EAST, 103.17 FEET; THENCE SOUTH 67°12'53" EAST, DEPARTING SAID CURVE, 99.52 FEET; THENCE SOUTH 16°05'52" WEST, 191.38 FEET; THENCE SOUTH 37°36'13" WEST, 155.80 FEET; THENCE NORTH 50°12'31" WEST, 7.55 FEET; THENCE NORTH 29°32'06" WEST, 38.35 FEET; THENCE NORTH 51 °20'00" WEST, 115.22 FEET; THENCE NORTH 06°30'10" EAST, 55.41 FEET; THENCE NORTH 41 °44'47" EAST, 54.65 FEET. TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.18 ACRES MORE OR LESS.



FEMA MAP & LOMA LOCATION

(1" = 200')



LOCATION MAP

(1" = 4000')

ABREVIATIONS

RIW = RIGHT-OF-WAY
FND. = FOUND
(R) = RECORD
(A) = ACTUAL
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE
CONC = CONCRETE
INV = INVERT
FFE = FINISH FLOOR ELEVATION
I.P. = IRON PIPE
CH = CHORD
L = ARC DISTANCE
R = RADIUS

LEGEND / ABBREVIATIONS

O	DENOTES SET 1/2" IRON PIPE & CAP LB. 6979
■	DENOTES FOUND CONCRETE MONUMENT
⊡	DENOTES SET 4"X4" CONCRETE MONUMENT, LB 6979
IP	IRON PIPE
IR	IRON ROD
CM	CONCRETE MONUMENT
ID.	IDENTIFICATION
O.R.B.	OFFICIAL RECORDS BOOK
D.R.B.	DEED BOOK
P-K	PARKER-KALON
(CL)	DENOTES WOODEN UTILITY POLE
-D	DENOTES GUY ANCHOR
—OU—	DENOTES OVERHEAD UTILITY LINE
B	DENOTES TELEPHONE RISER
W	DENOTES WATER METER COVER
(D)	INDICATES DEED DATA
(M)	INDICATES MEASURED DATA

SURVEYOR'S REPORT:

1. Utility locations if shown hereon are based on field location of markings by Utility Company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been field located.

2. Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.

3. Measurement methods used for this survey meet STANDARDS OF PRACTICE FOR LAND SURVEYING Chapter 5J-17 requirements.

4. Underground foundations have not been located.

5. Bearings and distances shown hereon are measured unless otherwise noted.

6. The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

7. Features shown by symbol as indicated in the legend are not to scale.

8. Bearings shown hereon refer to Official Records Book 884, Page 1916 of the current public records of Putnam County and are based pm the Southerly right-of-way line of St. Johns Avenue, being North 88°51'18" East.

9. The subject property lies in flood zone "X", AE(EL 7) AND AE (EL8), according to the Flood Insurance Rate Map(FIRM), community-panel number 12109C0314J revised December 7, 2018. The said Flood Insurance Rate Map is referenced to the North American Vertical Datum of 1988 (NAVD 88).

10. The horizontal positions for all features shown on the map are relative to North American Datum, NAD 1983, State Plane Coordinate System, Florida East Zone. Distance shown hereon are grid.

11. I have reviewed the title insurance policy issuing Policy Commitment Number 7710900, dated June 20, 2019 at 8:00 AM, prepared by Fidelity National Title Insurance Company and all recorded encumbrances, except items, identified in Schedule B-2 of the title insurance commitment have been shown or noted on the survey.

Survey Related Items shown on Schedule B – Section II of Title Commitment Policy Issuing Policy Number 7710900 Dated: June 20, 2019 at 8:00 am

1-6. Non-Survey related items, not shown hereon.

7. Easement recorded in Deed Book 205, Page 211 and Deed Book 206, Page 195, Public Records of St. Johns County, Florida. Shown on Survey.

8. Easements as set forth in Warranty Deed recorded in Deed Book 181, Page 300, Public Records of St. Johns County, Florida. Shown on Survey.

9. A non-exclusive easement for a road right of way as set forth in Warranty Deed recorded in Deed Book 254, Page 466, Public Records of St. Johns County, Florida. Shown on Survey.

10. Easement recorded in Official Records Book 978, Page 1794. Shown on Survey.

11. Right of Way Easement, Perpetual, No. 21262 by the State of Florida through the Trustee of the Internal Improvement Fund of the State of Florida in favor of the St. Augustine Port, Waterway, and Beach District, established pursuant to chapter 18879, Laws of Florida, 1937, approved by referendum on May 3, 1938 (as to the unsurveyed marsh or submerged lands within Section 19, Township 7 South, Range 30 East, St. Johns County, Florida.)

12. Restrictions, covenants, conditions and easements, which include provisions for A. an easement on the land; B. a lien for liquidated damages; C. a private charge or assessmentic; D. an option to purchase; E. a right of first refusal, of F. the prior approval of a future purchaser or occupant, as contained in that certain Declaration of Easements, Covenants and Restrictions recorded in Official Records Book 3985, Page 1785; First Amendment recorded in Official Records Book 4143, Page 885 and Second Amendment recorded in Official Records Book 4238, Page 189, Public Records of St. Johns County, Florida; and as may be subsequently amended. Shown on Survey.

13-14. Non-Survey related items, not shown hereon.

15. Terms, provisions and conditions of that certain Access, Landscaping and Maintenance Easement Agreement recorded in Official Records Book 4064, Page 84, Public Records of St. Johns County, Florida. Shown on Survey.

16. Easement to Florida Power & Light Company recorded in Official Records Book 4069, Page 466, Public Records of St. Johns County, Florida. Shown on Survey.

17. Underground Easement in favor of Florida Power & Light Company recorded in Official Records Book 4070, Page 79, Public Records of St. Johns County, Florida. Shown on Survey.

18. Underground Easement in favor of Florida Power & Light Company recorded in Official Records Book 4101, Page 79, Public Records of St. Johns County, Florida. Shown on Survey.

19. Terms, provisions and conditions of that certain Easement for Utilities recorded in Official Records Book 4118, Page 1831, Public Records of St. Johns County, Florida. Shown on Survey.

20. Easement as set forth in instrument recorded in Official Records Book 4143, Page 863. Shown on Survey.

21. Terms and Condition of that Declaration of Access Easement recorded in Official Records Book 4220, Page 852. Shown on Survey.

22. Terms, Conditions and Easement as set forth in that Stormwater Maintenance Agreement as recorded in Official Records Book 4534, Page 332. Shown on Survey.

23-28. Non-Survey related items, not shown hereon.

29. Those Title Commitment Schedule B-II Exceptions that are not a survey matter may require a legal opinion as to their affecting or not affecting the subject parcel therefore the surveyor is not qualified by law to render a conclusive legal opinion as to those non-survey matter exceptions.

30. Unless shown, only those visible features found within the boundaries of this survey or in the immediate vicinity of the above described parcel boundary have been located.

31. Dimensions are shown in United States standard survey feet and decimals thereof.

32. Adjacent property information shown hereon that was not furnished to this surveyor was obtained by searching the applicable County appraiser's site.

33. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties

34. The above described parcel contains 47.05 acres, more or less, 13.03 acres more or less are wetlands.

35. Right of Way information shown hereon was determined by found monumentation, recorded plats, and information obtained on the applicable County Property Appraisers web site.

36. No attempt was made by this survey to locate wetland jurisdictional areas, should any exist.

37. The subject property contains xxx regular parking spaces and xx handicapped parking spaces.

THE UNDERSIGNED HEREBY CERTIFIES TO:
WINDWARD MARINA GROUP LLC
RF ST. AUGUSTINE MARINA, LLC
GREENWOOD PROPERTY, LLC
ST. AUGUSTINE SHIPYARD, LLC
ST. AUGUSTINE SHIPYARD PROPERTY COMPANY
SUSAN J. VOSE, AS TRUSTEE OF THE SUSAN J. VOSE TRUST OF 2002
FIDELITY NATIONAL TITLE INSURANCE COMPANY
ROGERS TOWERS, P.A.

Terry M. Durden, Florida PSM #5261
Not Valid Without The Signature And Original Raised Seal Of A Florida Licensed Surveyor & Mapper

8/19/19-REVISED DESCRIPTION & ADDED UPLAND ACREAGE PER COMMENTS FROM SUSAN BLOODWORTH @ ROGER TOWERS LAW
7/30/19-REVISED LEGAL DESCRIPTION PER COMMENTS FROM SUSAN BLOODWORTH @ ROGER TOWERS LAW

GEOMATICS CORP.
SURVEYING-MAPPING-GPS
2804 N. FIFTH STREET, UNIT 101
ST. AUGUSTINE, FL 32084
PHONE (904) 824-3088 FAX (904) 824-3753
LICENSED BUSINESS
FLORIDA #6979 GEORGIA #859
SOUTH CAROLINA #3367 ALABAMA #794
NORTH CAROLINA CGA #3752

PROJECT No:	14-1929 ALTA
SURVEY DATE:	07/25/2019
CAD FILE:	14-1929 ALTA REV2
CHECKED BY:	T. DURDEN
DRAWN BY:	C. MUNDIS
FIELD WORK:	D. CANNON
FB: 17-20 PG.:	80

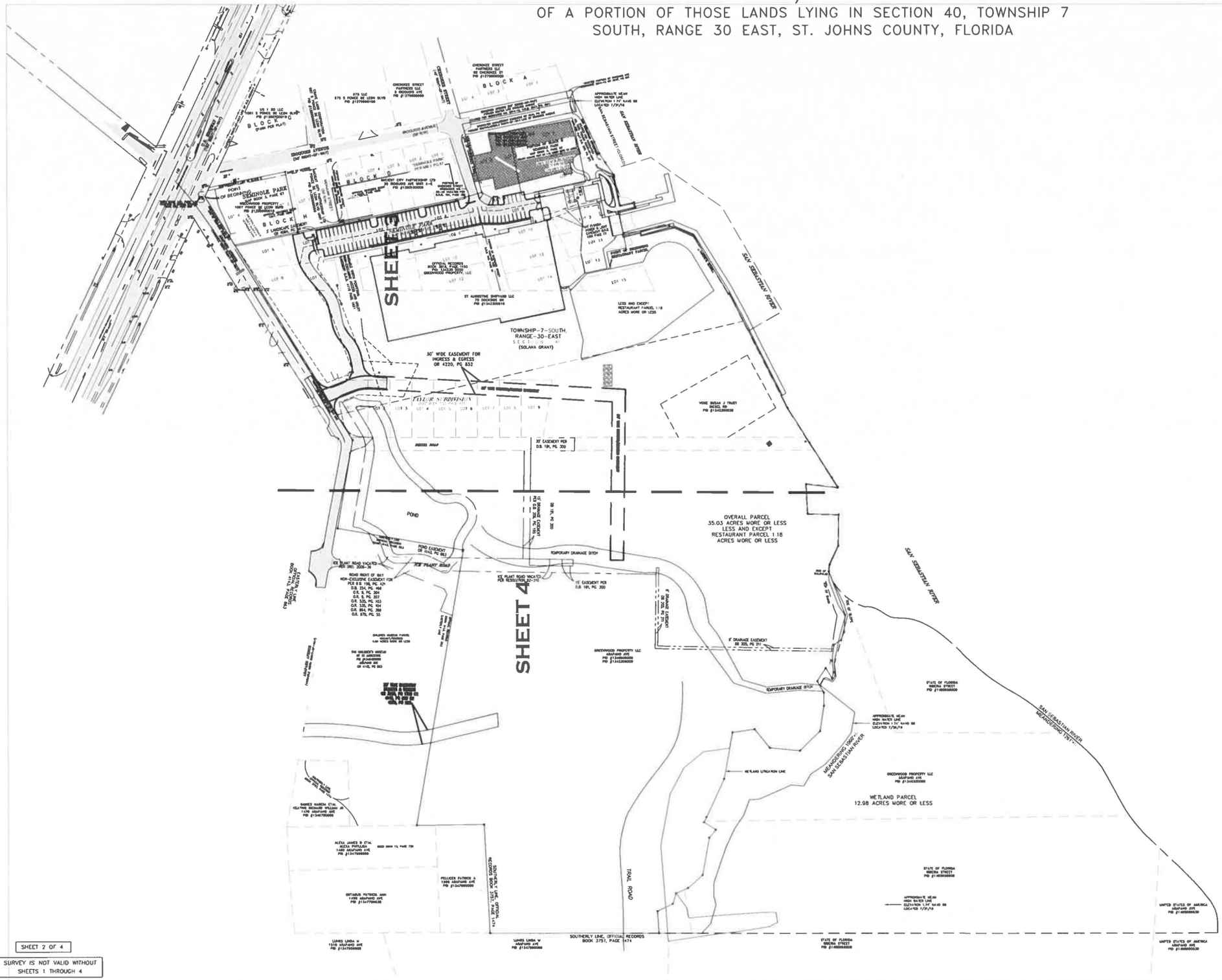
SHEET 1 OF 4

THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 4

PROJECT No: 14-1929 ALTA

A MAP SHOWING A ALTA / NSPS BOUNDARY SURVEY

OF A PORTION OF THOSE LANDS LYING IN SECTION 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA



SHEET 2 OF 4

THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 4

PROJECT No: 14-1929 ALTA

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NORTH CAROLINA CBA #3752

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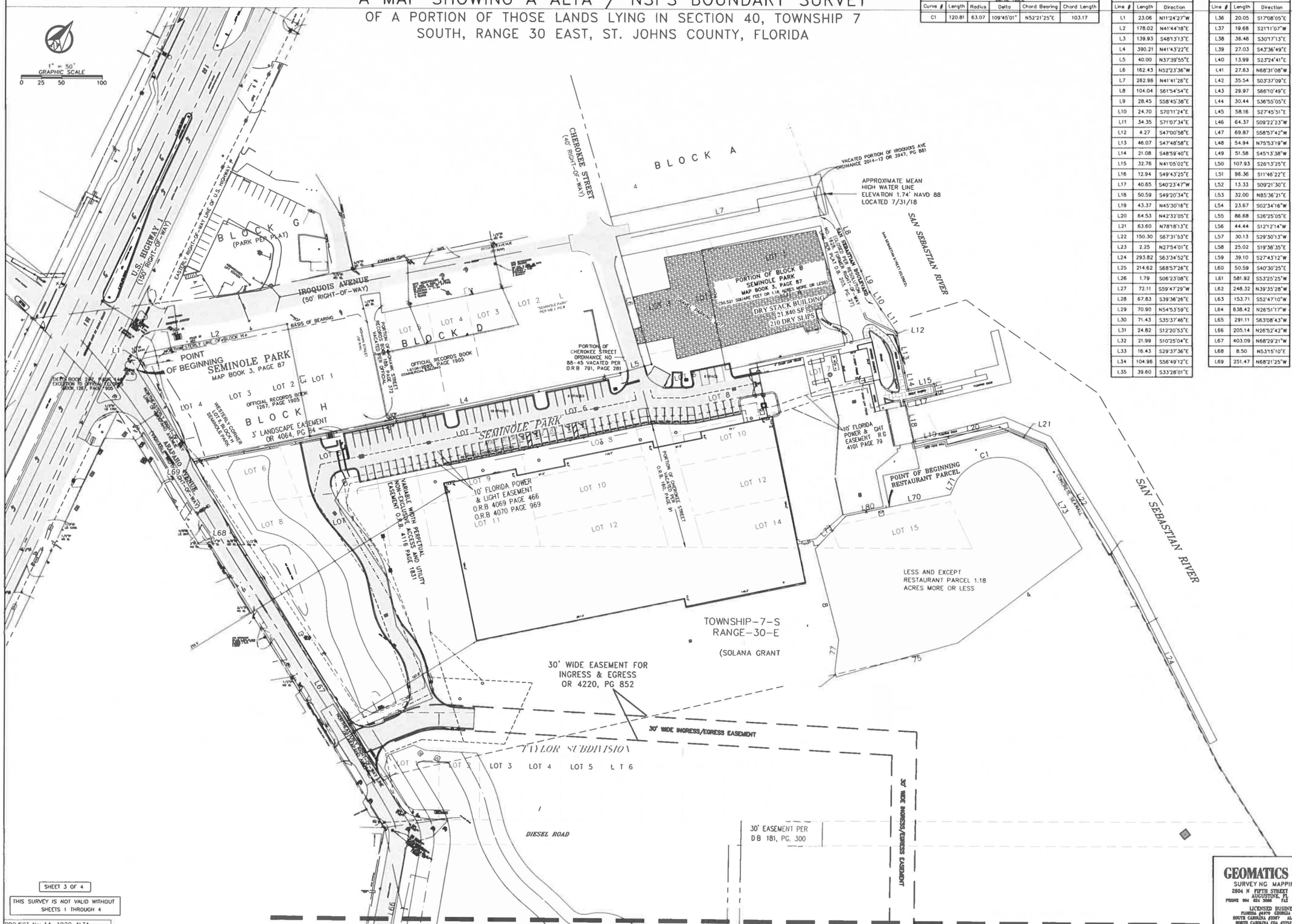
OF A PORTION OF THOSE LANDS LYING IN SECTION 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA



Restaurant Line Table Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	120.81	63.07	109°45'01"	N52°21'25"E	103.17

Line Table		
Line #	Length	Direction
L1	23.06	N11°24'27"W
L2	178.02	N41°44'18"E
L3	139.93	S48°13'13"E
L4	390.21	N41°43'22"E
L5	40.00	N37°39'55"E
L6	162.43	N52°23'36"W
L7	262.98	N41°41'26"E
L8	104.04	S61°54'54"E
L9	28.45	S58°45'38"E
L10	24.70	S70°11'24"E
L11	34.35	S71°07'34"E
L12	4.27	S47°00'58"E
L13	46.07	S47°48'58"E
L14	21.08	S48°59'40"E
L15	32.76	N41°05'02"E
L16	12.94	S49°43'25"E
L17	40.65	S40°23'47"W
L18	50.59	S49°20'34"E
L19	43.37	N45°30'18"E
L20	64.53	N42°32'05"E
L21	63.60	N78°18'13"E
L22	150.30	S67°31'53"E
L23	2.25	N27°54'01"E
L24	293.82	S63°34'52"E
L25	214.62	S68°57'26"E
L26	1.79	S06°23'08"E
L27	72.11	S59°47'29"W
L28	67.83	S39°36'26"E
L29	70.90	N54°53'59"E
L30	71.43	S35°37'46"E
L31	24.82	S12°20'53"E
L32	21.99	S10°25'04"E
L33	16.43	S29°37'36"E
L34	104.96	S56°49'12"E
L35	39.60	S33°28'01"E

Line Table		
Line #	Length	Direction
L36	20.05	S17°08'05"E
L37	19.68	S21°11'07"W
L38	36.46	S30°17'13"E
L39	27.03	S43°36'49"E
L40	13.99	S23°24'41"E
L41	27.63	N68°31'08"W
L42	35.54	S03°37'09"E
L43	29.97	S66°10'49"E
L44	30.44	S36°55'05"E
L45	58.16	S27°45'51"E
L46	64.37	S09°22'23"W
L47	69.87	S58°57'42"W
L48	54.94	N75°53'19"W
L49	51.58	S45°13'38"W
L50	107.93	S26°13'25"E
L51	96.36	S11°46'22"E
L52	13.33	S09°21'30"E
L53	32.00	N85°36'21"E
L54	23.67	S02°34'16"W
L55	86.68	S26°25'05"E
L56	44.44	S12°12'14"W
L57	30.13	S29°30'13"W
L58	25.02	S19°38'35"E
L59	39.10	S27°43'12"W
L60	50.59	S40°30'25"E
L61	581.92	S53°25'25"W
L62	248.32	N39°35'28"W
L63	153.71	S52°47'10"W
L64	838.42	N26°51'17"W
L65	291.11	S63°08'43"W
L66	205.14	N26°52'42"W
L67	403.09	N68°29'21"W
L68	8.50	N53°15'10"E
L69	251.47	N68°21'25"W

Restaurant Line Table		
Line #	Length	Direction
L70	76.65	N41°44'47"E
L71	20.11	N12°30'32"W
L73	99.52	S67°12'53"E
L74	191.38	S16°05'52"W
L75	155.80	S37°36'13"W
L76	7.55	N50°12'31"W
L77	38.35	N29°32'06"W
L78	115.22	N51°20'00"W
L79	55.40	N06°30'10"E
L80	54.67	N41°44'47"E

SHEET 3 OF 4

THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 4

PROJECT No: 14-1929 ALTA

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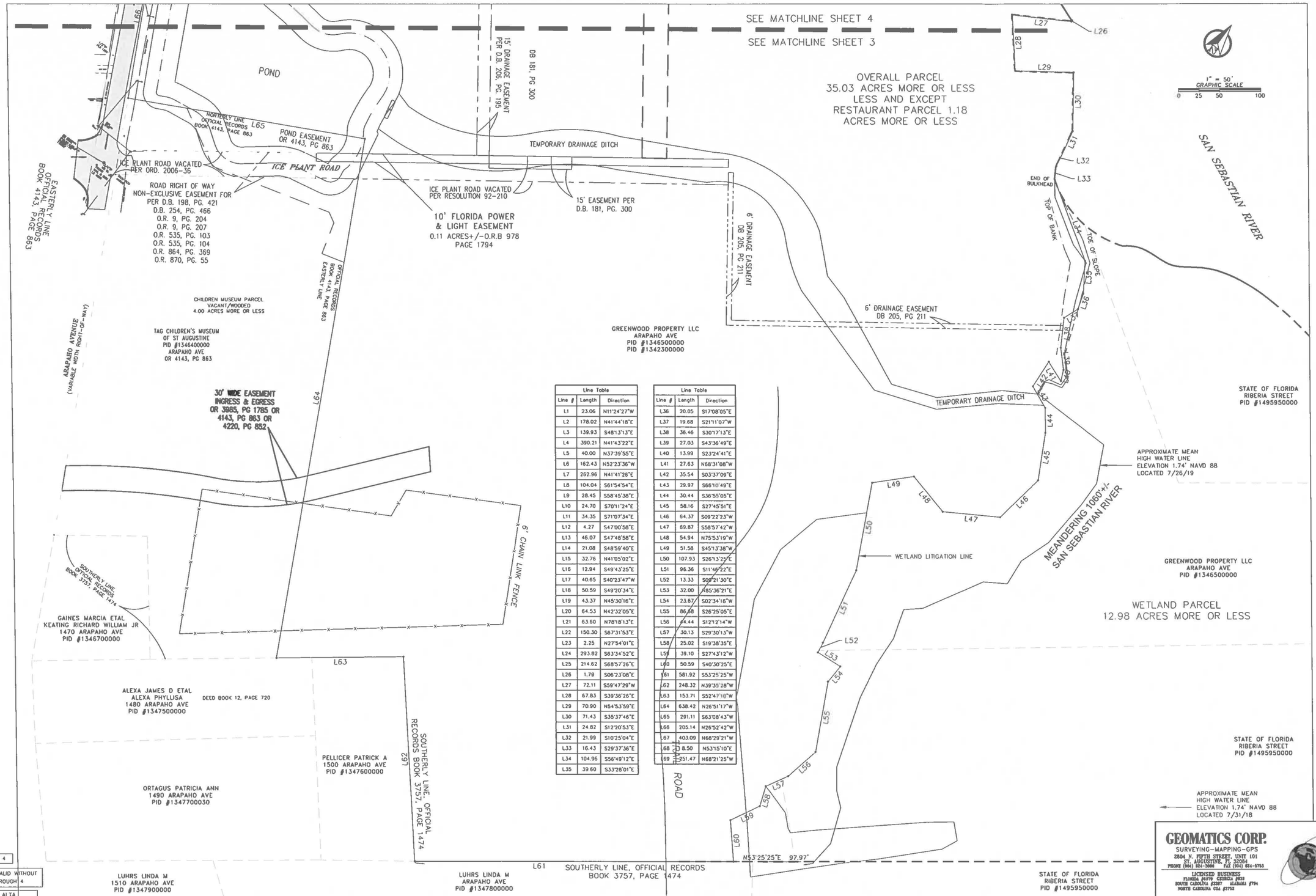
SOUTH CAROLINA #2367 ALABAMA #794
NORTH CAROLINA CO. #2752

A MAP SHOWING A ALTA / NSPS BOUNDARY SURVEY

OF A PORTION OF THOSE LANDS LYING IN SECTION 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA



Line Table		
Line #	Length	Direction
L1	23.06	N11°24'27"W
L2	178.02	N41°44'18"E
L3	139.93	S48°13'13"E
L4	390.21	N41°43'22"E
L5	40.00	N37°39'55"E
L6	162.43	N52°23'36"W
L7	262.96	N41°41'26"E
L8	104.04	S61°54'54"E
L9	28.45	S58°45'38"E
L10	24.70	S70°11'24"E
L11	34.35	S71°07'34"E
L12	4.27	S47°00'58"E
L13	46.07	S47°48'58"E
L14	21.08	S48°59'40"E
L15	32.76	N41°05'02"E
L16	12.94	S49°43'25"E
L17	40.65	S40°23'47"W
L18	50.59	S49°20'34"E
L19	43.37	N45°30'16"E
L20	64.53	N42°32'05"E
L21	63.60	N78°18'13"E
L22	150.30	S67°31'53"E
L23	2.25	N27°54'01"E
L24	293.82	S63°34'52"E
L25	214.62	S68°57'26"E
L26	1.79	S06°23'08"E
L27	72.11	S59°47'29"W
L28	67.83	S39°38'26"E
L29	70.90	N54°53'59"E
L30	71.43	S35°37'46"E
L31	24.82	S12°20'53"E
L32	21.99	S10°25'04"E
L33	16.43	S29°37'36"E
L34	104.96	S56°49'12"E
L35	39.60	S33°28'01"E

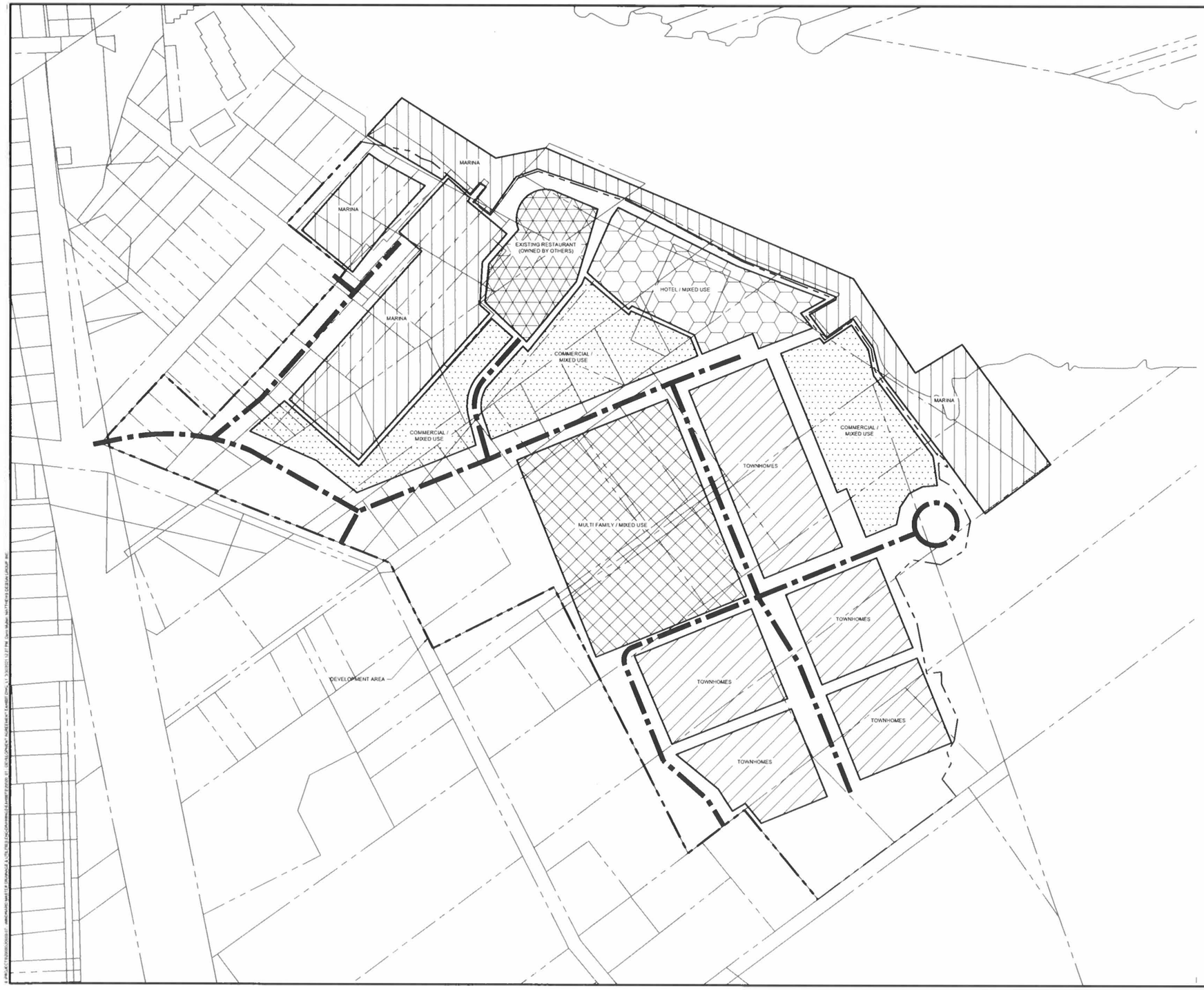
Line Table		
Line #	Length	Direction
L36	20.05	S17°08'05"E
L37	19.68	S21°11'07"W
L38	38.46	S30°17'13"E
L39	27.03	S43°36'49"E
L40	13.99	S23°24'41"E
L41	27.63	N68°31'08"W
L42	35.54	S03°37'09"E
L43	29.97	S66°10'49"E
L44	30.44	S36°55'05"E
L45	58.16	S27°45'51"E
L46	64.37	S09°22'23"W
L47	69.87	S58°57'42"W
L48	54.94	N75°53'19"W
L49	51.58	S45°13'38"W
L50	107.93	S26°13'25"E
L51	96.36	S11°46'22"E
L52	13.33	S09°21'30"E
L53	32.00	S85°36'21"E
L54	23.67	S02°34'16"W
L55	86.68	S26°25'05"E
L56	24.44	S12°12'14"W
L57	30.13	S29°30'13"W
L58	25.02	S19°38'35"E
L59	39.10	S27°43'12"W
L60	50.59	S40°30'25"E
L61	581.92	S53°25'25"W
L62	248.32	N39°35'28"W
L63	153.71	S52°47'10"W
L64	638.42	N26°51'17"W
L65	291.11	S63°08'43"W
L66	205.14	N26°52'42"W
L67	403.09	N68°29'21"W
L68	8.50	N53°15'10"E
L69	251.47	N68°21'25"W

SHEET 4 OF 4

THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 4

PROJECT No: 14-1929 ALTA

GEOMATICS CORP.
SURVEYING-MAPPING-GPS
2604 N. FIFTH STREET, UNIT 101
ST. AUGUSTINE, FL 32084
PHONE (904) 824-3086 FAX (904) 824-5753
LICENSED BUSINESS
FLORIDA #6879 GEORGIA #858
SOUTH CAROLINA #3387 ALABAMA #704
NORTH CAROLINA COA #3753



GRAPHIC SCALE

0 100' 150' 200'

1" = 100'

DATA TABLE	
MARINA	
EXISTING RESTAURANT	
HOTEL / MIXED USE	
MULTI FAMILY / MIXED USE	
TOWNHOMES	
COMMERCIAL / MIXED USE	
DEVELOPMENT AREA	33.85 AC
WETLANDS WITHIN DEVELOPMENT AREA	0 AC
MAX LOT COVERAGE BY BUILDINGS	50%
MAX NON-RESIDENTIAL AREA	507,750 SF
*MAX ALLOWABLE UNITS	541 UNITS
* BASED ON 16 UNITS PER ACRE	

REVISIONS

NO.	DATE	DESCRIPTION

DESIGN BY: D.J.M.
DWG BY: D.J.M. /SRM
CHK BY: D.J.M.
DATE: 3/12/21
JOB No.: 20500.07

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

DEVELOPMENT AGREEMENT EXHIBIT A

CONCEPT DEVELOPMENT PLAN

ST. AUGUSTINE

PREPARED FOR

WINDWARD MARINA GROUP, LLC.

SHEET No.: 1 OF 1

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

June 1, 2021

Ellen Avery-Smith, Esq.
c/o Rogers Towers, P.A.
100 Whetstone Place, Suite 200
St. Augustine, FL 32086

Re: Use by Exception – (portions of Diesel Road, Dockside Drive, Shipyard Way and S. Ponce de Leon Blvd. aka "the Shipyards") PID# 127910 0000, 128090 0010, 134230 0011, 134230 0030, 134230 0000, 134230 0020 – Case Number 2021-0062

Dear Applicant:

On Tuesday, June 1, 2021, the Planning and Zoning Board (PZB) met and discussed your application for a use by exception for off-site parking within the overall property as a permissible use by exception.

Specifically, based upon evidence presented, the PZB **approved** your application as described in the attached copy of the executed Order.

The Exception must be exercised within a period of one (1) year from the date of approval. Failure to exercise the Exception, by commencement of the use or action approved, shall render the Exception invalid.

Please contact the Planning and Building Department at 904-825-1065 for questions you may have regarding this matter.

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

cc: John P. Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
BDAC File

BEFORE THE
PLANNING AND ZONING BOARD FOR THE
CITY OF ST. AUGUSTINE, FLORIDA

TYPE OF REQUEST:

☐ Appeal
☐ Conservation Overlay Zone Development
☒ Use by Exception
☐ Final Development Plan
☐ Land Use Plan Amendment
☐ Preliminary Subdivision Plat Approval
☐ PUD Modification/Amendment
☐ Rezoning
☐ Variance
☐ Other Click here to enter text.

IN THE MATTER OF:

Case No.: 2021-0062
Applicant: Ellen Avery-Smith, Esq
Owner: Windward Shipyard Land Holdings, LLC and Windward Shipyard, LLC
Address: 117 Dockside Dr., 1007 S Ponce De Leon Blvd., 83 Shipyard Way, 76 Dockside Dr., 255 Diesel Rd., Diesel Rd. (PID 1342300020)
Parcel Number: 127910 0000, 128090 0010, 134230 0011, 134230 0030, 134230 0000, 134230 0020

RE: Request to approve off-site parking within the overall property as a permissible use by exception.

THE PLANNING AND ZONING BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JUNE 1, 2021, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant and/or representative ☒ was present at the June 1, 2021 Planning and Zoning Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a land use designation of Residential Medium Density/Mixed Use and a zoning classification of Residential General Office (RGO).
4. The above-described Use by Exception is subject to Section 28-29 of the Code of the City of St. Augustine.

USE BY EXCEPTION
117 DOCKSIDE DR., 1007 S PONCE DE LEON BLVD., 83 SHIPYARD WAY, 76 DOCKSIDE DR., 255 DIESEL RD., DIESEL RD. (PID 1342300020)
PZB CASE NO. 2021-0062

ORDER:

Based upon the evidence presented, the Planning and Zoning Board determined that the requested action **MEETS / DOES NOT MEET** the requirements of Section 28-29, City of St. Augustine Code, and **APPROVES / DENIES / CONTINUES** the Applicant's request to approve off-site parking within the overall property as a permissible use by exception.

Subject to the following conditions:

- Approval to travel (run) with land
-
-
-
-
-
-

DONE AND ORDERED, at a public hearing on the 1 day of June, A.D., 2021, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

2021-0062 **REQUEST APPROVED / DENIED / CONTINUED**

Sign Name

Jon DePreter
Print Name
PLANNING AND ZONING BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Jon DePreter, by means of [X] physical presence or [ ] online notarization, who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 1st day of June, A.D., 2021.

Notary Public State of Florida
Candice J Seymour
My Commission GG 178521
Expires 05/13/2022

Notary Public, State of Florida

Public Records of St. Johns County, FL
Clerk number: 2021056282
BK: 5268 PG: 1843
5/19/2021 9:02 AM
Recording $137.50

AMENDED AND RESTATED SHIPYARDS DEVELOPMENT AGREEMENT

THIS AMENDED AND RESTATED SHIPYARDS DEVELOPMENT AGREEMENT (the "**Agreement**") is made and entered into on this 10 day of MAY, 2021, by and between WINDWARD SHIPYARD, LLC, a Delaware limited liability company ("**Windward**"), and WINDWARD SHIPYARD LAND HOLDINGS, LLC, a Delaware limited liability company ("**Land Holdings**", and together with Windward, their successors and assigns, "**Owner**"), and THE CITY OF ST. AUGUSTINE, FLORIDA, a Florida municipal corporation (the "**City**").

A. The Owner is the successor in interest to Greenwood Property, LLC, a Florida limited liability company ("**Greenwood**"), in ownership of a majority of the real property subject to that certain Shipyards Development Agreement between the City and Greenwood dated January 28, 2019 and recorded in Official Records Book 4734, Page 782, Public Records of St. Johns County, Florida (the "**Original Agreement**").

B. The Owner attests and warrants that it is the sole owner in fee simple title of the property described in **Exhibit "A"** attached hereto and incorporated herein by this reference, which is located within the City of St. Augustine, St. Johns County, Florida (the "**Property**"), and that Robert Finvarb, as Manager of Windward Shipyard Manager, LLC, a Delaware limited liability company, which is Manager of Windward Shipyard, LLC and Windward Shipyard Land Holdings, LLC, is authorized to execute all binding documents on behalf of Owner.

C. The parcel owned by St. Augustine Shipyard, LLC (St. Johns County Parcel Identification No. 134230-0010) will remain subject to the Original Agreement.

D. The Property has been annexed into the City pursuant to Ordinance No. 2018-41.

E. The Property has been given a Future Land Use Map ("**FLUM**") designation of Residential Medium Density/Mixed Use and a zoning district of Residential General Office ("**RGO**"). The Property will be developed in accordance with these applicable future land use and zoning designations (the **"Development")**. The Property does not include other land owned by the Owner that is wetland and designated Open Land on the City's FLUM.

F. The Owner desires to develop the Property in an innovative, unified manner, with a mixture of residential, commercial, office and light industrial uses, with residential densities and non-residential intensities consistent with the Residential Medium Density/Mixed Use FLUM designation. Some land uses will be combined in one building or a series of buildings and on the same parcel or parcels within the Property.

G. The Owner will construct certain public roadway, utility and other improvements, both on the Property and off-site, to mitigate for impacts of the Development, as set forth herein.

H. The Owner and the City desire to enter into this Agreement to (i) allow the assignment of development rights and related parking and stormwater within the Property to individual parcels within the Development, regardless of parcel ownership; and (ii) to provide for the provision of certain site improvements that will benefit the Development and the public concurrently with the portion of the Development to be served by such improvements.

I. This Agreement is consistent with the City's Charter, the City's Comprehensive Plan and Municipal City Code, as well as, with provisions of Chapter 163, Florida Statutes, Chapter 166, Florida Statutes, Chapter 187, Florida Statutes and Article VIII, Section 2(b), Constitution of the State of Florida, and other applicable law, and serves a public purpose.

J. The City has determined that the requirements of Section 163.3231, Florida Statutes, have been met in that:

i. The City has adopted a local Comprehensive Plan that is in compliance.

ii. The proposed development of the Property is consistent with the City of St. Augustine Comprehensive Plan, including the Future Land Use Map, and complies with applicable provisions of the City's Land Development Regulations and Municipal Code (the "**City Code**").

iii. This Agreement constitutes a binding commitment on the part of the Owner, its successors and assigns, to develop the Property consistent with the Comprehensive Plan and applicable provisions of the City Code.

K. The following is the Public Facility Schedule applicable to the development of the Property through the thirty (30) years of this Development Agreement, to 2051:

i. Transportation. Transportation capacities will be provided by the City or other agency as set forth in its regulations and Capital Improvement Program, as amended from time to time, and in compliance with the provisions of this Agreement and the respective responsibilities of the parties.

ii. Potable Water and Sanitary Sewer. The City will provide adequate water and wastewater service to the Property in accordance with local government development orders that have been and will be issued for development of the Property from time to time. The Owner will construct water and sewer line extensions necessary to serve the Property, as well as other improvements in compliance with the provisions of this Agreement and the respective responsibilities of the parties.

iii. Solid Waste. The City will provide solid waste disposal to the Property.

iv. Drainage. Concurrently with development of the Property or portions thereof, the Owner will provide drainage in accordance with St. Johns River Water Management District rules and in accordance with local government development orders that have been and will be issued for development of the Property from time to time, as well as other improvements in compliance with the provisions of this Agreement and the respective responsibilities of the parties.

v. Parks / Open Space. Concurrently with development of the Property or portions thereof, the Owner and the City will provide parks and open space as required in applicable provisions of the City Code.

L. The population densities, building intensities and maximum height possible for the Development under its FLUM and zoning designations and current City Code include all uses in the RGO zoning district, including restaurants, hotels and conference centers, apartments or condominiums up to a maximum of 16 units per developable acreage, with a lot coverage maximum of fifty percent (50%) and a maximum building height of fifty (50) feet (with additional height for architectural features, mechanical equipment and the like, in conformance with applicable City Code provisions).

M. This Agreement strengthens the public planning process, encourages sound capital improvement planning and financing, assists in assuring there are adequate capital facilities for the development, encourages private participation and comprehensive planning and reduces the costs of development.

NOW, THEREFORE, in consideration of the mutual terms, covenants and conditions in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. Findings of Fact. The Recitals set forth above are true and correct and are incorporated herein by reference as Findings of Fact.

2. Purpose and Intent. The Owner and the City desire to enter into this Agreement to address their respective responsibilities for both on-site and off-site improvements related to the Development. The parties intend to utilize this Agreement to identify the methodology to be used for allocating costs for the potable water system, the sanitary sewer system, the stormwater system and the transportation system. In addition, the Agreement identifies the available credits to the Owner, the potential for future credits, and the City's share of financial responsibility for improvements that may benefit the City's overall utility, stormwater and transportation systems beyond that needed for this Development. The parties do not intend to vest the Development to current land development regulations, and Owner or its successors and assigns will be required to meet all applicable codes at the time individual development orders or permits are sought.

