



AGENDA

Planning and Zoning Board City of St. Augustine, Florida

Alcazar Room

Tuesday, February 1, 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 January 4, 2022.

4. Preliminary Plat Approval

- a. 2022-0001

Scott Borowski – Applicant

c/o Clary Associates

Douglas G. Maier – Owner

c/o Ponce Associates LLC

4000 US Highway 1 N

To approve a preliminary subdivision plat at 4000 US Highway 1 N, Maderia subdivision, east of Pintoresco and Pescado Drives and west of the Tolomato River to create ninety-eight (98) conforming lots and sixteen (16) tracts.

5. Use by Exception

- a. 2022-0002

Garrett Tatoul – Applicant

Dawn Cardamone – Owner

33 Bernard Street

To approve two (2) parking spaces in the City parking garage for a short-term rental.

- b. 2022-0003

Garrett Tatoul – Applicant

Kelsey Glover – Owner

76 Abbott Street

To approve three (3) parking spaces in the City parking garage for a short-term rental.

c. 2021-0172

Continued January 4, 2022

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.

6. Conservation Overlay Zone Development

a. 2022-0005

Jessica Shafer – Applicant/Owner

[40 Hildreth Way](#)

To approve a retaining wall/landscape feature adjacent to rip rap within Conservation Overlay Zone 1.

b. 2021-0156

Continued January 4, 2022

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 twelve (12) boat slip marina within Conservation Overlay Zone 1.

7. Comprehensive Plan Land Use Map Amendment, Rezoning and Variance

a. 2022-0004

Billy Zeits – Applicant

c/o Flagler Multifamily LLC

Flagler Multifamily LLC – Owner

[0 San Sebastian View PID 084560-0020 & 084560-0010](#)

To approve a request to change the Comprehensive Plan land use designation on the property from Residential Low Density Mixed Use (RLD-MU) to Residential Medium Density (RMD) and a compatible rezoning from Residential Low-one (RL-1) to Residential General-one (RG-1). This application includes a variance request to allow stacked parking spaces as required parking spaces for the multifamily development.

8. Other Business

- a. Planning and Zoning Board discussion and recommendation regarding an ordinance to update regulations related to home-based businesses and associated code revisions.
- b. Planning and Zoning Board discussion and recommendation regarding an ordinance to establish regulations for mobile food vendors/food trucks and associated code revisions.

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 January 4, 2022

The Planning and Zoning Board met in formal session Tuesday, January 4, 2022, 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
Charles Pappas
Christina Griggs

City Staff:

Amy Skinner, Director, Planning & Building Department
Jacob Fredriksson, Senior Planner, Planning and Building
Richard Thibault, City Assistant Attorney
Elyse Wiemann, Recording Secretary

The Board welcomed the new member, Christina Griggs, and provided brief introductions about themselves. They congratulated Ms. Skinner on her promotion as the Director of Planning and Building Department.

2. General Public hearings for Items Not on the Agenda

(None)

3. Approval of Minutes

MOTION

Mr. DePreter MOVED to APPROVE the December 7, 2021 minutes as presented. The motion was SECONDED by Mr. Blow and the MOTION CARRIED UNANIMOUSLY.

Ms. Skinner informed the Board that Item 5(b) 2021- 0164, Use by Exception, 50 St. Francis Street, had been administratively withdrawn.

4. Variance

4. (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.

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

Devon Drozd and Jason Gregory reviewed the application.

The Board provided their ex parte communication.

20 certified notices were sent, 3 were returned in favor, and 0 had comments.

Public hearing was opened.

Cameron Carl was concerned if the surveys were in alignment and asked if there was a discrepancy would the Board consider delaying their decision on the application.¹

Mr. Misterly noted the applicant had provided a survey in the application and questioned if she was indicating there was a discrepancy in what had been provided.

Ms. Carl said her survey was from 2004 and she wanted to verify it was accurate as this could impact the amount of requested distance to be reduced.

Public hearing was closed.

Mr. Misterly asked if the Board were to make a motion regarding the application, could it be contingent with City staff reviewing the survey from Ms. Carl.

Ms. Skinner answered in the affirmative.

The Board discussed:

- Survey showed additions were in line with the existing side walls of the existing building
- Based on the floor plan A1.1 addition did not exceed the exterior walls of the structure
- Criteria listed for a variance were identified with the application
- If granted, the variance would be in the spirit and intent of the Code
- City staff would review the survey presented during public comment
- Survey provided by applicant was from 2019
- Carport was enclosed and would continue the wall and onto the existing slab
- Consistent with the neighborhood

¹ Attached to packet

MOTION

Mr. Blow MOVED to APPROVE Variance 2021-0165 as it does meet the criteria of the code, subject to staff reviewing the survey provided by the neighbor to make sure there were not issues between the two surveys. The motion was SECONDED by Mr. Pappas.

Mr. Misterly asked for City staff to reach out to the neighbor regardless of the outcome.

VOTE ON MOTION:

AYES: Blow, Pappas, Griggs, Ryan, DePreter, Davis, Misterly

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

4. (b) 2021-0170 – CD + urban– Applicant
44 Avenida Menendez LLC- Owner
c/o John Arbizzani
44 Avenida Menendez

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'.

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 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'.

Clifford Duch and John Arbizzani reviewed the application.²

The Board provided their ex parte communication.

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

² Attached to packet

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

The Board discussed:

- Application had recently been reviewed by HARB
- Renderings looked to be appropriate to scale
- Code required secondary building to be closer to the street, but applicant asked for it to be pushed back
- Second request was behind the 50% line of the lot that ran north and south
- Asking for variance in order to not violate the zoning code
- Blended well with the street

Ms. Skinner clarified each of the variance requested and explained the reasons for the request. She said the main building was wider than the Code suggested and secondary building had been designed as it had evolved overtime and was attached to the main building was supposed to be back further but it was a little closer to the front of the property line.

Mr. Duch explained the reference point in the packet was a little more than mentioned by staff and they were listed as two variances, but they were coupled together, and they were asking for the building to be closer to the street.

The discussion continued:

- In support of application as it met the criteria
- Appreciated the distance that applicant wanted for the courtyard as an important part was the façade that was viewed from the Bayfront
- HARB had reviewed in depth and was in support

MOTION

Mr. Davis MOVED to APPROVE variance 2021-0170 at 44 Avenida Menendez to

increase the maximum main building width from forty feet to fifty-four feet and reduce the required secondary front setback from forty feet to twelve feet. The motion was SECONDED by DePreter.

VOTE ON MOTION:

AYES: Davis, DePterer, Pappas, Blow, Griggs, Ryan, Misterly

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Use by Exception

5. (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

Mr. Fredriksson read the staff report and said 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.

Ellen Avery-Smith and Carl Masters reviewed the application.

Ex Parte Communication:

(None)

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

Public hearing was opened.

Kim McQuin, Executive Director of Tag! Children's Museum of St. Augustine, spoke in opposition to the application and felt it was misleading as some of the drawing provided to the City showed the project on their property. She wanted to verify that the uses asked for would not impact their property.

Mr. Blow clarified the property they had purchased was in the County.

Ms. McQuin noted that was correct; however, they would have City utilities and there was an agreement to have a City easement for utilities through their property.

Mr. Blow asked Ms. Avery-Smith about the property Ms. McQuin mentioned to verify that it was not related to the discussion.

Ms. Avery-Smith answered in the affirmative.

Will Upchurch, Director of Operations of Pink Stork, questioned if the application was involved with the empty parcel that previously had a storage facility with onsite parking and if there were any changes to the roadway surrounding their property.