3. Public Facility Improvements. The Owner agrees that Owner or the developer of each parcel, as it is developed, within the Property, shall pay the water/sewer connection/tap costs/fees for lots, units or structures within the Development at the time of issuance of a building permit for the particular improvement. The Owner agrees that Owner or the developer of each parcel, as it is developed, within the Property, shall abide by all applicable federal, state and local codes, design, permitting and construction standards, requirements, policies, rules and regulations for civil site plan, utilities, stormwater and buildings. The water, sanitary sewer, stormwater and transportation system improvements detailed in this Section 3 shall be provided concurrently with the portion of the Development such systems are designed to serve. In addition, the parties agree to the following utility and infrastructure improvements:

a. City Potable Water System.

i. Owner shall comply with all codes, laws and regulations necessary for the development of the Property applicable at the time each development permit is issued and will pay all usual and customary costs associated with providing potable water on-site to the Property for its intended uses.

ii. If, at the time Owner applies for a development permit related to the provision of potable water to the Property, the City determines that off-site improvements related to development of the Property are beneficial to the City's potable water system, Owner will pay for fifty percent (50%) of the costs associated with the City's upgrade to off-site improvements, to be paid no later than at the time of the issuance of the first certificate of occupancy for that development permit. Full payment of these costs shall be a binding requirement of development for all development orders or permits for the Property.

iii. Owner agrees to provide to the City any additional easements on, under and across the Property necessary for the construction, operation and maintenance of the potable water system.

b. City Sanitary Sewer System.

i. Owner shall comply with all codes, laws and regulations necessary for the development of the Property applicable at the time each development permit is issued and will pay all usual and customary costs associated with providing sanitary sewer onsite to the Property for its intended uses.

ii. If, at the time Owner applies for a development permit related to the provision of sanitary sewer to the Property, the City determines that off-site improvements related to development of the Property are beneficial to the City's sanitary sewer system, Owner will pay for fifty percent (50%) of the costs associated with the City's upgrade to off-site improvements, to be paid no later than at the time of the issuance of the first certificate of occupancy for that development permit. Full payment of these costs shall be a binding requirement of development for all development orders or permits for the Property. However, any design changes by the City for the long-term efficacy of Pump Station 67 shall be borne solely by the City.

iii. Owner agrees to provide to the City any additional easements on, under and across the Property for the construction, operation and maintenance of the sanitary sewer system.

c. Stormwater System.

i. Owner shall comply with all codes, laws and regulations necessary for the development of the Property applicable at the time each development permit is issued and will pay all usual and customary costs associated with providing

stormwater capture, retention and treatment onsite to the Property for its intended uses.

ii. If, at the time Owner applies for a development permit related to the provision of stormwater capture, retention or treatment to the Property, the City determines that oversizing on-site improvements for accepting the City's off-site stormwater flow are beneficial to the City's stormwater system, the City will pay one hundred percent (100%) of the costs associated with the oversizing costs to on-site improvements, to be paid no later than at the time of the issuance of the first certificate of occupancy for that development permit.

iii. City will grant Owner one hundred percent (100%) credit for 295,309 square feet (6.78 acres) of historical impervious area.

iv. City will grant Owner thirty percent (30%) credit for on-site treatment of stormwater runoff.

v. City will grant Owner an additional discount proportionate to the City's use of the oversized on-site improvements per the engineering sizing calculations submitted to the City as part of the permitting.

vi. Owner agrees to provide to the City any additional easements on, under and across the Property necessary for the construction, operation and maintenance of the stormwater system. However, such easements shall not relieve Owner of the duty to construct, maintain and operate the onsite stormwater facilities.

d. Transportation System.

i. Owner shall comply with all codes, laws and regulations necessary for the development of the Property applicable at the time each development permit is issued and will pay all usual and customary costs associated with providing mobility, access, transportation and roadway system improvements to the Property for its intended uses.

ii. If, at the time Owner applies for a development permit related to mobility, access, transportation or roadways to the Property, the City or other permitting agency determines that off-site improvements related to development of the Property are beneficial to the transportation system, the City will be responsible for payment not to exceed $500,000.00 of the costs associated with the upgrade to off-site improvements and Owner will be responsible for all other costs associated with the offsite transportation and roadway system improvements. Full payment of these costs shall be a binding requirement of development for all development orders or permits for the Property.

iii. Owner may be eligible to apply for credits for transportation or mobility improvements, if the City has a system for such credits available in its codes and regulations at the time of permitting the off-site improvements. Nothing herein implies that a credit system will be in place at the time of permitting, nor that the

City is otherwise required to implement such a system. Once the offsite improvements are built, inspected and approved, no credits will be applied retroactively.

iv. Owner agrees to provide to the City any additional easements on, under, and across the Property necessary for the construction, operation and maintenance of the transportation system. However, such easements shall not relieve Owner of the duty to construct, maintain, and operate the onsite transportation facilities.

4. **Property Development Rights**. For the purposes of the Agreement, the Property shall have the following development rights, as calculated below:

a. The Property includes approximately 33.85 developable acres, as depicted on the conceptual development plan attached hereto as **Exhibit "B"** and incorporated herein by this reference (the "**Conceptual Development Plan**"). Based on the approximately 33.85 developable acres within the Property, the maximum residential density for the Development will be 541 units, pursuant to the future land use and zoning designations (the "**Residential Development Rights**"). The maximum non-residential intensity for the Development shall not exceed the 50 percent lot coverage by buildings for the overall Property, less the lot coverage by residential buildings (the "**Non-Residential Development Rights**", and collectively with the Residential Development Rights, the "**Development Rights**"):

b. The Development shall not be permitted to exceed 50 percent lot coverage by buildings, as calculated over the 33.85 developable acres within the Property.

c. The Owner shall be permitted to allocate some or all of the Development Rights to one or more parcels within the Property, regardless of the size of such parcel or parcels. The Owner shall notify the City when it allocates any portion of the Development Rights to a parcel within the Property and shall record an assignment of such portion of the Development Rights against title to the applicable parcel in the Public Records of St. Johns County, Florida. The Owner shall also submit tables tracking allocations of the Development Rights with each construction plan submittal to the City, so that the City will know how many cumulative Development Rights have been allocated as of the date of each construction plan submittal.

d. Permitted uses within the Development shall be those allowed by right in the Residential Medium Density/Mixed Use future land use category and RGO zoning district.

e. Lot coverage by buildings and impervious surface shall be measured within the Property as a whole, and not by individual parcel or parcels.

f. Stormwater ponds and structures may be shared among parcels within the Property.

g. Trash dumpsters and other facilities may be located outside of any parking garage or garages that may be constructed on the Property so that garbage trucks do not have to enter such garage(s).

5. **Shared Parking**. The Development will include a variety of land uses, including residential, commercial, office and light industrial, and will be developed in a unified manner, consistent with the Conceptual Development Plan. Due to its mixed-use nature, the Development shall be permitted to have parking for various parcels within the Property located anywhere within the Development, if approved by the City Planning and Zoning Board ("**PZB**") as a use by exception. If the entire Development is approved by the PZB as a use by exception for off-site parking, each specific parcel, at the time of its construction plan submittal, shall identify (i) its per-Code parking needs, (ii) the off-site parking location to be used within the Development for such parcel and if the location complies with the City Code's distance requirements, (iii) the available number of parking spaces at that location, and (iv) the availability of such parking spaces no later than at the time the City issues a certificate of occupancy or its equivalent for the related use. The Owner shall notify the City when it allocates parking spaces within the Development to a specific parcel and shall submit tables tracking allocations of parking spaces with each construction plan submittal to the City, so the City can track the Development's compliance with Code parking provisions. Nothing herein is intended to vary, modify or waive any Code criteria, nor to imply the preemptive approval or disapproval of a use by exception or other quasi-judicial hearing process. If the Development is not approved by the PZB as a use by exception for off-site parking, each parcel within the Development will have to comply with Code parking requirements on-site.

6. **Development Timing.** Project development has commenced with the construction of the Culinary Outfitters restaurant and Windward Marina dry stack storage facility. Because the Property has an RGO zoning designation, no Development phasing or completion dates are required by the Code. The City shall review the Development at least once every twelve (12) months to determine if there has been demonstrated good faith compliance with this Agreement, pursuant to Section 163.3235, Florida Statutes.

7. **Authority and Duration.** This Agreement is made and granted pursuant to Sections 163.3220-163.3243, Florida Statutes, and is effective through the thirtieth (30th) anniversary of the Effective Date of this Agreement, and any extension of this Agreement.

8. **Amendment, Extension of Agreement.** If state or federal laws are enacted after the execution of this Agreement that are applicable to and preclude the parties' compliance with the terms of this Agreement, this Agreement shall be modified or revoked as necessary to comply with the relevant State or federal laws, pursuant to Section 163.3241, Florida Statutes, as may be amended from time to time. The duration of this Agreement may be extended by the City pursuant to law and after conducting a public hearing in the manner specified in Section 163.3225, Florida Statutes, as may be amended from time to time.

9. **Necessity to Obtain Permits.** The Owner acknowledges its obligation to obtain all necessary federal, state and other local development permits (not mentioned herein) for development of the Property. The failure of this Agreement to address any particular permit, condition, term or restriction applicable to development of the Property shall not relieve the Owner or any successors or assigns of the necessity of complying with federal, state, and other local permitting requirements, conditions, terms or restrictions as may be applicable.

10. **Agreement Consistent with Comprehensive Plan and Section 163.3180, Florida Statutes (2020).** The City hereby acknowledges and agrees that (i) the Development is consistent with Florida Statutes and with the City's Comprehensive Plan and Land Development Regulations, and (ii) that the City's Comprehensive Plan is in compliance with the State of Florida Comprehensive Plan.

11. **Remedies.** Each party to this Agreement shall be entitled to seek enforcement of this Agreement against the other party consistent with Section 163.3243, Florida Statutes, as may be amended from time to time. .

12. **Binding Effect.** The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. When Owner is used in this Agreement, it includes Owner and any successors and assigns owning any rights to the Property, jointly and severally assuming all the Owner obligations set out in the Agreement, unless the obligations have been fully discharged. Payments or credits due to Owner by City pursuant to the terms of this Agreement will be disbursed or assigned to WINDWARD SHIPYARD LAND HOLDINGS, LLC. City shall have no duty to apportion or assign any payments or credits from this Agreement to successors or assigns, and said successors or assigns shall only look to WINDWARD SHIPYARD LAND HOLDINGS, LLC for reimbursement, credit or apportionment.

13. **Applicable Law: Jurisdiction and Venue.** This Agreement and the rights and obligations of the City and Owner under this Agreement shall be governed by, construed under, and enforced in accordance with the laws of the State of Florida (2020). This Agreement may be enforced as provided in Section 163.3243, Florida Statutes, as may be amended from time to time. Venue for any litigation pertaining to the subject matter of this Agreement shall be exclusively in St. Johns County, Florida. If any provision of this Agreement, or the application of this Agreement to any person or circumstances, shall to any extent be held invalid or unenforceable by a court of competent jurisdiction, then the remainder of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

The fact that this Agreement does not detail all laws, rules, regulations, permits, conditions, terms and restrictions that must be satisfied to complete the Development contemplated by this Agreement shall not relieve Owner or its successors in interest of the obligation to comply with the law governing such permit requirements, conditions, terms and restrictions.

14. **Joint Preparation.** Preparation of this Agreement has been a joint effort of the parties and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.

15. **Exhibits.** All exhibits attached to this Agreement contain additional terms of this Agreement and are incorporated into this Agreement by reference.

16. **Captions or Paragraph Headings.** Captions and paragraph headings contained in this Development Agreement are for convenience and reference only, and in no way define, describe, extend or limit the scope of intent of this Agreement, nor the intent of any provision of this Agreement.

17. **Counterparts.** This Agreement may be executed in counterparts, each constituting a duplicate original; such counterparts shall constitute one and the same Agreement.

18. **Effective Date and Recordation.** This Agreement shall become effective fifteen (15) days after it has been recorded in the Public Records of St. Johns County (the **"Effective Date").**

19. **Amendment.** This Agreement may be amended, cancelled or revoked consistent with the notice and hearing procedures of Section 163.3225, Florida Statutes, and the terms of Section 163.3237, Florida Statutes, as may be amended from time to time.

20. **Further Assurances.** Each party to this Agreement agrees to do, execute, acknowledges and deliver, or cause to be done, executed, acknowledged and delivered, all such further acts, and assurances in a manner and to the degree allowed by law, as shall be reasonably requested by the other party in order to carry out the intent of and give effect to this Agreement. Without in any manner limiting the specific rights and obligations set forth in this Agreement or illegally limiting or infringing upon the governmental authority of the City, the parties declare their intention to cooperate with each other in effecting the purposes of this Agreement, and to coordinate the performance of their respective obligations under the terms of this Agreement.

21. **Notices.** Any notices or reports required by this Development Agreement shall be sent to the following:

For the City: City Manager
City of St. Augustine
75 King Street
St. Augustine, Florida 32084

With copy to: City Attorney
City of St. Augustine
75 King Street
St. Augustine, Florida 32084

For Owner: Windward Shipyard, LLC
Windward Shipyard Land Holdings, LLC
2999 NE 191st Street, Suite 800
Aventura, Florida 33324

With copy to: Ellen Avery-Smith
Rogers Towers, P.A.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086

[Signatures on Following Pages]

Passed and Duly Adopted by the City Commission of the City of St. Augustine, Florida this 10th day of May, 2021.

Attest:

ATTEST:

Darlene Galambos, City Clerk

CITY OF ST. AUGUSTINE, FLORIDA, a municipal corporation

By: _____
John P. Regan, P.E., City Manager

Approved as to form, legal sufficiency and execution:

By: _____
Isabelle Lopez, City Attorney

JAX_3442343_4

IN WITNESS WHEREOF, the parties hereto through their duly authorized representatives, have executed this Agreement on the day(s) and year set forth below.

Florida
Witnesses:

Name: _____

Name: _____

WINDWARD SHIPYARD, LLC, a Delaware limited liability company

By: _____
Name: _____
Its: MANAGER

Date: 5/14/21

STATE OF Florida

COUNTY OF Miami-Dade

The forgoing instrument is hereby acknowledged before me by means of X physical presence or ___ online notarization this 14th day of May, 2021, by Robert Finnan as Manager of Windward Shipyard, LLC, a Delaware limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

Nindiri Rivas
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG946759
Expires 1/13/2024

_____
NOTARY PUBLIC

IN WITNESS WHEREOF, the parties hereto through their duly authorized representatives, have executed this Agreement on the day(s) and year set forth below.

Florida
Witnesses:

Name: _____

Name: _____

WINDWARD SHIPYARD LAND HOLDINGS, LLC, a Delaware limited liability company

By: _____
Name: _____
Its: MANAGER

Date: 5/14/21

STATE OF Florida

COUNTY OF Miami-Dade

The forgoing instrument is hereby acknowledged before me by means of X physical presence or ___ online notarization this 14th day of May, 2021, by Robert Finvarb as Manager of Windward Shipyard Land Holdings, LLC, a Delaware limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

_____
NOTARY PUBLIC

Nindiri Rivas
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG946759
Expires 1/13/2024

JAX_3442343_4

EXHIBIT "A"

Legal Description of Property

A TRACT OF LAND COMPRISED OF PORTIONS OF SEMINOLE PARK, ACCORDING TO THE MAP RECORDED IN MAP BOOK 3, PAGE 87, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3818, PAGE 1150, AND OFFICIAL RECORDS BOOK 3757, PAGE 1474, LYING IN SECTIONS 19 AND 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ARAPAHO AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1 (A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 11°24'27" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 23.06 FEET TO ITS INTERSECTION WITH THE OUTHEASTERLY RIGHT-OF-WAY LINE OF IROQUOIS AVENUE (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 41°44'18" EAST ALONG SAID SOUTHEASTERLY RIGHT-WAY-LINE, BEING THE SAME AS THE NORTHWESTERLY LINE OF BLOCK H OF SAID SEMINOLE PARK, 178.02 FEET; THENCE SOUTH 48°13'13" EAST, DEPARTING LAST SAID LINE, 139.93 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LOT 5, BLOCK H OF SAID SEMINOLE PARK; THENCE NORTH 41°43'22" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 5, ACROSS FORMER MOHAWK STREET, VACATED PER OFFICIAL RECORDS BOOK 189, PAGE 372, SAID PUBLIC RECORDS, ALONG THE NORTHWESTERLY LINE OF LOTS 6 AND 7 BLOCK D OF SAID SEMINOLE PARK, 390.21 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 6, LOCATED IN THE FORMER SOUTHWESTERLY RIGHT OF WAY LINE OF CHEROKEE STREET, NOW CLOSED BY ORDINANCE 88- 45, AS RECORDED IN OFFICIAL RECORDS BOOK 791, PAGE 281, OF SAID PUBLIC RECORDS; THENCE NORTHEASTERLY ACROSS SAID FORMER CHEROKEE STREET, NORTH 37°39'55" EAST, 40.00 FEET, TO THE NORTHEASTERLY RIGHT OF WAY LINE OF CHEROKEE STREET; THENCE NORTH 52°23'36" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF CHEROKEE STREET, 162.43 FEET, TO THE FORMER CENTERLINE OF IROQUOIS AVENUE A 50 FOOT RIGHT OF WAY, CLOSED PER ORDINANCE NO. 2014-12, OFFICIAL RECORDS BOOK 3947, PAGE 881; THENCE NORTH 41°41'26" EAST, ALONG SAID FORMER CENTERLINE OF IROQUOIS AVENUE, AND ITS NORTHEASTERLY PROLONGATION, 262.96 FEET TO ITS INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE SAN SEBASTIAN RIVER; THENCE DEPARTING SAID FORMER CENTERLINE AND ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES: 1) SOUTH 61 °54'54" EAST, 104.04 FEET; 2) SOUTH 58°45'38" EAST, 28.45 FEET; 3) SOUTH 70°11'24" EAST, 24.70 FEET; 4) SOUTH 71 °07'34" EAST, 34.35 FEET, TO AN ANGLE POINT ON A CONCRETE BULKHEAD; THENCE ALONG SAID CONCRETE BULKHEAD THE FOLLOWING COURSES 1) SOUTH 47°00'58" EAST, 4.27 FEET; 2) SOUTH 47°48'58" EAST, 46.07 FEET; 3) SOUTH 48°59'40" EAST, 21.08 FEET; 4)

NORTH 41 °05'02" EAST, 32.76 FEET; 5) SOUTH 49°43'25" EAST, 12.94 FEET; 6) SOUTH 40°23'47" WEST, 40.65 FEET; 7) SOUTH 49°20'34" EAST, 50.59 FEET; 8) NORTH 45°30'16" EAST, 43.37 FEET; 9) NORTH 42°32'05" EAST, 64.53 FEET; 10) NORTH 78°18'13" EAST, 63.60 FEET; 11) SOUTH 67°31'53" EAST, 150.30 FEET; 12) NORTH 27°54'01" EAST, 2.25 FEET; 13) SOUTH 63°34'52" EAST, 293.82 FEET; 14) SOUTH 68°57'26" EAST, 214.62 FEET; 15) SOUTH 06°23'08" EAST, 1.79 FEET; 16) SOUTH 59°47'29" WEST, 72.11 FEET; 17) SOUTH 39°36'26" EAST, 67.83 FEET; 18) NORTH 54°53'59" EAST, 70.90 FEET; 19) SOUTH 35°37'46" EAST, 71.43 FEET; 20) SOUTH 12°20'53" EAST, 24.82 FEET; 21) SOUTH 10°25'04" EAST, 21.99 FEET; 22) SOUTH 29°37'36" EAST, 16.43 FEET, TO THE END OF SAID CONCRETE BULKHEAD; THENCE SOUTHWESTERLY, ALONG THE MEAN HIGH WATER LINE OF THE SAN SEBASTIAN RIVER 1,060 FEET MORE OR LESS AT ITS INTERSECTION WITH THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN AFOREMENTIONED OFFICIAL RECORDS BOOK 3757, PAGE 1474; THENCE ALONG SAID SOUTH LINE THE FOLLOWING 3 CALLS; 1) SOUTH 53°25'25" WEST, 581.92 FEET; 2) NORTH 39°35'58" WEST, 248.32 FEET; 3) SOUTH 52°47'10" WEST, 153.71 FEET; THENCE NORTH 26°51'17" WEST, DEPARTING LAST SAID LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4143, PAGE 863 SAID PUBLIC RECORDS, 638.42 FEET; THENCE SOUTH 63°08'43" WEST, DEPARTING LAST SAID LINE AND ALONG THE NORTHERLY LINE OF THE LAST SAID LANDS, 291.11 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED ARAPAHO AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 4 CALLS;) NORTH 26°52'42" WEST, 205.14 FEET; 2) NORTH 68°29'21" WEST, 403.09 FEET; 3) NORTH 53°15'10" EAST, 8.50 FEET; 4) NORTH 68°21'25" WEST, 251.47 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 35.03 ACRES MORE OR LESS.

<u>LESS AND EXCEPT THE RESTAURANT PARCEL OWNED BY ST. AUGUSTINE SHIPYARD, LLC</u>:

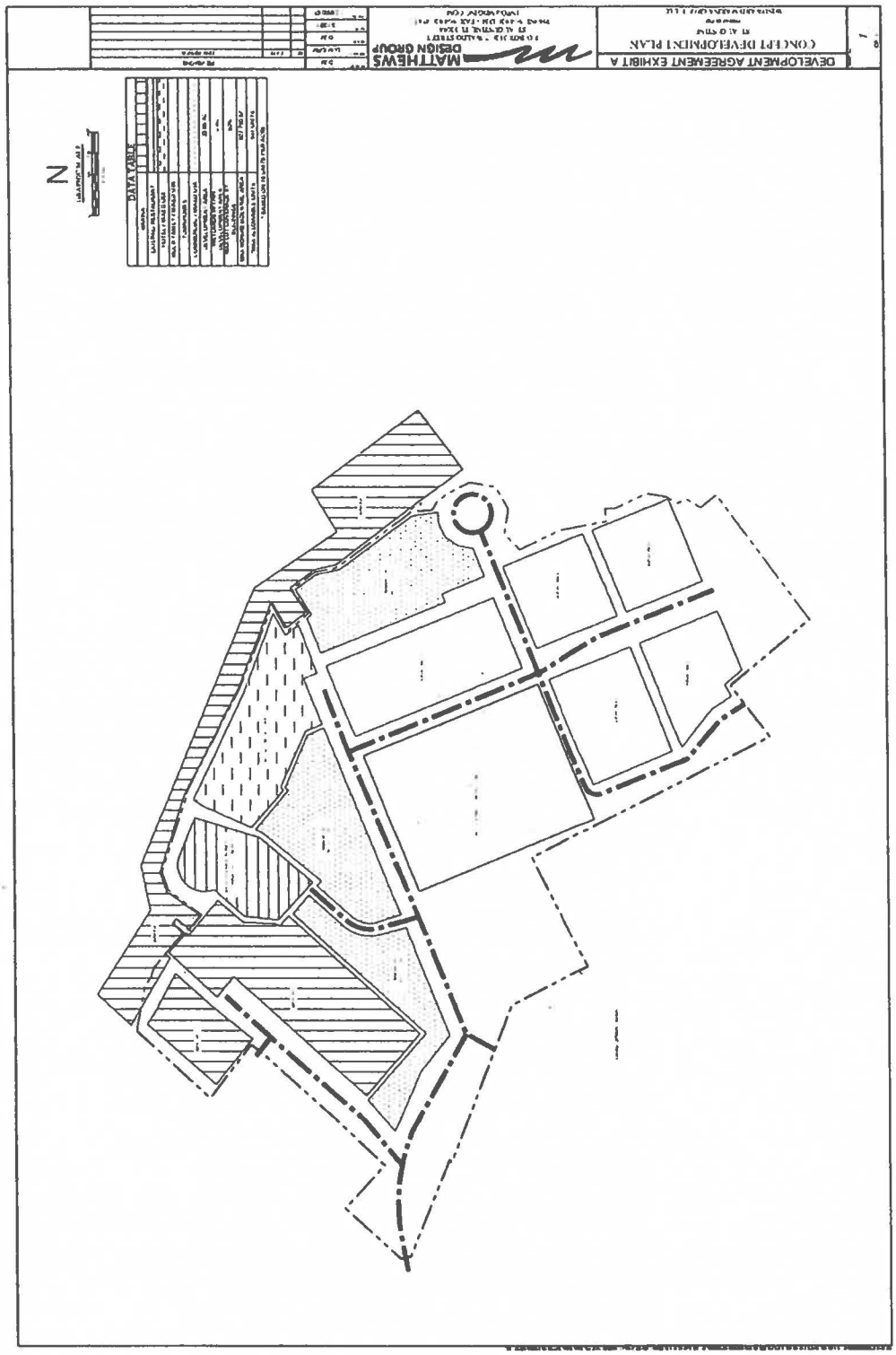
A TRACT OF LAND COMPRISED OF A PORTION OF SEMINOLE PARK, ACCORDING TO THE MAP RECORDED IN MAP BOOK 3, PAGE 87, PUBLIC
RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND A PORTION OF SECTION 40, BEING IN TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT IN THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) LOCATED IN THE WESTERLY MOST CORNER OF LOT 6, BLOCK "H" OF SAID SEMINOLE PARK SUBDIVISION; THENCE NORTH 41 °43'22" EAST, ALONG THE NORTHERLY BOUNDARY OF LOTS 6 AND 5 IN SAID BLOCK "H" ACROSS THE RIGHT OF WAY LINE OF MOHAWK STREET (A 50 FOOT RIGHT-OF-WAY, VACATED PER OFFICIAL RECORDS BOOK 189, PAGE 372 OF SAID PUBLIC RECORDS), AND ALONG THE NORTHERLY BOUNDARY OF LOT 7, BLOCK "D" OF SAID SEMINOLE PARK, 296.69 FEET; THENCE CONTINUE ALONG SAID NORTH LINE OF LOT 7 AND THE NORTH LINE OF LOT 6 OF SAID BLOCK "D", NORTH 41 °43'22" EAST, 240.84 FEET TO THE

NORTHERLY CORNER OF SAID LOT 6, LOCATED IN THE FORMER SOUTHWESTERLY RIGHT-OF-WAY LINE OF CHEROKEE STREET, NOW CLOSED BY ORDINANCE 88-45, AS RECORDED IN OFFICIAL RECORDS BOOK 791, PAGE 281, OF SAID PUBLIC RECORDS; THENCE NORTHEASTERLY ACROSS SAID FORMER CHEROKEE STREET, NORTH 37°40'55" EAST, 103.59 FEET; THENCE SOUTH 48°16'32" EAST, 20.80 FEET; THENCE NORTH 41°43'32"'
EAST, 32.77 FEET; THENCE SOUTH 48°10'30" EAST, 9.45 FEET; THENCE NORTH 41 °43'09" EAST, 207.32 FEET THENCE SOUTH 47°48'58" EAST, 46.07 FEET; THENCE SOUTH 48°59'40" EAST, 21.08 FEET; THENCE NORTH 41 °05'02" EAST, 32.76 FEET; THENCE SOUTH 49°43'25" EAST, 12.94 FEET; THENCE SOUTH 40°23'47" WEST, 40.65 FEET; THENCE SOUTH 49°20'34" EAST, 84.12 FEET; THENCE SOUTH 41 °39'47" WEST, 45.57 FEET; THENCE SOUTH 48°21'14" EAST, 39.31 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 41 °44'47" EAST, 76.65 FEET; THENCE NORTH 12°30'32" WEST, 20.11 FEET; THENCE NORTHEASTERLY, DEPARTING LAST DESCRIBED LINE, AND ALONG THE ARC OF A CURVE, NON-TANGENT TO THE LAST DESCRIBED LINE, A CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 63.07 FEET, THROUGH A CENTRAL ANGLE OF 109°45'10" AN ARC DISTANCE OF 120.82 FEET, TO THE END OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°21'25" EAST, 103.17 FEET; THENCE SOUTH 67°12'53" EAST, DEPARTING SAID CURVE, 99.52 FEET; THENCE SOUTH 16°05'52" WEST, 191.38 FEET; THENCE SOUTH 37°36'13" WEST, 155.80 FEET; THENCE NORTH 50°12'31" WEST, 7.55 FEET; THENCE NORTH 29°32'06" WEST, 38.35 FEET; THENCE NORTH 51 °20'00" WEST, 115.22 FEET; THENCE NORTH 06°30'10" EAST, 55.41 FEET; THENCE NORTH 41 °44'47" EAST, 54.65 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.18 ACRES MORE OR LESS.

EXHIBIT "B"

Conceptual Development Plan



JAX_3442343_4

DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Foreign Limited Liability Company
WINDWARD SHIPYARD, LLC

Filing Information

Document Number	M19000010442
FEI/EIN Number	APPLIED FOR
Date Filed	10/29/2019
State	DE
Status	ACTIVE

Principal Address

2999 NE 191ST ST., STE 800
AVENTURA, FL 33180

Mailing Address

2999 NE 191ST ST., STE 800
AVENTURA, FL 33180

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title MGR

JOHANSSON, STEFAN
2999 NE 191ST ST., STE 800
AVENTURA, FL 33180

Title MGR

FINVARB, ROBERT
2999 NE 191ST ST., STE 800
AVENTURA, FL 33180

Annual Reports

Report Year	Filed Date
2020	04/07/2020

2021	03/19/2021

Document Images

03/19/2021 -- ANNUAL REPORT	View image in PDF format
04/07/2020 -- ANNUAL REPORT	View image in PDF format
10/29/2019 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

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	1279100000
Location Address	117 DOCKSIDE DR SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	3-87 SEMINOLE PARK LOTS 1 2 3 4 & ALL LOTS 5 & 6 (EX SE'LY PT IN OR88/640 & 4665/1736Q/C) & SEBASTIAN BLVD ADJ TO LOTS 1,4,5 VACATED IN DB203/27 BLK B & E HALF OF IROQUOIS AVE VACA IN OR3947/881 OR4829/784 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	Seminole Park
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	1.170
Homestead	N

Owner Information

Owner Name	Windward Shipyard LLC 100%
Mailing Address	2999 NE 191 ST STE 800 AVENTURA, FL 33180-0000

Map

Valuation Information

	2022
Building Value	$0
Extra Features Value	$0
Total Land Value	$412,775
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$412,775**
Total Deferred	$0
Assessed Value	**$412,775**
Total Exemptions	$0
Taxable Value	**$412,775**

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	$412,775	$0	$0	$412,775	$412,775	$0	$412,775
2020	$0	$0	$412,775	$0	$0	$412,775	$412,775	$0	$412,775
2019	$0	$1,346	$380,520	$0	$0	$381,866	$211,379	$170,487	$211,379
2018	$0	$1,346	$380,520	$0	$0	$381,866	$192,163	$189,703	$192,163
2017	$0	$1,346	$173,348	$0	$0	$174,694	$174,694	$0	$174,694
2016	$0	$1,346	$173,348	$0	$0	$174,694	$174,694	$0	$174,694
2015	$0	$6,620	$173,348	$0	$0	$179,968	$179,968	$0	$179,968
2014	$0	$18,289	$153,750	$0	$0	$172,039	$172,039	$0	$172,039
2013	$0	$18,516	$153,750	$0	$0	$172,266	$172,266	$0	$172,266
2012	$0	$18,744	$153,750	$0	$0	$172,494	$172,494	$0	$172,494
2011	$17,639	$18,971	$168,750	$0	$0	$205,360	$205,360	$0	$205,360
2010	$18,305	$19,198	$187,500	$0	$0	$225,003	$225,003	$0	$225,003

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	250	175	43441	SF	$412,690
Wetlands	0	0	0.17	AC	$85

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	$18,000,000.00	WARRANTY DEED	4829	784	Q	I	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LLC
1/29/2016	1/29/2016	$0.00	COVENANTS AND RESTRICTIONS	4143	885	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ETAL
8/20/2015	8/13/2015	$100.00	QUIT CLAIM DEED	4074	187	U	V	7700 SOUTH TAMIAMI TRAIL CORP	GREENWOOD PROPERTY LLC
2/9/2015	1/27/2015	$0.00	COVENANTS AND RESTRICTIONS	3985	1785	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ET AL
10/29/2014	10/27/2014	$0.00	VACATION OF R/W	3947	881	U	V	CITY OF ST AUGUSTINE	GREENWOOD PROPERTY LLC
2/26/2014	2/18/2014	$100.00	QUIT CLAIM DEED	3849	1620	U	V	MAC DAVITT LLC	GREENWOOD PROPERTY LLC
2/26/2014	2/18/2014	$225,000.00	WARRANTY DEED	3849	1617	Q	I	MAC DAVITT LLC	GREENWOOD PROPERTY LLC

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
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Version 2.3.165

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab

Parcel ID	1280900010
Location Address	1007 S PONCE DE LEON BLVD SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	3-87 SEMINOLE PARK A PORTION OF LOTS 2 & 4 & ALL OF LOT 3 BLK H OR4829/784 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	Seminole Park
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.550
Homestead	N

Owner Information

Owner Name	Windward Shipyard LLC 100%
Mailing Address	2999 NE 191 ST STE 800 AVENTURA, FL 33180-0000

Map

Valuation Information

	2022
Building Value	$0
Extra Features Value	$0
Total Land Value	$361,320
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$361,320**
Total Deferred	$0
Assessed Value	**$361,320**
Total Exemptions	$0
Taxable Value	**$361,320**

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	$361,320	$0	$0	$361,320	$361,320	$0	$361,320
2020	$0	$0	$361,320	$0	$0	$361,320	$361,320	$0	$361,320
2019	$0	$0	$240,880	$0	$0	$240,880	$240,880	$0	$240,880

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	24088	SF	$361,320

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	$18,000,000.00	WARRANTY DEED	4829	784	Q	I	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LLC
10/4/2018	10/1/2018	$0.00	CORRECTIVE DEED	4622	751	U	V	ANCIENT CITY PARTNERSHIP LTD	GREENWOOD PROPERTY
10/2/2018	10/1/2018	$300,000.00	WARRANTY DEED	4621	26	Q	V	ANCIENT CITY PARTNERSHIP LTD	GREENWOOD PROPERTY

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.
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Version 2.3.165

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab

No Image Available

Parcel ID	1342300011
Location Address	83 SHIPYARD WAY SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	2-1 PT OF SEMINOLE PARK MB3/87 & PTS OF STR 40-7S-30E SOLANA GRANT OR4829/784 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	Seminole Park
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	4.390
Homestead	N

Owner Information

Owner Name	Windward Shipyard LLC 100%
Mailing Address	404 RIBERIA ST UNIT A SAINT AUGUSTINE, FL 32084-0000

Map

Valuation Information

	2022
Building Value	$0
Extra Features Value	$73,764
Total Land Value	$1,267,905
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,341,669**
Total Deferred	$0
Assessed Value	**$1,341,669**
Total Exemptions	$0
Taxable Value	**$1,341,669**

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	$78,204	$1,267,905	$0	$0	$1,346,109	$1,346,109	$0	$1,346,109
2020	$0	$0	$1,267,905	$0	$0	$1,267,905	$1,267,905	$0	$1,267,905

Extra Feature Information

Code Description	Status	Value
Bulkhead (Average)		53147
Concrete Paving		20617

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	131987	SF	$1,267,075
Lake & Pond Easements	0	0	1.36	AC	$680
Rivers, Lakes & Submerged Lands	0	0	0.3	AC	$150

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	$18,000,000.00	WARRANTY DEED	4829	784	Q	I	GREENWOOD PROPERTIES LLC	WINDWARD SHIPYARD LLC

No data available for the following modules: 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, expressed or implied, are provided for the data herein, its use or interpretation.
User Privacy Policy
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Last Data Upload: 12/15/2021, 12:33:52 AM

Version 2.3.165

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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	1342300030
Location Address	76 DOCKSIDE DR 117 DOCKSIDE DR SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	3/87 SEMINOLE PARK PTS OF BLK B & BLK D & VACA ALLEY & PTS OF SEC 40 SOLANA GRANT UNPLATTED SUB OR4829/784 *The Description above is not to be used on legal documents.
Property Use Code	Transit Terminals (2000)
Subdivision	Seminole Park
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	3.520
Homestead	N

Owner Information

Owner Name	Windward Shipyard LLC 100%
Mailing Address	404 RIBERIA ST UNIT A SAINT AUGUSTINE, FL 32084-0000

Map

Valuation Information

	2022
Building Value	$4,830,754
Extra Features Value	$523,392
Total Land Value	$1,840,416
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$7,194,562**
Total Deferred	$0
Assessed Value	**$7,194,562**
Total Exemptions	$0
Taxable Value	**$7,194,562**

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	$4,830,754	$523,392	$1,840,416	$0	$0	$7,194,562	$7,194,562	$0	$7,194,562
2020	$4,884,317	$523,392	$1,840,416	$0	$0	$7,248,125	$7,248,125	$0	$7,248,125
2019	$0	$0	$306,736	$0	$0	$0	$0	$0	$0

Building Information

Building	1	**Roof Cover**	Modular Metal
Year Built	2016	**Roof Structure**	Steel Frame
Actual Area	106985	**Interior Flooring**	Concrete 6-8"
Conditioned Area	6136	**Interior Wall**	Drywall
Use	Warehousing - Flex Space	**Heating Type**	Air Duct
Style	06	**Air Conditioning**	Central
Class	N	**Bedrooms**	
Exterior Wall	Aluminum Vinyl	**Baths**	

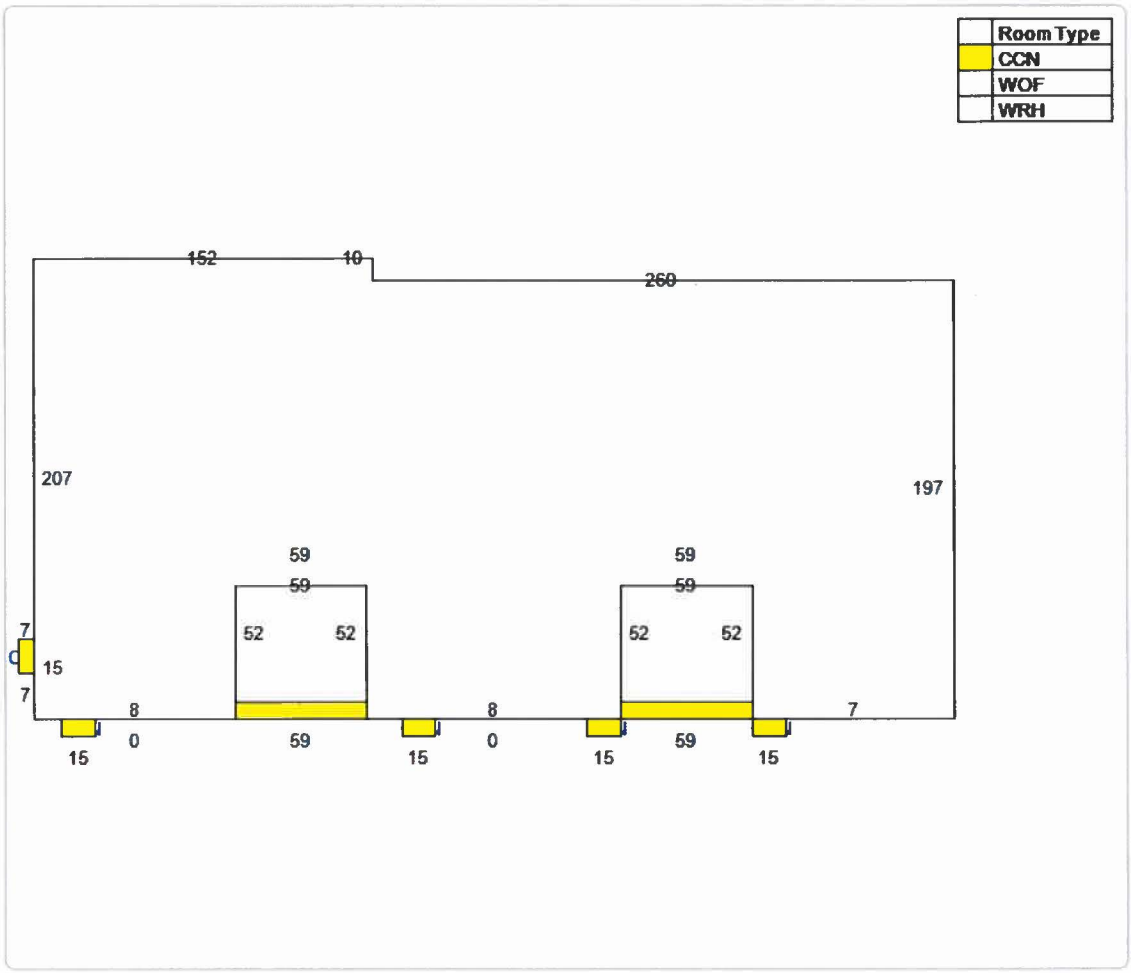
Description	Square Footage
WAREHOUSE	75604
WAREHOUSE OFFICE (FINISHED)	3068
POINTER	23776
CANOPY (COMMERCIAL)	472
CANOPY (COMMERCIAL)	472
WAREHOUSE OFFICE (FINISHED)	3068
CANOPY (COMMERCIAL)	105
CANOPY (COMMERCIAL)	105
CANOPY (COMMERCIAL)	105
CANOPY (COMMERCIAL)	105
CANOPY (COMMERCIAL)	105
Total SqFt	106985

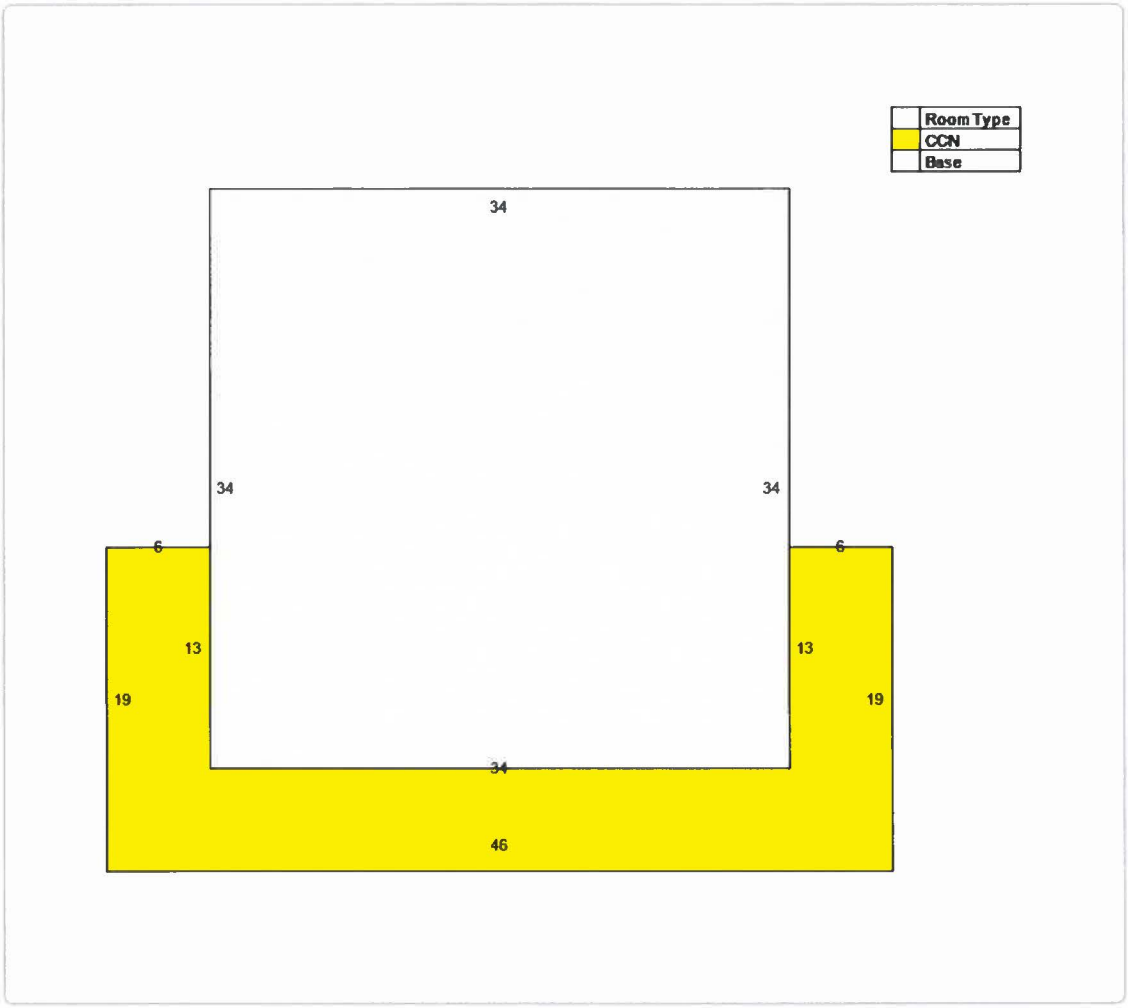
Building	2	**Roof Cover**	Metal

Year Built	2016	**Roof Structure**	Gable Hip
Actual Area	1588	**Interior Flooring**	Ceramic Tile
Conditioned Area	1156	**Interior Wall**	Drywall
Use	Marina Offices	**Heating Type**	Air Duct
Style	04	**Air Conditioning**	Central
Class	N	**Bedrooms**	
Exterior Wall	Concrete Siding, Concrete Stucco	**Baths**	

Description	Square Footage
BASE AREA	1156
CANOPY (COMMERCIAL)	432
Total SqFt	1588

Sketch Information





Extra Feature Information

Code Description	Status	Value
Bulkhead (Average)		85967
Concrete Paving (Commercial)		16047
Concrete Paving 8-10" Reinforced		160850
Asphault Paving		52728
Curb		10035
Sprinkler Wet		125062
Steel Door		11364
Hanger Door		17100
Sprinkler Wet		321
Commercial Metal Fence 4'		871
Gate (Commercial)		1647
Bulkhead (Average)		30281
Concrete Paving (Commercial)		11119

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Transit Terminals	0	0	153368	SF	$1,840,416

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	$18,000,000.00	WARRANTY DEED	4829	784	Q	I	ST AUGUSTINE SHIPYARD LLC	WINDWARD SHIPYARD LLC
1/10/2019	1/7/2019	$100.00	QUIT CLAIM DEED	4665	1736	U	V	GREENWOOD PROPERTY LLC	ST AUGUSTINE SHIPYARD LLC

No data available for the following modules: Exemption Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Last Data Upload: 12/15/2021, 12:33:52 AM

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Version 2.3.165

Instr #2019084370 BK: 4829 PG: 784, Filed & Recorded: 11/12/2019 11:19 AM #Pgs:7
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $61.00 Doc. D $126,000.00

Prepared By/Record and Return To:
Susan S. Bloodworth, Esquire
Rogers Towers, P.A.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086-5755

FN19-27/7710900

Consideration: $18,,000,000.00

SPECIAL WARRANTY DEED

(Barn Property)

THIS INDENTURE is made this 8th day of November, 2019, between **GREENWOOD PROPERTY, LLC**, a Delaware limited liability company, formerly known as All Seasons, LLC, a Delaware limited liability company and **ST. AUGUSTINE SHIPYARD, LLC,** a Delaware limited liability company (collectively, "Grantor"), whose address is 117 Dockside Drive, St. Augustine, Florida 32084, and **WINDWARD SHIPYARD, LLC**, a Delaware limited liability company, ("Grantee"), whose address is 404 Riberia St., Unit A, St. Augustine, FL 32084;

Copy

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), to it in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land (the "Land"), situate, lying and being in the County of **St. Johns**, State of Florida:

See Exhibit "A" attached hereto and by this
reference made a part hereof.

Property Appraiser's Parcel ID Numbers: 127910-0000, 127920-0000, 127930-0000, 128090-0010 and a portion of 134230-0010.

Together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the permitted encumbrances listed on Exhibit "B" attached hereto and by this reference made a part hereof (the "Permitted Encumbrances").

To have and to hold the Property in fee simple forever.

Except as set forth in the Permitted Encumbrances, the said Grantor does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in his/hers/its name, the day and year first above written.

GREENWOOD PROPERTY, LLC, a Delaware limited liability company

By: Colco Corp., a Colorado corporation, its Manager/Sole Member

By: X
Name: Gary Vose
Title: President

Name: Joseph Lavelle

Name: EDGAR BALBIN

COPY

ST. AUGUSTINE SHIPYARD, LLC, a Delaware limited liability company

By: Colco Corp., a Colorado corporation, its Manager/Sole Member

By: X
Name: Gary Vose
Title: President

Name: Joseph Lavelle

Name: EDGAR BALBIN

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On November 4, 2019, before me, Natalie Asik, Notary Public (insert name and title of the officer) personally appeared **GARY VOSE**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(~~ies~~), and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

NATALIE ASIK
COMMISSION #2183039
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires Feb. 11, 2021

COPY

Exhibit "A"

BARN PARCEL:

A TRACT OF LAND COMPRISED OF PORTIONS OF SEMINOLE PARK, ACCORDING TO THE MAP RECORDED IN MAP BOOK 3, PAGE 87, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3818, PAGE 1150, AND OFFICIAL RECORDS BOOK 3757, PAGE 1474, LYING IN SECTIONS 19 AND 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ARAPAHO AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1 (A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 11°24'27" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 23.06 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF IROQUOIS AVENUE (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 41°44'18" EAST ALONG SAID SOUTHEASTERLY RIGHT-WAY-LINE, BEING THE SAME AS THE NORTHWESTERLY LINE OF BLOCK H OF SAID SEMINOLE PARK, 178.02 FEET; THENCE SOUTH 48°13'13" EAST, DEPARTING LAST SAID LINE, 139.96 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LOT 5, BLOCK H OF SAID SEMINOLE PARK; THENCE NORTH 41°43'22" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 5, ACROSS FORMER MOHAWK STREET, VACATED PER OFFICIAL RECORDS BOOK 189, PAGE 372, SAID PUBLIC RECORDS, ALONG THE NORTHWESTERLY LINE OF LOTS 6 AND 7 BLOCK D OF SAID SEMINOLE PARK, 390.21 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 6, LOCATED IN THE FORMER SOUTHWESTERLY RIGHT OF WAY LINE OF CHEROKEE STREET, NOW CLOSED BY ORDINANCE 88- 45, AS RECORDED IN OFFICIAL RECORDS BOOK 791, PAGE 281, OF SAID PUBLIC RECORDS; THENCE NORTHEASTERLY ACROSS SAID

FORMER CHEROKEE STREET, NORTH 37°39'42" EAST, 40.03 FEET, TO THE NORTHEASTERLY RIGHT OF WAY LINE OF CHEROKEE STREET; THENCE NORTH 52°23'36" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF CHEROKEE STREET, 162.43 FEET, TO THE FORMER CENTERLINE OF IROQUOIS AVENUE A 50 FOOT RIGHT OF WAY, CLOSED PER ORDINANCE NO. 2014-12, OFFICIAL RECORDS BOOK 3947, PAGE 881; THENCE NORTH 41°41'26" EAST, ALONG SAID FORMER CENTERLINE OF IROQUOIS AVENUE, AND ITS NORTHEASTERLY PROLONGATION, 262.96 FEET TO ITS INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE SAN SEBASTIAN RIVER; THENCE DEPARTING SAID FORMER CENTERLINE AND ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES: 1) SOUTH 61 °54'54" EAST, 104.04 FEET; 2) SOUTH 58°45'38" EAST, 28.45 FEET; 3) SOUTH 70°11'24" EAST, 24.70 FEET; 4) SOUTH 71 °07'34" EAST, 34.35 FEET, TO AN ANGLE POINT ON A CONCRETE BULKHEAD; THENCE ALONG SAID CONCRETE BULKHEAD THE FOLLOWING COURSES 1) SOUTH 47°00'58" EAST, 4.27 FEET; 2) SOUTH 47°48'58" EAST, 46.07 FEET; 3) SOUTH 48°59'40" EAST, 21.08 FEET; 4) NORTH 41 °05'02" EAST, 32.76 FEET; 5) SOUTH 49°43'25" EAST, 12.94 FEET; 6) SOUTH 40°23'47" WEST, 40.65 FEET; 7) SOUTH 49°20'34" EAST, 50.59 FEET; 8) NORTH 45°30'16" EAST, 43.37 FEET; 9) NORTH 42°32'05" EAST, 64.53 FEET; 10) NORTH 78°18'13" EAST, 63.60 FEET; 11) SOUTH 67°31'53" EAST, 150.30 FEET; 12) NORTH 27°54'01" EAST, 2.25 FEET; 13) SOUTH 63°34'52" EAST, 76.69 FEET; THENCE SOUTH 40°25'09" WEST, DEPARTING LAST SAID BULKHEAD LINE, 953.91 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED ARAPAHO AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 3 CALLS; 1) NORTH 68°29'21" WEST, 340.95 FEET; 2) NORTH 53°15'10" EAST, 8.50 FEET; 3) NORTH 68°21'25" WEST, 251.47 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 10.55 ACRES MORE OR LESS.

TOGETHER WITH APPURTENANT EASEMENTS AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS AS RECORDED IN OFFICIAL RECORDS BOOK 3985, PAGE 1785, FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 4143, PAGE 885 AND SECOND AMENDMENT OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 4238, PAGE 169, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL CONTAINS PORTIONS OF THE VACATED ROAD RIGHT OF WAYS FOR ICE PLANT ROAD, DIESEL ROAD, MOHAWK STREET, CHEROKEE STREET, SAN SEBASTIAN BOULEVARD AND IROQUOIS AVENUE; AS SAID RIGHT OF WAY LIE WITHIN THE BOUNDS OF THE ABOVE DESCRIBED PARCEL.

LESS AND EXCEPT THE FOLLOWING PARCEL:

(RESTAURANT PARCEL):

A TRACT OF LAND COMPRISED OF A PORTION OF SEMINOLE PARK, ACCORDING TO THE MAP RECORDED IN MAP BOOK 3, PAGE 87, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND A PORTION OF SECTION 40, BEING IN TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT IN THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) LOCATED IN THE WESTERLY MOST CORNER OF LOT 6, BLOCK "H" OF SAID SEMINOLE PARK SUBDIVISION; THENCE NORTH 41°43'22" EAST, ALONG THE NORTHERLY BOUNDARY OF LOTS 6 AND 5 IN SAID BLOCK "H" ACROSS THE RIGHT OF WAY LINE OF MOHAWK STREET (A 50 FOOT RIGHT-OF-WAY, VACATED PER OFFICIAL RECORDS BOOK 189, PAGE 372 OF SAID PUBLIC RECORDS), AND ALONG THE NORTHERLY BOUNDARY OF LOT 7, BLOCK "D" OF SAID SEMINOLE PARK, 296.69 FEET; THENCE CONTINUE ALONG SAID NORTH LINE OF LOT 7 AND THE NORTH LINE OF LOT 6 OF SAID BLOCK "D", NORTH 41°43'22" EAST, 240.84 FEET TO THE NORTHERLY CORNER OF SAID LOT 6, LOCATED IN THE FORMER SOUTHWESTERLY RIGHT-OF-WAY LINE OF CHEROKEE STREET, NOW CLOSED BY ORDINANCE 88-45, AS RECORDED IN OFFICIAL RECORDS BOOK 791, PAGE 281, OF SAID PUBLIC RECORDS; THENCE NORTHEASTERLY ACROSS SAID FORMER CHEROKEE STREET, NORTH 37°40'55" EAST, 103.59 FEET; THENCE SOUTH 48°16'32" EAST, 20.80 FEET; THENCE NORTH 41°43'32" EAST, 32.77 FEET; THENCE SOUTH 48°10'30" EAST, 9.45 FEET; THENCE NORTH 41°43'09" EAST, 207.32 FEET THENCE SOUTH 47°48'58" EAST, 46.07 FEET; THENCE SOUTH 48°59'40" EAST, 21.08 FEET; THENCE NORTH 41°05'02" EAST, 32.76 FEET; THENCE SOUTH 49°43'25" EAST, 12.94 FEET; THENCE SOUTH 40°23'47" WEST, 40.65 FEET; THENCE SOUTH 49°20'34" EAST, 84.12 FEET; THENCE SOUTH 41°39'47" WEST, 45.57 FEET; THENCE SOUTH 48°21'14" EAST, 39.31 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 41°44'47" EAST, 76.65 FEET; THENCE NORTH 12°30'32" WEST, 20.11 FEET; THENCE NORTHEASTERLY, DEPARTING LAST DESCRIBED LINE, AND ALONG THE ARC OF A CURVE, NON-TANGENT TO THE LAST DESCRIBED LINE, A CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 63.07 FEET, THROUGH A CENTRAL ANGLE OF 109°45'10" AN ARC DISTANCE OF 120.82 FEET, TO THE END OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°21'25" EAST, 103.17 FEET; THENCE SOUTH 67°12'53" EAST, DEPARTING SAID CURVE, 99.52 FEET; THENCE SOUTH 16°05'52" WEST, 191.38 FEET; THENCE SOUTH 37°36'13" WEST, 155.80 FEET; THENCE NORTH 50°12'31" WEST, 7.55 FEET; THENCE NORTH 29°32'06" WEST, 38.35 FEET; THENCE NORTH 51°20'00" WEST, 115.22 FEET; THENCE NORTH 06°30'10" EAST, 55.41 FEET; THENCE NORTH 41°44'47" EAST, 54.65 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.18 ACRES MORE OR LESS.

EXHIBIT "B"
Permitted Exceptions

1. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.

2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.

3. Easements as set forth in instrument recorded in Deed Book 102, Page 529; and Quit Claim Deed recorded in Official Records Book 1733, Page 1969, Public Records of St. Johns County, Florida.

4. Easement recorded in Deed Book 205, Page 211 and Deed Book 206, Page 195, Public Records of St. Johns County, Florida.

5. Easements as set forth in Warranty Deed recorded in Deed Book 181, Page 300, Public Records of St. Johns County, Florida.

6. Easement recorded in Official Records Book 978, Page 1794.

7. Right of Way Easement, Perpetual, No. 21262 by the State of Florida through the Trustees of the Internal Improvement Fund of the State of Florida in favor of the St. Augustine Port, Waterway, and Beach District, established pursuant to chapter 18879, Laws of Florida, 1937, approved by referendum on May 3, 1938.

8. Restrictions, covenants, conditions and easements, as contained in that certain Declaration of Easements, Covenants and Restrictions recorded in Official Records Book 3985, Page 1785; First Amendment recorded in Official Records Book 4143, Page 885 and Second Amendment recorded in Official Records Book 4238, Page 169, Public Records of St. Johns County, Florida; and as may be subsequently amended.

9. Easement as set forth in instrument recorded in Official Records Book 4143, Page 863.

10. Terms and Conditions of that Declaration of Access Easement recorded in Official Records Book 4220, Page 852.

11. Terms and Conditions set forth in Shipyards Development Agreement recorded in Official Records Book 4734, Page 782.

12. Unrecorded City of St. Augustine Submerged Lands Lease by and between the City of St. Augustine, Florida, a municipal corporation (Lessor) and Greenwood Property, LLC (Lessee) dated October 8, 2018.

13. The nature, extent or existence of riparian rights is not insured.

14. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's

control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.

15. Rights of tenants, as tenants only, under recorded and unrecorded leases.

16. Recorded Notice of Environmental Resource Permit recorded in Official Records Book 4143, Page 410 and Official Records Book 4165, Page 1538, Public Records of St. Johns County, Florida.

COPY

DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Foreign Limited Liability Company
WINDWARD SHIPYARD LAND HOLDINGS, LLC

Filing Information

Document Number	M19000010381
FEI/EIN Number	APPLIED FOR
Date Filed	10/28/2019
State	DE
Status	ACTIVE

Principal Address

2999 NE 191ST STREET, STE 800
AVENTURA, FL 33180

Mailing Address

2999 NE 191ST STREET, STE 800
AVENTURA, FL 33180

Registered Agent Name & Address

GIVNER LAW GROUP, LLP
19495 BISCAYNE BOULEVARD, SUITE 702
AVENTURA, FL 33180

Authorized Person(s) Detail

Name & Address

Title MGR

FINVARB, ROBERT I
2999 NE 191ST STREET, STE 800
AVENTURA, FL 33180

Annual Reports

Report Year	Filed Date
2020	04/07/2020
2021	03/19/2021

Document Images

03/19/2021 -- ANNUAL REPORT	View image in PDF format
04/07/2020 -- ANNUAL REPORT	View image in PDF format

10/28/2019 -- Foreign Limited | View image in PDF format

Florida Department of State, Division of Corporations

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
No Image Available

Parcel ID	1343900000
Location Address	275 ICE PLANT RD SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	(30) SOLANA GRANT SUBD PT OF LOT 4 100 X 170FT LOT 1 OF AN UNRECORDED PLAT & VACA PT OF ICE PLANT RD PER OR974/983 DB254/466 & OR4829/835 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.390
Homestead	N

Owner Information

Owner Name	Windward Shipyard Land Holdings LLC 100%
Mailing Address	2999 NE 191 ST STE 800 AVENTURA, FL 33180-0000

Map

Valuation Information

	2022
Building Value	$0
Extra Features Value	$0
Total Land Value	$68,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$68,000**
Total Deferred	$0
Assessed Value	**$68,000**
Total Exemptions	$0
Taxable Value	**$68,000**

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	$0	$0	$68,000	$0	$0	$68,000	$68,000	$0	$68,000
2020	$0	$0	$68,000	$0	$0	$68,000	$68,000	$0	$68,000
2019	$0	$0	$34,000	$0	$0	$34,000	$25,712	$8,288	$25,712
2018	$0	$0	$34,000	$0	$0	$34,000	$23,375	$10,625	$23,375
2017	$0	$0	$21,250	$0	$0	$21,250	$21,250	$0	$21,250
2016	$0	$0	$21,250	$0	$0	$21,250	$21,250	$0	$21,250
2015	$0	$0	$21,250	$0	$0	$21,250	$21,250	$0	$21,250
2014	$0	$0	$21,250	$0	$0	$21,250	$21,250	$0	$21,250
2013	$0	$0	$21,250	$0	$0	$21,250	$21,250	$0	$21,250
2012	$0	$0	$21,250	$0	$0	$21,250	$21,250	$0	$21,250
2011	$0	$0	$25,500	$0	$0	$25,500	$25,500	$0	$25,500
2010	$0	$0	$28,900	$0	$0	$28,900	$28,900	$0	$28,900

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	100	170	17000	SF	$68,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	$6,000,000.00	WARRANTY DEED	4829	835	Q	V	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LAND HOLDINGS LLC
2/1/2019	1/28/2019	$0.00	ANNEXATION	4674	1835	U	V	CITY OF ST AUGUSTINE	
	7/25/2013	$0.00	OTHER INSTRUMENT	9999	9999	U	V	ALL SEASONS LLC	GREENWOOD PROPERTY LLC
7/8/2013	7/2/2013	$1,956,900.00	WARRANTY DEED	3757	1474	U	I	LUHRS CORPORATION	ALL SEASONS LLC
	5/13/2004	$0.00	OTHER INSTRUMENT	2220	1010	U	I	MARLBORO INDUSTRIAL PARK	LUHRS CORPORATION (MERGER)
	10/23/2001	$3,600.00	QUIT CLAIM DEED	1733	1969	U	I	FLA DEPT OF TRANSPORTATION	MARLBORO INDUSTRIAL PARK
	7/1/1990	$0.00		870	53	U	I		MARLBORO INDUSTRIAL PARK INC
	7/1/1990	$150,000.00		864	367	U	I		

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

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Summary

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Parcel ID	1343900010
Location Address	ICE PLANT RD SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	30-1 SOLANA GRANT SUB PT OF LOT 4 400 X 170FT LOTS 2 THRU 5 OF AN UNREC PLAT & VACA PT OF ICE PLANT RD PER OR974/983 (EX PT IN OR4143/863) OR4829/835 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	1.620
Homestead	N

Owner Information

Owner Name	Windward Shipyard Land Holdings LLC 100%
Mailing Address	2999 NE 191 ST STE 800 AVENTURA, FL 33180-0000

Map

Valuation Information

	2022
Building Value	$0
Extra Features Value	$0
Total Land Value	$272,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$272,000**
Total Deferred	$0
Assessed Value	**$272,000**
Total Exemptions	$0
Taxable Value	**$272,000**

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	Just (Market) Value
2021	$0	$0	$272,000	$272,000
2020	$0	$0	$272,000	$272,000
2019	$0	$0	$136,000	$136,000
2018	$0	$0	$136,000	$136,000
2017	$0	$0	$85,000	$85,000
2016	$0	$0	$85,000	$85,000
2015	$0	$0	$85,000	$85,000
2014	$0	$0	$85,000	$85,000
2013	$0	$0	$85,000	$85,000
2012	$0	$0	$85,000	$85,000
2011	$0	$0	$102,000	$102,000
2010	$0	$0	$115,600	$115,600

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	400	170	68000	SF	$272,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	$6,000,000.00	WARRANTY DEED	4829	835	Q	V	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LAND HOLDINGS LLC
2/1/2019	1/28/2019	$0.00	ANNEXATION	4674	1835	U	V	CITY OF ST AUGUSTINE	
2/9/2015	1/27/2015	$0.00	COVENANTS AND RESTRICTIONS	3985	1785	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ET AL
	7/25/2013	$0.00	OTHER INSTRUMENT	9999	9999	U	V	ALL SEASONS LLC	GREENWOOD PROPERTY LLC
7/8/2013	7/2/2013	$1,956,900.00	WARRANTY DEED	3757	1474	U	I	LUHRS CORPORATION	ALL SEASONS LLC

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	5/13/2004	$0.00	OTHER INSTRUMENT	2220	1010	U	V	MARLBORO INDUSTRIAL PARK	LUHRS CORPORATION (MERGER)
	10/23/2001	$3,600.00	QUIT CLAIM DEED	1733	1969	U	I	FLA DEPT OF TRANSPORTATION	MARLBORO INDUSTRIAL PARK
	7/1/1990	$0.00	CORRECTIVE DEED	870	55	U	V		MARLBORO INDUSTRIAL PARK INC
	7/1/1990	$150,000.00	PERSONAL REP	864	369	U	V		
	4/1/1982	$0.00		535	104	U	V		
	4/1/1982	$0.00		535	103	U	V		

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

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Summary

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Parcel ID	1343400000
Location	DIESEL RD
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	(12 & 13) SOLANO GRANT SUB - N295FT OF LOT 4 & ALL LOT 5 LYING E OF CO RD & VACA PT OF ICE PLANT RD PER OR974/983 (EX PT IN OR4143/863) DB198/420 & DB206/187 OR9/204 & 207 OR4829/835 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	6.540
Homestead	N

Owner Information

Owner Name	Windward Shipyard Land Holdings LLC 100%
Mailing Address	2999 NE 191 ST STE 800 AVENTURA, FL 33180-0000

Map

Valuation Information

	2022
Building Value	$0
Extra Features Value	$62,071
Total Land Value	$1,139,880
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,201,951**
Total Deferred	$0
Assessed Value	**$1,201,951**
Total Exemptions	$0
Taxable Value	**$1,201,951**

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	$66,209	$1,139,880	$0	$0	$1,206,089	$1,206,089	$0	$1,206,089
2020	$0	$65,135	$1,139,880	$0	$0	$1,205,015	$1,205,015	$0	$1,205,015
2019	$0	$48,221	$569,940	$0	$0	$618,161	$496,657	$121,504	$496,657
2018	$0	$51,235	$569,940	$0	$0	$621,175	$451,506	$169,669	$451,506
2017	$0	$54,248	$356,212	$0	$0	$410,460	$394,316	$16,144	$394,316
2016	$75,330	$2,257	$356,212	$0	$0	$433,799	$433,799	$0	$433,799
2015	$75,330	$2,257	$356,212	$0	$0	$433,799	$433,799	$0	$433,799
2014	$108,882	$10,283	$356,212	$0	$0	$475,377	$475,377	$0	$475,377
2013	$242,014	$72,809	$436,004	$436,004	$340,629	$655,452	$655,452	$0	$655,452
2012	$258,457	$72,809	$436,004	$436,004	$340,629	$671,895	$671,895	$0	$671,895
2011	$278,610	$72,809	$484,449	$484,449	$340,629	$692,048	$692,048	$0	$692,048
2010	$293,973	$72,809	$484,449	$484,449	$340,629	$707,411	$707,411	$0	$707,411

Extra Feature Information

Code Description	Status	Value
Bulkhead (Average)		62071

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	284970	SF	$1,139,880

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	$6,000,000.00	WARRANTY DEED	4829	835	Q	V	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LAND HOLDINGS LLC
2/1/2019	1/28/2019	$0.00	ANNEXATION	4674	1835	U	V	CITY OF ST AUGUSTINE	
1/29/2016	1/29/2016	$0.00	COVENANTS AND RESTRICTIONS	4143	885	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ETAL
2/9/2015	1/27/2015	$0.00	COVENANTS AND RESTRICTIONS	3985	1785	U	I	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ET AL
	7/25/2013	$0.00	OTHER INSTRUMENT	9999	9999	U	I	ALL SEASONS LLC	GREENWOOD PROPERTY LLC
7/8/2013	7/2/2013	$1,956,900.00	WARRANTY DEED	3757	1474	U	I	LUHRS CORPORATION	ALL SEASONS LLC

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Summary

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Parcel ID	1346000000
Location Address	ARAPAHO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	(32) SOLANA GRANT SUB NE'LY 1,000 FT OF LOT 9 (EX PT IN OR4143/863) OR4829/835 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	4.240
Homestead	N

Owner Information

Owner Name	Windward Shipyard Land Holdings LLC 100%
Mailing Address	2999 NE 191 ST STE 800 AVENTURA, FL 33180-0000

Map

Valuation Information

	2022
Building Value	$0
Extra Features Value	$0
Total Land Value	$738,776
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$738,776**
Total Deferred	$0
Assessed Value	**$738,776**
Total Exemptions	$0
Taxable Value	**$738,776**

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	$738,776	$0	$0	$738,776	$738,776	$0	$738,776
2020	$0	$0	$738,776	$0	$0	$738,776	$738,776	$0	$738,776
2019	$0	$0	$169,600	$0	$0	$169,600	$150,848	$18,752	$150,848
2018	$0	$0	$169,600	$0	$0	$169,600	$137,135	$32,465	$137,135
2017	$0	$0	$169,600	$0	$0	$169,600	$124,668	$44,932	$124,668
2016	$0	$0	$245,200	$0	$0	$245,200	$163,855	$81,345	$163,855
2015	$0	$0	$148,959	$0	$0	$148,959	$148,959	$0	$148,959
2014	$0	$0	$148,959	$0	$0	$148,959	$148,959	$0	$148,959
2013	$0	$0	$148,959	$0	$0	$148,959	$148,959	$0	$148,959
2012	$0	$0	$148,959	$0	$0	$148,959	$148,959	$0	$148,959
2011	$0	$0	$165,510	$0	$0	$165,510	$165,510	$0	$165,510
2010	$0	$0	$183,900	$0	$0	$183,900	$183,900	$0	$183,900

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	208	1000	184694	SF	$738,776

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	$6,000,000.00	WARRANTY DEED	4829	835	Q	V	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LAND HOLDINGS LLC
2/1/2019	1/28/2019	$0.00	ANNEXATION	4674	1835	U	V	CITY OF ST AUGUSTINE	
1/29/2016	1/29/2016	$0.00	COVENANTS AND RESTRICTIONS	4143	885	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC
2/9/2015	1/27/2015	$0.00	COVENANTS AND RESTRICTIONS	3985	1785	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ET AL
	7/25/2013	$0.00	OTHER INSTRUMENT	9999	9999	U	V	ALL SEASONS LLC	GREENWOOD PROPERTY LLC

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/8/2013	7/2/2013	$1,956,900.00	WARRANTY DEED	3757	1474	U	I	LUHRS CORPORATION	ALL SEASONS LLC
	5/13/2004	$0.00	OTHER INSTRUMENT	2220	1010	U	V	MARLBORO INDUSTRIAL PARK	LUHRS CORPORATION (MERGER)
	8/14/2003	$0.00	OTHER INSTRUMENT	2196	1615	U	V	SALT WATER PROPERTIES CORP	MARLBORO INDUSTRIAL PARK
	3/1/1987	$0.00		739	263	U	V		SALT WATER PROPERTIES CORP
	3/1/1987	$0.00		739	255	U	V		

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Summary

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Parcel ID	1342300000
Location Address	255 DIESEL RD SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	7 8 9 10 & 11 SOLANA GRANT SUB ALL OF LOTS 2 & 3 LYING E OF ARAPAHO AVE INCL LOTS 1 THRU 9 TAYLOR SUB & INCL PTS OF SEMINOLE PARK MB3-87 SE'LY 9FT OF LOT 8 & ALL LOTS 9 THRU 16 BLK B LOTS 6 THRU 12 BLK D LOTS 5 THRU 8 BLK H & PT OF VACATED SAN SEBASTIAN BLVD IN DB203/27 & MOHAWK & CHEROKEE ST IN OR189/372 (EX NORTH PARCEL IN OR3818/1144 & 1150) (EX PT OF CHEROKEE ST IN VACATED IN OR791/281 ORD 88-45) (EX PT IN OR4360/380) OR4829/835 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	Seminole Park
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	2.940
Homestead	N

Owner Information

Owner Name	Windward Shipyard Land Holdings LLC 100%
Mailing Address	2999 NE 191 ST STE 800 AVENTURA, FL 33180-0000

Map

Valuation Information

	2022
Building Value	$0
Extra Features Value	$40,892
Total Land Value	$511,860
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$552,752**
Total Deferred	$0
Assessed Value	**$552,752**
Total Exemptions	$0
Taxable Value	**$552,752**

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	$43,619	$511,860	$0	$0	$555,479	$555,479	$0	$555,479
2020	$0	$38,095	$511,860	$0	$0	$549,955	$549,955	$0	$549,955
2019	$0	$28,203	$255,930	$0	$0	$284,133	$231,937	$52,196	$231,937
2018	$0	$29,965	$255,930	$0	$0	$285,895	$210,852	$75,043	$210,852
2017	$0	$31,728	$195,478	$0	$0	$227,206	$227,206	$0	$227,206
2016	$13,317	$18,445	$195,479	$0	$0	$227,241	$227,241	$0	$227,241
2015	$34,568	$39,812	$195,479	$0	$0	$269,859	$269,859	$0	$269,859
2014	$61,134	$36,964	$195,479	$0	$0	$293,577	$293,577	$0	$293,577
2013	$339,675	$256,892	$817,319	$817,319	$628,196	$1,224,763	$1,224,763	$0	$1,224,763
2012	$383,771	$258,043	$817,319	$817,319	$628,196	$1,270,010	$1,270,010	$0	$1,270,010
2011	$425,088	$258,618	$908,132	$908,132	$628,196	$1,311,902	$1,311,902	$0	$1,311,902
2010	$471,729	$259,193	$908,132	$908,132	$628,196	$1,359,118	$1,359,118	$0	$1,359,118

Extra Feature Information

Code Description	Status	Value
Bulkhead (Average)		40892

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	127965	SF	$511,860

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	$6,000,000.00	WARRANTY DEED	4829	835	Q	V	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LAND HOLDINGS LLC
1/29/2016	1/29/2016	$0.00	COVENANTS AND RESTRICTIONS	4143	885	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ETAL
2/9/2015	1/27/2015	$0.00	COVENANTS AND RESTRICTIONS	3985	1785	U	I	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ET AL
11/21/2013	7/25/2013	$0.00	OTHER INSTRUMENT	3816	940	U	I	ALL SEASONS LLC	GREENWOOD PROPERTY LLC
7/8/2013	7/2/2013	$1,956,900.00	WARRANTY DEED	3757	1474	U	I	LUHRS CORPORATION	ALL SEASONS LLC

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Summary

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Parcel ID	1342300020
Location Address	DIESEL RD SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	11-1 SOLANA GRANT SUB PT OF LOTS 2 & 3 LYING E OF ARAPAHO AVE & PT OF UNPLATTED PT OF STR 19-7-30 LYING TO THE NE OR4829/835 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.650
Homestead	N

Owner Information

Owner Name	Windward Shipyard Land Holdings LLC 100%
Mailing Address	2999 NE 191ST ST STE 800 AVENTURA, FL 33180-0000

Map

Valuation Information

	2022
Building Value	$0
Extra Features Value	$0
Total Land Value	$113,672
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$113,672**
Total Deferred	$0
Assessed Value	**$113,672**
Total Exemptions	$0
Taxable Value	**$113,672**

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	$113,672	$0	$0	$113,672	$113,672	$0	$113,672
2020	$0	$0	$113,672	$0	$0	$113,672	$113,672	$0	$113,672
2019	$0	$0	$255,762	$0	$0	$255,762	$255,762	$0	$255,762
2018	$0	$0	$255,762	$0	$0	$255,762	$255,762	$0	$255,762
2017	$0	$0	$35,522	$0	$0	$0	$0	$0	$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	28418	SF	$113,672

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	$6,000,000.00	WARRANTY DEED	4829	835	Q	V	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LAND HOLDINGS LLC
9/30/2019	7/23/2019	$1,285,400.00	WARRANTY DEED	4803	1255	U	V	VOSE SUSAN J TRUST	GREENWOOD PROPERTY LLC
4/18/2017	4/6/2017	$1,200,000.00	WARRANTY DEED	4360	380	U	V	GREENWOOD PROPERTY LLC	VOSE SUSAN J TRUST
1/29/2016	1/29/2016	$0.00	COVENANTS AND RESTRICTIONS	4143	885	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ETAL
2/9/2015	1/27/2015	$0.00	COVENANTS AND RESTRICTIONS	3985	1785	U	I	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ET AL
11/21/2013	7/25/2013	$0.00	OTHER INSTRUMENT	3816	940	U	I	ALL SEASONS LLC	GREENWOOD PROPERTY LLC
7/8/2013	7/2/2013	$1,956,900.00	WARRANTY DEED	3757	1474	U	I	LUHRS CORPORATION	ALL SEASONS LLC

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Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

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No Image Available

Parcel ID	1344100000
Location Address	ICE PLANT RD SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	(31) SOLANA GRANT SUB PART OF LOT 4 OR4829/835 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	1.880
Homestead	N

Owner Information

Owner Name	Windward Shipyard Land Holdings LLC 100%
Mailing Address	2999 NE 191 ST STE 800 AVENTURA, FL 33180-0000

Map

Valuation Information

	2022
Building Value	$0
Extra Features Value	$0
Total Land Value	$327,548
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$327,548**
Total Deferred	$0
Assessed Value	**$327,548**
Total Exemptions	$0
Taxable Value	**$327,548**

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	$327,548	$0	$0	$327,548	$327,548	$0	$327,548
2020	$0	$0	$327,548	$0	$0	$327,548	$327,548	$0	$327,548
2019	$0	$0	$163,774	$0	$0	$163,774	$123,854	$39,920	$123,854
2018	$0	$0	$163,774	$0	$0	$163,774	$112,595	$51,179	$112,595
2017	$0	$0	$102,359	$0	$0	$102,359	$102,359	$0	$102,359
2016	$0	$0	$102,359	$0	$0	$102,359	$102,359	$0	$102,359
2015	$22,023	$819	$102,359	$0	$0	$125,201	$125,201	$0	$125,201
2014	$21,597	$819	$102,359	$0	$0	$124,775	$124,775	$0	$124,775
2013	$20,178	$11,719	$102,359	$0	$0	$134,256	$134,256	$0	$134,256
2012	$20,178	$11,719	$102,359	$0	$0	$134,256	$134,256	$0	$134,256
2011	$22,868	$11,719	$122,830	$0	$0	$157,417	$157,417	$0	$157,417
2010	$26,903	$11,719	$139,208	$0	$0	$177,830	$177,830	$0	$177,830

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	81887	SF	$327,548

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	$6,000,000.00	WARRANTY DEED	4829	835	Q	V	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LAND HOLDINGS LLC
2/1/2019	1/28/2019	$0.00	ANNEXATION	4674	1835	U	V	CITY OF ST AUGUSTINE	

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/29/2016	1/29/2016	$0.00	COVENANTS AND RESTRICTIONS	4143	885	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ETAL
2/9/2015	1/27/2015	$0.00	COVENANTS AND RESTRICTIONS	3985	1785	U	I	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ET AL
	7/25/2013	$0.00	OTHER INSTRUMENT	9999	9999	U	I	ALL SEASONS LLC	GREENWOOD PROPERTY LLC
7/8/2013	7/2/2013	$1,956,900.00	WARRANTY DEED	3757	1474	U	I	LUHRS CORPORATION	ALL SEASONS LLC
	5/13/2004	$0.00	OTHER INSTRUMENT	2220	1010	U	I	MARLBORO INDUSTRIAL PARK	LUHRS CORPORATION (MERGER)
	8/14/2003	$0.00	OTHER INSTRUMENT	2196	1615	U	V	SALT WATER PROPERTIES CORP	MARLBORO INDUSTRIAL PARK
	3/1/1987	$0.00		739	263	U	I		SALT WATER PROPERTIES CORP
	3/1/1987	$0.00		739	255	U	I		
	9/1/1983	$0.00		607	882	Q	I		
	1/1/1979	$0.00		411	223	U	I		

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

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St. Johns County, FL

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Sales Questionnaire

2021 TRIM Notice

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Summary

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Parcel ID	1346300000
Location Address	ARAPAHO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	(33) SOLANA GRANT SUB LOT 10 (EX 0.5 AC TO SANDERS IN SW COR E 340.8FT TO DIESEL ENGINE SALES) (EX PT IN OR4143/863) OR4829/835 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	1.700
Homestead	N

Owner Information

Owner Name	Windward Shipyard Land Holdings LLC 100%
Mailing Address	2999 NE 191 ST STE 800 AVENTURA, FL 33180-0000

Map

Valuation Information

	2022
Building Value	$0
Extra Features Value	$0
Total Land Value	$296,208
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$296,208**
Total Deferred	$0
Assessed Value	**$296,208**
Total Exemptions	$0
Taxable Value	**$296,208**

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	$296,208	$0	$0	$296,208	$296,208	$0	$296,208
2020	$0	$0	$296,208	$0	$0	$296,208	$296,208	$0	$296,208
2019	$0	$0	$68,000	$0	$0	$68,000	$68,000	$0	$68,000
2018	$0	$0	$68,000	$0	$0	$68,000	$68,000	$0	$68,000
2017	$0	$0	$68,000	$0	$0	$68,000	$66,647	$1,353	$66,647
2016	$0	$0	$106,400	$0	$0	$106,400	$94,802	$11,598	$94,802
2015	$0	$0	$86,184	$0	$0	$86,184	$86,184	$0	$86,184
2014	$0	$0	$86,184	$0	$0	$86,184	$86,184	$0	$86,184
2013	$66,967	$22,515	$86,184	$0	$0	$175,666	$175,666	$0	$175,666
2012	$67,998	$24,124	$86,184	$0	$0	$178,306	$178,306	$0	$178,306
2011	$69,213	$25,735	$95,760	$0	$0	$190,708	$190,708	$0	$190,708
2010	$70,231	$27,347	$106,400	$0	$0	$203,978	$203,978	$0	$203,978

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	74052	SF	$296,208

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	$6,000,000.00	WARRANTY DEED	4829	835	Q	V	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LAND HOLDINGS LLC
2/1/2019	1/28/2019	$0.00	ANNEXATION	4674	1835	U	V	CITY OF ST AUGUSTINE	
1/29/2016	1/29/2016	$0.00	COVENANTS AND RESTRICTIONS	4143	885	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ETAL
2/9/2015	1/27/2015	$0.00	COVENANTS AND RESTRICTIONS	3985	1785	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ET AL
	7/25/2013	$0.00	OTHER INSTRUMENT	9999	9999	U	I	ALL SEASONS LLC	GREENWOOD PROPERTY LLC
7/8/2013	7/2/2013	$1,956,900.00	WARRANTY DEED	3757	1474	U	I	LUHRS CORPORATION	ALL SEASONS LLC
	5/13/2004	$0.00	OTHER INSTRUMENT	2220	1010	U	I	MARLBORO INDUSTRIAL PARK	LUHRS CORPORATION (MERGER)
	8/29/1991	$242,500.00	WARRANTY DEED	907	83	U	I	KONEN ROBERT W,SUSAN	MARLBORO INDUSTRIAL PARK

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

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St. Johns County, FL

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Sales Questionnaire

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Summary

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Parcel ID	1346500000
Location	ARAPAHO AVE
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	(33-1) SOLANA GRANT SUB E340.8 FT OF LOT 10 & MARSH LYING E OF LOT 10 TO CENTER OF RIVER & PT OF LOT 11 250 X 250FT OR4939/571 (C/E) & OR4829/835 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	7.400
Homestead	N

Owner Information

Owner Name	Windward Shipyard Land Holdings LLC 100%
Mailing Address	2999 NE 191 ST STE 800 AVENTURA, FL 33180-0000

Map

Valuation Information

	2022
Building Value	$0
Extra Features Value	$0
Total Land Value	$1,160,490
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,160,490**
Total Deferred	$0
Assessed Value	**$1,160,490**
Total Exemptions	$0
Taxable Value	**$1,160,490**

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	$1,160,490	$0	$0	$1,160,490	$1,160,490	$0	$1,160,490
2020	$0	$0	$1,160,490	$0	$0	$1,160,490	$1,160,490	$0	$1,160,490
2019	$0	$0	$189,350	$0	$0	$189,350	$189,350	$0	$189,350
2018	$0	$0	$189,350	$0	$0	$189,350	$189,350	$0	$189,350
2017	$0	$0	$189,350	$0	$0	$189,350	$185,892	$3,458	$185,892
2016	$0	$0	$189,350	$0	$0	$189,350	$168,993	$20,357	$168,993
2015	$0	$0	$153,630	$0	$0	$153,630	$153,630	$0	$153,630
2014	$0	$0	$153,630	$0	$0	$153,630	$153,630	$0	$153,630
2013	$0	$0	$153,630	$0	$0	$153,630	$153,630	$0	$153,630
2012	$0	$0	$153,630	$0	$0	$153,630	$153,630	$0	$153,630
2011	$0	$0	$170,550	$0	$0	$170,550	$170,550	$0	$170,550
2010	$0	$0	$189,350	$0	$0	$189,350	$189,350	$0	$189,350

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	290110	SF	$1,160,440
Conservation Easements	0	0	0.1	AC	$50

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/8/2020	12/9/2019	$0.00	CONSERVATION EASEMENT	4939	571	U	V	WINDWARD SHIPYARD LAND HOLDINGS LLC	ST JOHNS RIVER WATER MANAGEMENT DISTRICT
11/12/2019	11/8/2019	$6,000,000.00	WARRANTY DEED	4829	835	Q	V	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LAND HOLDINGS LLC
2/1/2019	1/28/2019	$0.00	ANNEXATION	4674	1835	U	V	CITY OF ST AUGUSTINE	

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/9/2015	1/27/2015	$0.00	COVENANTS AND RESTRICTIONS	3985	1785	U	V	GREENWOOD PROPERTY LLC	ST AUGUSTINE SHIPYARD PROPERTY COMPANY
3/20/2014	3/14/2014	$100.00	WARRANTY DEED	3858	473	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC
	7/25/2013	$0.00	OTHER INSTRUMENT	9999	9999	U	V	ALL SEASONS LLC	GREENWOOD PROPERTY LLC
7/8/2013	7/2/2013	$1,956,900.00	WARRANTY DEED	3757	1474	U	I	LUHRS CORPORATION	ALL SEASONS LLC
	5/13/2004	$0.00	OTHER INSTRUMENT	2220	1010	U	V	MARLBORO INDUSTRIAL PARK	LUHRS CORPORATION (MERGER)
	8/14/2003	$0.00	OTHER INSTRUMENT	2196	1615	U	V	SALT WATER PROPERTIES CORP	MARLBORO INDUSTRIAL PARK
	3/1/1987	$0.00		739	263	U	V		SALT WATER PROPERTIES CORP
	3/1/1987	$0.00		739	255	U	V		

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

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St. Johns County, FL

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Sales Questionnaire

2021 TRIM Notice

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Summary

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Parcel ID	1347700000
Location	ARAPAHO AVE
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	(43) SOLANA GRANT SUB LOT 11 & MARSH (EX PTS LYING W OF ARAPAHO AVE & LOTS IN DB153/94 & 294 OR12/720 & OR506/592 & EX OR779/1156) OR4939/571 (C/E) & OR4829/835 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	1.640
Homestead	N

Owner Information

Owner Name	Windward Shipyard Land Holdings LLC 100%
Mailing Address	2999 NE 191 ST STE 800 AVENTURA, FL 33180-0000

Map

Valuation Information

	2022
Building Value	$0
Extra Features Value	$0
Total Land Value	$234,410
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$234,410**
Total Deferred	$0
Assessed Value	**$234,410**
Total Exemptions	$0
Taxable Value	**$234,410**

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	$234,410	$0	$0	$234,410	$234,410	$0	$234,410
2020	$0	$0	$234,410	$0	$0	$234,410	$234,410	$0	$234,410
2019	$0	$0	$65,600	$0	$0	$65,600	$65,600	$0	$65,600
2018	$0	$0	$65,600	$0	$0	$65,600	$65,600	$0	$65,600
2017	$0	$0	$65,600	$0	$0	$65,600	$65,600	$0	$65,600
2016	$0	$0	$78,430	$0	$0	$78,430	$78,430	$0	$78,430
2015	$0	$0	$78,430	$0	$0	$78,430	$78,430	$0	$78,430
2014	$0	$0	$78,430	$0	$0	$78,430	$78,430	$0	$78,430
2013	$0	$0	$78,430	$0	$0	$78,430	$78,430	$0	$78,430
2012	$0	$0	$78,430	$0	$0	$78,430	$78,430	$0	$78,430
2011	$0	$0	$89,124	$0	$0	$89,124	$89,124	$0	$89,124
2010	$0	$0	$106,950	$0	$0	$106,950	$106,950	$0	$106,950

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	58580	SF	$234,320
Conservation Easements	0	0	0.18	AC	$90

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/8/2020	12/9/2019	$0.00	CONSERVATION EASEMENT	4939	571	U	V	WINDWARD SHIPYARD LAND HOLDINGS LLC	ST JOHNS RIVER WATER MANAGEMENT DISTRICT
11/12/2019	11/8/2019	$6,000,000.00	WARRANTY DEED	4829	835	Q	V	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LAND HOLDINGS LLC
2/1/2019	1/28/2019	$0.00	ANNEXATION	4674	1835	U	V	CITY OF ST AUGUSTINE	

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/29/2016	1/29/2016	$0.00	COVENANTS AND RESTRICTIONS	4143	885	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ETAL
2/9/2015	1/27/2015	$0.00	COVENANTS AND RESTRICTIONS	3985	1785	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ET AL
3/20/2014	3/14/2014	$0.00	WARRANTY DEED	3858	473	U	V	GREENWOOD PROPERTY LLC	ST AUGUSTINE SHIPYARD PROPERTY COMPANY
	7/25/2013	$0.00	OTHER INSTRUMENT	9999	9999	U	V	ALL SEASONS LLC	GREENWOOD PROPERTY LLC
7/8/2013	7/2/2013	$1,956,900.00	WARRANTY DEED	3757	1474	U	I	LUHRS CORPORATION	ALL SEASONS LLC
	5/13/2004	$0.00	OTHER INSTRUMENT	2220	1010	U	V	MARLBORO INDUSTRIAL PARK	LUHRS CORPORATION (MERGER)
	10/23/2001	$3,600.00	QUIT CLAIM DEED	1733	1969	U	I	FLA DEPT OF TRANSPORTATION	MARLBORO INDUSTRIAL PARK
	7/1/1990	$15,000.00	WARRANTY DEED	865	377	U	V		MARLBORO INDUSTRIAL PARK
	6/1/1990	$56,000.00	WARRANTY DEED	865	374	U	V		
	12/1/1989	$0.00		840	688	U	I		
	4/1/1986	$0.00		702	525	U	I		
	4/1/1986	$0.00		701	278	U	I		

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Instr #2019084376 BK: 4829 PG: 835, Filed & Recorded: 11/12/2019 11:19 AM #Pgs:7
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $61.00 Doc. D $42,000.00

Prepared By/Record and Return To:
Susan S. Bloodworth, Esquire
Rogers Towers, P.A.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086-5755

FN19-27/7710900

Consideration: $6,000,000.00

SPECIAL WARRANTY DEED

(Non-Barn Property)

THIS INDENTURE is made this 8th day of November, 2019, between **GREENWOOD PROPERTY, LLC,** a Delaware limited liability company, f/k/a All Seasons, LLC, a Delaware limited liability company, **ST. AUGUSTINE SHIPYARD, LLC,** a Delaware limited liability company and **ST. AUGUSTINE SHIPYARD PROPERTY COMPANY,** a dissolved Florida corporation (collectively, "Grantor"), whose address is 117 Dockside Drive, St. Augustine, Florida 32084, and **WINDWARD SHIPYARD LAND HOLDINGS, LLC,** a Delaware limited liability company, ("Grantee"), whose address is 404 Riberia St., Unit A, St. Augustine, FL 32084;

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), to it in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land (the "Land"), situate, lying and being in the County of **St. Johns**, State of Florida:

See Exhibit "A" attached hereto and by this
reference made a part hereof.