Ricky DeGennaro spoke in opposition to the application. He said the cross-parking easement was recorded on the deed, and all parking was cross parking that was supposed to be available to the public and other tenants in the area; however, that was not the case. He stated they were provided with a proposed parking lease for parking that he felt they were already entitled to use. Stephanie DeGennaro thanked the Board for their time and explained why they choose to start a business in St. Augustine. She said the issue was the parking, and without it, the applicant knew they would not be able to survive.

Robert DeGennaro said there was a pending civil lawsuit regarding this matter and they were being harassed. He said they wanted things to stay as they were until the civil suit could be determined.

Lauren Giber spoke in opposition of the application and thought the City should do its due diligence. She felt since there were pending lawsuits, there should not be a decision.

James Whitehouse spoke in opposition to the application and that his client was out of state. He said the concern was the things mentioned by previous speakers and the letter from Ms. Avery-Smith was for offsite parking and the applicants' project. He said if offsite parking was allowed within the project then some issues would not need to be addressed, and from the development agreement section 'shared parking' stated it would be developed in a conceptual development plan. He said he was unsure if the request today was the biggest issue, but other primary issues that needed to be addressed.

Mr. Thibault advised that the Board was to evaluate the application per Code.

Public hearing was closed.

Ms. Avery-Smith responded to public comment and said they were only there for property owned by her client. She said they were not changing any roads, and the application was the exact same as it was for the June 1, 2021, PZB meeting regarding parking further away than 400 feet which had an existing use allowing cross parking within the Shipyard owned property. She stated they would not affect other properties other than those owned by Windward, and they were asking for the same offsite parking exception that had been previously approved by the Board.

The Board had a lengthy discussion regarding mis-advertisement of the parcels, how the application did not provide enough

information to make an informed decision, how the Use by Exception would affect surrounding property owners, which parcels this would provide parking to if approved, and if surrounding businesses had enough parking per Code.

The Board asked Ms. Avery-Smith and Mr. Masters to provide a survey with parcel numbers identified to know which properties were included and which were not. They asked staff to provide more information regarding the parking for the surrounding businesses.

Mr. Pappas asked what would happen if this application were to be denied since the application had been previously approved.

Mr. Thibault stated he would need to do more research; however, the entire site plan that was presented had previously been approved but had missing information although it was the same land that was approved.

Ms. Avery-Smith said all thirty-four acres had been submitted to the City for approval back in June 2021. She said the property had been mis-advertised with parcel ID numbers and not by the legal description.

Mr. Davis stated the project had been explained from the beginning as an inclusive group project, and now it was presented with properties left out and he was concerned with the parking.

Mr. Masters said they could not allow illegal parking on their property since they would be held liable if something were to happen, and the City would not allow this because it was a grassed area. He said they were unable to provide parking without the Use by Exception on the Windward property.

MOTION

Ms. Ryan MOVED to CONTINUE Use by Exception 2021-0172 to approve offsite parking with overall property as a

permissible use by exception with the materials as requested to February 1, 2022. The motion was SECONDED by Mr. Davis.

Mr. Thibault said the restaurant parking had passed, they had been approved for what was accurate at that time, and it was unknown if there were changes, but that should not affect the application.

Mr. DePreter stated he understood but requested more clarification.

VOTE ON MOTION:

AYES: Ryan, Davis, Pappas, Blow, Griggs, DePeter, Misterly

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**5. (b) 2021-0164 – Mitchell Kedy–
Applicant & Owner
50 St. Francis Street**

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

Administratively Withdrawn

**5. (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.

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 65 Oneida Street / PID 20810-0060.

Christopher Leger reviewed the application.

The Board provided their ex parte communication.

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

Public hearing was opened.

Melinda Rakoncay questioned whether the applicant tried to find parking closer to the property, since the location was far from the parking garage.

Lauren Giber informed the Board of additional parking in the Lincolnville area near Martin Luther King or the Marina. She felt those might be viable parking areas for the applicant instead of the City parking garage.

Public hearing was closed.

Mr. Leger responded to public comment and stated he had attempted to list the home as two bedrooms and did not anticipate guests having more than two cars. He said he had two parking spots on site for his guests and needed the third parking spot to comply since the home was listed as a three bedroom.

The Board discussed:

- Unlikely, would need additional parking but it was required by Code
- Residential parking permit program was not available in area
- Applicant could obtain an agreement with parking location off Martin Luther King (MLK) Avenue
- MLK Avenue did not qualify as a use by exception as it was over 400 feet
- Could advertise the property as a two bedroom so only two spots would be needed
- Unable to stop a short-term rental per State law, but could restrict it with current City regulations
- Applicant could reapply as a two bedroom and then would only need two parking spots

- Believed a two-bedroom option could be viable
- Company that monitored short-term rentals could help monitor property as a two-bedroom
- Was not able to prevent applicant from his economic development but also did not have to maximize it
- Applicants economic impact would be more of a Code Enforcement issue than PZB

Mr. Thibault indicated the applicant had been approved for a three-bedroom rental, and he thought the Board needed to respond to the application as it had been presented and not to "what if's". He said the Board's objective was to see if the applicant met the criteria and then vote for an approval or denial.

The Board discussion continued:

- Parking that distance would most likely not be utilized
- Had no issue if there were no other options
- 2020 property was purchased to be for primary residents
- Extenuating circumstances that required applicant to apply for a short-term rental
- Believed the parking garage was the last resort
- No requirements for applicants to show they tried to find additional parking within 400 feet
- Was applicant automatically permitted to have a three-bedroom rental

Mr. Leger stated the City had forced him to use the property as a three bedroom which was economic value, but he felt that although the rental had three bedrooms, he should be allowed to rent as a two bedroom.

Board continued:

- Unaware if City had forced the issue, but thought State statute required a three

bedroom to be a three-bedroom short-term rental

- Asked City to provide more information related to topic for future short-term rentals
- Floor plans and site plans were required when applying for a short-term rental
- Inspectors reviewed short term rentals based on the plans submitted
- Required to meet code based on fire and code enforcement
- Willing to support since applicant had a hardship
- Businesses were normally limited by amount of onsite parking available
- Staff would research to provide Board with more information
- Parking garage would be a viable source
- Board had approved over a third of the hunting passes for Lincolnville

MOTION

Mr. Misterly MOVED to APPROVE Use by Exception 2021-0168 for short-term rental offsite parking in the City Parking Garage. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:

AYES: Misterly, Blow, Griggs, DePreter, Davis

NAYES: Pappas, Ryan

MOTION CARRIED 5/2³

**5. (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.

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 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.

Jon Benoit reviewed the application.

Ex Parte Communication:

(None)

38 certified notices were sent, 2 were returned in favor, 1 returned opposed and 1 had comments and additional emails were attached.

Public hearing was opened.

Melinda Rakoncaj was in support of the application and thought it was a great program for both young women and older women and would be beneficial to the neighborhood.

Public hearing was closed.

The Board discussed:

- Great project and supportive of the restoration
- Thought it was important to preserve the historic home
- Application met the requirements and would be beneficial to the area
- Would be an attribute to the community
- Application was a previous use that was being reinstated
- Applicant met the intent of the Use by Exception
- City thought this would be an extension of the Church
- Playground would be opened to the patrons while at the center

³ Break from 4:12p.m.-4:24p.m.