Property Appraiser's Parcel ID Numbers: 134230-0000, 134230-0020, 134340-0000, 134390-0000, 134390-0010, 134410-0000, 134600-0000, 134630-0000, 134650-0000, and 134770-0000.

Together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the permitted encumbrances listed on Exhibit "B" attached hereto and by this reference made a part hereof (the "Permitted Encumbrances").

To have and to hold the Property in fee simple forever.

Except as set forth in the Permitted Encumbrances, the said Grantor does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

This deed is given in connection with the winding up of the affairs of the **ST. AUGUSTINE SHIPYARD PROPERTY COMPANY,** a dissolved Florida corporation, which was administrative dissolved by the Colorado Secretary of State on November 14, 2017.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in his/hers/its name, the day and year first above written.

Signed and Sealed in
Our Presence:

"GRANTOR"

GREENWOOD PROPERTY, LLC, a Delaware limited liability company

By: Colco Corp., a Colorado corporation, its Operating Manager/Sole Member

By: _____
Name: Gary Vose
Title: President

Name: Joseph Lavelle

Name: EDGAR BALBIN

ST. AUGUSTINE SHIPYARD, LLC, a Delaware limited liability company

By: Colco Corp., a Colorado corporation, its Manager/Sole Member

By: _____
Name: Gary Vose
Title: President

Name: Joseph Lavelle

Name: EDGAR BALBIN

ST. AUGUSTINE SHIPYARD PROPERTY COMPANY, a dissolved Florida corporation

By: _____
Name: Gary Vose
Title: President

Name: Joseph Lavelle

Name: EDGAR BALBIN

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On November 4, 2019, before me, Natalie Asik, Notary Public (insert name and title of the officer) personally appeared **GARY VOSE**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

NATALIE ASIK
COMMISSION #2183039
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires Feb. 11, 2021

Exhibit "A"

SOUTH PARCEL:

A TRACT OF LAND COMPRISED OF PORTIONS OF SEMINOLE PARK, ACCORDING TO THE MAP RECORDED IN MAP BOOK 3, PAGE 87, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3818, PAGE 1150, AND OFFICIAL RECORDS BOOK 3757, PAGE 1474, LYING IN SECTIONS 19 AND 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ARAPAHO AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1 (A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 11°24'27" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 23.06 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF IROQUOIS AVENUE (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 41°44'18" EAST ALONG SAID SOUTHEASTERLY RIGHT-WAY-LINE, BEING THE SAME AS THE NORTHWESTERLY LINE OF BLOCK H OF SAID SEMINOLE PARK, 178.02 FEET; THENCE SOUTH 48°13'13" EAST, DEPARTING LAST SAID LINE, 139.96 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LOT 5, BLOCK H OF SAID SEMINOLE PARK; THENCE NORTH 41°43'22" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 5, ACROSS FORMER MOHAWK STREET, VACATED PER OFFICIAL RECORDS BOOK 189, PAGE 372, SAID PUBLIC RECORDS, ALONG THE NORTHWESTERLY LINE OF LOTS 6 AND 7 BLOCK D OF SAID SEMINOLE PARK, 390.21 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 6, LOCATED IN THE FORMER SOUTHWESTERLY RIGHT OF WAY LINE OF CHEROKEE STREET, NOW CLOSED BY ORDINANCE 88- 45, AS RECORDED IN OFFICIAL RECORDS BOOK 791, PAGE 281, OF SAID PUBLIC RECORDS; THENCE NORTHEASTERLY ACROSS SAID FORMER CHEROKEE STREET, NORTH 37°39'42" EAST, 40.03 FEET, TO THE NORTHEASTERLY RIGHT OF WAY LINE OF CHEROKEE STREET; THENCE NORTH 52°23'36" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF CHEROKEE STREET, 162.43 FEET, TO THE FORMER CENTERLINE OF IROQUOIS AVENUE A 50 FOOT RIGHT OF WAY, CLOSED PER ORDINANCE NO. 2014-12, OFFICIAL RECORDS BOOK 3947, PAGE 881; THENCE NORTH 41°41'26" EAST, ALONG SAID FORMER CENTERLINE OF IROQUOIS AVENUE, AND ITS NORTHEASTERLY PROLONGATION, 262.96 FEET TO ITS INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE SAN SEBASTIAN RIVER; THENCE DEPARTING SAID FORMER CENTERLINE AND ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES: 1) SOUTH 61 °54'54" EAST, 104.04 FEET; 2) SOUTH 58°45'38" EAST, 28.45 FEET; 3) SOUTH 70°11'24" EAST, 24.70 FEET; 4) SOUTH 71 °07'34" EAST, 34.35 FEET, TO AN ANGLE POINT ON A CONCRETE BULKHEAD; THENCE ALONG SAID CONCRETE BULKHEAD THE FOLLOWING COURSES 1) SOUTH 47°00'58" EAST, 4.27 FEET; 2) SOUTH 47°48'58" EAST, 46.07 FEET; 3) SOUTH 48°59'40" EAST, 21.08 FEET; 4) NORTH 41 °05'02" EAST, 32.76 FEET; 5) SOUTH 49°43'25" EAST, 12.94 FEET; 6)

SOUTH 40°23'47" WEST, 40.65 FEET; 7) SOUTH 49°20'34" EAST, 50.59 FEET; 8) NORTH 45°30'16" EAST, 43.37 FEET; 9) NORTH 42°32'05" EAST, 64.53 FEET; 10) NORTH 78°18'13" EAST, 63.60 FEET; 11) SOUTH 67°31'53" EAST, 150.30 FEET; 12) NORTH 27°54'01" EAST, 2.25 FEET; 13) SOUTH 63°34'52" EAST, 76.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID BULKHEAD THE FOLLOWING COURSES: 1) SOUTH 63°34'52" EAST, 217.13 FEET ; 2)SOUTH 68°57'26" EAST, 214.62 FEET; 15) SOUTH 06°23'08" EAST, 1.79 FEET; 3) SOUTH 59°47'29" WEST, 72.11 FEET; 4) SOUTH 39°36'26" EAST, 67.83 FEET; 5) NORTH 54°53'59" EAST, 70.90 FEET; 6) SOUTH 35°37'46" EAST, 71.43 FEET; 7) SOUTH 12°20'53" EAST, 24.82 FEET; 8) SOUTH 10°25'04" EAST, 21.99 ; 9) SOUTH 29°37'36" EAST, 16.43 FEET, TO THE END OF SAID CONCRETE BULKHEAD; THENCE SOUTHWESTERLY, ALONG THE MEAN HIGH WATER LINE OF THE SAN SEBASTIAN RIVER 1,081 FEET MORE OR LESS TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN AFOREMENTIONED OFFICIAL RECORDS BOOK 3757, PAGE 1474; THENCE ALONG SAID SOUTH LINE THE FOLLOWING 3 CALLS; 1) SOUTH 53°25'25" WEST, 483.98 FEET; 2) NORTH 39°35'38" WEST, 248.32 FEET; 3) SOUTH 52°47'10" WEST, 153.71 FEET; THENCE NORTH 26°51'17" WEST, DEPARTING LAST SAID LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4143, PAGE 863 SAID PUBLIC RECORDS, 638.42 FEET; THENCE SOUTH 63°08'43" WEST, DEPARTING LAST SAID LINE AND ALONG THE NORTHERLY LINE OF THE LAST SAID LANDS, 291.11 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED ARAPAHO AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING CALLS; 1) NORTH 26°52'42" WEST, 205.14; 2) NORTH 68°29'21" WEST, 62.14 FEET; THENCE NORTH 40°25'09" EAST, DEPARTING LAST SAID LINE, 953.91 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 25.67 ACRES MORE OR LESS.

EXHIBIT "B"
Permitted Exceptions

1. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.

2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.

3. Easement recorded in Deed Book 205, Page 211 and Deed Book 206, Page 195, Public Records of St. Johns County, Florida.

4. Easements as set forth in Warranty Deed recorded in Deed Book 181, Page 300, Public Records of St. Johns County, Florida.

5. Easement recorded in Official Records Book 978, Page 1794.

6. Right of Way Easement, Perpetual, No. 21262 by the State of Florida through the Trustees of the Internal Improvement Fund of the State of Florida in favor of the St. Augustine Port, Waterway, and Beach District, established pursuant to chapter 18879, Laws of Florida, 1937, approved by referendum on May 3, 1938.

7. Restrictions, covenants, conditions and easements, as contained in that certain Declaration of Easements, Covenants and Restrictions recorded in Official Records Book 3985, Page 1785; First Amendment recorded in Official Records Book 4143, Page 885 and Second Amendment recorded in Official Records Book 4238, Page 169, Public Records of St. Johns County, Florida; and as may be subsequently amended.

8. Easement as set forth in instrument recorded in Official Records Book 4143, Page 863.

9. Terms and Conditions of that Declaration of Access Easement recorded in Official Records Book 4220, Page 852.

10. Terms and Conditions set forth in Shipyards Development Agreement recorded in Official Records Book 4734, Page 782.

11. Unrecorded City of St. Augustine Submerged Lands Lease by and between the City of St. Augustine, Florida, a municipal corporation (Lessor) and Greenwood Property, LLC (Lessee) dated October 8, 2018.

12. The nature, extent or existence of riparian rights is not insured.

13. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.

14. Rights of tenants, as tenants only, under recorded and unrecorded leases.

15. Recorded Notice of Environmental Resource Permit recorded in Official Records Book 4143, Page 410 and Official Records Book 4165, Page 1538, Public Records of St. Johns County, Florida.

COPY

St. Johns County, FL

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Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

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No Image Available

Parcel ID	1347600000
Location Address	1500 ARAPAHO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Solana Grant Unplatted (691)
Tax Description*	(43-1) SOLANA GRANT SUB PART OF LOT 11 115.5 X 250 FT OR4829/344 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	13.2181
Acreage	0.660
Homestead	N

Owner Information

Owner Name Windward Shipyard Land Holdings LLC 100%
Mailing Address 404 RIBERIA ST UNIT A
SAINT AUGUSTINE, FL 32084-0000

Map

Valuation Information

	2022
Building Value	$0
Extra Features Value	$0
Total Land Value	$18,975
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$18,975**
Total Deferred	$0
Assessed Value	**$18,975**
Total Exemptions	$0
Taxable Value	**$18,975**

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	$18,975	$0	$0	$18,975	$18,975	$0	$18,975
2020	$0	$0	$18,975	$0	$0	$18,975	$18,975	$0	$18,975
2019	$20,293	$308	$17,710	$0	$0	$38,311	$38,311	$0	$38,311
2018	$21,005	$336	$17,710	$0	$0	$39,051	$39,051	$0	$39,051
2017	$21,608	$364	$17,710	$0	$0	$39,682	$39,682	$0	$39,682
2016	$20,299	$392	$17,078	$0	$0	$37,769	$37,769	$0	$37,769
2015	$20,626	$420	$16,200	$0	$0	$37,246	$37,246	$0	$37,246
2014	$20,029	$448	$16,200	$0	$0	$36,677	$34,551	$2,126	$34,551
2013	$14,790	$420	$16,200	$0	$0	$31,410	$31,410	$0	$31,410
2012	$15,098	$420	$16,200	$0	$0	$31,718	$31,718	$0	$31,718
2011	$15,715	$420	$18,000	$0	$0	$34,135	$34,135	$0	$34,135
2010	$16,331	$420	$20,000	$0	$0	$36,751	$36,751	$0	$36,751

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	115	250	115	EF	$18,975

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/7/2019	$243,800.00	WARRANTY DEED	4829	344	U	I	PELLICER PATRICK A	WINDWARD SHIPYARD LAND HOLDINGS LLC
1/7/2011	12/8/2010	$0.00	CORRECTIVE DEED	3396	858	U	I	PELLICER DOROTHEA L	PELLICER PATRICK A
	1/25/2010	$0.00	CORRECTIVE DEED	3282	345	U	I	PELLICER DOROTHEA L	PELLICER PATRICK A
	1/24/2007	$0.00	WARRANTY DEED	2860	1735	U	I	PELLICER DOROTHEA L	PELLICER PATRICK A
	1/1/1977	$0.00		325	106	U	I		PELLICER DOROTHEA L

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

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Instr #2019084252 BK: 4829 PG: 344, Filed & Recorded: 11/12/2019 10:01 AM #Pgs:2
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $18.50 Doc. D $1,706.60

THIS INSTRUMENT PREPARED BY:
CHARLES E. PELLICER, ESQ.
3000 N PONCE DE LEON BLVD
ST. AUGUSTINE, FL 32084

PA# 134760-0000

THIS WARRANTY DEED dated this 7th day of Nov, 2019 by **PATRICK A. PELLICER**, a married man, whose address is ***200 Nix Boatyard, St. Augustine, Florida 32084***, hereinafter called the grantor, to, **WINDWARD SHIPYARD LAND HOLDINGS, LLC, a Delaware limited liability company,** having an address at 404 Riberia St., Unit A, St. Augustine, Florida 32084, hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of **TEN ($10) DOLLARS AND NO/100THS,** and other good and valuable considerations, receipt of which is hereby acknowledged, by these presents does hereby grant, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees, all that certain land situate in **St. Johns County, Florida,** to-wit:

> **That certain parcel of land in Section 40, Township 7 South, Range 30 East, St. Johns County, Florida, more particularly described as follows: STARTING at a steel rod in pavement, rod replacing old 6x6 concrete monument; being the intersection of the centerline of Arapaho Avenue with the South line of land formerly of Albert Cubbedge; run East 351.5 feet for Point of Beginning, thence run East 115.5 feet to iron pipe; run North 250 feet to iron pipe; run West 115.5 feet to iron pipe; run South 250 feet to point of beginning.**
>
> **The real property described herein is not the homestead of the Grantor.**

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor have good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and

year first above written.

SIGNED, SEALED AND DELIVERED
IN OUR PRESENCE:

Witness

By: _____
PATRICK A. PELLICER

Print: CHARLES E. PELLICER

Witness
Print: Karoline K Puzio

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 7th day of Nov., 2019 by **PATRICK A. PELLICER**, who is ____ personally know to me or who produced _____ as proof of identification and who X did ___ did not take an oath.

NOTARY PUBLIC
State of Florida at Large

KAROLINE K. PUZIO
Commission # GG 262129
Expires September 25, 2022
Bonded Thru Budget Notary Services

St. Johns County, FL

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Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

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No Image Available

Parcel ID	1347800000
Location Address	ARAPAHO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	(44) SOLANO GRANT SUB E PT OF LOT 13 OR4830/71 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	13.2181
Acreage	9.600
Homestead	N

Owner Information

Owner Name	Windward Shipyard Land Holdings LLC 100%
Mailing Address	404 RIBERIA ST UNIT A SAINT AUGUSTINE, FL 32084-0000

Map

Valuation Information

	2022
Building Value	$0
Extra Features Value	$58,277
Total Land Value	$1,672,704
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,730,981**
Total Deferred	$0
Assessed Value	**$1,730,981**
Total Exemptions	$0
Taxable Value	**$1,730,981**

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	$65,682	$1,672,704	$0	$0	$1,738,386	$1,738,386	$0	$1,738,386
2020	$0	$73,088	$1,672,704	$0	$0	$1,745,792	$1,745,792	$0	$1,745,792
2019	$0	$70,646	$522,720	$0	$0	$593,366	$436,665	$156,701	$436,665
2018	$0	$77,249	$522,720	$0	$0	$599,969	$396,968	$203,001	$396,968
2017	$0	$43,686	$522,720	$0	$0	$566,406	$360,880	$205,526	$360,880
2016	$0	$39,566	$522,720	$0	$0	$562,286	$328,073	$234,213	$328,073
2015	$0	$42,500	$522,720	$0	$0	$565,220	$298,248	$266,972	$298,248
2014	$0	$45,432	$522,720	$0	$0	$568,152	$271,135	$297,017	$271,135
2013	$0	$13,206	$233,280	$0	$0	$246,486	$246,486	$0	$246,486
2012	$0	$13,206	$233,280	$0	$0	$246,486	$246,486	$0	$246,486
2011	$0	$13,206	$259,200	$0	$0	$272,406	$272,406	$0	$272,406
2010	$0	$13,206	$288,000	$0	$0	$301,206	$301,206	$0	$301,206

Extra Feature Information

Code Description	Status	Value
Boat Dock (High)		25869
Boat Dock (High)		6814
Boat Dock (High)		1514
Boat Dock (Concrete)		19600
Boat Lift		4480

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	418176	SF	$1,672,704

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	$3,000,000.00	WARRANTY DEED	4830	71	Q	V	LUHRS LINDA M	WINDWARD SHIPYARD LAND HOLDINGS LLC
7/9/2015	6/29/2015	$100.00	QUIT CLAIM DEED	4055	466	U	V	MACDAVITT LLC	LUHRS LINDA M
	2/9/2006	$1,108,600.00	WARRANTY DEED	2683	1259	Q	I	7700 SOUTH TAMIAMI TRAIL CORP	LUHRS LINDA M
	10/2/2003	$730,000.00	WARRANTY DEED	2061	1482	U	V	MARLBORO INDUSTRIAL PARK	7700 SOUTH TAMIAMI TRAIL CORP
	8/14/2003	$0.00	OTHER INSTRUMENT	2196	1615	U	V	SALT WATER PROPERTIES CORP	MARLBORO INDUSTRIAL PARK
	3/1/1987	$0.00	QUIT CLAIM DEED	739	263	U	V		SALT WATER PROPERTIES CORP
	3/1/1987	$3,100,000.00	WARRANTY DEED	739	255	U	V		

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

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St. Johns County, FL

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Sales Questionnaire

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2021 TRIM Notice (PDF)

Summary

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No Image Available

Parcel ID	1347900000
Location Address	1510 ARAPAHO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	(45) SOLANA GRANT SUB LOT 12 & LOT 13 (EX 5AC IN DB186/592 & R/W OF RD & PT LYING N OF RD IN OR276/347) OR4830/71 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	13.2181
Acreage	4.800
Homestead	N

Owner Information

Owner Name	Windward Shipyard Land Holdings LLC 100%
Mailing Address	404 RIBERIA ST UNIT A SAINT AUGUSTINE, FL 32084-0000

Map

Valuation Information

	2022
Building Value	$0
Extra Features Value	$19,919
Total Land Value	$836,352
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$856,271**
Total Deferred	$0
Assessed Value	**$856,271**
Total Exemptions	$0
Taxable Value	**$856,271**

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	$23,032	$836,352	$0	$0	$859,384	$859,384	$0	$859,384
2020	$0	$26,146	$836,352	$0	$0	$862,498	$862,498	$0	$862,498
2019	$0	$27,049	$261,360	$0	$0	$288,409	$288,409	$0	$288,409
2018	$0	$29,917	$261,360	$0	$0	$291,277	$283,187	$8,090	$283,187
2017	$0	$14,759	$261,360	$0	$0	$276,119	$257,443	$18,676	$257,443
2016	$0	$16,149	$261,360	$0	$0	$277,509	$234,039	$43,470	$234,039
2015	$0	$17,538	$261,360	$0	$0	$278,898	$212,763	$66,135	$212,763
2014	$0	$18,927	$261,360	$0	$0	$280,287	$193,421	$86,866	$193,421
2013	$0	$20,317	$155,520	$0	$0	$175,837	$175,837	$0	$175,837
2012	$36,664	$12,985	$155,520	$0	$0	$205,169	$205,169	$0	$205,169
2011	$37,527	$13,213	$172,800	$0	$0	$223,540	$223,540	$0	$223,540
2010	$38,390	$13,441	$192,000	$0	$0	$243,831	$243,831	$0	$243,831

Extra Feature Information

Code Description	Status	Value
Pole Barn		1596
Canopy		620
Boat Dock (High)		17703

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	209088	SF	$836,352

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	$3,000,000.00	WARRANTY DEED	4830	71	Q	V	LUHRS LINDA M	WINDWARD SHIPYARD LAND HOLDINGS LLC
7/16/2015	6/29/2015	$100.00	QUIT CLAIM DEED	4058	167	U	V	MACDAVITT LLC	LUHRS LINDA M
7/9/2015	6/29/2015	$100.00	QUIT CLAIM DEED	4055	466	U	V	MACDAVITT LLC	LUHRS LINDA M
	2/9/2006	$1,108,600.00	WARRANTY DEED	2683	1259	Q	I	7700 SOUTH TAMIAMI TRAIL CORPORATION	LUHRS LINDA M
	4/29/2003	$950,000.00	WARRANTY DEED	1952	447	U	I	ROEHR CLAUS,HELGA	7700 SOUTH TAMIAMI TRAIL CORPORATION
	4/19/2002	$11,200.00	QUIT CLAIM DEED	1754	441	U	I	FLA DEPT OF TRANSPORTATION	ROEHR CLAUS,HELGA
	8/1/1989	$307,500.00	WARRANTY DEED	827	1299	U	I		ROEHR CLAUS,HELGA
	1/1/1978	$60,000.00		391	421	U	I		

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

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Instr #2019084618 BK: 4830 PG: 71, Filed & Recorded: 11/12/2019 3:41 PM #Pgs:4
Hunter S. Conrad,Clerk of the Circuit Court St. Johns County FL Recording $35.50 Doc. D $21,000.00

THIS DOCUMENT PREPARED
BY AND RETURN TO:
FRANK E. MILLER ESQ.
GUNSTER YOAKLEY & STEWART, P.A.
225 WATER STREET, SUITE 1750
JACKSONVILLE, FLORIDA 32202

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made as of the 8th day of November, 2019, by **LINDA M. LUHRS,** an unmarried woman, whose address is P.O. Box 529, St. Augustine, Florida 32085 (the "Grantor"), **WINDWARD SHIPYARD LAND HOLDINGS, LLC,** a Delaware limited liability company, with a mailing address 404 Riberia Street, Unit A, St. Augustine, FL 32084 (the "Grantee").

W I T N E S S E T H:

That Grantor in consideration of Ten and No/100 Dollars ($10.00) and other valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto Grantee, and Grantee's successors and assigns forever all of that certain real property situate in St. Johns County, Florida, described on Exhibit "A" attached hereto and made a part hereof ("Property")

Parcel Identification Numbers: 134780-0000 and 134790-0000

TO HAVE AND TO HOLD the same together with the hereditaments and appurtenances unto Grantee in fee simple. And Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to covenants, easements and restrictions of record, provided however, this reference to such matters shall not operate to re-impose the same and to ad valorem taxes levied or which may become a lien subsequent to December 31, 2019.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered
in the presence of:

Print Name: Elsie S. Luhrs

Print Name: Donald Thayer

GRANTOR:

[SEAL]

LINDA M. LUHRS

STATE OF New York

COUNTY OF Clinton

The foregoing instrument was acknowledged before me this 5th day of November, 2019 by **LINDA M. LUHRS.**

Print Name: Victoria L. McMillan
NOTARY PUBLIC
State of New York
Commission # 01MC6393583
My Commission Expires: June, 17, 2023
Personally Known [ ] or
Produced ID [X]
Type of Identification Produced:
State of Flordia License

VICTORIA L MCMILLAN
Registration #01MC6393583
Qualified In Clinton County
My Commission Expires
June 17, 2023

Victoria L. McMillan

Victoria L. McMillan

2nd. witness.

EXHIBIT "A"

Parcel 1:

A portion of the M. Solana Grant, Section 40, Township 7 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows.

For Point of Reference, commence at the 8-inch square wood post marking the "Northeast corner of property of Rogero" as said property corner is identified in deed recorded at Deed Book 153, page 94, Public Records of said County, and run South 54°19'04" West along "Rogero's North line", a distance of 558.81 feet to the point of intersection of said line with the Easterly boundary of that certain parcel conveyed by G. E. Cubbedge to David F. Marchalleck and described in deed recorded at Official Records Volume 12, page 720, said Public Records; run thence South 38°38'32" East along said Easterly boundary, a distance of 245.28 feet to the Southeasterly corner of said parcel lying on the "South line of the land formerly of Albert Cubbedge" as identified in said deed and the Point of Beginning.

From the Point of Beginning thus described, run North 54°34'56" East along "Cubbedge's South line", a distance of 400.78 feet; run thence South 33°49'04" East, a distance of 339.67 feet; run thence South 18°07'32" East, a distance of 451 feet, more or less, to a point in the dividing line between the uplands of Section 40 and the marsh lands of unsurveyed Section 19; run thence Westerly along said dividing line, following the meanderings of same, a distance of 580 feet, more or less, to a point in the Easterly boundary of lands described in Official Records Book 276, page 347, said Public Records; run thence Northerly along said Easterly boundary line as follows: first course, North 14°44'00" West, a distance of 336 feet, more or less, to an angle point; second course, North 51°34'55" West, a distance of 365.90 feet to a point at the Northeasterly corner of said lands described in Official Records Book 276, page 347 and the Northwesterly corner of those lands described in Deed Book 186, page 592, said Public Records, said point lying on the Westerly prolongation of said "Cubbedge's South Line"; run thence North 54°34'56" East, along the Northerly boundary line of said lands described in Deed Book 186, page 592 and along said Westerly prolongation, a distance of 249.18 feet to the Point of Beginning.

The lands thus described are the same lands as described in Deed Book 186, page 592, and that portion of Official Records Book 1733, page 1969, lying Southerly of the "South line of the land formerly of Albert Cubbedge", public records of St. Johns County, Florida.

Parcel 2:

All that portion of the following described property which lies South and East of Arapahoe Avenue, To-wit: A tract of land in the M. Solono Grant, Section 40, Township 7 South, Range 30 East, St. Johns County, Florida, said tract of land being more fully described as follows:

Commence at an iron pipe on the Northerly line of property of James S. Lindsley, said point being the point of beginning of property of Diesel Engine Sales Company as recorded in Deed Book 186, pages 592-593 of the public records of St. Johns County, Florida, said point also being the Northeasterly corner of those lands described in Official Records Book 827, page 1299, said public records, and being also the Point of Beginning of this tract of land; run thence Southeasterly along

the line dividing said Deed Book 186, page 592 and said Official Records Book 827, page 1299 the following courses: First course, South 50°34'62" East, 366.45 feet; Second course, South 13°40'52" East. 337.05 feet; thence departing said dividing line run Northwesterly along the Southwesterly boundary of said lands described in Official Records Book 827, page 1299, the following courses: First course, North 86°44'00" West, 396.30 feet; North 43°44'00" West, 299.11 feet to a point in the Southerly right of way line of Arapaho Avenue, as said right of way is now established; run thence Northeasterly and Northwesterly along said right of way line the following courses: First course, North 49°44'48" East, 187.47 feet; Second course, North 37°38'58" West, 110.70 feet to a point in the aforementioned Northerly line of property of James S. Lindsley; run thence North 55°31'40" East along said Northerly line of property of James S. Lindsley, 199.05 feet to the Point of Beginning.

Together with any right, title and interest in the property described in that instrument recorded in Deed Book 102, page 529, public records of St. Johns County, Florida, which lies between the boundaries of the property described above as Quitclaimed by Official Records Book 1754, page 441, said public records.

The above described lands being the same lands as those described in Official Records Book 827, page 1299, public records of St. Johns County, Florida, and being more fully described as follows:

All that portion of the following described property which lies South and East of Arapaho Avenue, to wit: A tract of land in the M. Solano Grant, Section 40, Township 7 South, Range 30 East, St. Johns County, Florida, said tract being more fully described as follows:

Commence at an iron pipe on the Northerly line of property of James S. Lindsley, said point being the Point of Beginning of property of Diesel Engine Sales Company as recorded in Deed Book 186, page 592-593 of the public records of St. Johns County, Florida, and being also the Point of Beginning of this tract of land; thence South 50°38'00" East, 365.9 feet to an iron pipe; thence South 13°51'00" East, 305.7 feet to an iron pipe; thence continue South 13°51'00" East, 31,34 feet to a concrete monument; thence North 86°44'00" West, 396.3 feet to a concrete monument; thence North 43°44'00" West, 430.51 feet to a concrete monument on the Northerly line of property of James S. Lindsley; thence North 55°30'00" East, 400.78 feet along the Northerly line of property of James S. Lindsley to the Point of Beginning.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: January 4, 2022

RE: **USE BY EXCEPTION 2021-0168**

AGENDA ITEM	5(c)
APPLICANT & OWNER	Christopher Leger
LOCATION	65 Oneida Street / PID 208180-0060
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 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 65 Oneida Street. The property is a single-family home which was built in 2020.
- 3 parking spaces are required for a short-term rental with 3 bedrooms.
- There are two 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 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 Oneida Street for the use of short-term rentals.*

Information Only: As of the date of this report, the Planning & Zoning Board has approved 19 offsite parking spaces within the municipal parking garage, this application, if approved, would result in a total of 20.

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 65 Oneida Street / PID 20810-0060.

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: 2021-0168

Receipt Number: 2254085 Meeting Date: Jan. 4, 2022

Advertising Costs: $ 152.39 Paid On: 12/27 Receipt Number: 2267992

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1. NAME OF APPLICANT: Christopher Leger Contact Number: 904-397-9394
   Business (*if applicable*):
   Address: 65 Oneida St City: Saint Augustine State: Fl Zip: 32084
   E-Mail Address: Lincolnvillecooking@gmail.com

2. NAME OF PROPERTY OWNER: Christopher Leger Contact Number: 904-397-9394
   Business (*if applicable*):
   Address: 65 Oneida St City: Saint Augustine State: Fl Zip: 32084
   E-Mail Address: Lincolnvillecooking@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 7 Block: K
   Subdivision: Dumas Tract Parcel Number: 2081800060

4. PROJECT STREET ADDRESS: 65 Oneida St, St Augustine, Fl 32084

5. SPECIFIC PROPOSED USE: Airbnb

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

7. DESCRIPTION OF ACTION REQUESTED: I have a 3 bedroom house and my driveway has 2 parking spaces. I am requesting approval for a third parking spot at a Nearby parking garage.

8. JUSTIFICATION FOR ACTION REQUESTED: To bring the property into conpliance per city policy.

9. **IF APPLYING FOR A VARI..NCE, PLEASE COMPLETE THE FOLLOW..G 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: No

(b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: No

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

(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. An additional parking space will not affect the harmony or public Interest.

10. PREVIOUS APPPLICATIONS:
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.

12-03-21
Signature of Applicant — Date

12-03-21
Signature of Property Owner — Date

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.

Christopher Leger
Print name of applicant

Signature of applicant

12-03-21
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: 65 Oneida St, St Augustine, Fl 32084

Applicant's Name: Christopher Leger Applicant's Signature: _____

Owner's Name: Christopher Leger 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

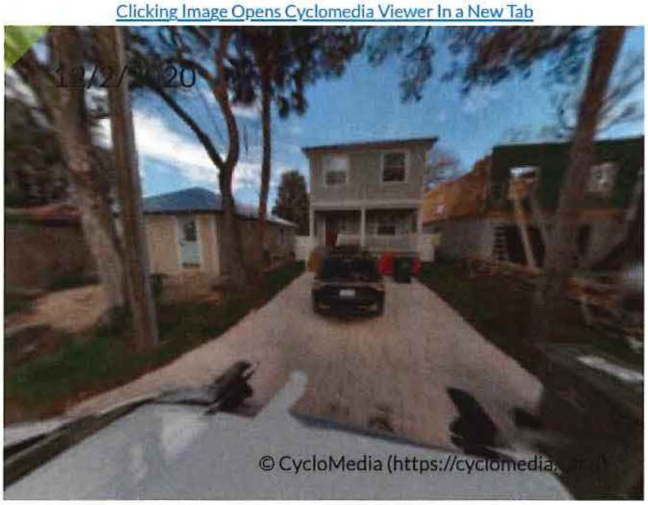
Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	2081800060
Location Address	65 ONEIDA ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TR CITY BLK K N 1/2 OF LOTS 6 & 7 OR5092/843 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Dumas Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.050
Homestead	Y

Owner Information

Owner Name	Leger Christopher Paul,Christina Marie 100% Leger Christina Marie 100%
Mailing Address	65 ONEIDA ST SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$0
Homestead		$25,000
Homestead Band		$25,000

Map

Valuation Information

	2022
Building Value	$247,835
Extra Features Value	$0
Total Land Value	$63,674
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$311,509**
Total Deferred	$0
Assessed Value	**$311,509**
Total Exemptions	$50,000
Taxable Value	**$261,509**

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

Historical Assessment Information

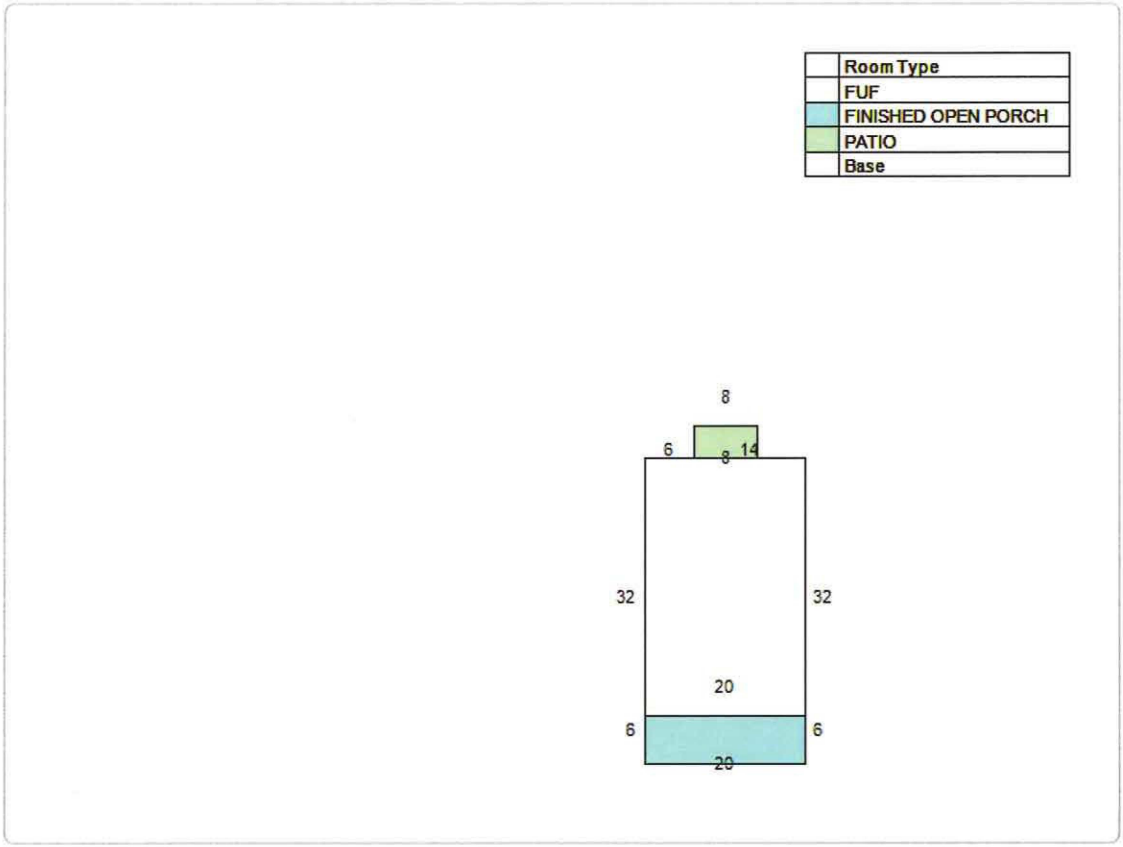
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$274,388	$0	$63,674	$0	$0	$338,062	$338,062	$50,000	$288,062

Building Information

Building	1	**Roof Cover**	Composite Shingle
Year Built	2020	**Roof Structure**	Gable Hip
Actual Area	1552	**Interior Flooring**	Ceramic Tile, Wood Laminate
Conditioned Area	1400	**Interior Wall**	Drywall
Use	Single Family Residence	**Heating Type**	Air Duct
Style	01	**Air Conditioning**	Central
Class	N	**Bedrooms**	3
Exterior Wall	Concrete Siding	**Baths**	2.5

Description	Square Footage
BASE AREA	640
PATIO	32
FINISHED OPEN PORCH	120
FINISHED UPPER STORY - FORCED	760
Total SqFt	1552

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	31	74	31	EF	$63,674

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/6/2020	11/2/2020	$399,000.00	WARRANTY DEED	5092	843	Q	I	63 ONEIDA ST LAND TRUST D: 01-14-2016	LEGER CHRISTOPHER PAUL,CHRISTINA MARIE

No data available for the following modules: 2020 TRIM Notice, Extra Feature Information.

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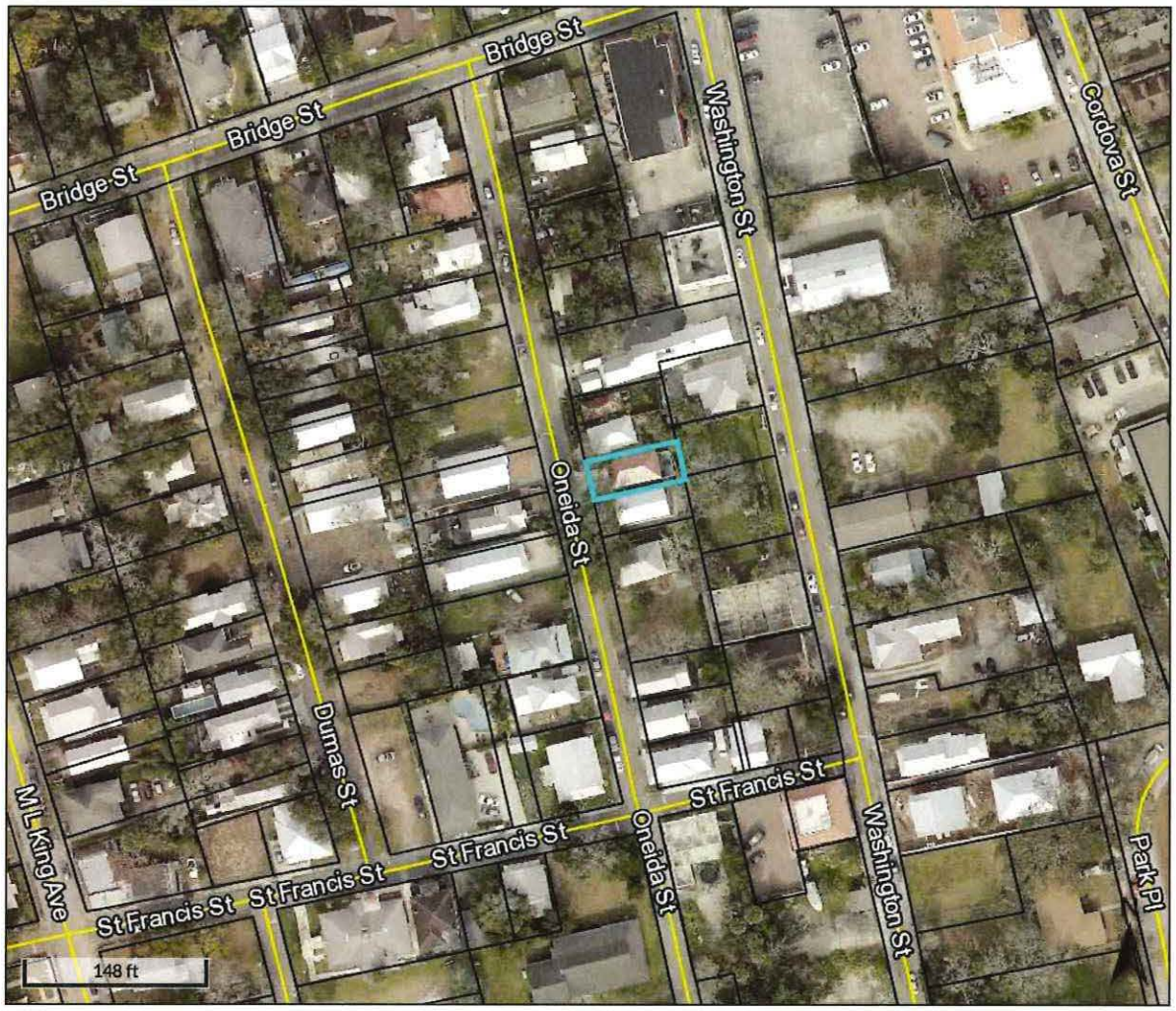
Version 2.3.164

St. Johns County, FL



Overview

Legend

☐ Parcels

Parcel ID	2081800060	**Physical Address**	65 ONEIDA ST SAINT AUGUSTINE
Property Class	0100 - Single Family	**Mailing Address**	LEGER CHRISTOPHER PAUL,CHRISTINA MARIE 65 ONEIDA ST SAINT AUGUSTINE FL 32084-0000
Taxing District	City of St Augustine		
Acres	0.05		

Building Value	$247,835
Extra Feature Value	N/A
Total Land Value	$63,674
Just Value	$311,509
Total Deferred	N/A
Assessed Value	$311,509
Total Exemptions	$50,000
Taxable Value	$261,509

Last 2 Sales

Date	Price	Reason	Qual
11/2/2020	$3990000	01	Q
n/a	0	n/a	n/a

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No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Date created: 12/6/2021
Last Data Uploaded: 12/4/2021 12:25:30 AM

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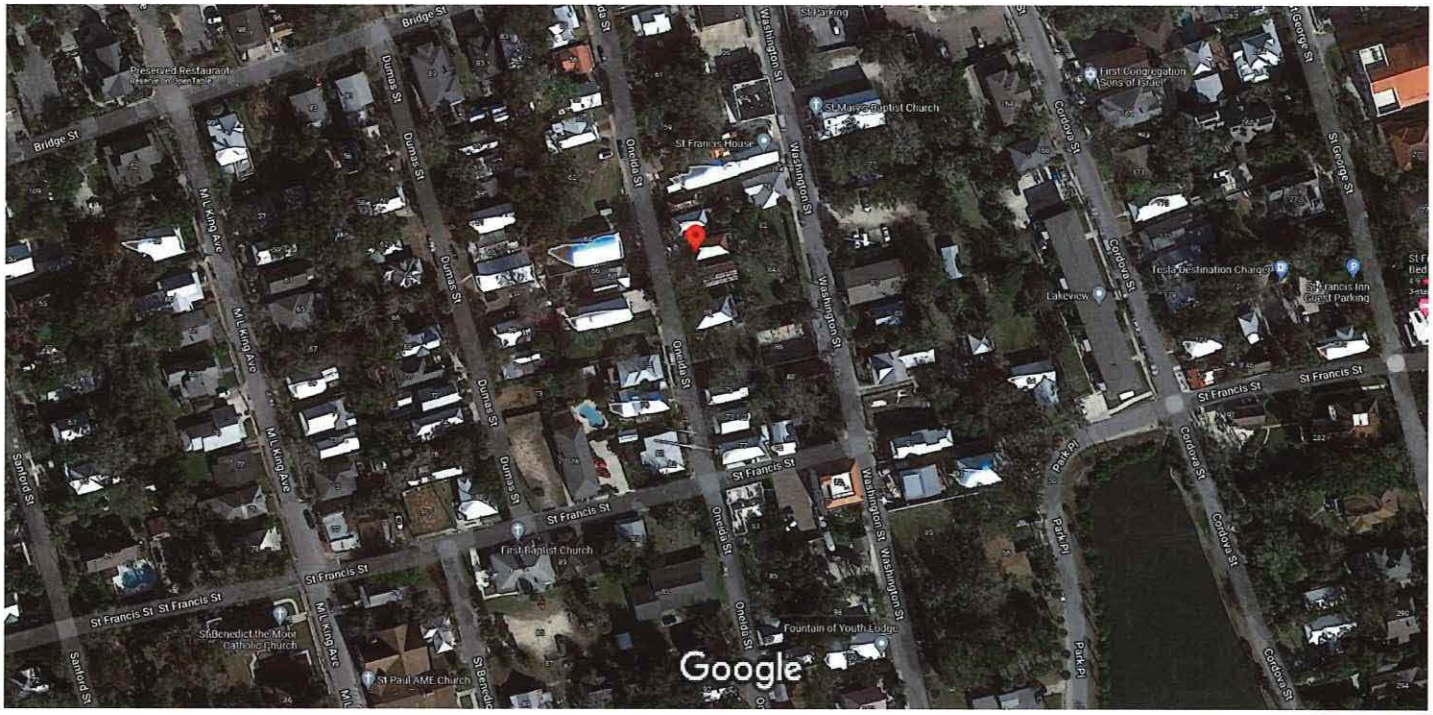
Google Maps 65 Oneida St



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

65 Oneida St

Directions Save Nearby Send to your phone Share

65 Oneida St, St. Augustine, FL 32084

Confirm or fix this location
The location shown is not precise

Photos

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO:	Planning and Zoning Board
DATE:	January 4, 2022
RE:	**USE BY EXCEPTION 2021-0166**
AGENDA ITEM	5(d)
APPLICANT	Frank Castillo c/o Sister of St Joseph/St. Benedicts Church
OWNER	St. Benedict Church
LOCATION	86 Martin Luther King Avenue / PID 206940-0000
REQUEST	To approve the reestablishment of church related supportive services for continuing education, counseling, and mentoring as a neighborhood center by the Sisters of St. Joseph on the property of St. Benedicts Church
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. 28-2. Definitions

Church means a building or structure in which the sole design and use is for religious worship and the religious program of such church.

Neighborhood recreational facility means a facility designed and equipped for the conduct of sports, leisure-time activities and other customary and usual recreational activities intended for use primarily by the residents of the neighborhood it serves.

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. 28-162. - 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 single-family 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.

STAFF SUMMARY AND ANALYSIS

Sec. 28-162. – Residential, single-family-two: RS-2 lists neighborhood recreation facility as a permissible use by exception.

Sec. 28-347. – Supplementary regulations for certain uses lists *Churches* as a permissible use by exception in all residential districts.

The proposed use of the currently vacant building at 86 M L King Avenue would be for one-on-one counseling as well as a few classrooms for educational opportunities for both mothers and their children and the elderly, as a related support service of the existing church. Required parking and landscaping plans have also been provided, along with a narrative describing the potential benefit an approval of the use by exception could provide to the community. Staff finds that the proposed use of the currently vacant building at 86 M L King Avenue would resemble more of a church use than that of a neighborhood recreational facility.

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 an expansion of a church use for one-on-one counseling and educational opportunities for both mothers and their children, and the elderly for 86 M L King Avenue / PID 206940-0000.

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: 2021-0166

Receipt Number: 2239575 Meeting Date: Jan. 4, 2022

Advertising Costs: $ 217.01 Paid On: 12/27 Receipt Number: 2268005

1. NAME OF APPLICANT: Frank Castillo Contact Number: (904) 824-1752
   Business (*if applicable*): Sisters of St. Joseph / St. Benedicts Church
   Address: 241 St. George St. City: St. Augustine State: FL Zip: 32084
   E-Mail Address: fcastillo@ssjfl.org

2. NAME OF PROPERTY OWNER: St. Benedict Church Contact Number:
   Business (*if applicable*):
   Address: 11625 Old St. Augustine Rd. City: St. Augustine State: FL Zip: 32258
   E-Mail Address: Cathadmin@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: Block: D
   Subdivision: Dumas Tract Parcel Number: 206940-0000

4. PROJECT STREET ADDRESS: 86 Martin Luther King

5. SPECIFIC PROPOSED USE: Church related supportive services

6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☒ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☐ Rezoning
   - ☐ Other: 217

7. DESCRIPTION OF ACTION REQUESTED: Applicant is requesting a Use by Exception.
   Proposed use is to provide one on one counseling and case management to low income mothers and single elderly men and women. The property is currently zoned RS-2. The application proposes to rehabilitate the historic St. Benedict School. In the school will be space for one on one counseling as well as a few class rooms for educational opportunities for both mothers and their children. Children will only be on property while accompanied by the parent receiving supportive services.

8. JUSTIFICATION FOR ACTION REQUESTED: The Sisters of St. Joseph have been callled to fill a need within the spectrum of supportive services for low income single mothers. The St. Gerard House provides supportive services for teenage single mothers. The proposed Neighborhood Center is intended to provide a continuation of that supportive service to single mothers. In addition, the mission is to connect these single mothers with single elderly folks looking for an opportunity to mentor and build relationships. Refer to attached narrative for additional detail.

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 APPPLICATIONS:

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: 11/8/2021

Signature of Property Owner — Date: 11/12/2021

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.

Frank Castillo

Print name of applicant

Signature of applicant

11/9/2021

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.

Project Address: 86 Martin Luther King

Applicant's Name: Frank Castillo Applicant's Signature: _____

Owner's Name: John Garofalo Owner's Signature: _____

ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Jon Benoit is/are hereby authorized TO ACT ON BEHALF OF St. Benedict Church, 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 of Owner

John P. Garofalo
Print Name of Owner

904-824-2806
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 12th day of November, 2021.

By Kathryn Jones

Identification verified:

Oath sworn: ✓ Yes ____ No

Notary Signature: Kathryn Jones

My Commission expires: 09/09/2024

KATHRYN JONES
COMMISSION NUMBER HH 040890
EXPIRES Sept. 9, 2024
BONDED THRU AARON NOTARY
Notary Public, State of Florida

Rev:022117

Nov. 12, 2021

BEHST Builders, Inc.
DESIGN & BUILD · 904.217.7091

Mr. David Birchim, AICP
Director of Planning and Building
City of St. Augustine
75 King St
St. Augustine, FL 32084

RE: Use By Exception Application – St. Joseph's Neighborhood Center

Dear Mr. Birchim,

I am working with the Sisters of St. Joseph and the Catholic Diocese of St. Augustine to rehabilitate the historic St. Benedict School building that currently sits vacant and braced up at 86 MLK. The school building sits on a parcel that includes the St. Benedicts Church and rectory buildings. After much discussion and planning, the Sisters have focused their efforts on rehabilitating the historic St. Benedicts school building towards their mission to help single mothers. This specific ministry is an extension of the church's 100 plus year ministry on the site.

The sisters propose using the historic school building as a Neighborhood Center. The Neighborhood Center will offer one-on-one counseling, educational opportunities, case management, and supportive services to single mothers. The Neighborhood Center will also be a place where single retirees can go to meet and support single mothers. The hope is to build new relationships for both older single women and new mothers that they hope will ultimately benefit the children. The Neighborhood Center would be a natural fit within St. John's County existing Continuum of Care for people in need. The St. Gerard House campus helps teenage mothers, but once they graduate them through their high school program there aren't other supportive services specific to single mothers. The hope with the St. Joseph's Neighborhood Center is to try and fill in this existing gap in the Continuum of Care.

The renovated building will include the following uses:

1) Office space for one-on-one counseling and mentoring. The hope is to accommodate four to six women on site receiving supportive services at any one time, which his very ambitious.
2) Two general classrooms to provide small group educational opportunities. One classroom would feature computers to teach computer skills for both the mother and child. It is imperative that the children have consistent access to on-line school resources.
3) The building will also include a small demonstration kitchen towards providing essential home economics learning opportunities but more importantly a unique opportunity to develop mentoring relationships. While the mothers are in class or receiving one on one counseling, the children will be in a separate classroom playing and learning. Children will only be at the building when their parent is on the premises receiving supportive services. Children will not be dropped off and picked up as would be typical of a childcare facility or primary school.
4) There will be administrative offices, restrooms, and storage to facilitate these supportive services.

5) Due to the historic nature of the 2nd floor school auditorium, the plan strives to keep much of this space open for flexible use. The storage space off the original auditorium is intended for various room dividers, tables, chairs etc to facilitate flexible use towards their overall ministry.

If the mission there is successful, the Sisters envision having two full time staff people on site at all times. They would also have four case managers on site working one on one or in small groups with the Sisters. There would be an additional one or two volunteers helping with the childcare component on site. In total, we hope to have eight staff people and volunteers on site at any given time. These eight staff people would be supporting anywhere from four to eight mothers at any given time.

We are proposing a site plan that includes eighteen (18) parking spaces with ingress/egress off of DeHaven Street and MLK. We were given two objectives by the Sisters for the parking plan: 1) avoid impacts to existing trees 2) avoid impacts to existing parking for the church. The church enjoys the green space offered by the trees and the informal parking currently employed on site offers the church great flexibility. These informal parking areas help support festivals in the neighborhood such as the Blues Fest and Lincolnville Festival. The Neighborhood Center will not be open on Sundays to avoid any parking conflicts with Sunday church services.

In support of our application for this "Use by Exception" we have included the following with our application:

1) Elevations of the building from prior rehabilitation attempts.
2) Conceptual Floor plans for the building – note the floor plans do not reflect the intent to restore the wrap around porches on all sides as shown in the elevations.
3) Letter of Support from Bishop Estevez representing the owner of the site and the Diocese's interest in expanding their ministry on the property.
4) Letter of support from Pastor/Rector at the St. Benedict Church, Reverend Tom Tetlow.
5) Renderings of the proposed rehabilitated building and proposed new parking. These drawings have been prepared by the team at Marquis, Latimer + Halback, Inc

We are applying for the Use by Exception early in the process in part because many of the grant opportunities that the Sisters are pursuing require letters of zoning approval. Our applications will be stronger if we can have a letter from the City of St. Augustine authorizing the proposed use. We can then develop our civil engineering and site plan in confidence. It is our expectation that all civil engineering will have to be approved before the building plans can be approved for permitting. Thank you in advance for considering our application. We very much look forward to rehabilitating this landmark structure in Lincolnville and bringing life back this corner of the property. Please let me know if you need anything further to facilitate your review.

Sincerely,

Jon Benoit, BEHST Builders, Inc

900 D Anastasia Blvd, St Augustine, FL 32080 * (904) 217-7091 * email: JonBenoit@BEHSTBuilders.com

ST JOSEPH'S NEIGHBORHOOD CENTER

WEST ELEVATION

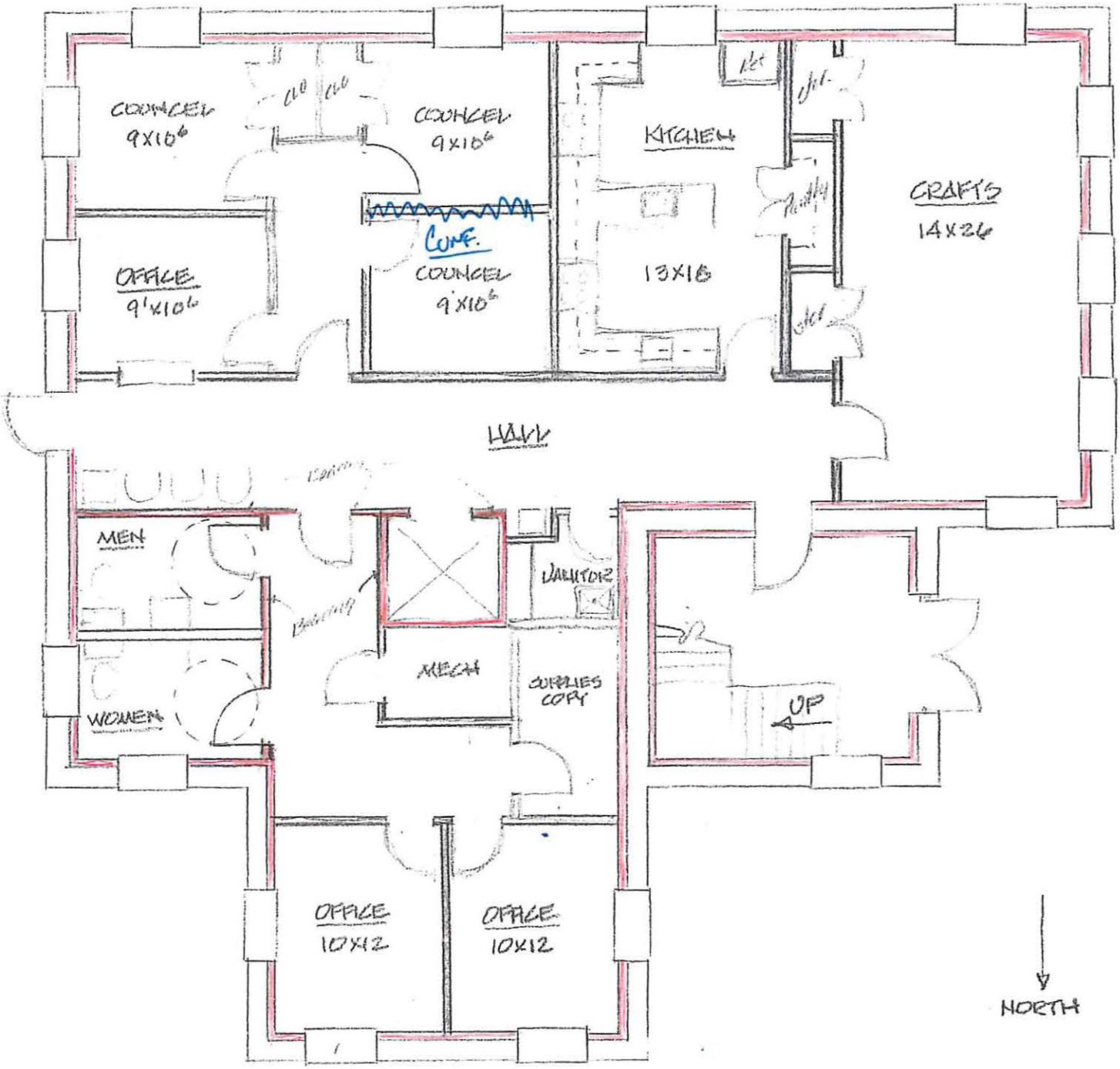
ST JOSEPH'S NEIGHBORHOOD CENTER

NORTH ELEVATION

ST JOSEPH'S NEIGHBORHOOD CENTER

EAST ELEVATION

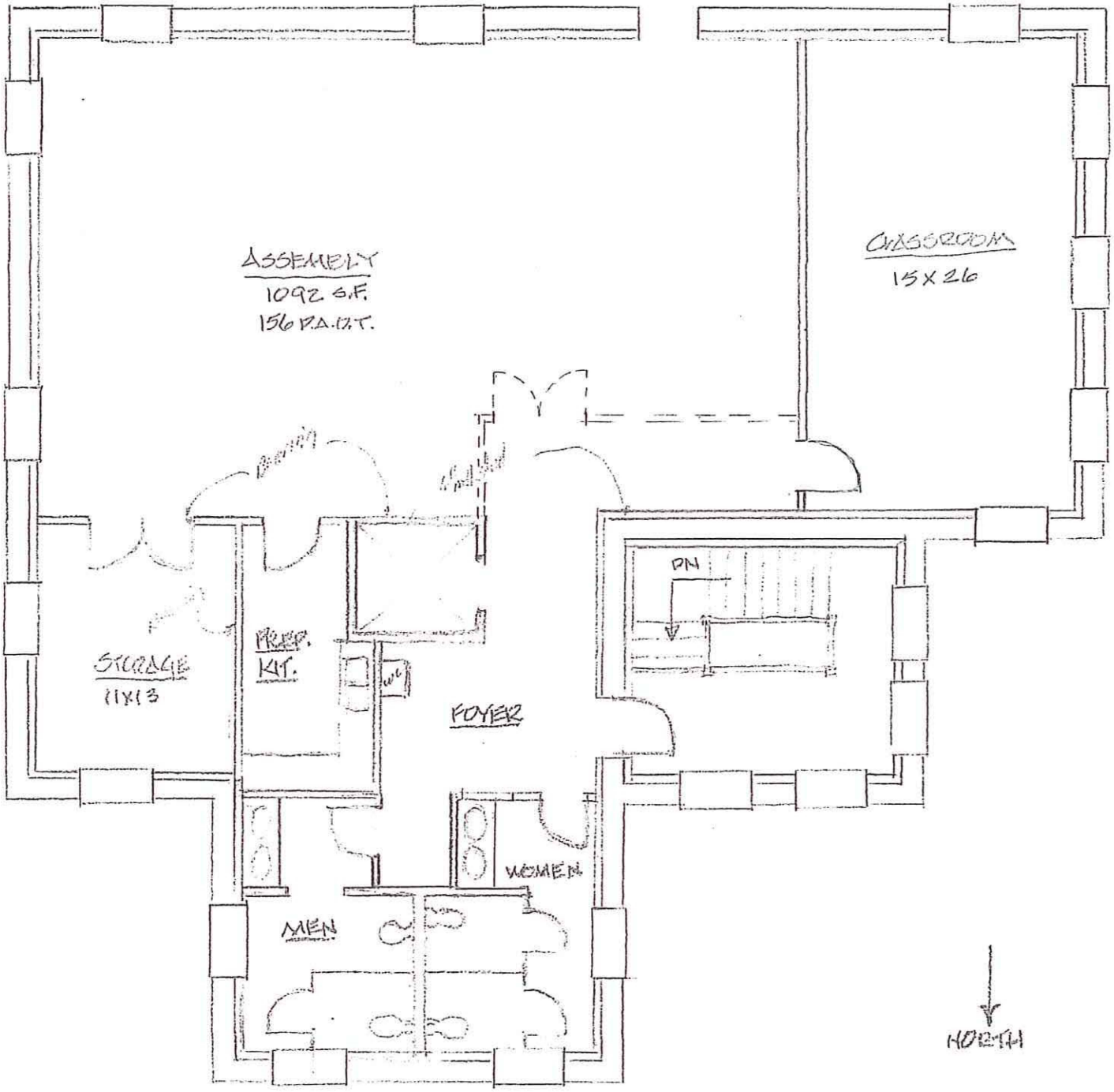
ST. JOSEPH NEIGHBORHOOD CENTER @
ST. BENEDICTS SCHOOL
86 MLK AVE, ST. AUGUSTINE



1ST. FLOOR
N.T.S.

11/13/21

ST. JOSEPH NEIGHBORHOOD CENTER
ST. BENEDICTS SCHOOL
86 MILK AVE



2ND FLOOR (OPTION)
N.T.S.

11/12/21

DIOCESE OF ST. AUGUSTINE

Office of the Bishop

October 20, 2021

Mr. John Reagan
City Manager
City of St. Augustine
75 King St.
St. Augustine, FL 32084

RE: St. Joseph's Neighborhood Center at the St. Benedict School

Dear Mr. Reagan,

My name is Bishop Felipe J. Estevez. I serve as the tenth Bishop of the Catholic Diocese of St. Augustine. I was appointed Bishop of St. Augustine in 2011. I am writing to you in support of the Sisters of St. Joseph in St. Augustine, who are taking on the mission to rehabilitate the St. Benedict School located at 86 MLK Street in the Lincolnville Historic District.

The St. Benedict Church and Rectory building share the same property as the St. Benedict School. The church membership is strong and committed. The membership has done well to preserve the historic brick church and rectory. Our membership utilizes several areas on site for parking during services. Our congregation is happy to share some parking with the St. Paul AME membership across the street. This informal parking arrangement has stood the test of time in part because it has allowed us to preserve the beautiful oak trees on site.

I am writing you to express support for the Sisters of St. Joseph in their mission partner with the Cathedral Parish to rehabilitate the St. Benedict school. They are called to bring hope to young single mothers. They plan to call the new ministry the St. Joseph Neighborhood Center at the St. Benedict School. The Sisters aim to bring hope to these young mothers through education, counseling, and spiritual guidance. The Sisters also plan to engage single elderly women to

Catholic Center • 11625 Old St. Augustine Road • Jacksonville, Florida • 32258-2060
Phone: 904-262-3200 • Fax 904-260-8736 • Email: bishopsoffice@dosafl.com

help build mentorships to help guide young single mothers through parenthood. Case managers will meet with mothers and teach them basic home economic skills and facilitate access to supportive services in St. Johns County. This mission is really an extension of the Church's overall mission to help the poor and support children.

The St. Benedict School and Church will once again both flourish on this site. The St. Joseph Neighborhood Center is a natural extension of the existing ongoing ministry of both the Sisters and the St. Benedict the Moor Mission. The Neighborhood Center will operate Monday-Saturday and the church will utilize the site on Sundays. It is our desire to develop the parking and infrastructure to provide the minimum required at this time. We intend to use the open space as overflow parking on those few occasions when we may need it.

Thank you for the opportunity to voice my support for this important ministry.

Sincerely yours,

+ F. J. Estévez

Most Reverend Felipe J. Estévez, S.T.D.
Bishop of St. Augustine

Cathedral Parish
and
The Cathedral Basilica of St. Augustine
AMERICA'S FIRST PARISH • FOUNDED SEPTEMBER 8, 1565

1 November 2021
All Saints Day

Mr. John Reagan
City Manager
City of St. Augustine
75 King Street
St. Augustine, FL 32084

RE: St. Joseph's Neighborhood Center at the St. Benedict School

Dear Mr. Reagan:

I am writing to express support for the Sisters of St. Joseph in their mission to partner with the Cathedral Parish to rehabilitate the St. Benedict School located at 86 MLK Street in Lincolnville.

The Sisters seek to bring hope to young mothers through education, counseling, and spiritual guidance. This mission is really an extension of the Church's overall mission to help the poor and support children.

Thank you for the opportunity to voice my support for this important ministry.

Sincerely,

Very Reverend John Tetlow
Pastor/Rector

JT/dhy

Tel 904.824.2806 • Fax 904.824.0761
Parish Office: 35 Treasury Street • St. Augustine, Florida 32084
www.thefirstparish.org • cathparish@gmail.com

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	2069400000
Location Address	86 MARTIN LUTHER KING AVE SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug Lincolnville Area (COM) (610.04)
Tax Description*	DUMAS TRACT CITY - BLK D *The Description above is not to be used on legal documents.
Property Use Code	Churches (7100)
Subdivision	Dumas Tract
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	1.880
Homestead	N

Owner Information

Owner Name	St Benedict Church & School 100%
Mailing Address	CATHOLIC CENTER 11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-0000

Exemption Information

Exemption Type	Status	Amount
Church/Religious		$1,021,322

Map

Valuation Information

	2022
Building Value	$440,815
Extra Features Value	$12,547
Total Land Value	$818,930
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,272,292**
Total Deferred	$250,970
Assessed Value	**$1,021,322**
Total Exemptions	$1,021,322
Taxable Value	**$0**

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	$450,182	$12,943	$818,930	$0	$0	$1,282,055	$928,475	$1,282,055	$0
2020	$459,549	$13,338	$818,930	$0	$0	$1,291,817	$844,068	$1,291,817	$0
2019	$454,562	$13,622	$775,008	$0	$0	$1,243,192	$767,335	$1,243,192	$0
2018	$212,441	$12,875	$472,261	$0	$0	$697,577	$697,577	$697,577	$0
2017	$219,551	$13,261	$472,261	$0	$0	$705,073	$705,073	$705,073	$0
2016	$223,169	$13,646	$472,261	$0	$0	$709,076	$709,076	$709,076	$0
2015	$228,856	$14,032	$472,261	$0	$0	$715,149	$715,149	$715,149	$0
2014	$222,852	$8,628	$472,261	$0	$0	$703,741	$703,741	$703,741	$0
2013	$228,189	$8,628	$472,261	$0	$0	$709,078	$709,078	$709,078	$0
2012	$233,523	$8,628	$472,261	$0	$0	$714,412	$714,412	$714,412	$0
2011	$238,861	$8,628	$524,734	$0	$0	$772,223	$772,223	$772,223	$0
2010	$244,195	$8,628	$583,038	$0	$0	$835,861	$835,861	$835,861	$0

Building Information

Building	1
Year Built	1915
Actual Area	1830
Conditioned Area	1885
Use	Churches
Style	04
Class	N
Exterior Wall	Jumbo Brick

Roof Cover	Composite Shingle
Roof Structure	Wood Truss
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Forced Air
Air Conditioning	Window
Bedrooms	
Baths	

Description	Square Footage
2 STORY	595
BASE AREA	615
CANOPY (COMMERCIAL)	60
FINISHED SCREEN PORCH	32
BASE AREA	80
CANOPY (COMMERCIAL)	224

CANOPY (COMMERCIAL)	224
Total SqFt	1830

Building	2	**Roof Cover**	Composite Shingle
Year Built	1911	**Roof Structure**	Wood Truss
Actual Area	2982	**Interior Flooring**	Pine Wood
Conditioned Area	2746	**Interior Wall**	Drywall
Use	Churches	**Heating Type**	Air Duct
Style	04	**Air Conditioning**	Central
Class	N	**Bedrooms**	
Exterior Wall	Jumbo Brick	**Baths**	

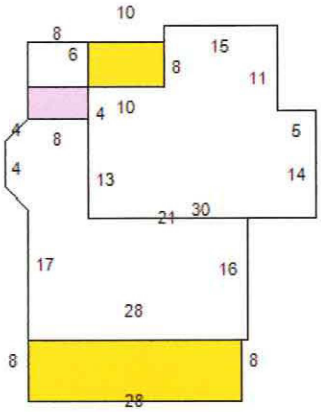
Description	Square Footage
BASE AREA	2746
PATIO	208
CANOPY	28
Total SqFt	2982

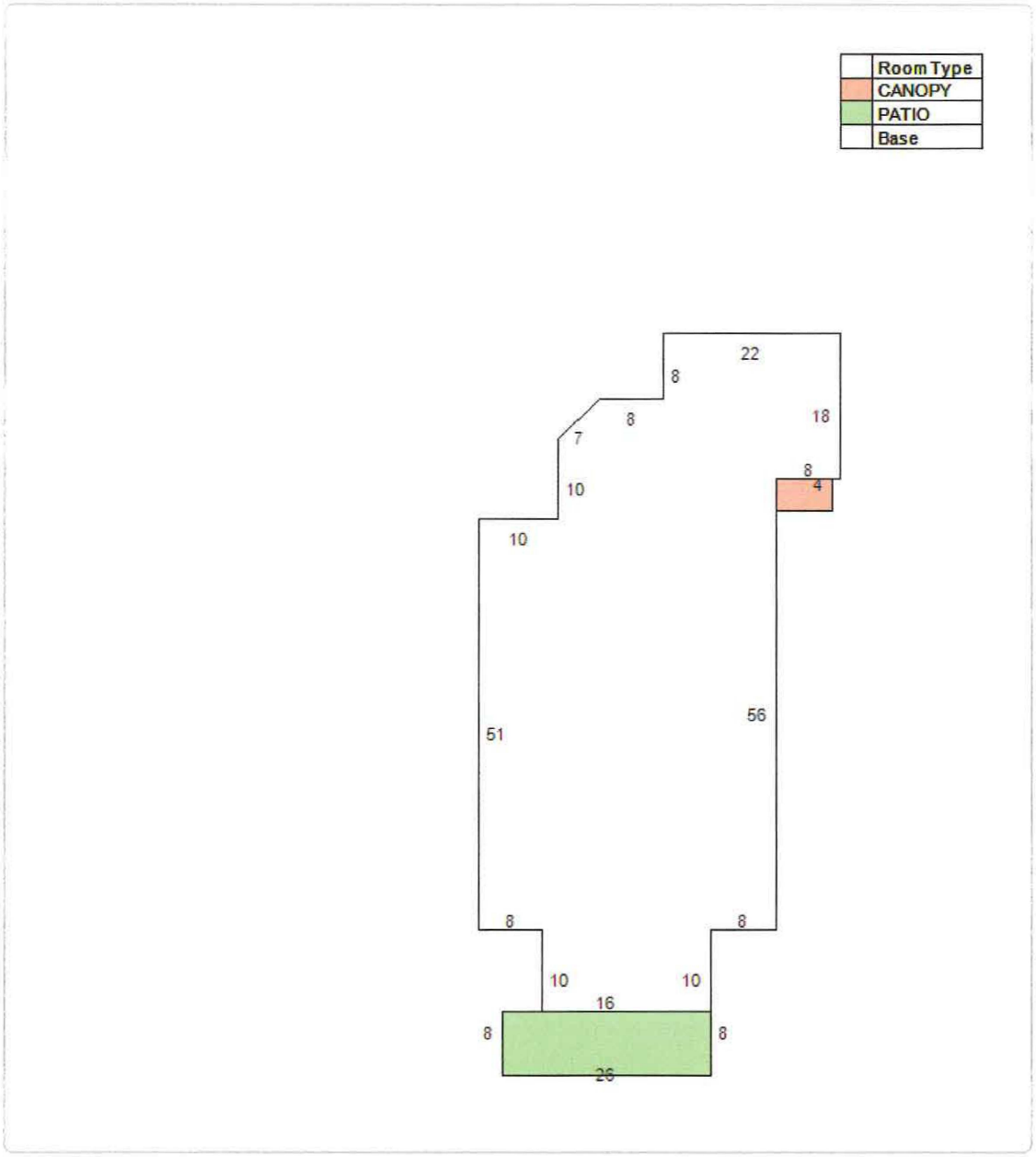
Building	3	**Roof Cover**	
Year Built	1920	**Roof Structure**	
Actual Area	5560	**Interior Flooring**	Hardwood
Conditioned Area	5560	**Interior Wall**	Drywall
Use	Public Schools	**Heating Type**	None
Style	04	**Air Conditioning**	None
Class	N	**Bedrooms**	
Exterior Wall	Jumbo Brick	**Baths**	

Description	Square Footage
BASE AREA	5336
FINISHED UPPER STORY	224
Total SqFt	5560

Sketch Information

	Room Type
	FINISHED SCREEN PORCH
	CCN
	Base
	TWO




Room Type
CANOPY
PATIO
Base
22
8
8
18
7
8
4
10
10
56
51
8
8
10
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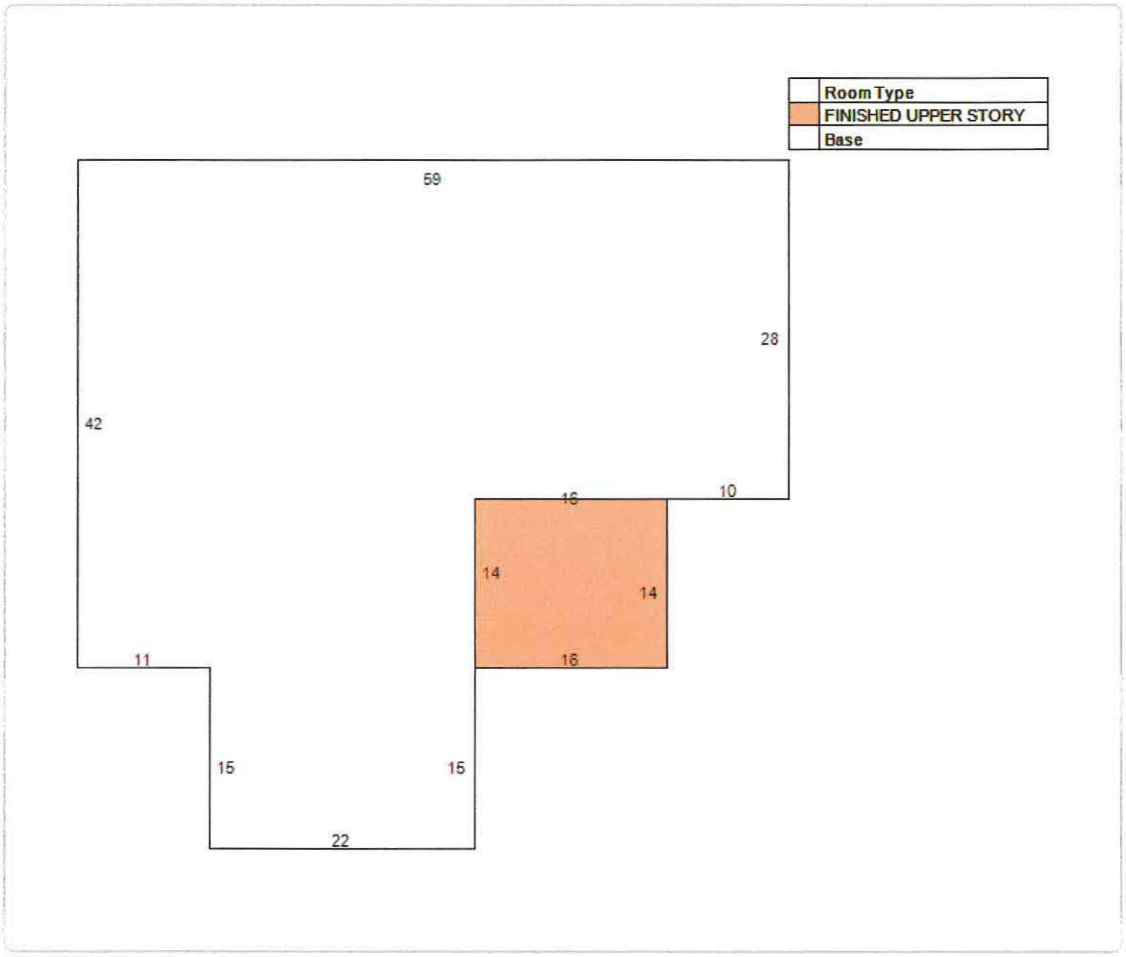
16
8
8
26



Extra Feature Information

Code Description	Status	Value
Storage Building		960
Storage Building		960
Metal Fence 4'		916
Masonry Wall		4840
Wood Fence (3' - 4')		334
Storage Building		290
Handicap Ramp		4247

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Churches	324	250	81893	SF	$818,930

No data available for the following modules: Sale Information.

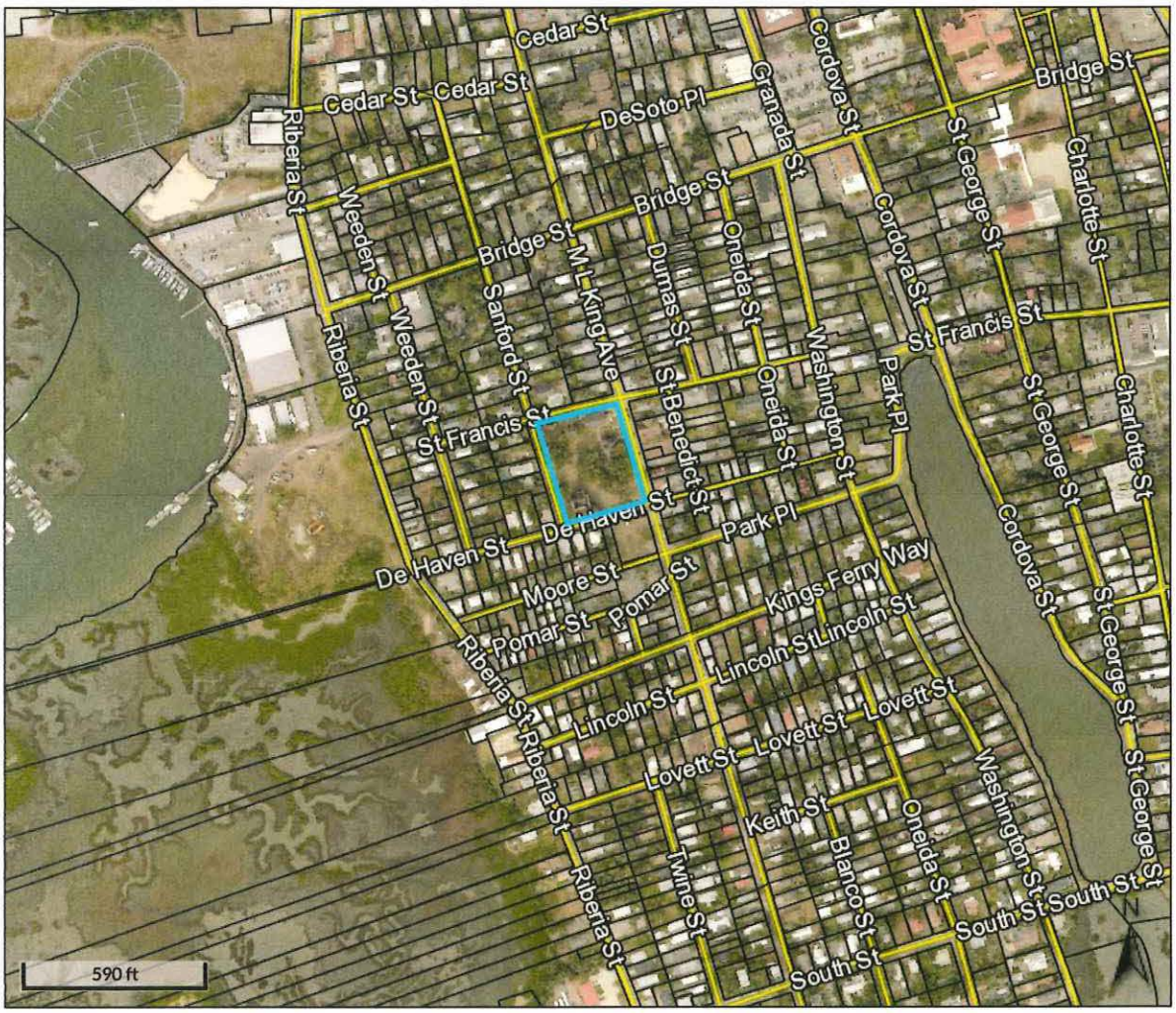
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 12/4/2021, 12:25:30 AM

Version 2.3.164

St. Johns County, FL



Overview

Legend

☐ Parcels

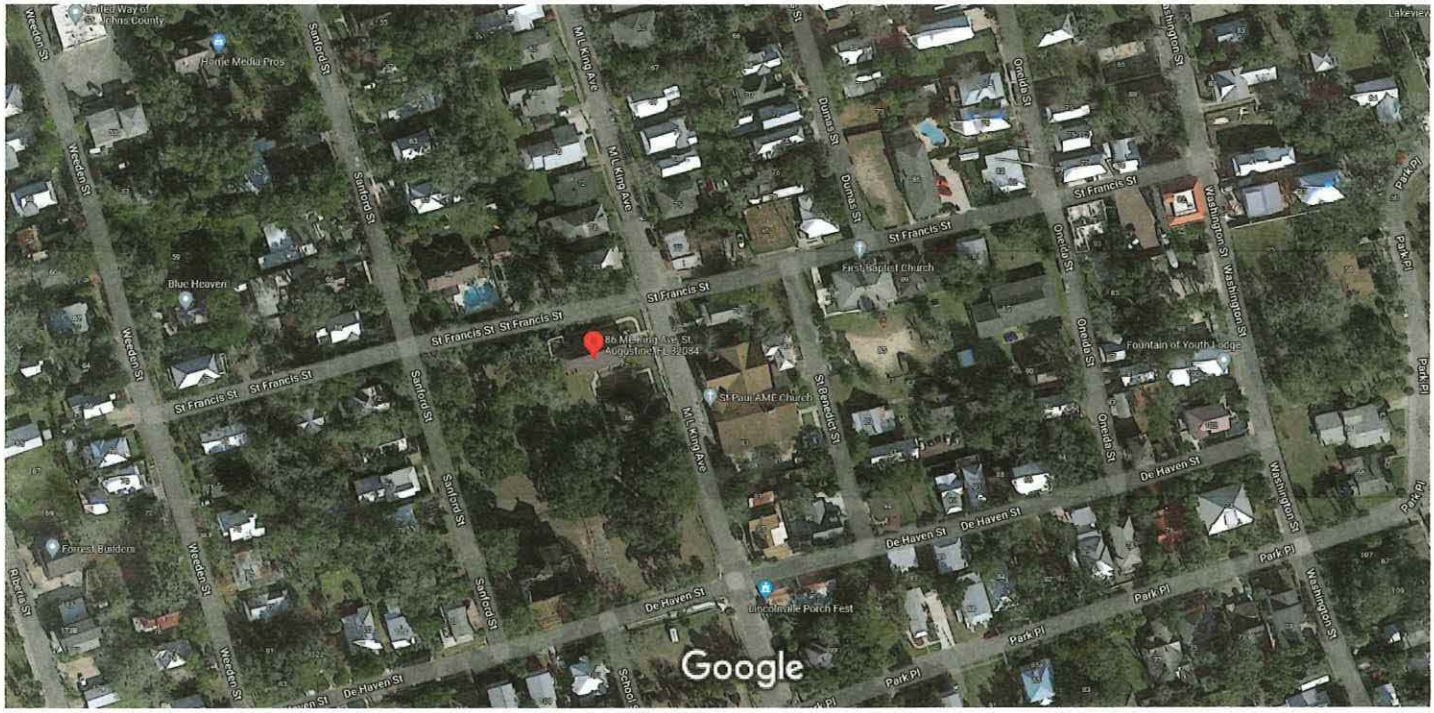
Parcel ID	2069400000	**Physical Address**	86 MARTIN LUTHER KING AVE SAINT AUGUSTINE	**Building Value**	$440,815	**Last 2 Sales**			
Property Class	7100 - Churches			**Extra Feature Value**	$12,547	**Date**	**Price**	**Reason**	**Qual**
Taxing District	City of St Augustine	**Mailing Address**	ST BENEDICT CHURCH & SCHOOL CATHOLIC CENTER 11625 OLD ST AUGUSTINE RD JACKSONVILLE FL 32258-0000	**Total Land Value**	$818,930	n/a	0	n/a	n/a
Acres	1.88			**Just Value**	$1,272,292	n/a	0	n/a	n/a
				Total Deferred	$250,970				
				Assessed Value	$1,021,322				
				Total Exemptions	$1,021,322				
				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: 12/6/2021
Last Data Uploaded: 12/4/2021 12:25:30 AM

Developed by Schneider GEOSPATIAL

Google Maps 86 M L King Ave



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

86 M L King Ave

St. Augustine, FL 32084
Building

Directions Save Nearby Send to your phone Share

Photos

ST JOSEPH NEIGHBORHOOD CENTER | AERIAL VIEW FROM SANFORD STREET

10.20.2021

BEHST Builders, Inc.