MOTION

Mr. DePreter MOVED to APPROVE Use by Exception 2021- 0166 as an extension of the church activities and meets the criteria specifically to promotes public health, safety, welfare, morals, order, comfort, convenience, prosperity, or general welfare. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: DePreter, Pappas, Blow, Griggs, Ryan, Davis, Misterly

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Conservation Zone Development

6. (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.

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 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.

Abby Burgos, P&G Construction reviewed the application.

Ex Parte Communication:

(None)

25 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:

- Elevation would back up to the property to the north and would be back filled to match the concrete wall
- Grade on the overall site would not change
- No changes in the drainage or elevation
- No concerns as long as it did not impact the stormwater runoff for adjoining properties
- Would match the bulkhead to the north
- Any proposed development would look at the imperious surface, and lot coverage
- Drainage plan needed to be submitted and reviewed
- City would ensure there were no issues
- Recommended using stainless instead of galvanized as it last longer
- Property to the north had raised their bulkheads similar to the proposed
- Flood gate would keep water from behind the wall
- Only concerned with the neighbor to the south
- Existing bulkhead was older and the proposed would reinforce the existing concrete
- Vinyl would be imbedded by six feet
- Advised applicant to have an engineer review the project to avoid future issues
- Application met the seventeen criteria and believed this would happen more often in the area

MOTION

Mr. Ryan MOVED to APPROVE Conservation Overlay Development 2021-0167 to approve modification of an

existing bulkhead with a twelve foot vinyl sheet pile, a new eighteen inch by twenty four inch concrete cap, and a new flood gate at the existing dock with in Conservation Overlay Zone One. The motion was **SECONDED** by Mr. Davis.

VOTE ON MOTION:

AYES: Ryan, Davis, Pappas, Blow, Griggs, DePreter, Misterly

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (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 TOHOSPITAL 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.

Heard after Item 7a

Mr. Fredriksson read the staff report and said 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.

James Whitehouse reviewed the application.

The Board provided their ex parte communication.

23 certified notices were sent, 0 were returned in favor, 5 returned opposed and 5 had comments and additional emails were attached.

Mr. Thibault advised the Board that the City and Mr. Vandyke were co-defendants against Mr. Marlow. He said in that case the City prevailed; however, it was currently in appellate court. He said anything regarding the Marlow property, the City, or the Vandyke's should not be discussed. He said the Board was to determine if the Vandyke application met City Code and the criteria under the Code. He said the Board could not discuss any legal ramifications of such.

Public hearing was opened.

Kyle Lenhardt spoke in opposition and thought the project was not feasible. He said he did not believe there would be access as the road was too small and the flow of traffic would not work. He said the creek was not wide, especially at low tide. He felt the project was nice, but it should be in a different area.

Karen Race spoke in opposition to the application and thought the congestion would be unbearable. She said the round-about was built to help with the flow of traffic, but it would be a negative impact to the neighborhood.

Paul Lennard spoke in opposition to the applicant and said the whole of the project was too large for the area. He said the amount of parking and the traffic on East San Carlos Avenue was not feasible.

Christopher Park spoke in opposition to the applicant and thought the development did not fit on an acre lot, the density was too intense, and the density of the number of slips so close to the bridge could be a navigation hazard.

Erik Ostrander spoke in opposition to the application and thought the area could not accommodate fifteen units on a one-acre lot. He said he hoped the Board would conserve the conservation land as understood when they purchased the property, and they just want their land protected.

Elizabeth Ostrander spoke in opposition to the application and felt it would take away from the neighborhood. She said she did not believe the application met the criteria for a marina per City Code. She asked the Board to consider the detriment the neighborhood would see.

Moreen Mitchell spoke in opposition to the application and felt the traffic was awful and this would exacerbate the congestion. She said water and drainage was an issue, and the bulkhead would be a foot above ground level and would divert the water to other properties in the area.

Melinda Rakonca spoke in opposition to the application. She showed photos of the area and said it was a beautiful undisturbed site. She said there were many zoning districts that allowed for larger commercial development, but open land was not one. She felt this was an intense commercial development under the intent of open land and asked the Board to deny the application.

Doug Morris spoke in opposition to the application and expressed concerns with how it would affect the wildlife and be a disturbance to the tranquility of the neighborhood. He said the proposal did not address the reason access was changed from May Street to East San Carlos Avenue. He felt that a motel should not be allowed in open land.

Loretta Longboard felt the prior testimony was all valid and the applicant tried to convince the Board the application was for a marina. She said the definition for a marina was not what had been proposed.

Public hearing was closed.

Mr. Whitehouse responded to public comment. He said the application was for conservation zone development which was for a review of the design of the marina, review of the location design, and impact of the bulkhead. He said the idea was not to

have a commercial establishment that would be accessed from East San Carlos. He said the intent was to have a Marina access off Hospital Creek with a boatel which was allowed as an accessory use under City Code.

The Board discussed:

- Normal information for a dock or marina was not in the application
- Information was missing in relation to the surrounding neighborhood and aerial views
- Questioned the definition of 'marina' as motels were allowed there but not allowed in open land

Ms. Skinner said a motel could be associated with a marina but had to be an accessory use. She said the definition for accessory use had been included, and the key was how the accessory use determined.

Mr. Misterly asked was the Board to decide whether the upland portion was an accessory use and was that in the Boards' purview.

Ms. Skinner replied the application was related to the installation of a bulkhead and the construction of a marina, which had been recently updated to twelve boat slips. She said as a marina, it still had to be an allowable use in the zoning district that it was in. She said a marina was allowed in open land and a motel was an accessory use to a marina.

Mr. Misterly asked if this were approved would that allow them to build what had been proposed on the uplands too.

Ms. Skinner replied it would have to be reviewed to ensure they met the zoning requirements, or land development requirements including parking, drive isles, and landscaping.

Discussion continued:

- Intent of the open land zoning was not intended for substantial residential or commercial use
- Site plan was creative but was a substantial residential development on the property
- City did not have a minimum amount of boat slips needed to be considered a 'marina'
- Having more housing than boat slips made the primary use the housing
- Could the Board restrict the housing to those who only arrived by boat

Mr. Thibault said he was unsure, and Ms. Lopez would be more equipped to answer that question. He advised the Board of the definition of a marina. He said the Board was to determine if it met the definition of a marina first, and second if the fifteen houses were an actual accessory to the marina.

Ms. Skinner said in her professional opinion, since this application was not a use by exception, the Board could not add any conditions.

The discussion continued:

- Very different from any other marinas in the area
- Application had preliminary review by Public Works Department
- Anything done on site had to meet the Land-Development Code
- Thought entrance should be off May Street instead of San Carlos Avenue
- Code required one parking spot per every two boat slips and needed parking for accessory uses per Code
- Number of people potentially versus amount of boats made it hard to define the boatel as the secondary use
- Applicant was willing to agree to conditions if needed
- Not enough information provided to the Board

- Questioned if Board was able to deny the accessory use but approve the Marina

Mr. Thibault replied the Board could approve the marina and deny the use; however, he was unsure if the marina could be denied based off the use.

Mr. Misterly reiterated the application was to construct a marina and a bulkhead within Conservation Overlay Zone One. He said there was nothing that stated they had to consider the accessory use in the uplands, but if this meeting was to determine the subordinate use, then that had to be considered.

Ms. Skinner said conditions could be added if they were not challenged and with applicant's approval.

Mr. Misterly stated there was a lack of information provided to the Board they would need the following:

- Bathymetry of Hospital Creek showing the water depths
- Dimensions of the dock
- Review dock as it compared to adjacent docks

The Board continued:

- Questioned if the stormwater pipe installed by the Department of Transportation (DOT) was onsite or in the easement
- Believed dock was in the DOT easement
- Knew DOT required a certain setback off the bridges for maintenance for docks and marinas
- Unclear if the dock was floating or fixed
- Floating cleats would be attached to keep boats in place
- Boat sizes should be listed to know the impacts to Hospital creek and other boaters

- Felt application did not meet the definition of a marina
- New information presented the same day as the hearing was unacceptable
- Bulkhead was needed since they wanted to build in the uplands
- Boatel seemed to be the main feature
- Unsure how this would affect the community in the area
- Thought the scenic vista would change
- Could support if the boatel were subordinate to the marina
- Concerned about viability for a marina in the area
- Unsure of where boat trailers would be stored
- Struggled with traffic going through the neighborhood to get to the location; nothing in the City was similar

MOTION

Mr. DePreter MOVED to CONTINUE Conservation Overlay Zone Development One application PL2021-0156 to February 1, 2022. The motion was SECONDED by Mr. Davis.

VOTE ON MOTION:

AYES: DePreter, Davis, Pappas, Blow, Griggs, Ryan, Misterly

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Preliminary Plat Approval

7. (a) 2021-0171 – Dustin Estes – Applicant/Owner 46 John Street

To approve a preliminary subdivision plat to replat 46 John Street into two (2) conforming lots.

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 46 John Street / PID123630-0000

Dustin Estes reviewed the application.

The Board provided their ex parte communication.

25 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.

There was Board consensus to approve the replat. There were no issues and they felt it would promote affordable housing in the Residential Single-Family Two (RS-2) area.

Mr. Pappas questioned if the property had been properly advertised as he went by the site and had not seen the notice on the property.

Ms. Skinner replied that staff had posted on the property within the required time frame. She said the sign was posted, pictures were taken, and there was a legal ad placed in the newspaper.

MOTION

Mr. DePreter MOVED to APPROVE preliminary subdivision plat 2021-0171 to be subdivided into two conforming lots that would meet the residential single-family RS-2 zoning. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:

AYES: DePreter, Blow, Pappas, Griggs, Ryan, Davis, Misterly

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

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.

There was Board consensus to have a special meeting on January 27, 2022 to continue the Mobility Planning discussion.

9. Adjournment

Having no further business, Mr. Misterly adjourned the meeting at 6:51 P.M.⁴

Grant Misterly, Chairperson

⁴ Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: February 1, 2022

RE: **PRELIMINARY SUBDIVISION PLAT 2022-0001**

AGENDA ITEM	4(a)
APPLICANT	Scott Borowski c/o Clary Associates
OWNER	Douglas G. Maier c/o Ponce Associates LLC
LOCATION	4000 US Highway 1 N / PID 073430-0031, 073430-0032, 073430-0033 & 073430-0000
REQUEST	To approve a preliminary subdivision plat (replat).
LAND USE	Residential Medium Density Mixed Use
ZONING	Planned Unit Development: PUD

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 single family 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.

FLUE Policy 6.4.6

Residential Medium Density Mixed Use

This district is intended to apply to those neighborhoods designated for mixed residential and commercial uses so as to create a medium intensity residential and medium intensity commercial mix of uses. A maximum of fifty percent (50%) of the Residential Medium Density Mixed Use land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity industrial (light manufacturing, processing, packaging and fabricating), medium intensity commercial, public and institutional uses including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate. Low intensity industrial uses shall not be permitted near public schools unless a trade or technical school.

For Residential Uses a maximum of 16 units per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.

To encourage mixed use developments:

- Residential uses shall occupy a minimum of 40% and a maximum of 75% of the development area, unless otherwise approved by the PZB.
- Commercial uses shall occupy a minimum of 35% and a maximum of 50% of the development area, unless otherwise approved by the PZB.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

STAFF RECOMMENDATION

This is an existing Planned Unit Development, Madeira, that includes up to 749 residential units. The proposed subdivision plat is for the next phase of single-family development lots.

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 4000 US Highway 1 N / PID 073430-0031, 073430-0032, 073430-0033 & 073430-0000.

A handwritten signature in cursive script, appearing to read "J Fredriksson".

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: 2022-0001
 Receipt Number: 2271026 Meeting Date: Feb 1, 2022
 Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Scott Borowski Contact Number: 904-260-2703
 Business (if applicable): Clary Associates
 Address: 3830 Crown Point Road City: Jacksonville State: FL Zip: 32257
 E-Mail Address: Sborowski@claryassoc.com

2. NAME OF PROPERTY OWNER: Douglas G. Maier Contact Number: 904-759-1395
 Business (if applicable): Ponce Associates LLC
 Address: 1548 THE GREENS WAYSUITE 6 City: JACKSONVILLE BEACH State: FL Zip: 32250
 E-Mail Address: dmaier@arendale.com

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

4. PROJECT STREET ADDRESS: 4000 US HIGHWAY 1 N

5. SPECIFIC PROPOSED USE: Subdivision within Madeira

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

7. DESCRIPTION OF ACTION REQUESTED: Preliminary plat approval of MADEIRA AT ST AUGUSTINE PHASE 1C
MADEIRA AT ST. AUGUSTINE PHASE 1C, containing 98 lots and 16 Tracts.

8. JUSTIFICATION FOR ACTION REQUESTED: Proposed plat has been reviewed by city
staff (Friday morning review), reviewed and approved for conformity to Chapter 177
by City contracted surveyor.

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

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: _____
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: _____
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: _____
- (d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: _____

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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


Signature of Applicant

12/23/2021

Date


Signature of Property Owner

12/21/2021
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.

Scott Borowski

Print name of applicant



Signature of applicant

12/23/2021

Date



Owner's Authorization For Agent

Scott Borowski is/are hereby authorized TO ACT ON BEHALF
OF Ponce Associates 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:
4000 US HIGHWAY 1 N

BY: _____

Signature of Owner

Douglas G. Maier, Vice President of Ponce
Associates, LLC

Print Name of Owner

904-759-1395

Telephone Number

State of Florida

County of Duval

Signed and sworn before me on this 27th day of December, 2021.

By _____

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: _____

My Commission expires: December 9th, 2024



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.

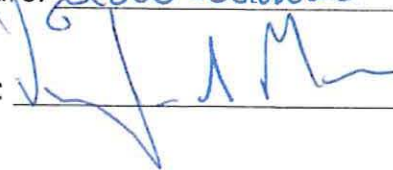
4000 US HIGHWAY 1 N

Project Address: _____

Scott Borowski

Applicant's Name: _____ Applicant's Signature: 

Douglas G. Maier

Owner's Name: _____ Owner's Signature: 

Tracey Mullins

From: Thomas Tracz <TTracz@drmp.com>
Sent: Wednesday, December 22, 2021 8:55 AM
To: David Birchim
Cc: Scott Borowski; Bill Faust; Jeff Steinle; Mike Colligan, PSM
Subject: DRMP_Plat Review_Madeira At St. Augustine Phase 1C
Attachments: Madeira at St.Augustine Phase 1C_12-22-21.pdf

[EXTERNAL EMAIL] Only open links and attachments from known senders. DO NOT provide your username or password.

David

The attached proposed plat of Madeira At St. Augustine Phase 1C has been reviewed for conformity and is in compliance. Please let us know if you have any questions or comments.

Thank You



Thomas Tracz, PSM

Survey Project Manager

Main: 904.641.0123 | Direct: 904.224.2918 | Cell: 352.258.8275
ttracz@drmp.com

DRMP, Inc.