St Augustine, Florida | The Sisters of Saint Joseph
ML+H Project No. 21.42.0

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

ST JOSEPH NEIGHBORHOOD CENTER | VIEW FROM DR MARTIN LUTHER KING JR AVENUE

10.20.2021

BEHST Builders, Inc.

St Augustine, Florida | The Sisters of Saint Joseph
ML+H Project No. 21.42.0

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

ST JOSEPH NEIGHBORHOOD CENTER | VIEW FROM DE HAVEN STREET

10.20.2021

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St Augustine, Florida | The Sisters of Saint Joseph
ML+H Project No. 21.42.0

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

ST JOSEPH NEIGHBORHOOD CENTER | ELEVATION FACING DR MARTIN LUTHER KING JR AVENUE 10.20.2021

BEHST Builders, Inc.

St Augustine, Florida | The Sisters of Saint Joseph
ML+H Project No. 21.42.0

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

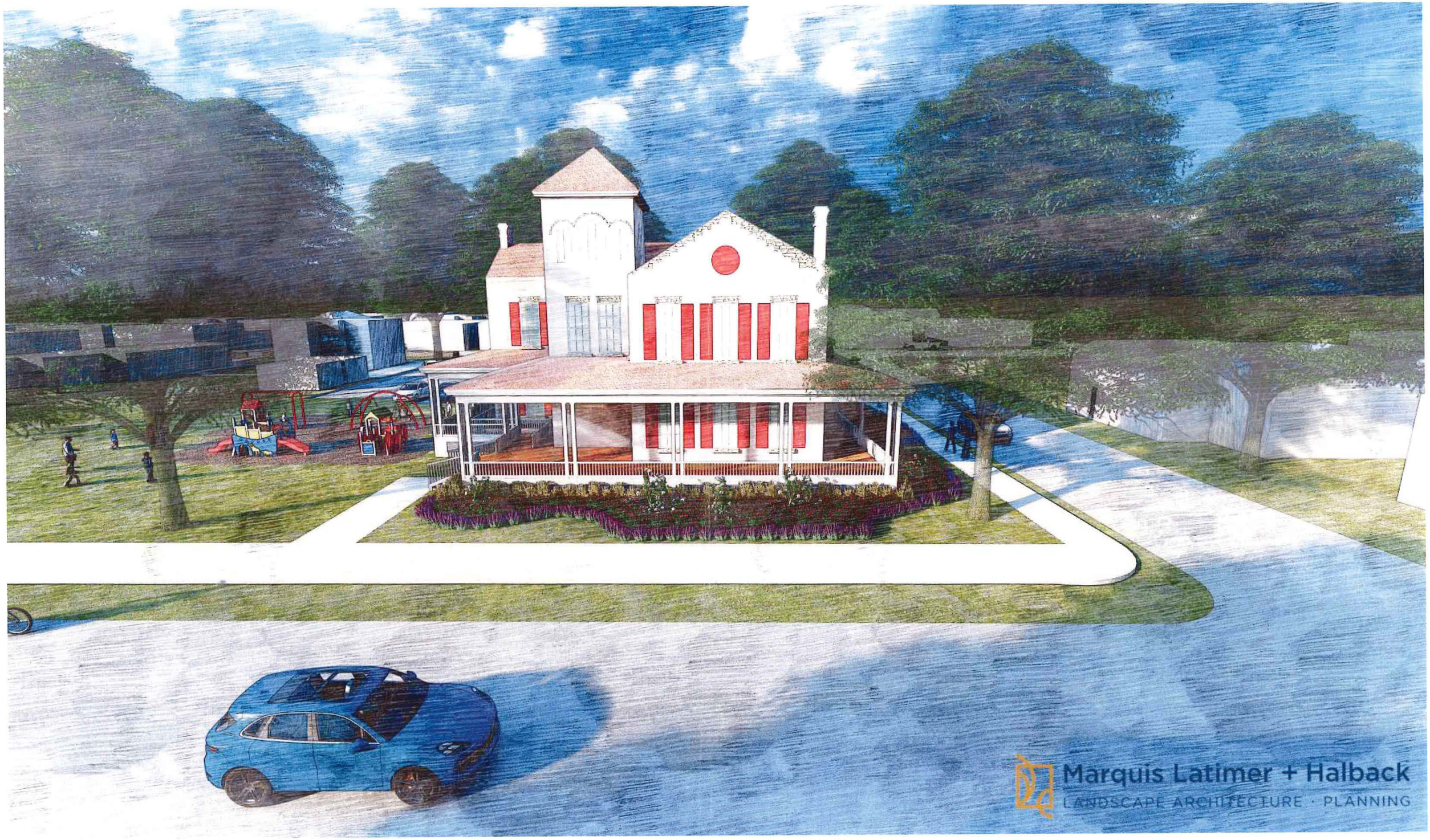
ST JOSEPH NEIGHBORHOOD CENTER | ELEVATION FACING ST FRANCIS STREET

10.20.2021

BEHST Builders, Inc.

St Augustine, Florida | The Sisters of Saint Joseph
ML+H Project No. 21.42.0

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING



ST JOSEPH NEIGHBORHOOD CENTER | ELEVATION FACING STANFORD STREET

10.20.2021

BEHST Builders, Inc.

St Augustine, Florida | The Sisters of Saint Joseph
ML+H Project No. 21.42.0

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

ST JOSEPH NEIGHBORHOOD CENTER | ELEVATION FACING DE HAVEN STREET

10.20.2021

BEHST Builders, Inc.

St Augustine, Florida | The Sisters of Saint Joseph
ML+H Project No. 21.42.0

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

ST JOSEPH NEIGHBORHOOD CENTER | ILLUSTRATIVE SITE PLAN

10.20.2021

BEHST Builders, Inc.

St Augustine, Florida | The Sisters of Saint Joseph
ML+H Project No. 21.42.0

0' 25' 50' 100'

Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: January 4, 2022

RE: **CONSERVATION OVERLAY ZONE 1 DEVELOPMENT 2021-0167**

AGENDA ITEM	6(a)
APPLICANT	Jamal Meftah
OWNER	Jamal and Livia Meftah
LOCATION	263 S Matanzas Boulevard / PID 221320-0000
REQUEST	To approve the modification of an existing bulkhead with a 12' vinyl sheet pile, a new 18" x 24" concrete cap, and a new flood gate at the existing dock 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 strand 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 modify an existing bulkhead by adding a 12’ vinyl sheet pile along with an 18” x 24” concrete cap to increase its overall height. Plans also include a proposal to backfill the lot.

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 currently has a single-family home 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 along the Matanzas River.

(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.

Backfilling of the lot to be in line with the proposed height of the new bulkhead modification.

(6) Impact on floodplain.

Minimal.

(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.

Minimal if any.

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

The modification of the bulkhead would not have impacts of boat wake or traffic.

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

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.

Increasing the height of the bulkhead by 24 inches may have a minimal 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.

No dock modification is part of the application.

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 flood gate and modification to a seawall with a 12' vinyl sheet pile within Conservation Overlay Zone 1 at 263 S Matanzas Boulevard / PID 221320-0000 meeting the seawall modification 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: 2021-0167

Receipt Number: 2252625 Meeting Date: Jan. 4, 2022

Advertising Costs: $ 156.37 Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Jamal Meftah Contact Number: 904-806-3163
   Business (*if applicable*): _____
   Address: 263 S. Matanzas Blvd City: Saint Augustine State: FL Zip: 32080
   E-Mail Address: Ammarbeautysupply@gmail.com

2. NAME OF PROPERTY OWNER: Jamal and Livia Meftah Contact Number: 904-806-3163
   Business (*if applicable*): _____
   Address: 263 S. Matanzas Blvd City: Saint Augustine State: FL Zip: 32080
   E-Mail Address: Ammarbeautysupply@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 30 & 31 Block: 50
   Subdivision: Davis Shores Ocean View Section Parcel Number: 2213200000

4. PROJECT STREET ADDRESS: 263 S. Matanzas Blvd, Saint 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 Bulkhead

7. DESCRIPTION OF ACTION REQUESTED: Vinyl Bulkhead with Concrete Cap

8. JUSTIFICATION FOR ACTION REQUESTED: n/a

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 APPPLICATIONS:

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.

Ismael Mestfah — 12/2/21

Signature of Applicant — Date

Ismael Mestfah

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.

Jamal Meftah

Print name of applicant

Signature of applicant

12/2/21

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.

Project Address: 263 S. Matanzas Blvd

Applicant's Name: Jamal Meftah Applicant's Signature: Jamal Meftah

Owner's Name: Jamal Meftah Owner's Signature: Jamal Meftah

ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

P&G Construction, Inc. is/are hereby authorized TO ACT ON BEHALF OF Jamal Meftah, 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 Jamal Meftah
Signature of Owner

Jamal Meftah
Print Name of Owner

904-806-3163
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 2 day of December, 2021

By Jamal Meftah

Identification verified:

Oath sworn: ✓ Yes ____ No

ABBY BURGOS
Notary Public - State of Florida
Commission # GG 941337
My Comm. Expires Dec 18, 2023
Bonded through National Notary Assn.

Notary Signature: ABurgos

My Commission expires: 12-18-2023

Rev:022117

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

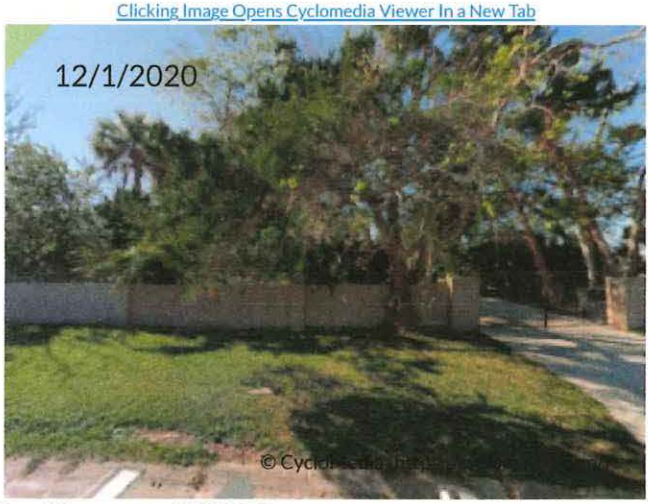
Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	2213200000
Location Address	263 S MATANZAS BLVD SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-101 DAVIS SHORES LOTS 30 & 31 BLK 50 OR760/1256 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.490
Homestead	Y

Owner Information

Owner Name	Meftah Jamal M,Livia F 100% Meftah Livia F 100%
Mailing Address	263 S MATANZAS BLVD SAINT AUGUSTINE, FL 32080-4541

Exemption Information

Exemption Type	Status	Amount
Homestead		$0
Homestead		$25,000
Homestead Band		$25,000

Map

Valuation Information

	2022
Building Value	$306,047
Extra Features Value	$69,713
Total Land Value	$698,880
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,074,640**
Total Deferred	$646,844
Assessed Value	**$427,796**
Total Exemptions	$50,000
Taxable Value	**$377,796**

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	$309,779	$69,713	$698,880	$0	$0	$1,078,372	$421,890	$706,482	$371,890
2020	$313,511	$28,916	$698,880	$0	$0	$1,041,307	$416,065	$675,242	$366,065
2019	$293,744	$25,514	$666,624	$0	$0	$985,882	$406,711	$629,171	$356,711
2018	$119,225	$26,328	$666,624	$0	$0	$812,177	$346,955	$515,222	$296,955
2017	$245,363	$26,548	$666,624	$0	$0	$938,535	$390,919	$597,616	$340,919
2016	$248,819	$36,575	$666,624	$0	$0	$952,018	$386,639	$615,379	$336,639
2015	$205,834	$37,344	$666,624	$0	$0	$909,802	$383,951	$575,851	$333,951
2014	$196,345	$38,114	$666,624	$0	$0	$901,083	$380,904	$570,179	$330,904
2013	$198,962	$38,884	$666,624	$0	$0	$904,470	$375,275	$579,195	$325,275
2012	$183,250	$39,920	$510,720	$0	$0	$733,890	$369,002	$414,888	$319,002
2011	$188,010	$40,956	$498,355	$0	$0	$727,321	$358,254	$419,067	$308,254
2010	$190,390	$41,992	$553,728	$0	$0	$786,110	$352,960	$483,150	$302,960

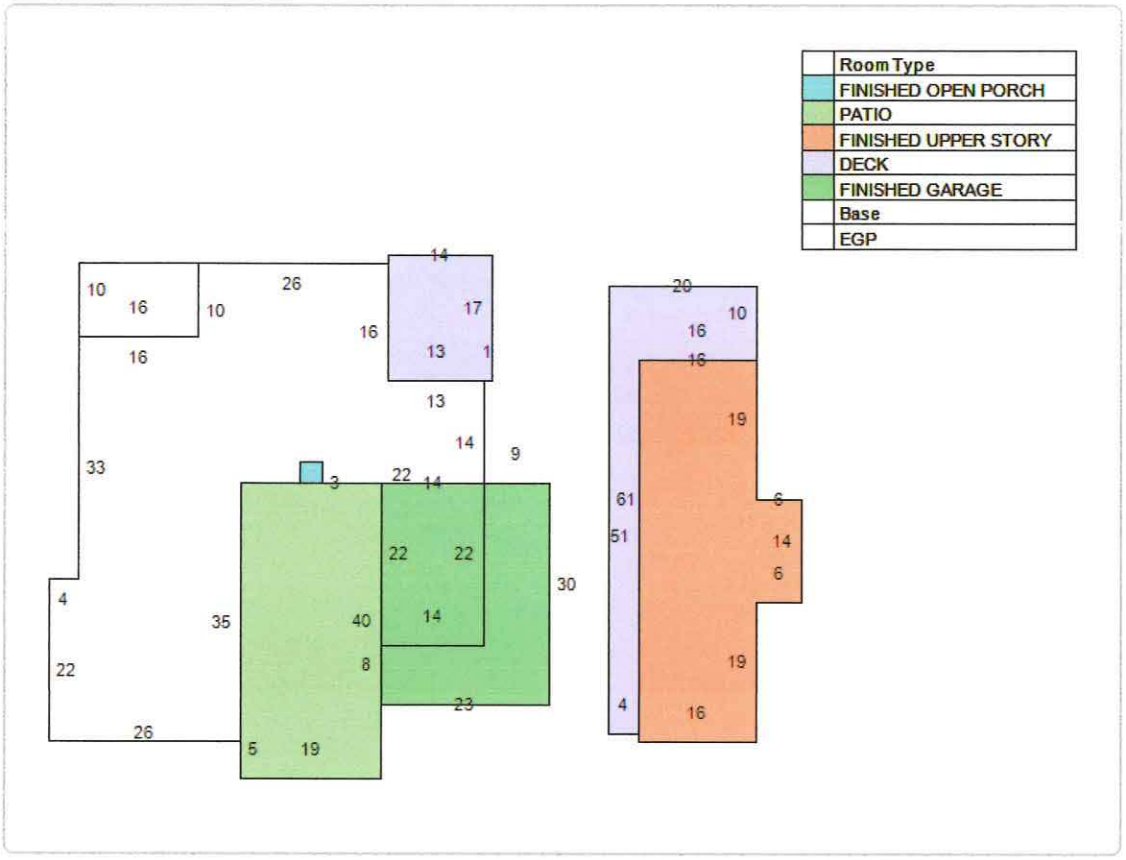
Building Information

Building	1
Year Built	1948
Actual Area	5308
Conditioned Area	3047
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Stucco
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Carpet, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Description	Square Footage
ENCLOSED GLASS PORCH	160
BASE AREA	2131
FINISHED GARAGE	308
FINISHED GARAGE	382
FINISHED DECK	404
FINISHED UPPER STORY	916

PATIO	760
FINISHED DECK	238
FINISHED OPEN PORCH	9
Total SqFt	5308

Sketch Information



Extra Feature Information

Code Description	Status	Value
Bulkhead (Average)		12432
Masonry Wall		11005
Boat Dock (Average)		21000
Boat Dock (Average)		3360
Pool (Concrete)		10556
Spa / Hot Tub		4000
Brick Pavers (1001-3000)		7360

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	112	180	112	FF	$698,880

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	10/1/1987	$0.00		760	1256	U	I		MEFTAH JAMAL M,LIVIA F
	10/1/1987	$155,000.00		760	1256	Q	I		
	10/1/1987	$180,000.00		760	1256	Q	I		

St. Johns County, FL

Legend

☐ Parcels

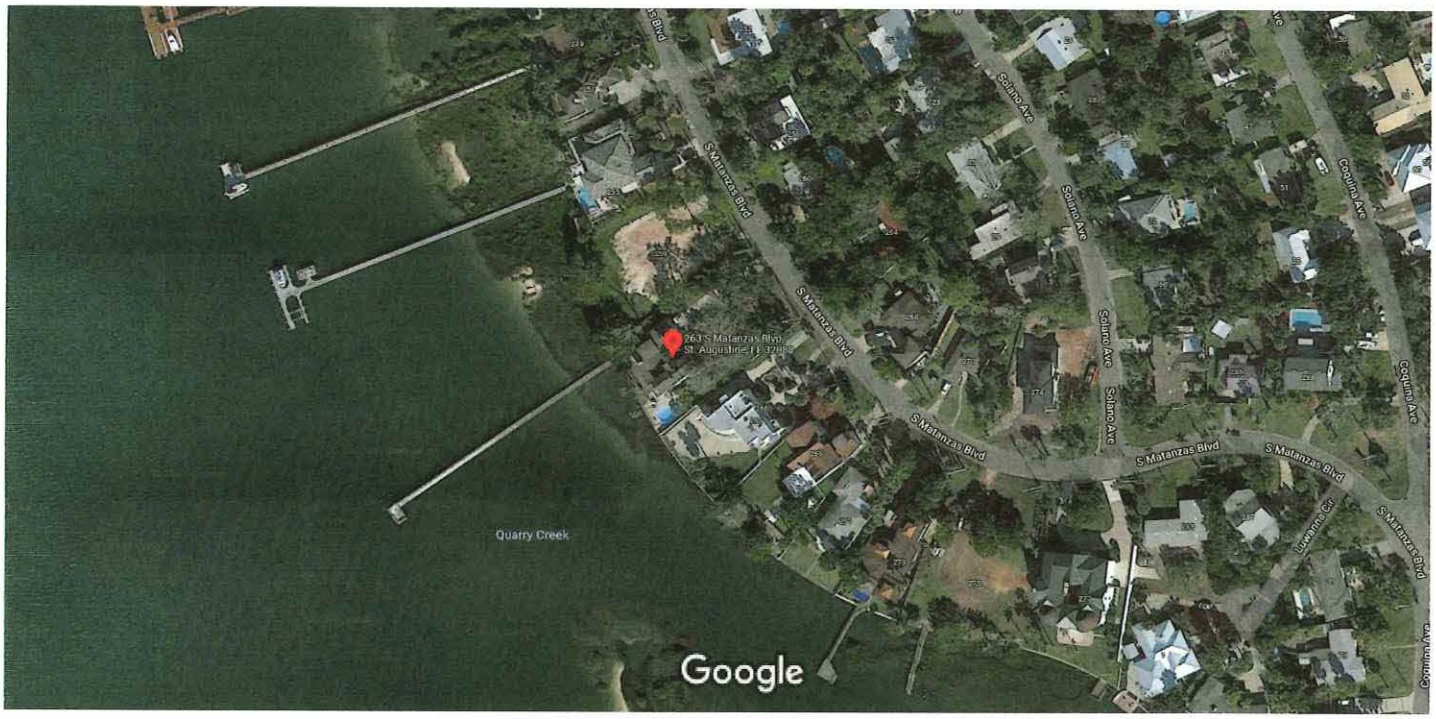
Parcel ID	2213200000	**Physical Address**	263 S MATANZAS BLVD SAINT AUGUSTINE	**Building Value**	$306,047	**Last 2 Sales**			
Property Class	0100 - Single Family	**Mailing Address**	MEFTAH JAMAL M,LIVIA F 263 S MATANZAS BLVD SAINT AUGUSTINE FL 32080-4541	**Extra Feature Value**	$69,713	**Date**	**Price**	**Reason**	**Qual**
Taxing District	City of St Augustine			**Total Land Value**	$698,880	10/1/1987	$180000	01	Q
Acres	0.49			**Just Value**	$1,074,640	10/1/1987	$155000	01	Q
				Total Deferred	$646,844				
				Assessed Value	$427,796				
				Total Exemptions	$50,000				
				Taxable Value	$377,796				

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: 12/6/2021
Last Data Uploaded: 12/4/2021 12:25:30 AM

Developed by Schneider GEOSPATIAL

Google Maps 263 S Matanzas Blvd



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

263 S Matanzas Blvd

Building

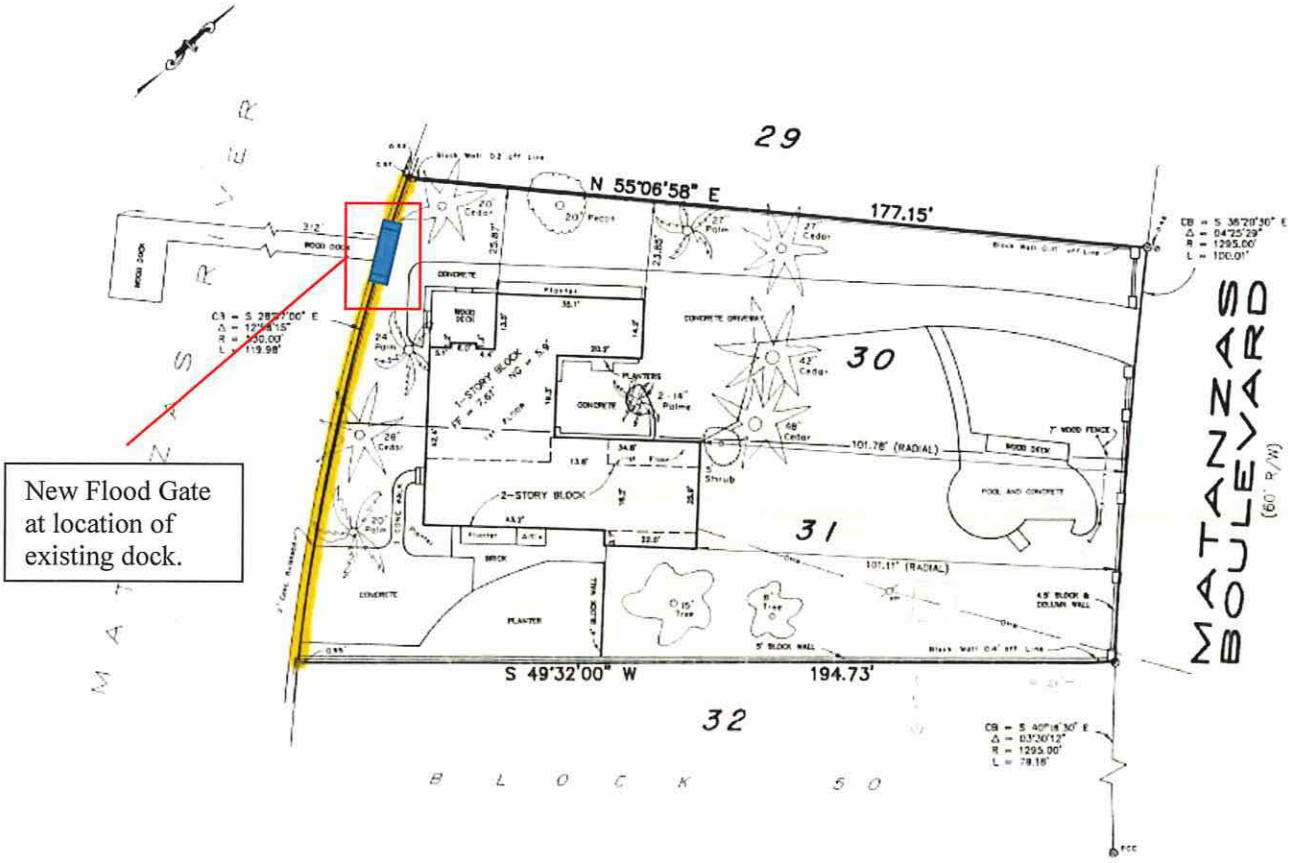
Directions Save Nearby Send to your phone Share

263 S Matanzas Blvd, St. Augustine, FL 32080

Photos

MAP OF SURVEY

LOT 30 & 31, BLOCK 50 DAVIS SHORES SUBDIVISION AS RECORDED IN MAP BOOK 3, PAGE 101 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



Proposed New Wall

- Backfill to be clean pervious "sand" fill.
- 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.
- 18" from existing.
- Ends of bulkhead will be tied into existing retaining walls for drainage purposes.
- Bulkhead shall be located within property boundaries.
- The maximum height of the Bulkhead shall be (5) five feet as measured from the mean high-water line.

P&G CONSTRUCTION

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

Jamal and Livia Meftah
259 S. Matanzas Blvd, St. Augustine, FL 32080

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 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/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.

STATE OF FLORIDA
STANLEY P. HOELLE
NO. 9033
REGISTERED ARCHITECT

This document was electronically signed and sealed by Stanley P. Hoelle Architect using a digital signature with date and time. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Stanley P Hoelle
DN: c=US, o=Unaffiliated, ou=A01410C0000017619AF21360000D7C7, cn=Stanley P Hoelle
Date: 2021.10.20 13:02:32 -04'00'

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: Bulkhead
Owner: Meftah Residence
Address:263 S. Matanzas Blvd
St. Augustine, FL 32080 Plan
Date: October 20, 2021

Digitally signed by Stanley P Hoelle
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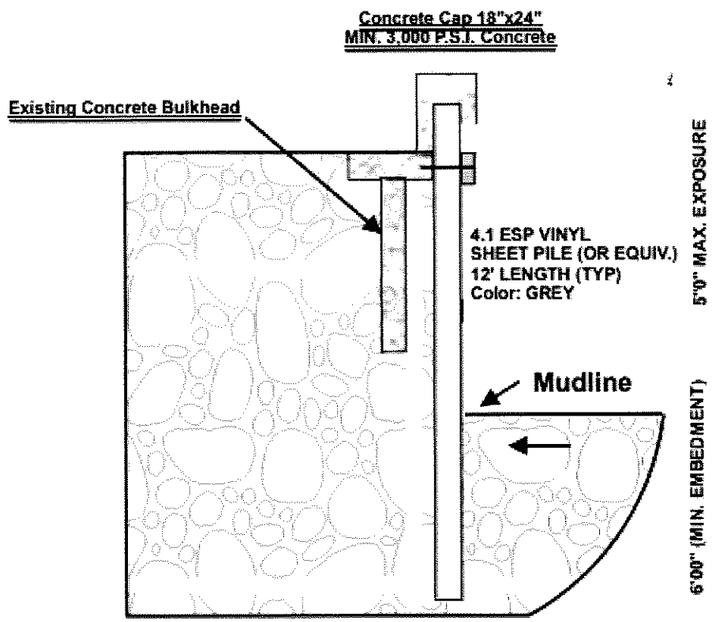
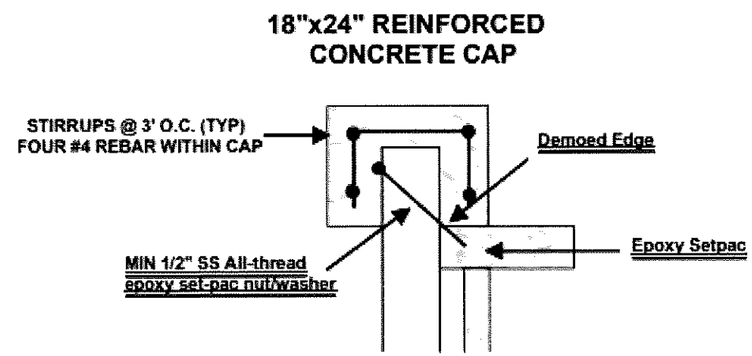


PROFILE SECTION: SCALE 1/2" = 1'-0"



CAP DETAIL: SCALE 3/4" = 1'-0"

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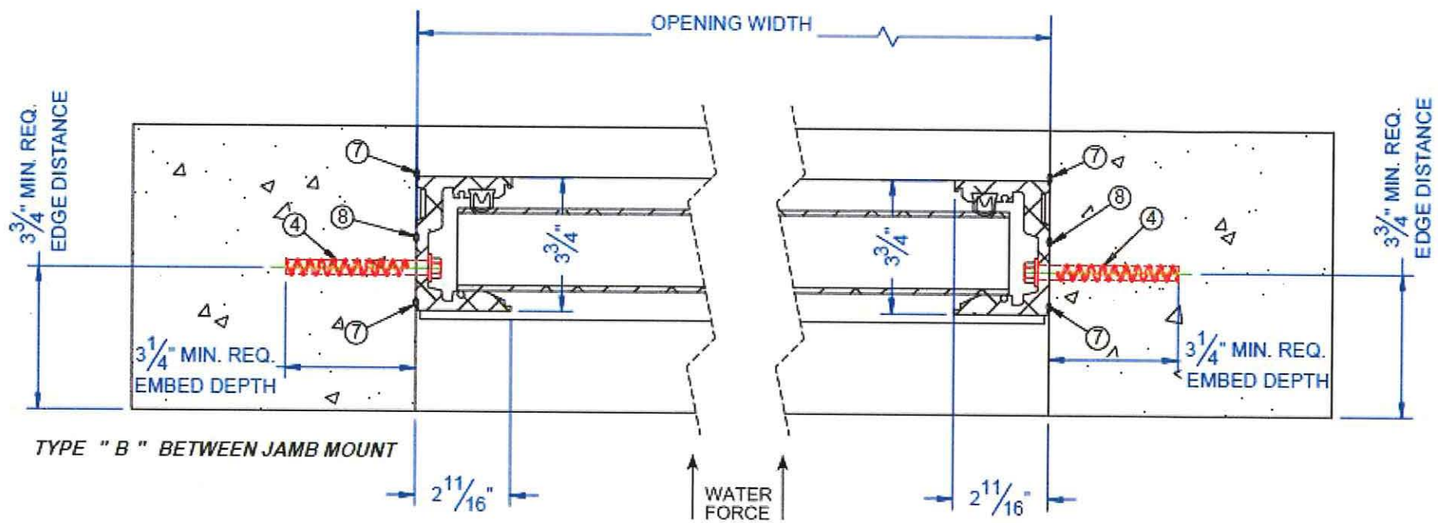
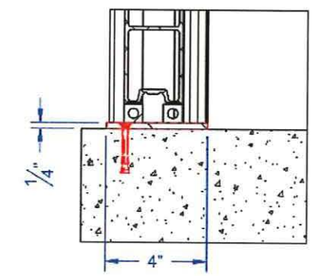
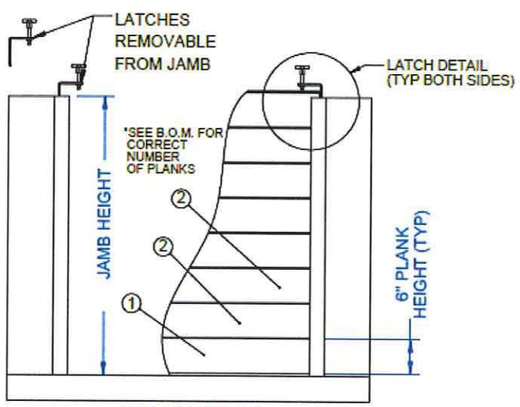


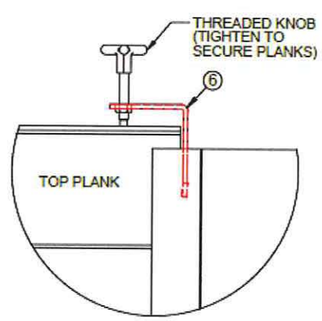
TYPE " B " BETWEEN JAMB MOUNT



SURFACE MOUNTED PLATE SILL OPTION

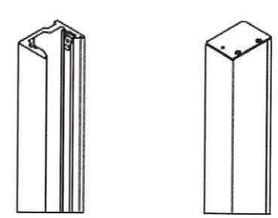


ELEVATION VIEW



LATCH DETAIL

REMOVABLE JAMB COVER



COVER REMOVED COVER INSTALLED

ITEM NO.	PART NO.	DESCRIPTION	QTY.
1	BOTTOM PLANK	FP;BOTTOM EXT. ALUM 6"	1
2	INTERMEDIATE PLANK	FP;INTERMEDIATE EXT. ALUM 6"	
3	LEFT JAMB		
4	JAMB ANCHOR	ANCHOR; KH-EZ 3/8" X 4" ZN COATED	
5	RIGHT JAMB		
6	507391	FP;PLANK LATCH ANGLE ASSY	2
7	509809	SEALANT; POLYURETHANE, GRAY	2
8	500507	SEALANT SWELL PASTE TYPE 10OZ	1
9	SILL ASSY		1

NOTES:

1. FLOOD BARRIERS HAVE BEEN DESIGNED TO CONTROL SHORT TERM HYDROSTATIC WATER LOAD (64 PCF) UP TO THE DESIGNED WATER HEIGHT NOTED ON DRAWING. NO ALLOWANCES HAVE BEEN MADE FOR WAVE SURGE OR OTHER IMPACT LOADS UNLESS SPECIFICALLY DETAILED ON THE DRAWING. ALWAYS ALLOW FOR CONTROL OF ANY LEAKAGE AND CONDENSATION THAT WILL OCCUR DURING HIGH WATER SITUATIONS.
2. STRUCTURAL REVIEW OF MOUNTING STRUCTURE'S CAPACITY TO WITHSTAND ALL FLOOD BARRIER SERVICE LOADS TRANSFERRED TO STRUCTURE IS BY OTHERS (NOT PS DOORS).
3. FIELD VERIFICATION IS REQUIRED BY OTHERS (NOT PS DOORS).
   A. ALL DIMENSIONS AND INTERFERENCES.
   B. JAMB CONDITIONS AND STRUCTURAL CAPACITY OF STRUCTURE.
   C. ANCHOR LOCATIONS, MINIMUM REQ'D EDGE/END DISTANCES, EMBEDDMENT DEPTH, AND INSTALLATION PROCEDURE SPECIFIED IN THE ANCHOR MANUFACTURER'S TECHNICAL INFORMATION MANUAL.
4. THIS PRODUCT'S FASTENING SYSTEM IS DESIGNED BASED ON CONCRETE (3000 PSI MIN.) OR 8" GROUT-FILLED CMU MASONARY (ASTM C90) MOUNTING STRUCTURE, OR AS DEPICTED ON DRAWING. DUE TO VARIABILITY IN EXISTING MOUNTING STRUCTURE, PS DOORS IS NOT RESPONSIBLE FOR STRUCTURAL FASTENER DESIGN INTO LESS THAN IDEAL FIELD CONDITIONS.
5. IF FIELD CONDITIONS DIFFER, PS DOORS REQUIRES THAT THE PROVIDED FASTENING SYSTEM IS REVIEWED BY A QUALIFIED LOCAL ENGINEER BASED ON ACTUAL FIELD CONDITIONS, PRIOR TO APPROVING DRAWINGS. REFER TO ANCHOR MANUFACTURER'S TECHNICAL DATA MANUAL FOR INSTALLATION LIMITATIONS AND REQUIREMENTS.
6. MODIFICATIONS OF MOUNTING STRUCTURE MAY BE REQUIRED (NOT BY PS DOORS) TO ACCOMMODATE FASTENERS AND DESIGN LOADS.
7. IF EMBEDDED SILL OPTION IS OMITTED, GASKET PERFORMANCE IS DEPENDENT ON FLOOR CONTACT AREA. FLOOR SURFACE MUST BE SOUND, LEVEL (+/- 1/16") AND WITHOUT BLEMISH FOR BEST PERFORMANCE.
8. MATERIALS
   A. ALUMINUM: 6061 - T6
   B. GASKET: UV RESISTANT EPDM

Digitally signed by Stanley P Hoelle
DN: c=US, o=Unaffiliated, ou=A01410C000001761 9AF21360000D7C7, cn=Stanley P Hoelle
Date: 2021.10.20 13:03:22 -04'00'

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CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: January 4, 2022

RE: **CONSERVATION OVERLAY ZONE 1 DEVELOPMENT 2021-0156**

AGENDA ITEM	6(b)
APPLICANT	Blackbox Design c/o Augustine Development
OWNER	Kevin Vandyke
LOCATION	0 Magnolia Avenue / PID 191930-0010
REQUEST	To construct a marina with boat slips and a bulkhead within Conservation Overlay Zone 1.
LAND USE	Open Land
ZONING	Open Land (OL)

APPLICABLE CODES/ORDINANCES

Chapter 28 Land Development Code, Article I In General

Sec. 28-2. – Definitions.
Marina means an establishment with a waterfront location for the **refueling of watercraft**, providing minor repair services for such craft, and providing storage of watercraft. A marina may include, as accessory uses, a restaurant, a snack bar, lounge, motel, boatel, launching facilities and other customary accessory facilities.

Use, accessory, means a use which:
(1) Is subordinate to and serves a principal structure or a principal use.
(2) Is subordinate in area, extent, and purpose to the principal structure or use served.
(3) Is located on the same lot as the principal structure or use served except as otherwise expressly authorized by provisions of this chapter.
(4) Is customarily incidental to the principal structure or use.

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.

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.

(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.*

Sec. 28-246. - Open lands district: OL.

Intent. This district is intended to apply to areas which are sparsely developed and including uses as normally found in environmentally sensitive areas away from urban activity. It is intended that substantial

residential, commercial or industrial development shall not be permitted in the OL district; but lands in such district may be rezoned to the proper district to accommodate such uses when conditions warrant rezoning.

(1) *Permitted uses and structures:*
   a. Marinas, bait and tackle shops.
   b. Intermediate care facilities.
   c. Outdoor market.
   d. Commercial recreational facilities.
   e. Game preserves, wildlife management areas, fish hatcheries and refuges, watershed, water reservoirs and wells.
   f. Churches, monasteries, convents, temporary revival establishments, cemeteries, columbariums, crematories, mausoleums and memorial structures and monuments.
   g. Schools, colleges and universities with conventional academic curriculums.
   h. Housing for the elderly.
   i. Single-family dwellings on individual lots provided that no subdivision plat shall be recorded for such use in this district.
   j. Home office, private.
   k. Day nurseries and kindergartens (see section 28-347(2)).
   l. Governmental uses.
   m. Professional and business offices.
   n. Museums.
   o. The sale of wine, vinous spirits or vinous liquors for religious or sacramental purposes; however, the sale of said wine, vinous spirits or vinous liquors shall be in compliance with F.S. § 564.03 and any rules or regulations of the Division of Alcoholic Beverages and Tobacco of the State of Florida Department of Business Regulation or its successor.
(2) *Permitted accessory uses and structures.* See section 28-348.
(3) *Permitted uses by exception:*
   a. See section 28-347.
   b. Radio or television broadcasting office, studio, transmitter, antenna and line-of-sight relay device.
   c. Racetrack for vehicles or animals.
   d. Animal hospital, veterinary clinic, animal boarding place, fur farm, dog kennel, provided no structure for the housing of animals shall be located within two hundred (200) feet of any residence.
   e. Caretaker residence.
   f. Commercial hunting or fishing camp.
   g. Mobile home on individual lots provided that no subdivision plat shall be recorded for such use in this district.
   h. Restaurant and refreshment stand (but not drive-in).
   i. Public Airport, if not GU zoning.
   j. Not-for-profit clubs.
   k. Travel trailer park.
   l. Sale of antiques, gift, souvenir and craft shops.
(4) *Minimum lot requirements:*
   a. Single-family dwelling or mobile home on individual lot:
      1. Minimum lot width, one hundred (100) feet.
      2. Minimum lot area, one-half acre.
   b. Other permitted or permissible uses or structures. None.
(5) *Maximum lot coverage by all buildings:*

a. Single-family dwelling and mobile homes on individual lot and accessory building thereto, ten (10) percent.
b. Other permitted or permissible uses and accessory buildings thereto, twenty (20) percent.

(6) *Minimum yard requirements.* All uses and structures:
a. Front, fifteen (15) feet.
b. Side, twenty (20) feet.
c. Rear, twenty (20) feet.

(7) *Maximum height of structures.* Thirty-five (35) feet.

STAFF SUMMARY AND ANALYSIS

Note it has been determined based on information submitted by the applicant (see attached) that no significant trees are proposed to be removed. Therefore, at the time of this review there is no review required for tree removal in Conservation Overlay Zone 3.

This request is to approve the construction of a new bulkhead and marina. The largest issue in construction of a marina at this property is that the city defines a marina as a "waterfront location for refueling of watercraft," in the plans provided there are no facilities for refueling of watercraft. In order for the "motel" to be recognized as part of the marina, the motel use must be ancillary to the marina use. (Sec. 28-2.)

The most recent site plan submitted with the application shows fifteen (15) individual structures, labeled as "motel rooms" and nine (9) individual boat slips, a small dock master office, and a second small office. The proposed number of fifteen motel buildings and nine boat slips makes it difficult for staff to determine that the marina would be the primary use. It is also unclear which use is the primary one especially when considering that twenty-one (21) parking spaces are designated for motel use while just five (5) spaces are designated for marina use.

The impact of this project has been reviewed by the City's Public Works Department and Fire Department for access from East San Carlos Avenue and utilities availability and there is sufficient access available. The description below is the review for the proposed marina and bulkhead to be constructed.

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, it has most recently been used as a staging area for FDOT during the May Street improvements project.

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

Other neighboring sites are waterfront properties along Hospital Creek, it is also adjacent to the Vilano Causeway.

(3) Natural and proposed drainage patterns.

Patterns are expected to change since improvements will be made throughout the entire site.

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

The 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.

Plans for soil stabilization and erosion control methods were not provided by the applicant.

(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. A few trees will be removed due to their location of the proposed bulkhead to be installed. The applicant has not identified any significant trees to be removed.

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

The potential for contaminated drainage should remain very low and largely attributed to marine and watercraft activities.

(9) Effect of shade on vegetation and shellfish.

It should be minimal in nature given the dimensions of the 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 docks in the area.

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

The new development of the bulkhead would stretch along the entire eastern edge of the property that abuts water. The new marina also appears to extend into the Hospital Creek channel.

(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, the most similar dock in the area is for eight boats at a private residence south of the proposed development. The increased length does increase the impacts on vistas and scenic opportunities.

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

Very little amounts of existing native plants due to the site being used as an FDOT staging area for an extended period of time.

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

A conceptual site plan shows the removal of nine (9) existing trees, none of which are significant trees.

(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.)