8001 Belfort Parkway, Suite 200, Jacksonville, FL 32256





St. Johns County, FL

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Summary

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Parcel ID	0734300031
Location Address	4000 US HIGHWAY 1 N SAINT AUGUSTINE 32084-0000
Neighborhood	M&B US1/Lewis Spdwy area (COM) (6430.1)
Tax Description*	1-3A PT OF SEC 49 & 54-6-29 & PT OF SEC 42-06-30 & 60-07-30 LYING E OF R/W US 1 & N OF POINCIANA AVE (EX S'LY 30FT NOT IN CITY OF ST AUG) OR2686/172 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Acreage Not Zoned Agricultural (9900)
Subdivision	N/A
Sec/Twp/Rng	54-6-29
District	Madeira Community Development District City (District 457)
Millage Rate	19.3368
Acreage	8.560
Homestead	N

Owner Information

Owner Name	Ponce Investments LLC 100%
Mailing Address	1548 THE GREENS WAY STE 6 JACKSONVILLE BEACH, FL 32250-2468

	2022
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$586,643
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$586,643
Total Deferred	\$0
Assessed Value	\$586,643
Total Exemptions	\$0
Taxable Value	\$586,643

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	\$586,643	\$0	\$0	\$586,643	\$586,643	\$0	\$586,643
2020	\$0	\$0	\$586,643	\$0	\$0	\$586,643	\$553,189	\$33,454	\$553,189
2019	\$0	\$0	\$502,899	\$0	\$0	\$502,899	\$502,899	\$0	\$502,899
2018	\$0	\$0	\$502,899	\$0	\$0	\$502,899	\$502,899	\$0	\$502,899
2017	\$0	\$0	\$502,899	\$0	\$0	\$502,899	\$502,899	\$0	\$502,899
2016	\$0	\$0	\$502,899	\$0	\$0	\$502,899	\$502,899	\$0	\$502,899
2015	\$0	\$0	\$502,899	\$0	\$0	\$502,899	\$502,899	\$0	\$502,899
2014	\$0	\$0	\$502,899	\$0	\$0	\$502,899	\$502,899	\$0	\$502,899
2013	\$0	\$0	\$502,899	\$0	\$0	\$502,899	\$502,899	\$0	\$502,899
2012	\$0	\$0	\$502,899	\$0	\$0	\$502,899	\$502,899	\$0	\$502,899
2011	\$0	\$0	\$586,643	\$0	\$0	\$586,643	\$586,643	\$0	\$586,643
2010	\$0	\$0	\$670,387	\$0	\$0	\$670,387	\$670,387	\$0	\$670,387

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Non-Ag Acreage	0	0	334976	SF	\$586,208
Rivers, Lakes & Submerged Lands	0	0	0.87	AC	\$435

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	6/6/2006	\$0.00	OTHER INSTRUMENT	2728	784	U	V	NOTICE OF ESTABLISHMENT OF THE	MADEIRA COMMUNITY DEVELOPMENT DISTRICT
	4/18/2006	\$1,158,900.00	WARRANTY DEED	2686	172	U	V	PONCE ASSOCIATES LLC	PONCE INVESTMENTS LLC
	10/10/2002	\$100.00	QUIT CLAIM DEED	1836	52	U	I	PONCE DE LEON RSRT & CONV CNT	PONCE ASSOCIATES LLC
	10/10/2002	\$14,025,000.00	WARRANTY DEED	1836	42	Q	I	PONCE DE LEON RSRT & CONV CNT	PONCE ASSOCIATES LLC
	6/11/2001	\$0.00	ANNEXATION	1618	44	U	I	CITY OF ST AUGUSTINE ANNEXATION	
	1/1/1989	\$0.00		816	133	U	I		PONCE DE LEON RSRT & CONV CNT
	1/1/1989	\$0.00		807	1448	U	I		
	1/1/1989	\$0.00		807	1442	U	I		
	3/1/1987	\$0.00		738	1267	U	V		
	11/1/1985	\$4,644,900.00		688	290	Q	I		

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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Summary

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Parcel ID	0734300032
Location Address	4000 US HIGHWAY 1 N SAINT AUGUSTINE 32095-0000
Neighborhood	M&B US1/Lewis Spdwy area (COM) (6430.1)
Tax Description*	1-3B PT OF 54-06-29 LYING E OF R/W US 1 & N OF POINCIANA AVE (EX PT PLAT AS MADEIRA AT ST AUGUSTINE PHASE 1A) OR2686/172 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	N/A
Sec/Twp/Rng	54-6-29
District	Madeira Community Development District City (District 457)
Millage Rate	19.3368
Acreage	12.300
Homestead	N

Owner Information

Owner Name	Ponce Investments LLC 100%
Mailing Address	1548 THE GREENS WAY STE 6 JACKSONVILLE BEACH, FL 32250-2468

Map



Valuation Information

	2022
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$511,633
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$511,633
Total Deferred	\$0
Assessed Value	\$511,633
Total Exemptions	\$0
Taxable Value	\$511,633

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	\$511,633	\$0	\$0	\$511,633	\$511,633	\$0	\$511,633
2020	\$0	\$0	\$511,633	\$0	\$0	\$511,633	\$482,657	\$28,976	\$482,657
2019	\$0	\$0	\$438,779	\$0	\$0	\$438,779	\$438,779	\$0	\$438,779
2018	\$0	\$0	\$438,779	\$0	\$0	\$438,779	\$438,779	\$0	\$438,779
2017	\$0	\$0	\$438,779	\$0	\$0	\$438,779	\$438,779	\$0	\$438,779
2016	\$0	\$0	\$438,779	\$0	\$0	\$438,779	\$438,779	\$0	\$438,779
2015	\$0	\$0	\$438,779	\$0	\$0	\$438,779	\$438,779	\$0	\$438,779
2014	\$0	\$0	\$438,779	\$0	\$0	\$438,779	\$438,779	\$0	\$438,779
2013	\$0	\$0	\$438,779	\$0	\$0	\$438,779	\$438,779	\$0	\$438,779
2012	\$0	\$0	\$438,779	\$0	\$0	\$438,779	\$438,779	\$0	\$438,779
2011	\$0	\$0	\$511,633	\$0	\$0	\$511,633	\$511,633	\$0	\$511,633
2010	\$0	\$0	\$584,487	\$0	\$0	\$584,487	\$584,487	\$0	\$584,487

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	291416	SF	\$509,978
Marshes & Tidal Lands	0	0	4.62	AC	\$1,155
Rivers, Lakes & Submerged Lands	0	0	1	AC	\$500

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	6/6/2006	\$0.00	OTHER INSTRUMENT	2728	784	U	V	NOTICE OF ESTABLISHMENT OF THE	MADEIRA COMMUNITY DEVELOPMENT DISTRICT
	4/18/2006	\$1,158,900.00	WARRANTY DEED	2686	172	U	V	PONCE ASSOCIATES LLC	PONCE INVESTMENTS LLC
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	6/11/2001	\$0.00	ANNEXATION	1618	44	U	I	CITY OF ST AUGUSTINE ANNEXATION	
	1/1/1989	\$0.00		816	133	U	I		PONCE DE LEON RSRT & CONV CNT
	1/1/1989	\$0.00		807	1448	U	I		
	1/1/1989	\$0.00		807	1442	U	I		
	3/1/1987	\$0.00		738	1267	U	V		
	11/1/1985	\$4,644,900.00		688	290	Q	I		

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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St. Johns County, FL

Apply for Exemptions

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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	0734300033
Location Address	4000 US HIGHWAY 1 N SAINT AUGUSTINE 32084-0000
Neighborhood	M&B ICW to San Sebastian Rvr/S of airport (DEV) (6430.69)
Tax Description*	1-3AX PT OF SEC 49-7-29 & PT OF SEC 60-07-30 BEING S'LY 30FT ON LANDS DESCRIBED IN OR2686/173 - NOT IN CITY OF ST AUG OR2686/172 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	ROWS, Roads, Irrigation Channels, Ditches, etc. (9400)
Subdivision	N/A
Sec/Twp/Rng	49-7-29
District	Madeira Community Development District (District 460)
Millage Rate	13.2181
Acreage	0.310
Homestead	N

Owner Information

Owner Name	Ponce Investments LLC 100%
Mailing Address	1548 THE GREENS WAY STE 6 JACKSONVILLE BEACH, FL 32250-2468

Map



Valuation Information

	2022
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$1,162
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,162
Total Deferred	\$0
Assessed Value	\$1,162
Total Exemptions	\$0
Taxable Value	\$1,162

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	\$1,162	\$0	\$0	\$1,162	\$1,162	\$0	\$1,162
2020	\$0	\$0	\$1,162	\$0	\$0	\$1,162	\$1,162	\$0	\$1,162
2019	\$0	\$0	\$1,162	\$0	\$0	\$1,162	\$1,162	\$0	\$1,162
2018	\$0	\$0	\$1,162	\$0	\$0	\$1,162	\$1,162	\$0	\$1,162
2017	\$0	\$0	\$1,162	\$0	\$0	\$1,162	\$1,162	\$0	\$1,162
2016	\$0	\$0	\$1,162	\$0	\$0	\$1,162	\$1,162	\$0	\$1,162
2015	\$0	\$0	\$1,162	\$0	\$0	\$1,162	\$1,162	\$0	\$1,162
2014	\$0	\$0	\$1,162	\$0	\$0	\$1,162	\$1,162	\$0	\$1,162
2013	\$0	\$0	\$1,162	\$0	\$0	\$1,162	\$1,162	\$0	\$1,162
2012	\$0	\$0	\$1,550	\$0	\$0	\$1,550	\$1,550	\$0	\$1,550
2011	\$0	\$0	\$1,550	\$0	\$0	\$1,550	\$1,550	\$0	\$1,550
2010	\$0	\$0	\$1,550	\$0	\$0	\$1,550	\$1,550	\$0	\$1,550

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
ROWs, Roads, Irrigation Channels, Ditches etc	0	0	0.31	AC	\$1,162

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	6/6/2006	\$0.00	OTHER INSTRUMENT	2728	784	U	V	NOTICE OF ESTABLISHMENT OF THE	MADEIRA COMMUNITY DEVELOPMENT DISTRICT
	4/18/2006	\$1,158,900.00	WARRANTY DEED	2686	172	U	V	PONCE ASSOCIATES LLC	PONCE INVESTMENTS LLC

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



St. Johns County, FL

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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	0734300000
Location	4000 US HIGHWAY 1 N
Address	SAINT AUGUSTINE 32095-0000
Neighborhood	M&B ICW to San Sebastian Rvr/S of airport (DEV) (6430.69)
Tax	1 ALL 54 & 36-06-29 49-07-29 42 & 31-06 -30 & 60-07-30 LYING E OF R/W US 1 N OF POINCIANA AVE S OF JACKSON PK & W OF MARSH LINE OF NORTH RIVER (EX 4.2AC IN OR764/1872) (EX PT TO CITY IN OR845/1935) (EX PTS EXCEPTED FROM CITY ANNEXATION IN OR1618/53 & 54)& MB3/20 NORTH ST AUG E202FT OF BLK D & ALL BLKS E F F-1 G G-1 & H (OR) MB3-51 JACKSON PARK ALL S OF OCEAN BLVD & E OF 6TH AVE S1/2 OF RESERVED BLK (EX W252FT) & N50FT OF 100FT OCEAN BLVD & E1/2 OF VACATED 6TH AVE LYING W OF E202FT OF BLK D (EX PTS IN OR2686/172) (EX PT PLAT AS MADEIRA AT ST AUGUSTINE PHASE 1A) (EX PT PLAT AS MADEIRA AT ST AUGUSTINE PHASE 1B) (EX PT PLAT AS MADEIRA AT ST AUGUSTINE PHASE 3A-1) (EX PT IN OR4095/1298) (EX PT IN OR4118/1433) (EX PT IN MB102/49-61) (EX PT IN OR5085/1272) OR1836/42 & 1836/52
Description*	<i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Acreage Not Zoned Agricultural (9900)
Subdivision	Jackson Park Revised Plat Of North St. A
Sec/Twp/Rng	42-6-30
District	Madeira Community Development District City (District 457)
Millage Rate	19.3368
Acreage	207.520
Homestead	N

Owner Information

Owner Name	Ponce Associates LLC 100%
Mailing Address	1548 THE GREENS WAY SUITE 6 JACKSONVILLE BEACH, FL 32250-0000

Map



Valuation Information

	2022
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$5,360,095
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$5,360,095
Total Deferred	\$1,284,537
Assessed Value	\$4,075,558
Total Exemptions	\$0
Taxable Value	\$4,075,558

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	\$5,360,095	\$0	\$0	\$5,360,095	\$3,705,053	\$1,655,042	\$3,705,053
2020	\$0	\$0	\$4,155,620	\$0	\$0	\$4,155,620	\$4,155,620	\$0	\$4,155,620
2019	\$0	\$0	\$4,155,620	\$0	\$0	\$4,155,620	\$4,155,620	\$0	\$4,155,620
2018	\$0	\$0	\$4,155,620	\$0	\$0	\$4,155,620	\$4,155,620	\$0	\$4,155,620
2017	\$0	\$0	\$4,144,975	\$0	\$0	\$4,144,975	\$4,144,975	\$0	\$4,144,975
2016	\$0	\$0	\$4,144,975	\$0	\$0	\$4,144,975	\$4,144,975	\$0	\$4,144,975
2015	\$0	\$0	\$4,144,975	\$0	\$0	\$4,144,975	\$4,144,975	\$0	\$4,144,975
2014	\$0	\$0	\$4,144,975	\$0	\$0	\$4,144,975	\$4,144,975	\$0	\$4,144,975
2013	\$0	\$0	\$4,144,975	\$0	\$0	\$4,144,975	\$4,144,975	\$0	\$4,144,975
2012	\$0	\$0	\$4,144,975	\$0	\$0	\$4,144,975	\$4,144,975	\$0	\$4,144,975
2011	\$0	\$0	\$4,625,650	\$0	\$0	\$4,625,650	\$4,625,650	\$0	\$4,625,650
2010	\$0	\$4,025	\$5,139,475	\$0	\$0	\$5,143,500	\$5,143,500	\$0	\$5,143,500

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Non-Ag Acreage	0	0	133.54	AC	\$5,341,600
Marshes & Tidal Lands	0	0	30.56	AC	\$7,640
Conservation Easements	0	0	1.18	AC	\$295
Conservation Easements	0	0	42.24	AC	\$10,560

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/14/2017	6/2/2017	\$0.00	CONSERVATION EASEMENT	4388	1822	U	V	PONCE ASSOCIATES LLC	ST JOHNS RIVER WATER MANAGEMENT DISTRICT
	9/8/2009	\$0.00	LIS PENDENS	3237	296	U	V	BANK ATLANTIC	PONCE ASSOCIATES LLC ETAL
	5/25/2007	\$0.00	CONSERVATION EASEMENT	2928	1234	U	V	PONE ASSC LL	ST JOHNS RIVER WATER MANAGEMENT DIST