A retention pond is located on the western side of the property away from Hospital Creek to reduce the amount of stormwater runoff making its way into the creek.

(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.

The proposed dock does not include plans for boat lifts.

On Tuesday December 28th, 2021, an updated site plan was provided by the applicant to address issues of Residential single-family-one: RS-1 zoning on the western portion of the site.

- The portion of the property zoned for residential use has been changed to be the location of a new park along with a public access kayak launch.
- The original management office was removed and combined with the dock master building.
- Motel buildings were largely reduced in size from the original 400 and 500 square foot buildings to 256 and 420 square foot buildings.

- Sitewide modifications included parking being reduced from 26 total spaces to 25 spaces, including 3 spaces for a new proposed public park.
- The updated site plan also increased the 9-boat slip dock to 12 boat slips, with one of them being for a water taxi.

STAFF RECOMMENDATION

Based on a review of section 28-2 staff finds that the board can **DENY** the construction of a marina at 0 Magnolia Avenue / PID 191930-0010 due to the complete lack of facilities and services for the refueling of watercraft which is a requirement of a marina.

Jacob Fredriksson
Senior Planner
Planning and Building Department

RECEIVED

NOV 09 2021

Planning/Building Dept.

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: $165 (plus advertising costs) Project Number: 2021-0156

Receipt Number: 2235760 Meeting Date: _____

Advertising Costs: $ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Blackbox Design Contact Number: 904-347-8331
   Business (*if applicable*): Augustine Development
   Address: 1031 A1A Beach Blvd. Suite 10A City: St. Augustine State: Fl. Zip: 32080
   E-Mail Address: Dg@Augdev.net
2. NAME OF PROPERTY OWNER: Kevin Vandyke Contact Number: _____
   Business (*if applicable*): _____
   Address: 133 Oneida St. City: St. Augustine State: FL Zip: 32080
   E-Mail Address: kvandykelab@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 1, 15 Block: 4 | 54
   Subdivision: Miramar Parcel Number: 1919300010
4. PROJECT STREET ADDRESS: 0 Magnolia Ave
5. SPECIFIC PROPOSED USE: Bulkhead, Gangway, Boat Slips
6. ACTION REQUESTED:
   - ☑ Conservation Zone Development
   - ☐ Exception
   - ☐ Variance
   - ☐ Other: _____
   - ☐ Appeal of Staff Determination
   - ☐ Land Use Plan Amendment
   - ☐ Rezoning
7. DESCRIPTION OF ACTION REQUESTED: Installation of Bulkhead Gangway and Boat Slips
8. JUSTIFICATION FOR ACTION REQUESTED: Permissable by Right

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: _____

NO

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

NO

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

NO

(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: _____

NO

10. PREVIOUS APPPLICATIONS:

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: 11/8/21

Signature of Property Owner — Date

04/18/2013

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.

St. Augustine Development Group

Print name of applicant

Signature of applicant

11/9/21

Date

10/31/17

CITY OF
ST AUGUSTINE
EST 1565

Owner's Authorization For Agent

Blackbox Design (St. Augustine Development) is/are hereby authorized TO ACT ON BEHALF OF Kevin Vandyke, 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 of Owner

_____
Print Name of Owner

_____
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: _____

Rev:022117

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 Magnolia Ave.

Applicant's Name: St. Augustine Developers Applicant's Signature: [signature]

Owner's Name: Karin Vandyke 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	1919300010
Location Address	MAGNOLIA AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Miramar (600)
Tax Description*	4/54 MIRAMAR PT OF LOTS 1 & 15 & RIPARIAN RIGHTS TO HOSPITAL CREEK (EX R/W IN DB227/354) OR3832/574 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Miramar
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	1.180
Homestead	N

Owner Information

Owner Name	Van Dyke Kevin,Marcy A 100% Van Dyke Marcy A 100%
Mailing Address	133 ONEIDA ST SAINT AUGUSTINE, FL 32084-0000

Map

Valuation Information

	2022
Building Value	$0
Extra Features Value	$0
Total Land Value	$256,032
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$256,032**
Total Deferred	$0
Assessed Value	**$256,032**
Total Exemptions	$0
Taxable Value	**$256,032**

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	$256,032	$0	$0	$256,032	$256,032	$0	$256,032
2020	$0	$0	$256,032	$0	$0	$256,032	$256,032	$0	$256,032
2019	$0	$0	$256,032	$0	$0	$256,032	$256,032	$0	$256,032
2018	$0	$0	$254,000	$0	$0	$254,000	$253,472	$528	$253,472
2017	$0	$0	$230,429	$0	$0	$230,429	$230,429	$0	$230,429
2016	$0	$0	$230,429	$0	$0	$230,429	$230,429	$0	$230,429
2015	$0	$0	$230,429	$0	$0	$230,429	$230,429	$0	$230,429
2014	$0	$0	$364,541	$0	$0	$364,541	$364,541	$0	$364,541
2013	$0	$0	$364,366	$0	$0	$364,366	$364,366	$0	$364,366
2012	$0	$0	$364,366	$0	$0	$364,366	$364,366	$0	$364,366
2011	$0	$0	$404,851	$0	$0	$404,851	$404,851	$0	$404,851
2010	$0	$0	$449,834	$0	$0	$449,834	$449,834	$0	$449,834

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	127	370	127	FF	$256,032

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/3/2014	12/20/2013	$190,000.00	WARRANTY DEED	3832	574	U	V	EASTERN SAVINGS BANK FSB	VAN DYKE KEVIN,MARCY A
12/17/2011	12/14/2010	$100.00	CERTIFICATE OF TITLE	3388	913	U	V	RANDALL D W ETAL/BY SJC COCC	EASTERN SAVINGS BANK FSB
	9/12/2009	$0.00	LIS PENDENS	3240	1145	U	V	EASTERN SAVINGS BANK FSB	RANDALL D W
	9/16/1997	$40,000.00	QUIT CLAIM DEED	1417	327	U	V	STANLEY JACK MACE	RANDALL D W
	8/4/1995	$110,000.00	WARRANTY DEED	1124	206	Q	V	SCHARRE WALTER H & CAMBRIDGE CONSOL CORP	RANDALL D W ETAL
	12/4/1992	$10,000.00	QUIT CLAIM DEED	971	1137	U	V	PACETTI ROBERT BRUCE,Q/C REMAINING 1/2INT	SCHARRE WALTER H & CAMBRIDGE CONSOL CORP
	5/11/1992	$100.00	PERSONAL REP	940	1605	U	V	PACETTI EMERY JAMES ESTATE BY,P/R'S E J JR &	PACETTI ROBERT BRUCE,Q/C REMAINING 1/2INT
	5/11/1992	$100.00	WARRANTY DEED	940	988	U	V	PACETTI ROBERT BRUCE,DEEDING 1/2INT	PACETTI EMERY JAMES ESTATE BY,P/R'S E J JR &

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

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Version 2.3.158

St. Johns County, FL

Overview

Legend

☐ Parcels

Parcel ID	1919300010	**Physical Address**	MAGNOLIA AVE SAINT AUGUSTINE	**Building Value**	N/A	**Last 2 Sales**			
Property Class	0000 - Vacant Residential	**Mailing Address**	VAN DYKE MARCY A 133 ONEIDA ST SAINT AUGUSTINE FL 32084-0000	**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
Taxing District	City of St Augustine			**Total Land Value**	$256,032	12/20/2013	$190000	12	U
Acres	1.18			**Just Value**	$256,032	9/16/1997	$40000	11	U
				Total Deferred	N/A				
				Assessed Value	$256,032				
				Total Exemptions	N/A				
				Taxable Value	$256,032				

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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

MASTER PLAN PROPOSAL
FOR
SAN CARLOS MARINA

SAN CARLOS AVENUE, ST. AUGUSTINE, FLORIDA

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DESIGN

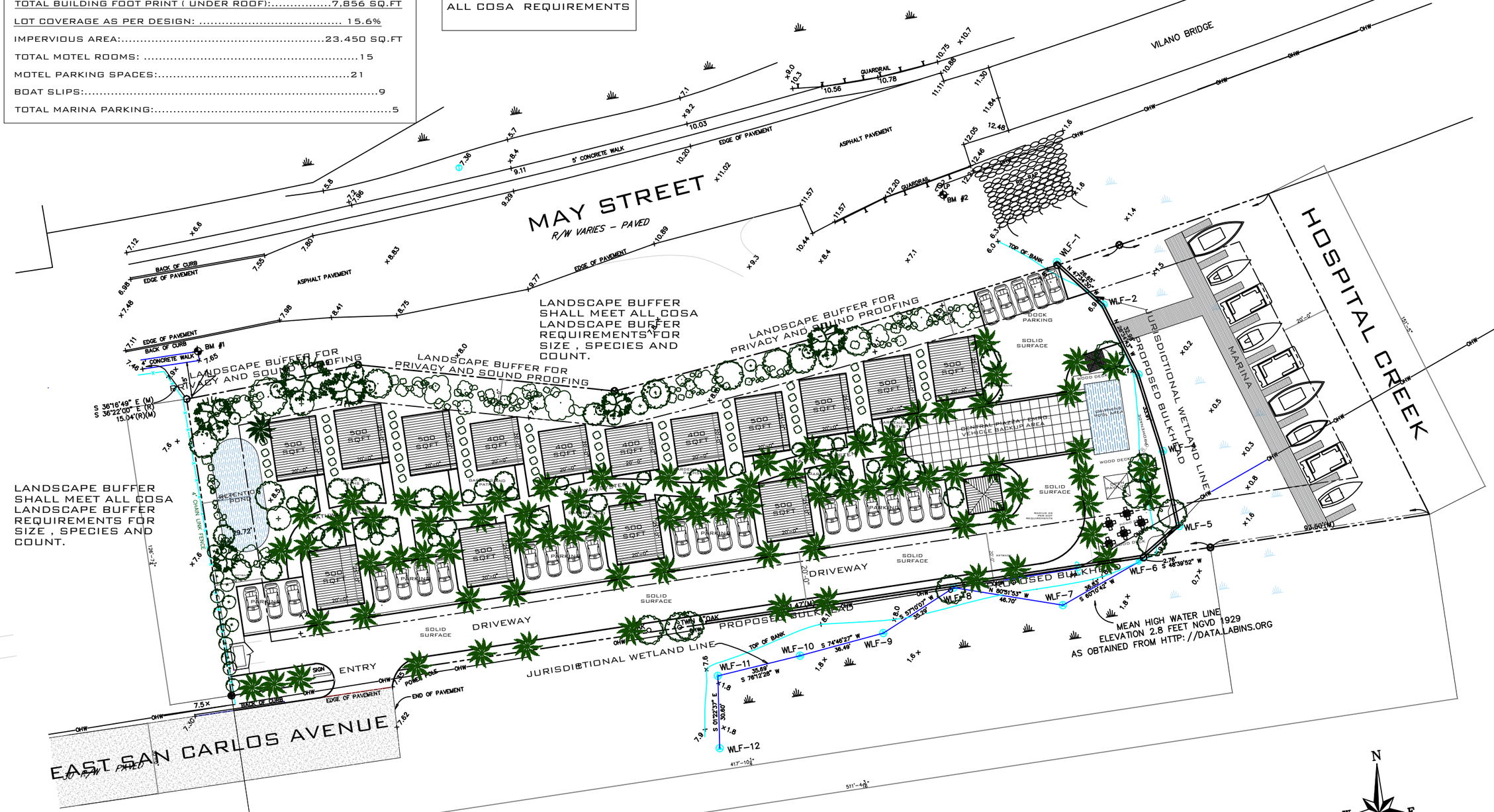
BLACK BOX DESIGN INC.
HOUSE SECTOR

LOT CALCULATIONS

LOT AREA:	46,492 SQ.FT
ALLOWABLE LOT COVERAGE (20%):	9.298.4 SQ.FT
BUILDING FOOTPRINT MOTEL ROOMS:	7,300 SQ.FT
SECONDARY BUILDING FOOTPRINTS (UNDER ROOF):	556 SQ.FT
TOTAL BUILDING FOOT PRINT (UNDER ROOF):	7,856 SQ.FT
LOT COVERAGE AS PER DESIGN:	15.6%
IMPERVIOUS AREA:	23.450 SQ.FT
TOTAL MOTEL ROOMS:	15
MOTEL PARKING SPACES:	21
BOAT SLIPS:	9
TOTAL MARINA PARKING:	5

TREE MITIGATION TO FOLLOW ALL COSA GUIDELINES

LANDSCAPE SHALL MEET ALL COSA REQUIREMENTS



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REVISIONS

DATE:	NO.:	BY:

MASTER PLAN FOR BRYAN GREINER

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BLACK BOX DESIGN INC. HOUSE SECTOR

BLACK BOX DESIGN
(904) 217-9977
SUSTAINABLE BUILDING DESIGN-PROJECT PLANNING-PROTOTYPE DEVELOPMENT
B L A C K B O X D E S I G N I N C @ G M A I L . C O M
1 PONCE DE LEON AVE - ST.AUGUSTINE - FLORIDA - 32080

DATE:	11/18/2021
DRN BY:	JM
CHECKED BY:	JM
PROJ. NO.	00001

SHEET NUMBER

A-1

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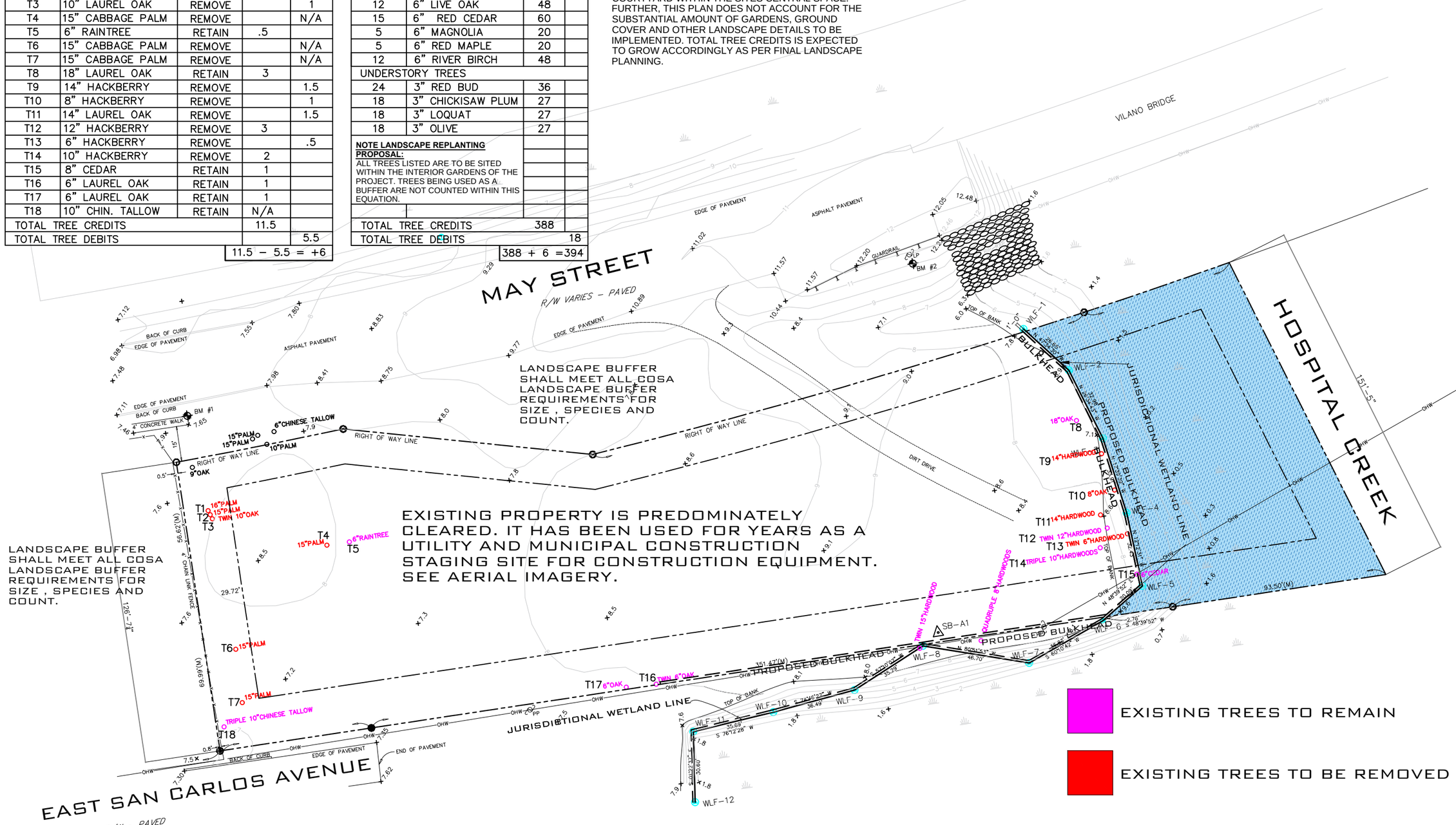
BLACK BOX DESIGN INC. HOUSE SECTOR

A 1 MASTER PLAN PROPOSAL

TREE TABLE: BASED ON C.O.S.A. LANDSCAPE CODE				
TREE NUMBER	TREE TYPE	REMOVE/ RETAIN	CREDITS	DEBITS
T1	16" CABBAGE PALM	REMOVE		N/A
T2	15" CABBAGE PALM	REMOVE		N/A
T3	10" LAUREL OAK	REMOVE		1
T4	15" CABBAGE PALM	REMOVE		N/A
T5	6" RAINTREE	RETAIN	.5	
T6	15" CABBAGE PALM	REMOVE		N/A
T7	15" CABBAGE PALM	REMOVE		N/A
T8	18" LAUREL OAK	RETAIN	3	
T9	14" HACKBERRY	REMOVE		1.5
T10	8" HACKBERRY	REMOVE		1
T11	14" LAUREL OAK	REMOVE		1.5
T12	12" HACKBERRY	REMOVE	3	
T13	6" HACKBERRY	REMOVE		.5
T14	10" HACKBERRY	REMOVE	2	
T15	8" CEDAR	RETAIN	1	
T16	6" LAUREL OAK	RETAIN	1	
T17	6" LAUREL OAK	RETAIN	1	
T18	10" CHIN. TALLOW	RETAIN	N/A	
TOTAL TREE CREDITS			11.5	
TOTAL TREE DEBITS				5.5
			11.5 – 5.5 = +6	

TREE REPLACEMENT/ TO BE PLANTED			
TREE QUANTITY	TREE TYPE	CREDITS	
75	10" PALM	75	
SHADE TREES			
12	6" LIVE OAK	48	
15	6" RED CEDAR	60	
5	6" MAGNOLIA	20	
5	6" RED MAPLE	20	
12	6" RIVER BIRCH	48	
UNDERSTORY TREES			
24	3" RED BUD	36	
18	3" CHICKISAW PLUM	27	
18	3" LOQUAT	27	
18	3" OLIVE	27	
NOTE LANDSCAPE REPLANTING PROPOSAL: ALL TREES LISTED ARE TO BE SITED WITHIN THE INTERIOR GARDENS OF THE PROJECT. TREES BEING USED AS A BUFFER ARE NOT COUNTED WITHIN THIS EQUATION.			
TOTAL TREE CREDITS		388	
TOTAL TREE DEBITS			18
			388 + 6 =394

NOTE ON TREE CREDITS AND LANDSCAPE DESIGN:
THIS PROPOSAL REPRESENTS MINIMUM AMOUNTS OF TREES TO BE PLANTED. THE ACTUAL NUMBER AND SPECIES WILL GROW DUE TO THE NATURE OF THE SITE, THE NEED FOR PRIVACY ON ITS NORTHERN BORDER, AND THE INTENTIONS OF A LUSH GARDEN COURTYARD WITHIN THE SITES CENTRAL SPACE. FURTHER, THIS PLAN DOES NOT ACCOUNT FOR THE SUBSTANTIAL AMOUNT OF GARDENS, GROUND COVER AND OTHER LANDSCAPE DETAILS TO BE IMPLEMENTED. TOTAL TREE CREDITS IS EXPECTED TO GROW ACCORDINGLY AS PER FINAL LANDSCAPE PLANNING.



A2 EXISTING TREES / MITIGATION

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REVISIONS

DATE:	NO.:	BY:

MASTER PLAN FOR BRYAN GREINER

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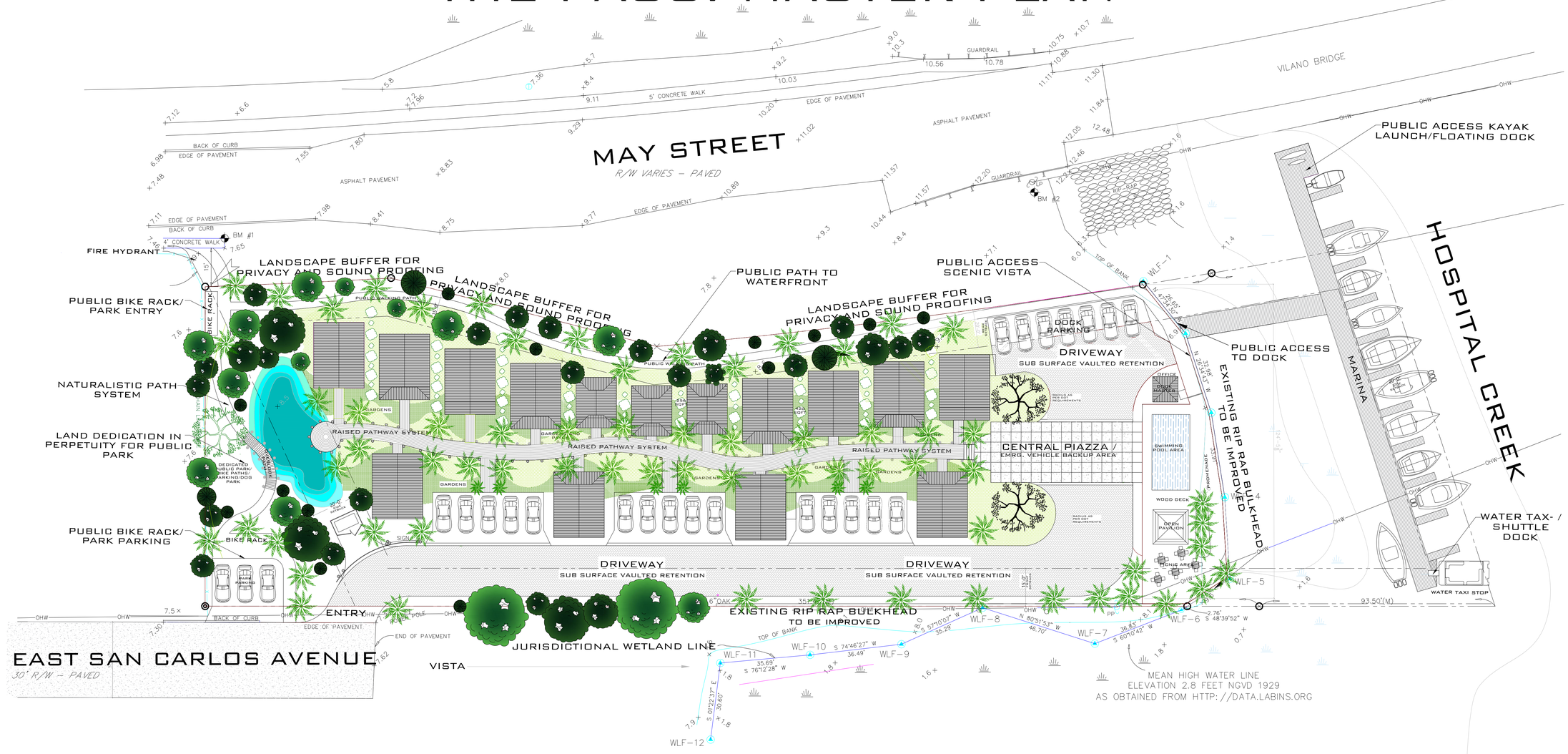
SUSTAINABLE BUILDING DESIGN-PROJECT PLANNING-PROTOTYPE DEVELOPMENT
BLACKBOXDESIGNINC@GMAIL.COM
1 PONCE DE LEON AVE - ST.AUGUSTINE - FLORIDA - 32080

DATE:	11/18/2021
DRN BY:	JM
CHECKED BY:	JM
PROJ. NO.	00001
SHEET NUMBER	A-2

THE PASS: MASTER PLAN



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DESIGN

BLACK BOX DESIGN INC.
HOUSE SECTOR

A
1 THE PASS: MASTER PLAN

0 30 60
SCALE: 1 INCH = 30 FEET

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REVISIONS

DATE:	NO.:	BY:

THE PASS MARINA
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ST. AUGUSTINE, FLORIDA

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HOUSE SECTOR

BLACK BOX DESIGN
SUSTAINABLE BUILDING DESIGN-PROJECT PLANNING-PROTOTYPE DEVELOPMENT
B L A C K B O X D E S I G N I N C @ G M A I L . C O M
1 PONCE DE LEON AVE - ST.AUGUSTINE - FLORIDA - 32080
(904) 217-9977

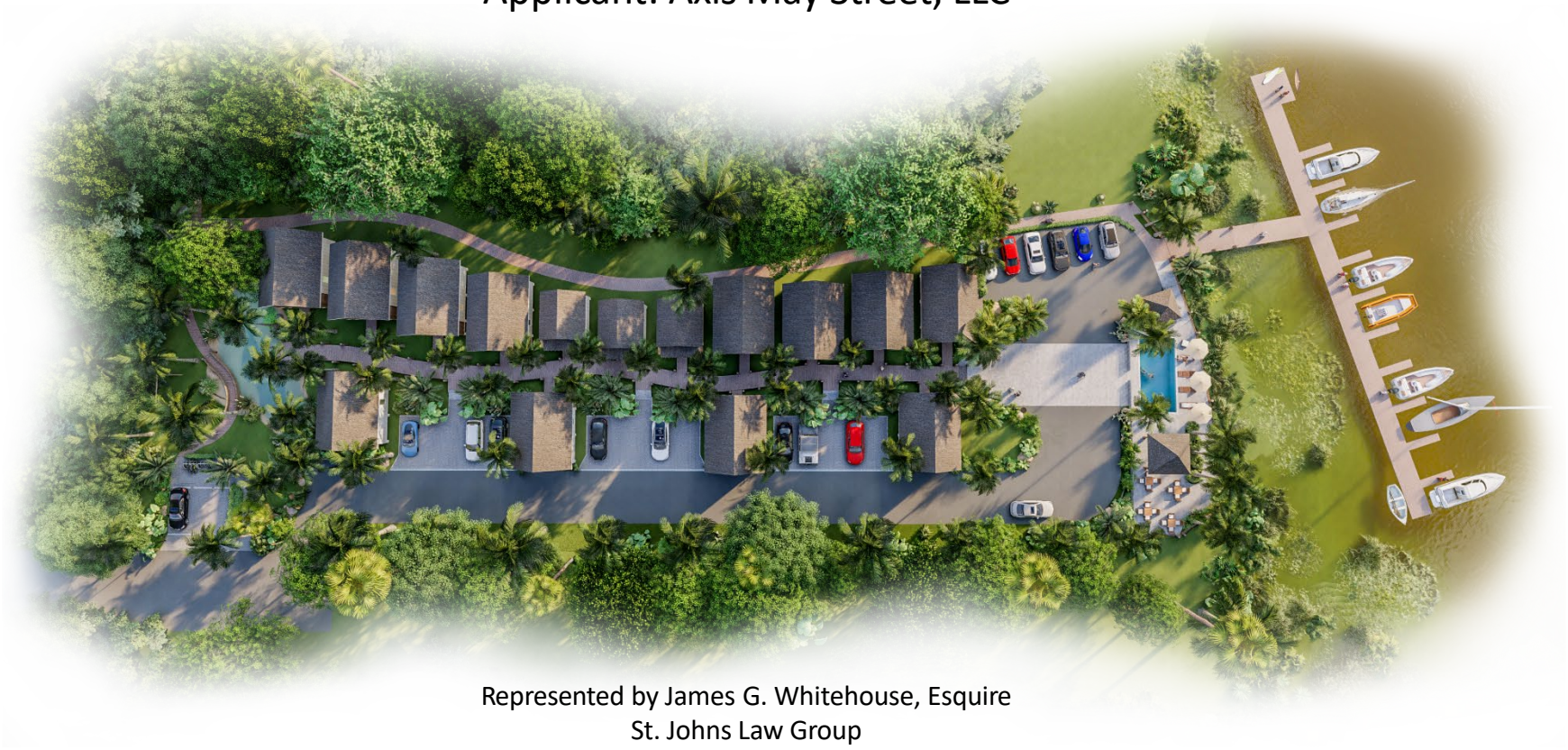
DATE:	11/18/2021
DRN BY:	JM
CHECKED BY:	JM
PROJ. NO.	00001

SHEET NUMBER
A-1

The Pass Marina

A Unique Resource for St. Augustine's Maritime Community

Applicant: Axis May Street, LLC



Represented by James G. Whitehouse, Esquire
St. Johns Law Group
(904) 495-0400
Civil Engineer: Gulfstream Design Group
(904) 794-4203
Land Planner: Black Box Design Inc.
(904) 217-9977
Architect: David L Wallace Associates
(727)736-6000

ST. JOHNS LAW GROUP

dlw ARCHITECTS

ADG

BLACK BOX DESIGN INC.

DESIGN

904 217 9977

BLACKBOXDESIGNINC@GMAIL.COM

GULFSTREAM DESIGN GROUP, LLC

The Story of "The Pass" Marina

The Pass draws its spirit from the history of St. Augustine as a waterfront maritime fishing community and the vernacular fishing camps of the deep south by offering a marina with a small scale "village" of cabins. *The Pass* is a ***Marina*** designed to serve boaters who need land based facilities to house their crews as an ***accessory use***.

St. Augustine, being a renowned historic waterfront community, has many annual sporting and cultural events which attract boaters locally, nationally and internationally From the "Kingbuster" fishing tournament, to the many cultural events and festivals. "The Nations Oldest City" is a destination for boaters of all kinds, *The Pass* provides a unique resource for boaters wishing to experience St. Augustine's abundant cultural offerings and rich history, while minimizing the vehicular impact of those bringing strong economic input. Situated on May Street, or "Vilano Causeway", *The Pass* will be tasteful understated entry corridor piece as drivers approach St. Augustine from the East. The Pass's 11 slip Marina and small cabins set into a lush garden environment, harken times past and refer to the significant maritime legacy that is part of our city's history.

For the Fishing Community, *The Pass* will serve the many fishing boats that frequent Historic St. Augustine during tournaments or just out for the weekend offshore. These open fishing boats can dock safely at our marina where our small comfortable suites provide a space for the crews of boats as well as their families can stay. These crews (of sometimes 6) and their families can stay within a short walk from their boat ready for the early mornings run out of St. Augustine's Inlet.

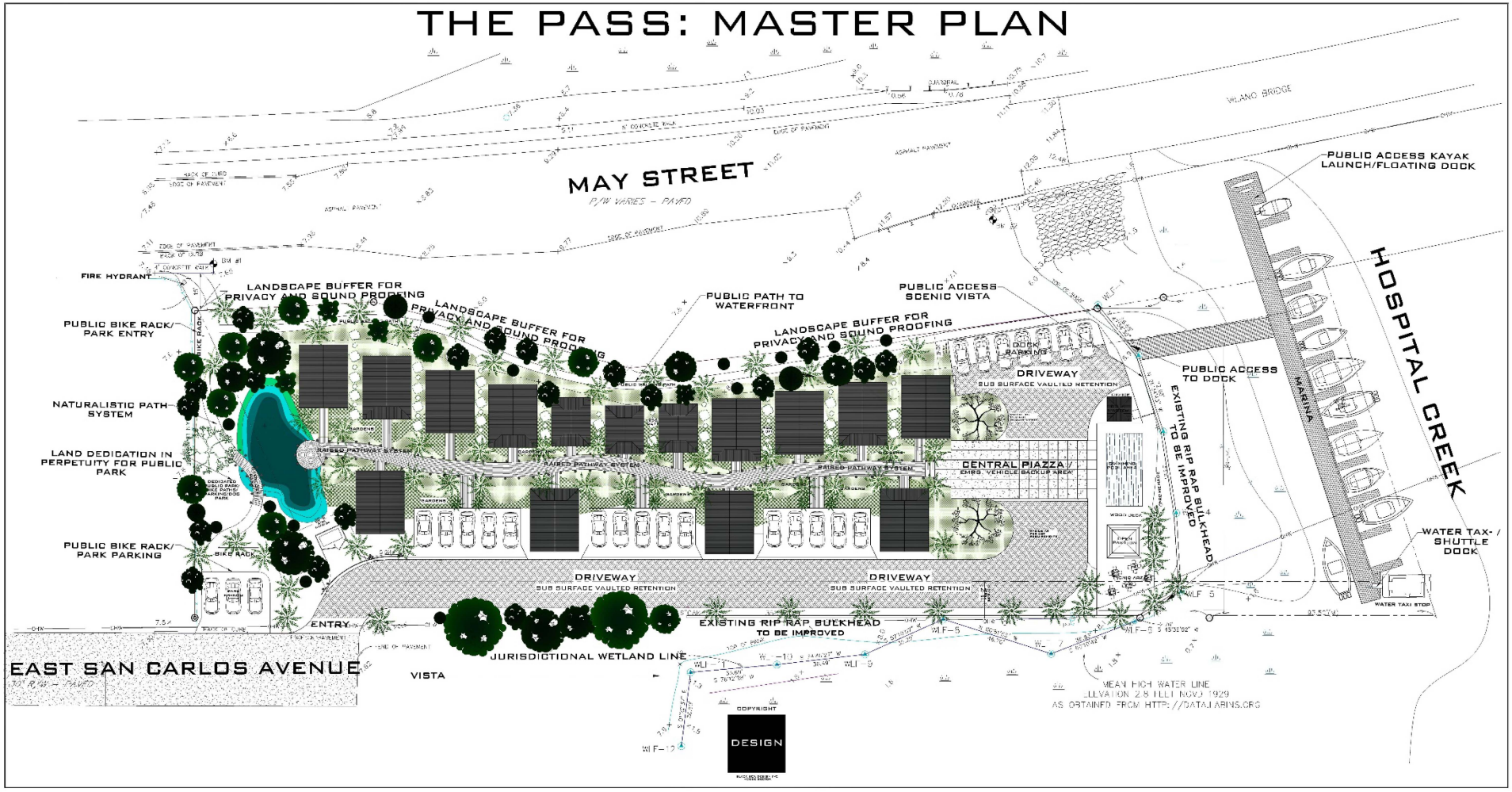
Boaters setting their boats in at the nearby local boat ramp, or renting from a local company, can now make a day trip into a long weekend enjoying St. Augustine with their family. Traveling boaters moored in our bayfront anchorage can dinghy in to our docks for a brief change from their boats environment. Kayakers or paddle boarders have a weekend destination at The Pass.

The modest, low scale cabin suites will attend to the needs of those coming to the marina in their vessels, as individuals or with multiple crew and family on board. Each cabin, much like a boat, will have a main stateroom for the Captain (and partner) and crew berths for crew or kids.

A Water taxi and Shuttle van will be provided for those seeking the offerings of St. Augustine's night life or just needing a trip to the grocery store to provision without the inconvenience of driving and parking downtown. *The Pass* will also provide electric powered bikes to its guests for them to enjoy the experience many nooks of St. Augustine and as a means to help abate traffic issues. A small ships store for ice and basic needs will be on site as well as a pool and pavilion catch.

For any small boater, sailor or powerboater, wishing to pull up to a dock, get off their boat and take a break on the hard, The Pass is designed for them. This project welcomes those wishing to come to St. Augustine on board their boat to enjoy the nations oldest continuously established maritime community.

Site Master Plan



The Pass Marina from above

The Pass draws its inspiration from the history of St. Augustine as a waterfront maritime community and the vernacular fishing camps of the deep south.

The Pass Marina

Overview from the East

The Pass Marina - View from the Dock

Nestled in a lush landscape, boaters coming to The Pass can step off of their vessels after a day at sea, relax & enjoy the views out toward St. Augustine's inlet.

The Pass Cabins

Small cabins for Captains and the crew to step off of their boats are nestled in a lush native Florida landscape.

The Cabins and path system elevate themselves from the ground to provide opportunities for lush gardens, wildlife habitat and proper site drainage.

The Public Greenspace

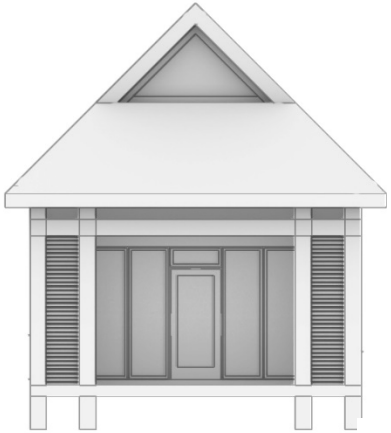
The Western side of The Pass offers a public access park with trails and parking for the neighborhood residents to enjoy. The path system winds from the western side of the property, to the north toward the eastern vistas of the property.

Public Kayak Launch Area

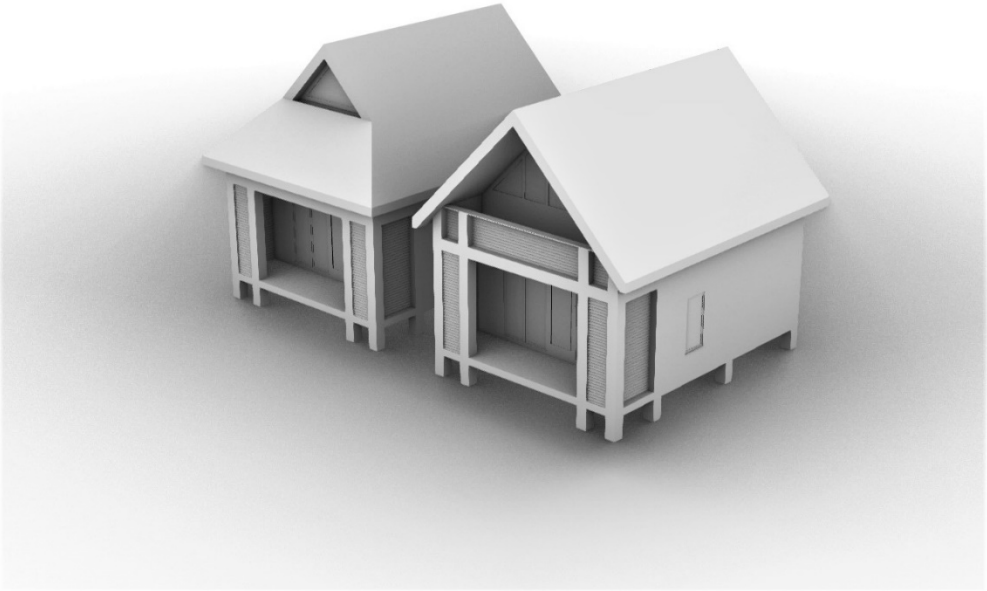
The project will provide public access to The Pass's dock and a kayak launching area for the community.

Building Design and Elevations

"Captains Quarters"



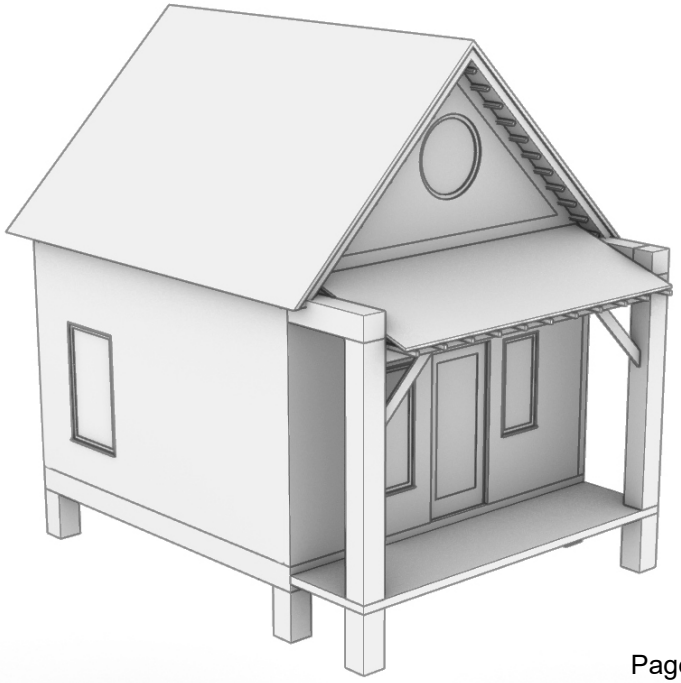
"Captains Quarters":
13 - 420 Sq. Ft. Suites
with 1 Master stateroom
and bunk beds for
additional family or crew



Building Design and Elevations

"Crew Quarters"

- "Crew Quarters":
- 3 - 260 Sq. Ft. Bunkhouse style
- Rooms will house up to 4 crew per unit



The Pass Public Access Element

Giving back to the community

- The Developers of the Pass believe that projects going into the tight knit fabric of St. Augustine should give back through providing public elements. The Pass has committed to preserving public access to the Vista this piece property occupies through a walking and bike path system that bounds the project.
- This path accesses a park that will be open to the public on the western end of the project. Nestled in a beautifully landscaped greenspace this can be accessed by the surrounding neighborhood and offers public access to the waterfront scenic vistas that will be preserved.
- Along the northern side of the park project is a lush tree lined path leading to a public access element of the dock. This area of the dock will have a public accessible kayak launching area for those wanting to explore the marsh lands of the Matanzas River basin.

Being Conscious of Impact

All projects unavoidably have an impact on both the community as well as the surrounding neighborhood. This impact ranges from the building of projects in otherwise empty spaces to the addition of traffic on the infrastructure of the city. The Pass has addressed both sides of this impact by providing public access to the Vistas this property offers, a neighborhood pocket park greenspace and kayak launching area.

The Pass has also addressed traffic impact by providing a water shuttle for its visiting boaters to the downtown area, waterside parks and restaurants. A compliment of electric bikes for each of its cabins will be provided as a means to abate traffic. The Pass is designed to allow greater accessibility for all kinds of boaters without adding any significant vehicular impact into our community.

Project Metrics

PROPOSED TO MEET ALL CITY CODE REQUIREMENTS

ZONING: OL

LOT AREA:.....46,492 SQ.FT

ALLOWABLE LOT COVERAGE (20%):.....9,298.4 SQ.FT

BUILDING FOOTPRINT MOTEL ROOMS:.....5,808 SQ. FT.

12 UNITS @ 420 SF	5,040 SF
3 UNITS @ 256 SF	768 SF

SECONDARY BUILDING FOOTPRINTS (UNDER ROOF):.....556 SQ.FT

TOTAL BUILDING FOOT PRINT (UNDER ROOF):.....6,364 SQ.FT

TOTAL LOT COVERAGE PROPOSED: 13.7%

IMPERVIOUS AREA 27%:.....12, 656 SQ. FT

TOTAL MOTEL ROOMS: 15

MOTEL PARKING SPACES:..... 17

BOATEL SLIPS:.....11

TOTAL BOATEL PARKING:.....7

Property Aerial

Current Use: Construction staging area

Over the years, the property has been elevated to approximately 8’ with a rip rap bulkhead along the waters edge.
Currently this property is being used as a construction staging area.

Open Land Zoning

Sec. 28-246. - Open lands district: OL.
(1)Permitted uses and structures
a. Marinas, bait and tackle shops.
b. Intermediate care facilities.
c. Outdoor market.
d. Commercial recreational facilities.

City Municipal Code Further Defines "Marina" under section 28-2
Marina means an establishment with a waterfront location for the refueling of watercraft, providing minor repair services for such craft, and providing storage of watercraft. A marina may include, as accessory uses, a restaurant, a snack bar, lounge, motel, boatel, launching facilities and other customary accessory facilities.

As this property borders marshlands on the east and south, criteria for building within a Conservation zone must be met.