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	10/31/2006	\$100.00	CONSERVATION EASEMENT	2808	1469	U	V	PONCE ASSOCIATES LLC	ST JOHNS RIVER WATER MANGEMENT DIST
	6/6/2006	\$100.00	CONSERVATION EASEMENT	2778	50	U	V	PONCE ASSOCIATES LLC	ST JOHNS RIVER WATER MANGEMENT DIST
	6/6/2006	\$0.00	OTHER INSTRUMENT	2728	784	U	V	NOTICE OF ESTABLISHMENT OF THE	MADEIRA COMMUNITY DEVELOPMENT DISTRICT
	10/10/2002	\$100.00	QUIT CLAIM DEED	1836	52	U	I	PONCE DE LEON RSRT & CONV CNT	PONCE ASSOCIATES LLC
	10/10/2002	\$14,025,000.00	WARRANTY DEED	1836	42	Q	I	PONCE DE LEON RSRT & CONV CNT	PONCE ASSOCIATES LLC
	6/11/2001	\$0.00	ANNEXATION	1618	44	U	I	CITY OF ST AUGUSTINE ANNEXATION	
	1/1/1989	\$0.00		816	133	U	I		PONCE DE LEON RSRT & CONV CNT
	1/1/1989	\$0.00		807	1448	U	I		
	1/1/1989	\$0.00		807	1442	U	I		
	3/1/1987	\$0.00		738	1267	U	V		
	11/1/1985	\$4,644,900.00		688	290	Q	I		

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MAP BOOK PAGE

SHEET 1 OF 14 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2022, THE FOREGOING PLAT WAS APPROVED AND ACCEPTED 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.

BY: _____ MAYOR-COMMISSIONER

BY: _____ CITY CLERK

CERTIFICATE OF THE CLERK
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLES IN FORM WITH THE REQUIREMENTS OF PART I, CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN BOOK _____, PAGES _____ THROUGH _____ OF _____
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2022.

BRANDON PATEY
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 2022.

CITY OF ST. AUGUSTINE, CITY ATTORNEY

CERTIFICATE OF 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 2022.

CITY OF ST. AUGUSTINE, CITY FINANCE DIRECTOR

CERTIFICATE OF 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 2022.

CITY OF ST. AUGUSTINE, CITY MANAGER

CERTIFICATE OF PLANNING AND BUILDING DEPARTMENT
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE DIRECTOR OF PLANNING AND BUILDING
DEPARTMENT FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____
2022.

CITY OF ST. AUGUSTINE, DIRECTOR OF PLANNING AND BUILDING

CERTIFICATE OF CITY PUBLIC WORKS DEPARTMENT
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND
ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS _____
DAY OF _____ 2022.
APPROVED BY CITY PUBLIC WORKS DEPARTMENT FOR THE CITY OF _____

CITY OF ST. AUGUSTINE, DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF PLAY REVIEW

THIS IS TO CERTIFY THAT THIS PLAY 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 _____, 2022.

C. WILLIAM FAUST, III, PSM
LS# 6500

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED ABOVE. THE SURVEY WAS MADE UNDER THE UNDESIGNED AND RESPONSIBLE DIRECTION OF THE SURVEYOR GENERAL OF THE STATE OF FLORIDA, AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF FLORIDA STATUTE, CHAPTER 177, SECTION 1, WHICH PROVIDES THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH THE PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA.

SIGNED THE _____ DAY OF _____ 2022, A.D.

MICHAEL J. COLLIGAN
REGISTERED LAND SURVEYOR NO. 6788
CLARY AND ASSOCIATES
L.B. NO. 3731
3830 CROWN POINT ROAD JACKSONVILLE

L.B. NO: 3731
3830 CROWN POINT ROAD JACKSONVILLE, FLORIDA 32257

AlClary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB. NO. 3731
3832 CARDIN POINT ROAD
JACKSONVILLE, FLORIDA 32217
(904) 260-2703
WWW.CLARYASSOC.COM

Madeira At St. Augustine Phase 1C

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF THE UNSURVEYED SECTIONS 30 AND 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK

PAGE

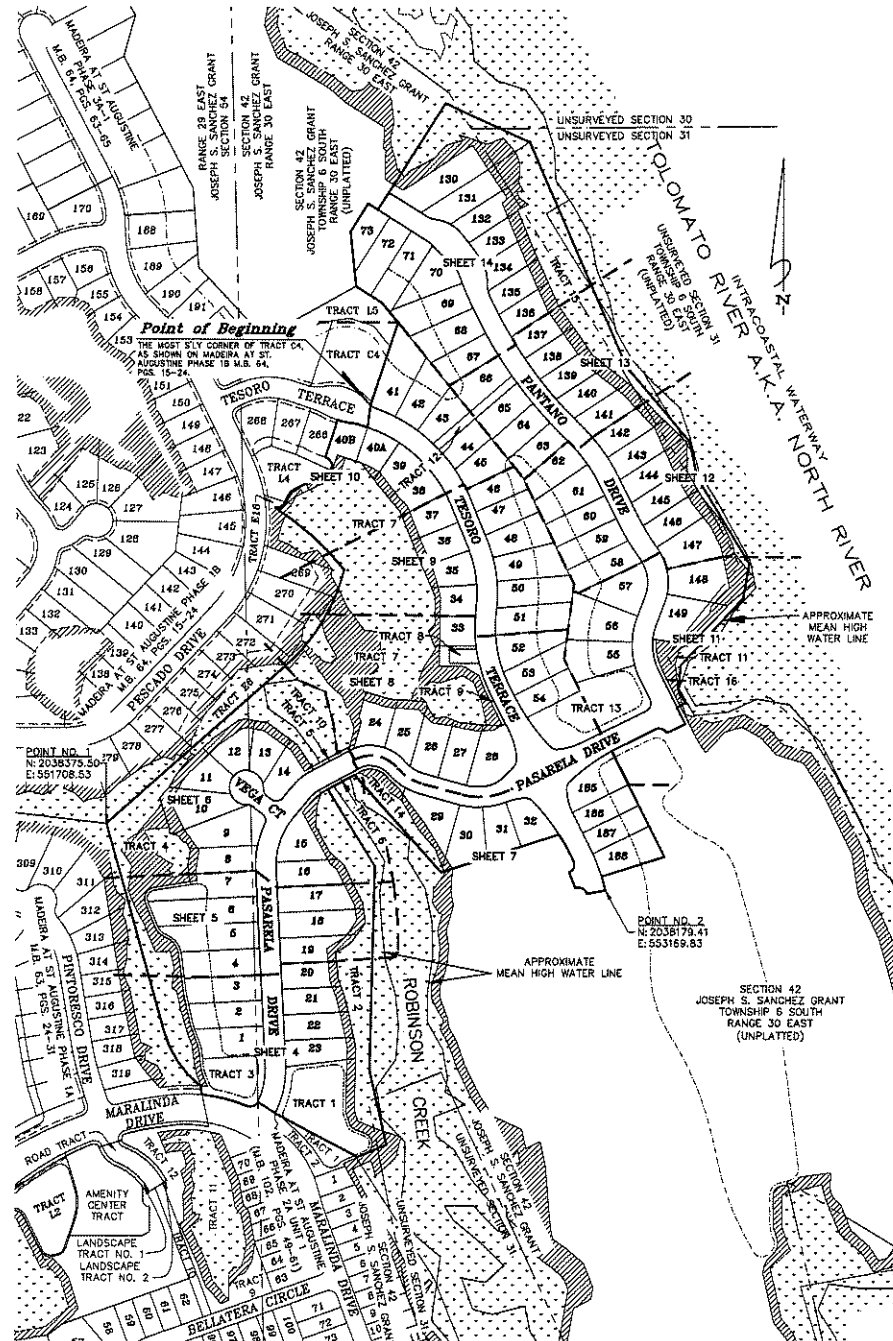
General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY LINE OF TRACT C4 AS 51812.51'W, PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 NGS ADJUSTMENT.
- THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS WOOLPERT GPS GROUND CONTROL SURVEY (G029) AND ST. JOHNS CO., WOOLPERT GPS GROUND CONTROL SURVEY (G030). COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1990 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. FEET)