100 Ft Conservation Zone

Addressing COSA Guidelines : Conservation Zone and Docks

#1-2: Site Specific Conditions and sites relationship to adjacent properties, bodies of water and surrounding conservation zones

•This Site has been cleared, filled and bulkheaded with a riprap bulkhead. The existing bulkhead will be improved to facilitate a more defined edge, while still using riprap method of bulkheading as a means to soften wave energies.

•The proposed development within the conservation zone is within a previously bulkheaded area, yet still moves the majority of vertical building over 75' from the eastern edge of the bulkhead and over 25' from the southern edge.

•Numerous single-family docks in vicinity of Hospital Creek.

•The 1 Radio Rd Marina to the south is an adjacent commercial development with marina component.

•Application to the applicable regulatory agencies for submerged land lease, if required, will be made. Our intention, however, due to allowable water use, is to use existing fee simple submerged land and riparian rights for the marina facility.

#3-5: Natural and proposed drainage patterns, discharge as well as proposed soil stabilization and erosion control methods

•Upland site will be protected during construction by silt fence installed in conjunction with NPDES and local regulations.

•Marina site will be protected by turbidity barriers as required per federal and state guidelines during construction.

•Currently the site, due to improvements and fill, sits higher (8’ +) than adjacent residential properties which sit at elevations closer to 7’. All surface run-off and site drainage will be retained on site or filtered prior to discharge.
•Over 85% of proposed construction (All Cabins & Walkways) will be elevated on piers to facilitate best site drainage and percolation. Existing Percolation will remain substantively unchanged as all buildings constitute only 13% of lot coverage and will be built off grade (on piers) allowing for water percolation.
• A combination of Pond Retention and Sub-Surface Vaulted Retention systems will be used to capture and retain site run-off. Any discharge of site surface waters will be directed through an approved filtration process – as per civil engineering.
•Site has been previously filled and highly compacted due to its use as a heavy equipment storage and construction staging area. Little to no fill (aside from that needed to re-direct drainage flow away from neighboring properties) is expected.
•Site will comply with City of St. Augustine, Florida Statewide ERP Criteria, and Section 7 of the Endanger ed Species Act via Section 404 of the Qcean Water Act permitting
The rip rap bulkhead that currently exists at the edges of the property will be renourished and supplemented with a cap as a means to provide best practices for bulkheading and define the properties edge.

#6-7: Impact on floodplain / Impact of development on vegetative and animal communities

•Currently the site sites above all other adjacent sites being approximately 1' above adjacent property. The site, due to improvements and fill, sits at an elevation of 8' +. This is higher than adjacent residential properties which sit at elevations closer to 7'. All surface run-off and site drainage will be retained on site or filtered prior to discharge.

•No habitat for animal life currently exists on-site aside from a small tree line on the eastern edge of property and along line adjacent to property. No protected trees will be removed from these areas.

•Proposed lush garden landscape will have numerous varieties of trees and low plantings. This combined with the off-grade construction will provide a habitat for some wildlife and native insects.

•As a riprap bulkhead will continue to be the method of bulkheading used along the waters edge, the habitat for marsh edge plant life, crustaceans and marshside animal life will be protected.

•Site will have minimal impact on floodplain because of tidal discharge and proximity to St. Augustine inlet. Site will be consistent with buildings meeting FEMA established minimum.

#8: Potential for Contaminated Drainage / Storage of Pollutants / Poisonous Materials

•All retention, Subsurface Retention and Filtration systems will be according to best civil engineering practices. Project will utilize below grade Chambered retentions as well as filtered discharge system.

•No Fuel Supply shall be provided within the marina facility.
•Best DEP / COE Practices for dock facilities and waste disposal shall be utilized and mandated.
•A Pump-out Station shall not be provided on site, however, utilization (through lease agreement) of local Pump-out vessels shall be investigated.
• Site will comply with City of St. Augustine, Florida Statewide ERP Criteria, and Section 7 of the Endanger ed Species Act via Section 404 of the Ocean Water Act permitting.
• Any discharge of site surface waters will be via an stormwater management system permitted by SJRWMD and Cosa public works department.

#9: Effect on Vegetation and shellfish

•Floating Dock and Fixed Pier Elements will be built according to all DEP Guidelines for allowable density, size and construction methods.
•As stated above, the access pier will be constructed per federal guidelines (5' above the mhw and 6' wide maximum) as to not impact any oyster beds and saltmarsh communities which may be present.

#10: Effect of Boat Wake and Boat Traffic on Manatees, vegetation, shellfish, Wildlife AND Erosion

•Due to location of Marina to adjacent May Street Bridge, slow boat speeds will be necessary by default. This will be supplemented by any processes and signage available to create "No Wake Zone" in this area.

#11: Impact of Development on Shoreline by linear feet and % of site

• The Eastern edge of the project site is 124'. The Proposed Vertical building along the eastern edge of the site is 52'. This constitutes a 42% ratio of Building width to Waters edge Frontage – Substantially lower than the Maximum allowable ratio of 75%.

#12: Impact of Development on Vistas and Scenic Opportunities by Linear feet, Mass and Percent of Site

•Site will comply with Land Development Code requirement not to exceed 75% of lot with for vistas.

•Currently this site has little to no Scenic Vista Access from the Northern side of the property, due to an existing tree line that sits on the southern side of the property edge. This is amplified by the nature of May Street to the north, which is a high traffic artery where no stopping or slowing is permitted (In this area) due to road access closures in northern and southern neighborhoods – in an effort to prevent traffic thoroughfare.

•A view Corridor from the Northern side of the property towards the east will be provided through selected landscape planning.

•Building Ht. is not to exceed 24' – with an emphasis on single level low scale development. This includes approximately 2-3' of elevated Finished Floor hts., as a means to protect the project from Storm Event Flooding as well as propose site drainage and percolation. Proposed Landscape shall be substantially of Canopy Species, Palms and Native species, designed to hide the majority of the buildings within a "Gardenlike" Landscape. Therefor the Massing of the buildings from all views of the project will be minimized through scale, proportion and height of tree canopy relative to the low scale buildings.

#13: Existing amount of Native Plants and Proposed Retention and use of Native plants for Landscape and open space purposes

• Due to the historic use of the site as a construction staging area, previous fill and clearing, very few trees remain on the site. There are 2 Cedars located at the Southeast corner of the site which will be preserved. Other Hardwood and Palms located on the Southern edge of the property will be preserved aside from those removed for Scenic Vista creation.

•Trees located on the Western side of the property will be preserved as a part of the Public Access Park Designation.

•Plant pallet for gardens, low plantings and Canopy trees will utilize Florida Native Plant Species.

•Proposed Retention Systems for the project will be a combination of Pond Retention and Sub-Surface Vaulted (Chambered) Retention using Porous Paving systems approved for the chosen system.

#14: Impact of Development on Plant habitat and potential loss in acres and percent of Site

•Due to the previous use of the property and substantive clearing, the proposed project will be introducing an increase in planting on a large scale. This, in combination with the Raised pier floor systems of each of the buildings, the project will provide a "greenbelt" and a more conducive habitat for small wildlife to move through and about the site.

•There will be a net increase in Native Trees and Plants of a factor of 100' s considering few trees and little habitat currently exists on the site.
•Proposed project fits within allowable uses for OL Zoning.

#15: Impact of Water Quality

•The use of all Pond Retention and Sub-Surface Retention will be engineered to best practices.
•Project will utilize below grade Chambered retentions as well as filtered discharge system - Treated per SJRWMD requirements.
•Site will comply with City of St. Augustine , Florida Statewide ERP Criteria, and Section 404 of The Ocean Water Act and Section 10 of the Rivers and Harbors Act of 1899.
•The marina as proposed will not require any dredging.
•Water quality will be 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 will certify that the treatment facility is equivalent to the district's criteria.)
•Any discharge of site surface waters will be via an stormwater management system permitted by SJRWMD and Cosa public works department.

#16: Impact of Development on Shellfish, sport fish and Waterfowl

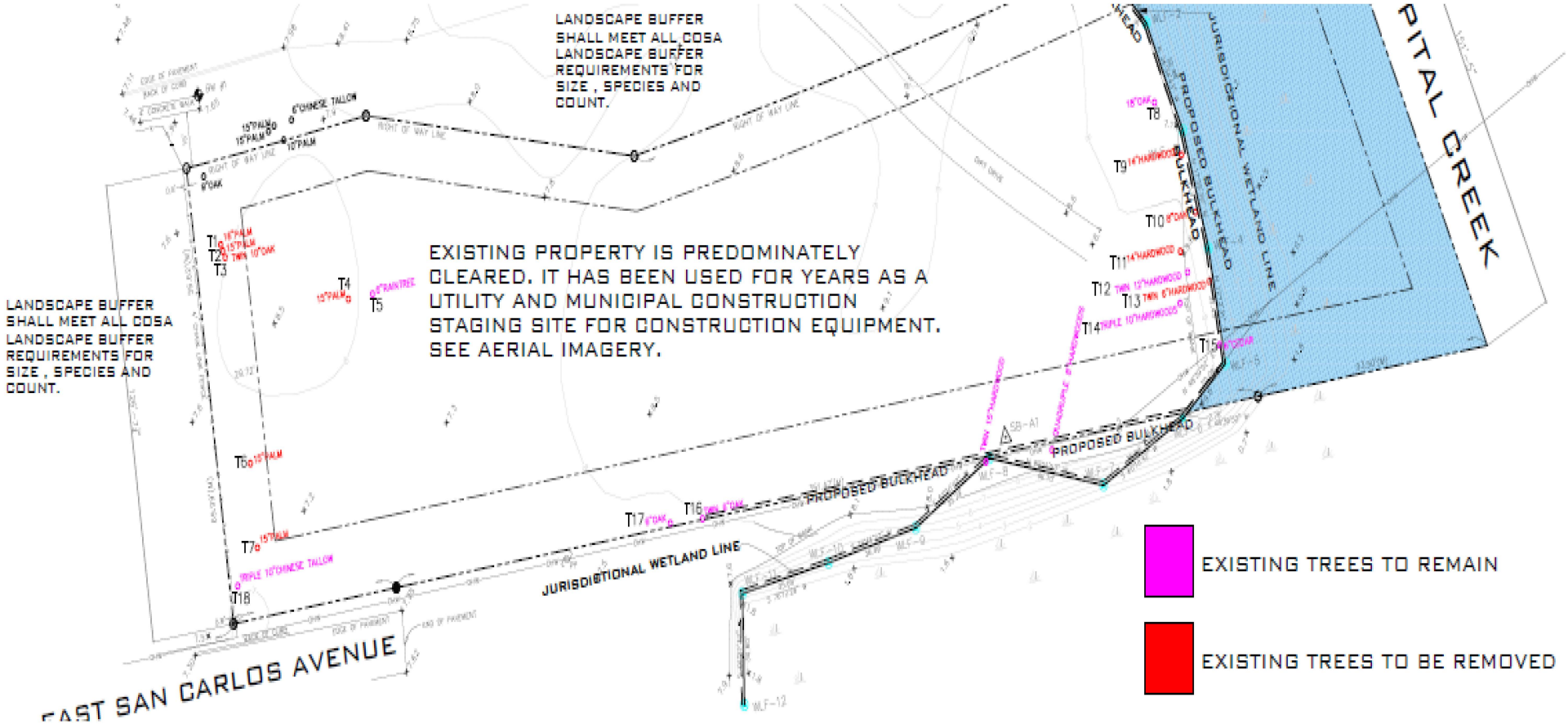
•The marina as proposed will not require any dredging

•The access pier will be constructed per federal guidelines (5' above the mhw and 6' wide maximum) as to not impact any oyster beds which may be present.

#17: Specific conditions applicable to docks

In addition to the considerations listed in subsections (1) through (16) herein, no boathouse shall be constructed within this project. The deck of this private boat dock shall not exceed six (6) feet in height above mean high water. No Boatlifts are proposed within the scope of his project.

Conservation Overlay Zone Three Development
No Protected Trees to Be Removed



Conservation Overlay Zone Three Development

Tree Protection Zones will

Save All Protected Trees

TREE TABLE: BASED ON C.O.S.A. LANDSCAPE CODE				
TREE NUMBER	TREE TYPE	REMOVE/ RETAIN	CREDITS	DEBITS
T1	16" CABBAGE PALM	REMOVE		N/A
T2	15" CABBAGE PALM	REMOVE		N/A
T3	10" LAUREL OAK	REMOVE		1
T4	15" CABBAGE PALM	REMOVE		N/A
T5	6" RAINTREE	RETAIN	.5	
T6	15" CABBAGE PALM	REMOVE		N/A
T7	15" CABBAGE PALM	REMOVE		N/A
T8	18" LAUREL OAK	RETAIN	3	
T9	14" HACKBERRY	REMOVE		1.5
T10	8" HACKBERRY	REMOVE		1
T11	14" LAUREL OAK	REMOVE		1.5
T12	12" HACKBERRY	REMOVE	3	
T13	6" HACKBERRY	REMOVE		.5
T14	10" HACKBERRY	REMOVE	2	
T15	8" CEDAR	RETAIN	1	
T16	6" LAUREL OAK	RETAIN	1	
T17	6" LAUREL OAK	RETAIN	1	
T18	10" CHIN. TALLOW	RETAIN	N/A	
TOTAL TREE CREDITS			11.5	
TOTAL TREE DEBITS				5.5
			11.5 – 5.5 = +6	

TREE REPLACEMENT/ TO BE PLANTED			
TREE QUANTITY	TREE TYPE	CREDITS	
75	10" PALM	75	
SHADE TREES			
12	6" LIVE OAK	48	
15	6" RED CEDAR	60	
5	6" MAGNOLIA	20	
5	6" RED MAPLE	20	
12	6" RIVER BIRCH	48	
UNDERSTORY TREES			
24	3" RED BUD	36	
18	3" CHICKISAW PLUM	27	
18	3" LOQUAT	27	
18	3" OLIVE	27	
NOTE LANDSCAPE REPLANTING PROPOSAL: ALL TREES LISTED ARE TO BE SITED WITHIN THE INTERIOR GARDENS OF THE PROJECT. TREES BEING USED AS A BUFFER ARE NOT COUNTED WITHIN THIS EQUATION.			
TOTAL TREE CREDITS		388	
TOTAL TREE DEBITS			18
		388 + 6 =394	

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: January 4, 2022

RE: **PRELIMINARY SUBDIVISION PLAT 2021-0171**

AGENDA ITEM	7(a)
APPLICANT & OWNER	Dustin Estes
LOCATION	46 John Street / PID 123630-0000
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 single-family 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.

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 46 John Street / PID 123630-0000.

_____
Jacob Fredriksson
Senior Planner
Planning and Building Department

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: $275 (plus advertising costs) Project Number: 2021-0171

Receipt Number: 2259786 Meeting Date: Jan. 4, 2022

Advertising Costs: $ 151.88 Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Dustin Estes Contact Number: 9048064754
   Business (*if applicable*): _____
   Address: 43 John Street City: St. Augustine State: FL Zip: 32084
   E-Mail Address: staugustinesurf@gmail.com

2. NAME OF PROPERTY OWNER: Same Contact Number: _____
   Business (*if applicable*): _____
   Address: _____ City: _____ State: _____ Zip: _____
   E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 4 Block: 8
   Subdivision: Huertas Grant Parcel Number: 12366000000

4. PROJECT STREET ADDRESS: 46 John Street

5. SPECIFIC PROPOSED USE: Replatt into two conforming lots

6. ACTION REQUESTED:
   ☐ Conservation Zone Development ☐ Appeal of Staff Determination
   ☐ Exception ☐ Land Use Plan Amendment
   ☐ Variance ☐ Rezoning
   ☒ Other: Replat into two conforming lots

7. DESCRIPTION OF ACTION REQUESTED: _____

8. JUSTIFICATION FOR ACTION REQUESTED: All properties on this block of John street street are 50 ft wide, and we want to take this lot that is 100 ft wide and make into two that are 50 ft wide The replat would leave two lots that would be consistant with all of that block of John Street

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 APPPLICATIONS:

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

12/13/2021

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.

Dustin Estes

Print name of applicant

Signature of applicant

12/13/2021

Date

10/31/17

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

_____ is/are hereby authorized TO ACT ON BEHALF OF _____, 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 of Owner

_____
Print Name of Owner

_____
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: _____

Rev:022117

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: 46 John Street, 32084

Applicant's Name: Dustin Estes Applicant's Signature: _____

Owner's Name: Dustin Estes 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

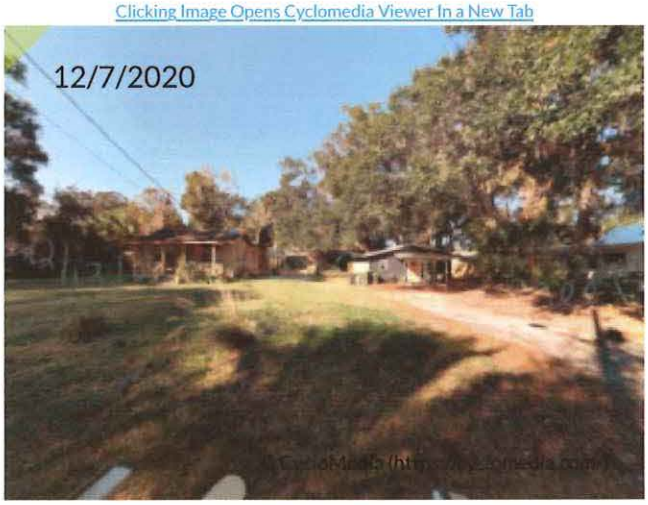
Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	1236300000
Location Address	46 JOHN ST SAINT AUGUSTINE 32084-0000
Neighborhood	King-Madore West Old Dixie (2500)
Tax Description*	(7) E1/2 HUERTAS GRANT SUB BLK 8 E100 OF W228FT OF LOT 4 OR5153/1039(Q/C) & 5153/1042 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Huertas Grant, East 1/2
Sec/Twp/Rng	45-7-29
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.350
Homestead	N

Owner Information

Owner Name	John Street Realty LLC 100%
Mailing Address	43 JOHN ST SAINT AUGUSTINE, FL 32084-0000

Map

Valuation Information

	2022
Building Value	$126,267
Extra Features Value	$648
Total Land Value	$57,500
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$184,415**
Total Deferred	$0
Assessed Value	**$184,415**
Total Exemptions	$0
Taxable Value	**$184,415**

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	$128,976	$707	$57,500	$0	$0	$187,183	$146,858	$40,325	$146,858
2020	$65,272	$8,218	$40,000	$0	$0	$113,490	$113,490	$0	$113,490
2019	$55,102	$8,601	$30,000	$0	$0	$93,703	$82,000	$11,703	$82,000
2018	$50,107	$8,984	$29,500	$0	$0	$88,591	$74,545	$14,046	$74,545
2017	$34,944	$6,588	$29,500	$0	$0	$71,032	$67,768	$3,264	$67,768
2016	$32,790	$6,588	$24,500	$0	$0	$63,878	$61,607	$2,271	$61,607
2015	$29,168	$6,588	$20,250	$0	$0	$56,006	$56,006	$0	$56,006
2014	$33,014	$6,588	$20,250	$0	$0	$59,852	$59,852	$0	$59,852
2013	$34,450	$6,588	$20,250	$0	$0	$61,288	$61,288	$0	$61,288
2012	$35,167	$6,588	$20,250	$0	$0	$62,005	$62,005	$0	$62,005
2011	$36,602	$6,588	$22,500	$0	$0	$65,690	$65,690	$0	$65,690
2010	$46,986	$6,588	$25,000	$0	$0	$78,574	$78,574	$0	$78,574

Building Information

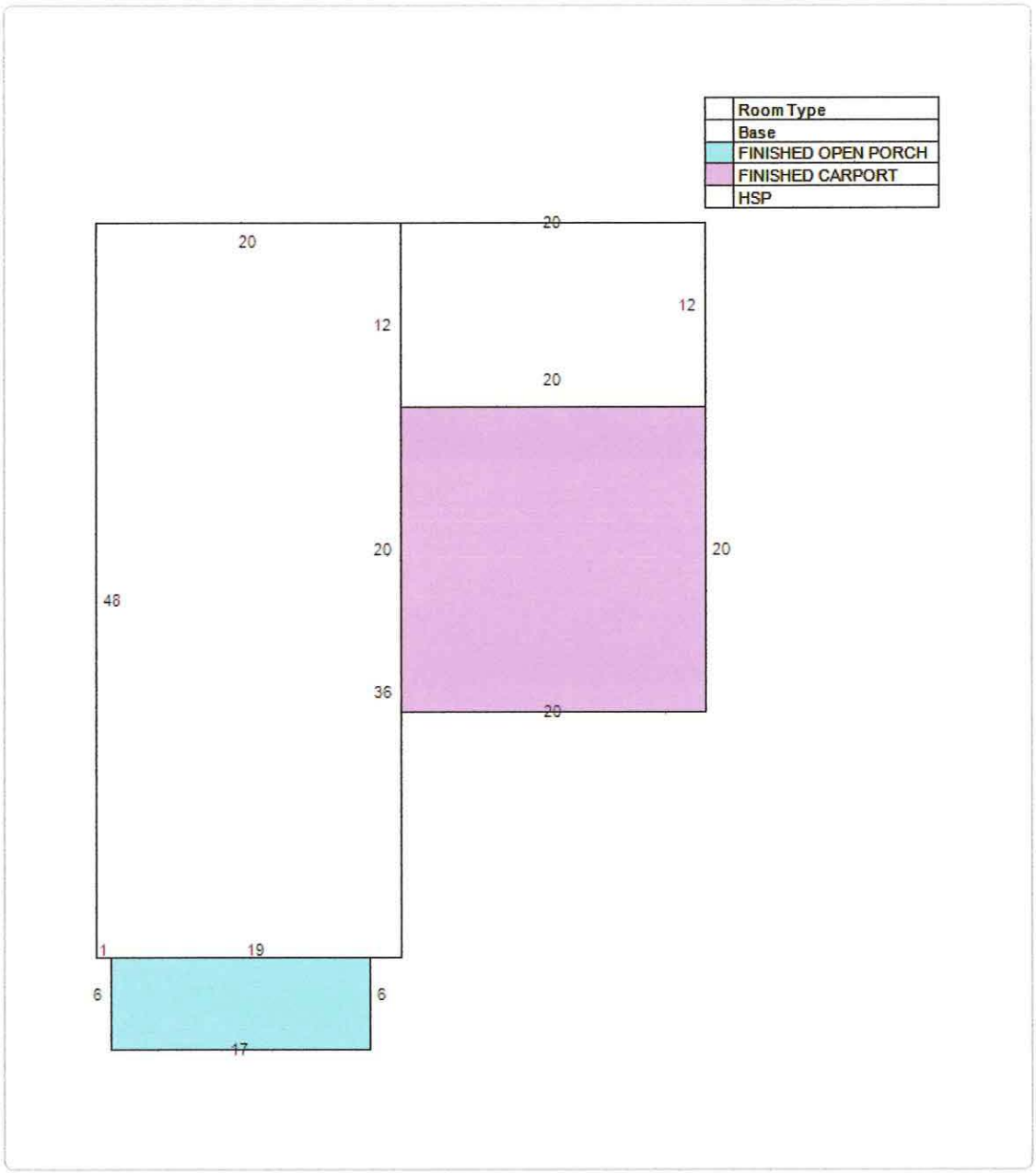
Building	1
Year Built	1950
Actual Area	1702
Conditioned Area	960
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Stucco
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Pine Wood
Interior Wall	Minimum
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

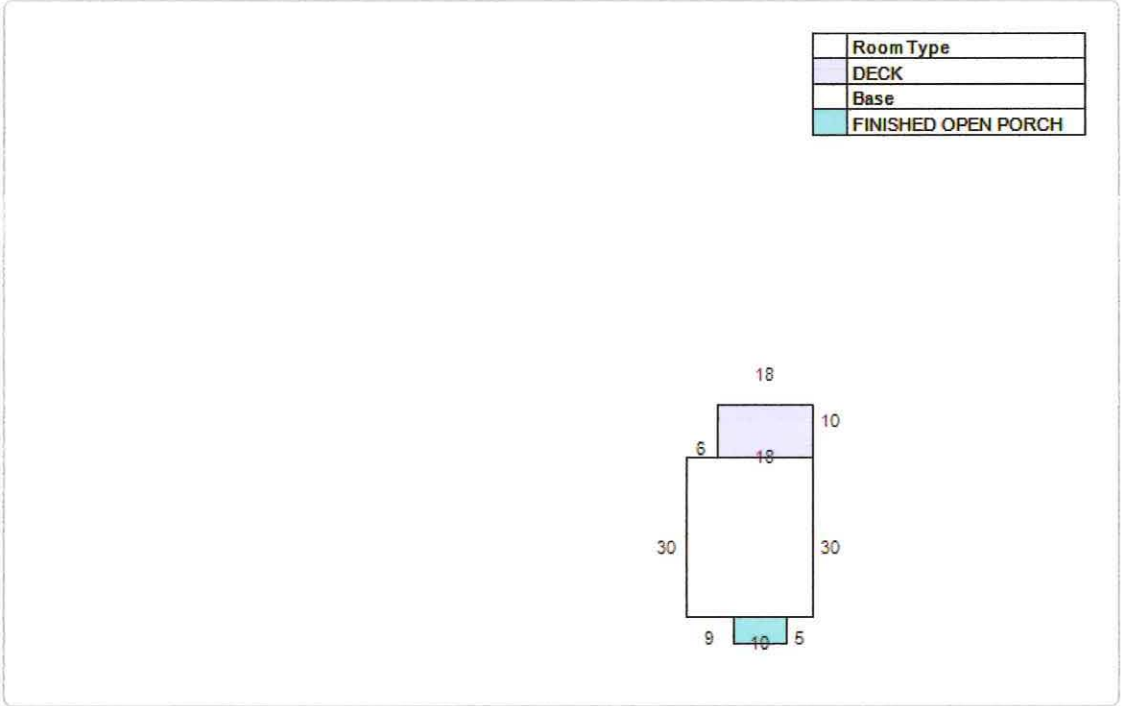
Description	Square Footage
BASE AREA	960
HALF SCREEN PORCH	240
FINISHED CARPORT	400
FINISHED OPEN PORCH	102
Total SqFt	1702

Building	2	**Roof Cover**	Composite Shingle
Year Built	1976	**Roof Structure**	Gable Hip
Actual Area	950	**Interior Flooring**	Sheet Vinyl
Conditioned Area	720	**Interior Wall**	Drywall
Use	Single Family Residence	**Heating Type**	Air Duct
Style	01	**Air Conditioning**	Central
Class	N	**Bedrooms**	2
Exterior Wall	Concrete Block	**Baths**	1

Description	Square Footage
FINISHED OPEN PORCH	50
BASE AREA	720
FINISHED DECK	180
Total SqFt	950

Sketch Information





Extra Feature Information

Code Description	Status	Value
Pole Barn		648

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	100	150	100	FF	$57,500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/15/2021	1/11/2021	$80,000.00	WARRANTY DEED	5153	1042	U	I	GREEN PALMETTO LLC	JOHN STREET REALTY LLC
1/15/2021	1/11/2021	$0.00	QUIT CLAIM DEED	5153	1039	U	I	ESTES DUSTIN W,LAUREN E	JOHN STREET REALTY LLC
11/19/2019	11/14/2019	$100.00	WARRANTY DEED	4833	1652	U	I	BURNS KETO L,SUNNY S	GREEN PALMETTO LLC
8/1/2019	7/31/2019	$35,000.00	WARRANTY DEED	4770	115	U	I	SIMS GLORIA	ESTES DUSTIN W,LAUREN E ET AL
1/9/2015	1/8/2015	$100.00	QUIT CLAIM DEED	3975	31	U	I	TURNER AMY M	SIMS GLORIA
11/6/2014	11/5/2014	$0.00	ORDER DET HX REAL P	3951	283	U	I	STEVENS WM M ESTATE	SIMS GLORIA
	10/20/2008	$0.00	LETTERS OF ADMN	3133	1024	U	I	STEVENS WM M (DECD 2/29/08)	STEVENS WM M ESTATE
8/24/1954	8/20/1954	$0.00	WARRANTY DEED	213	88	U	I	FORING GERALD G,DOROTHY LAPRADD	STEVENS WILLIAM MARVIN,EMMA LEE

No data available for the following modules: Exemption Information.

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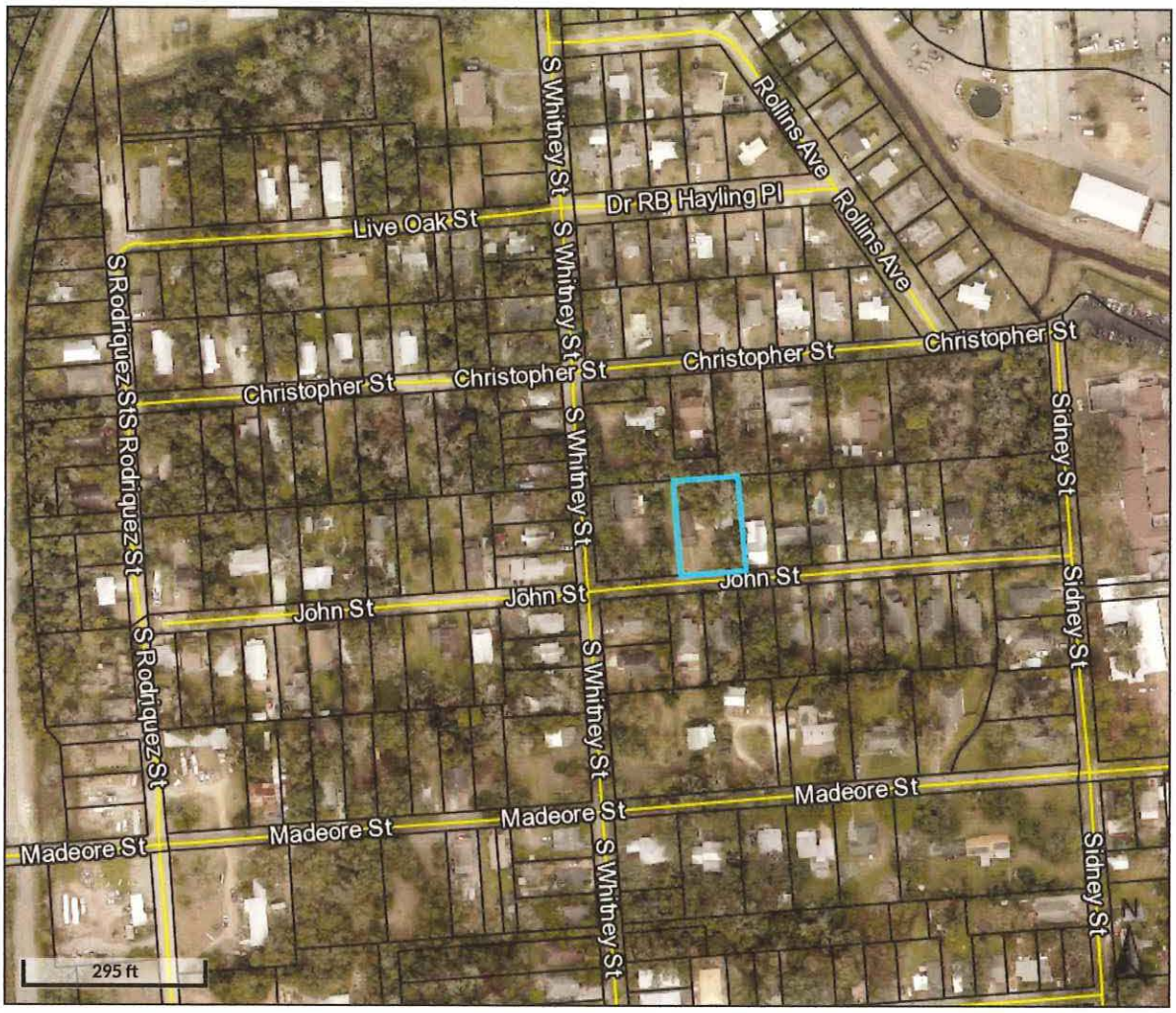
St. Johns County, FL



Overview

Legend

☐ Parcels

Parcel ID	1236300000	**Physical Address**	46 JOHN ST SAINT AUGUSTINE	**Building Value**	$126,267	**Last 2 Sales**			
Property Class	0100 - Single Family	**Mailing Address**	JOHN STREET REALTY LLC 43 JOHN ST SAINT AUGUSTINE FL 32084-0000	**Extra Feature Value**	$648	**Date**	**Price**	**Reason**	**Qual**
Taxing District	City of St Augustine			**Total Land Value**	$57,500	1/11/2021	$80000	30	U
Acres	0.35			**Just Value**	$184,415	7/31/2019	$35000	37	U
				Total Deferred	N/A				
				Assessed Value	$184,415				
				Total Exemptions	N/A				
				Taxable Value	$184,415				

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible.
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Date created: 12/13/2021
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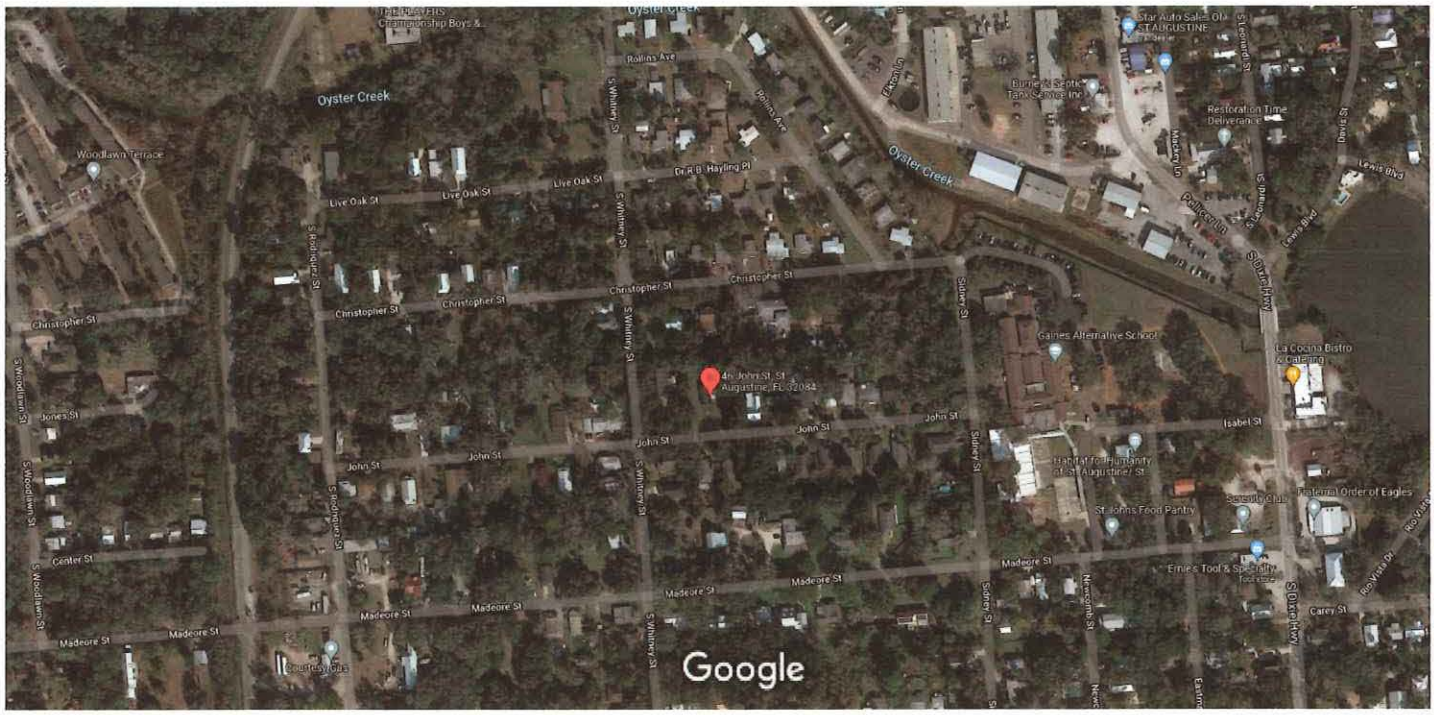
Google Maps 46 John St



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, Map data ©2021 100 ft

46 John St

St. Augustine, FL 32084
Building

Directions Save Nearby Send to your phone Share

Photos

JOHN STREET REPLAT

A REPLAT OF A PART OF LOT 4, BLOCK 8, EAST HALF OF HUERTAS GRANT, BEING LOCATED IN SECTION 45, TOWNSHIP 9 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY FLORIDA.

PLAT BOOK _____ PAGE _____

SHEET 1 OF 2

SEE SHEET 2 FOR GENERAL NOTES

CAPTION

Part of Lot 4, Block 8, East half of Huertas Grant, being located in Section 45, Township 7 South, Range 29 East, St. Johns County Florida and more particularly described as follows:
Commencing at a point One Hundred Twenty Eight (128) feet East of the Northeast corner of John Street and Whitney Street; thence run Easterly along the North side of John Street One Hundred (100) feet; thence run northerly and perpendicularly to John Street One Hundred Fifty (150) feet; thence run westerly and parallel to John Street One Hundred (100) feet; thence run southerly and perpendicularly to John Street One Hundred Fifty (150) feet to the point of beginning.
said lands also described as:
East 100 feet of the West 228 Feet of Lot 4, Block 8, of the East half of Huertas Grant, Section 45, Township 7 South, Range 29 East, St. Johns County, Florida.

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 HEREINAFTER KNOWN AS THE PLAT OF JOHNS STREET REPLAT AND DOES HEREBY DEDICATE THE FOLLOWING:

JOHN STREET REALTY, 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, _____ AND _____ HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 20____.

_____ _____ _____
WITNESS XXX

_____ _____ _____
WITNESS XXX

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 _____, 20____ BY _____ and _____, WHO (_) IS PERSONALLY KNOWN TO ME OR (_) HAS PRODUCED _____ AS IDENTIFICATION.

_____
NOTARY PUBLIC
STATE OF FLORIDA
MY COMMISSION EXPIRES:

CONSENT AND JOINDER TO PLAT DEDICATION.

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE, LIEN OR OTHER ENCUMBRANCE RECORDED IN OFFICIAL RECORDS BOOK 5384 PAGE 489 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA ("MORTGAGE"), ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED IN THE ADOPTION AND DEDICATION SECTION HEREIN, AND AGREES THAT THE MORTGAGE SHALL BE SUBORDINATED TO SAID DEDICATIONS.

TEEBS HOLDINGS LLC
A FLORIDA LIMITED LIABILITY COMPANY

_____ BY: _____ _____
WITNESS WITNESS

_____ PRINT NAME _____
PRINT NAME PRINT NAME

AS ITS

SITE LOCATION

VICINITY MAP
(NOT TO SCALE)

N
W E
S

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ 20____, 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: _____ BY: _____
MAYOR-COMMISIONER 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 _____, 20____.

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 _____, 20____.

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 _____, 20____.

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 _____, 20____.

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 _____, 20____.

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 _____, 20____.

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 _____, 20____.

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

SURVEYOR'S CERTIFCATE

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 _____ 20____, A.D.

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

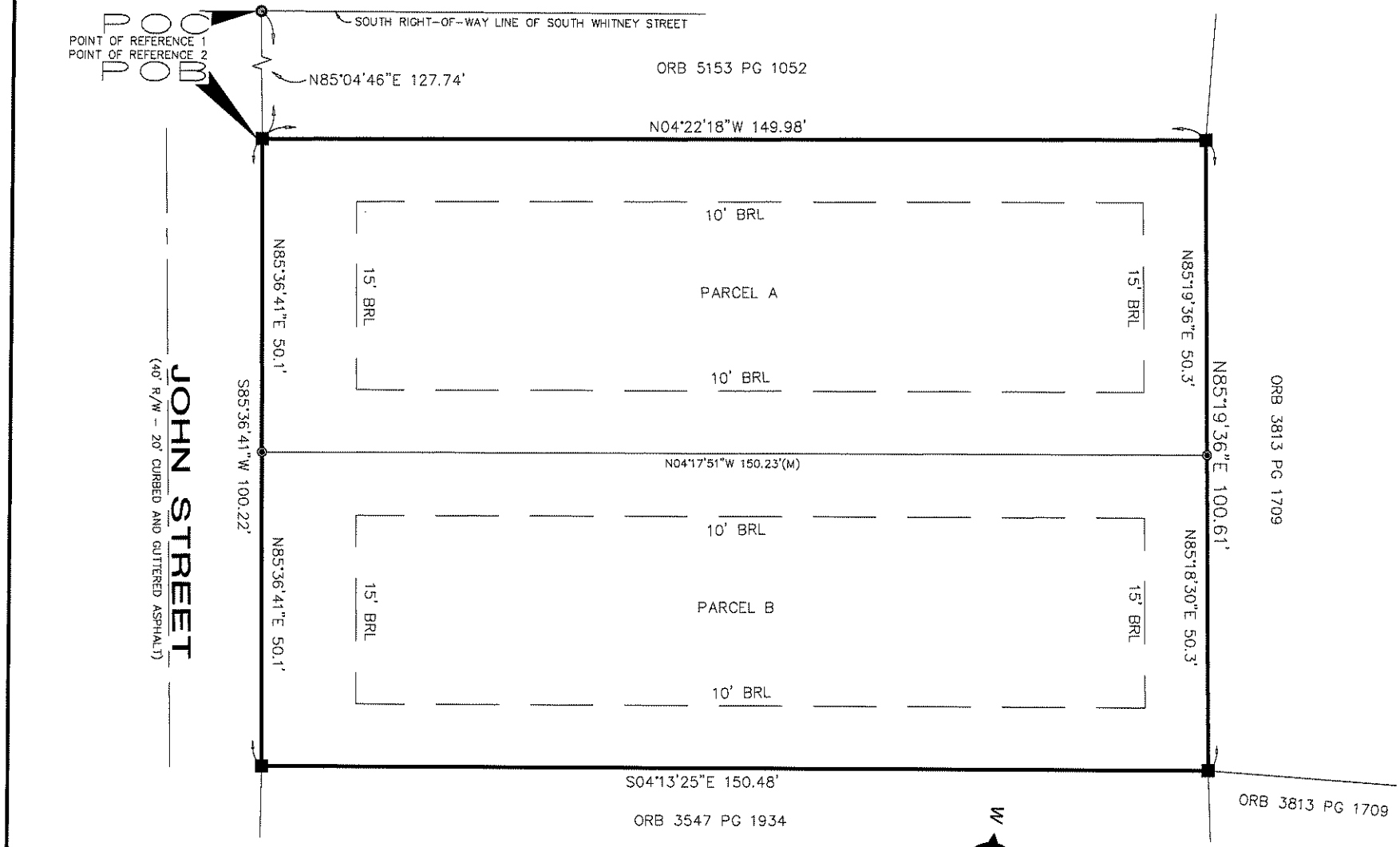
IME CIVIL & SURVEYING, LLC
311 STATE ROAD 16
ST AUGUSTINE, FLORIDA 32084
WWW.IMECIVIL.COM
904-429-7764
Licensed Survey Business #8139

JOHN STREET REPLAT

A REPLAT OF A PART OF LOT 4, BLOCK B, EAST HALF OF HUERTAS GRANT, BEING LOCATED IN SECTION 45, TOWNSHIP 9 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY FLORIDA.

PLAT BOOK _____ PAGE _____

SHEET 2 OF 2



GENERAL NOTES:

1. 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.
2. 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.
3. 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 JOHN STREET BEING NORTH 85 DEGREES 36 MINUTES 41 SECONDS EAST

◎ = 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.

0 10 20 30

SCALE: 1 INCH = 10 FEET

W S N E

POINT #	NORTHING	EASTING	LATITUDE	LONGITUDE	DESCRIPTION
1	N 2018974.2550	E 550941.0021	29.531308	-081.195538	POINT-OF-COMMENCEMENT, POC
2	N 2018989.2500	E 551069.3720	29.531319	-081.195394	SOUTHWEST CORNER OF PARCEL "A"

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