POINT #	NORTHING	EASTING	DESCRIPTION
1	2038375.50	551708.53	MOST W/LY CORNER TRACT 4
2	2038179.41	553169.83	MOST S/WLY CORNER TESORO TERRACE

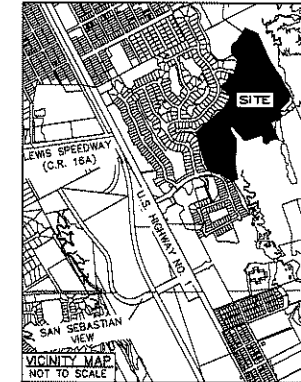
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (FLORIDA STATUTE 177.091)
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- LAKES AND TOP OF BANK THE SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT. THE LIMITS ARE FROM TOP OF BANK TO TOP OF BANK OF EACH STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT.
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINES AS DEPICTED ON THIS PLAT, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF ST. AUGUSTINE AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE AND UPLAND BUFFER MAY BE SUPERSEDED AND REDEFINED, FROM TIME TO TIME, BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- CONSERVATION EASEMENTS SHOWN HEREON, RECORDED IN OFFICIAL RECORDS 2809, PAGE 1469, 4388 AND PAGE 1822 AND 2778, PAGE 56 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, EXCEPT FOR CONSERVATION EASEMENT NO. 15 WHICH IS NOT RECORDED AT THIS TIME.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- THIS PHASE OF DEVELOPMENT WILL HAVE A MAXIMUM LOT COVERAGE OF 50% PER PLANNING AND BUILDING DEPARTMENT.
- ALL POINTS OF SERVICE FOR UTILITY SERVICE WILL BE AT THE RIGHT OF WAY LINE(S).
- THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING:

O.R.B. 241, PG. 350	MINERAL RESERVATION	SHOWN HEREON
O.R.B. 736, PG. 1287	QUIT CLAIM	SHOWN HEREON
O.R.B. 1835, PG. 4	ASSIGNMENT OF DEVELOPMENT RIGHTS	BLANKETS PLATTED LANDS
O.R.B. 2073, PG. 513	AVIGATION EASEMENT	BLANKETS PLATTED LANDS
O.R.B. 2693, PG. 222	MORTGAGE DEED	BLANKETS PLATTED LANDS
O.R.B. 2693, PG. 259	ASSIGNMENT	BLANKETS PLATTED LANDS
O.R.B. 3123, PG. 160	MORTGAGE MODIFICATION	BLANKETS PLATTED LANDS
O.R.B. 3400, PG. 682	AMENDED AND RESTATED MORTGAGE	BLANKETS PLATTED LANDS
O.R.B. 3400, PG. 1381	NOTICE	BLANKETS PLATTED LANDS
O.R.B. 2728, PG. 784	ACKNOWLEDGEMENT	BLANKETS PLATTED LANDS
O.R.B. 2961, PG. 1041	ACKNOWLEDGEMENT	BLANKETS PLATTED LANDS
O.R.B. 2961, PG. 1052	AMENDMENT TO CONSERVATION EASEMENT	SHOWN HEREON
O.R.B. 4388, PG. 1822	NOTICE	BLANKETS PLATTED LANDS
O.R.B. 2927, PG. 703	LIEN OF RECORD	BLANKETS PLATTED LANDS
O.R.B. 2939, PG. 781	DECLARATION OF CONSENT	BLANKETS PLATTED LANDS
O.R.B. 3322, PG. 1786	NOTICE	BLANKETS PLATTED LANDS
O.R.B. 3156, PG. 553	NOTICE OF DISCLOSURE	BLANKETS PLATTED LANDS
O.R.B. 4711, PG. 1835	AMENDED AND RESTATED DISCLOSURE	BLANKETS PLATTED LANDS
O.R.B. 4391, PG. 1792	NOTICE	SHOWN HEREON
O.R.B. 4894, PG. 1	GRANT OF ACCESS AND EASEMENT	SHOWN HEREON
O.R.B. 4894, PG. 73	GRANT OF NON-EXCLUSIVE ACCESS EASEMENT	SHOWN HEREON
O.R.B. 4924, PG. 334	GRANT OF ACCESS AND DRAINAGE EASEMENT	SHOWN HEREON



SHEET 3 OF 14 SHEETS

98 LOTS, 16 TRACTS IN THIS PHASE



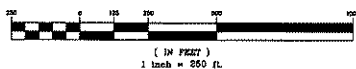
LEGEND

- R/W = RIGHT OF WAY
- R = RADIUS
- CH = CHORD
- L = ARC LENGTH
- Δ = DELTA
- L4 = TABULATED LINE DATA
- C4 = TABULATED CURVE DATA
- R.P. = RADIUS POINT
- O.R.B. = OFFICIAL RECORDS BOOK
- M.B. = MAP BOOK
- P.G.(S) = PAGE(S)
- P.C.(S) = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVE
- P.C.C. = POINT OF COMPOUND CURVE
- U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
- P.D.E. = PRIVATE DRAINAGE EASEMENT
- V.W.P.D.E. = VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
- ATB = APPROXIMATE TOP OF BANK
- S.M.F. = STORMWATER MANAGEMENT FACILITY
- J.W.L. = JURISDICTIONAL WETLAND LINE
- T.C.E. = TELECOMMUNICATIONS EASEMENT
- F.P.L.E. = FLORIDA POWER & LIGHT EASEMENT
- T.L.O. = TRAVERSE LINE ONLY
- D.E. = DRAINAGE EASEMENT
- C.E. = CONSERVATION EASEMENT
- N. = NUMBER
- S. = CENTERLINE
- (R) = LOT LINE RADIAL TO R/W
- A.K.A. = ALSO KNOWN AS
- [F.P.L.E.] = BRACKETS INDICATE EASEMENTS RECORDED IN MADEIRA AT ST. AUGUSTINE PHASE 1A (M.B. 63, PGS. 24-31)
- = FOUND 4" x 4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731" (UNLESS OTHERWISE NOTED)
- = SET 4" x 4" CONCRETE MONUMENT STAMPED "P.R.M. LB 3731" (UNLESS OTHERWISE NOTED)
- = FOUND 5/8" REBAR STAMPED "P.R.M. LB 3731" (UNLESS OTHERWISE NOTED)
- = SET 5/8" REBAR STAMPED "P.R.M. LB 3731" (UNLESS OTHERWISE NOTED)
- = SET PERMANENT CONTROL POINT STAMPED "P.C.P. LB 3731"

- DENOTES JURISDICTIONAL WETLANDS
- DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER)

COORDINATES SHOWN HEREON ARE PER ST. JOHNS COUNTY REQUIREMENTS ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.

GRAPHIC SCALE



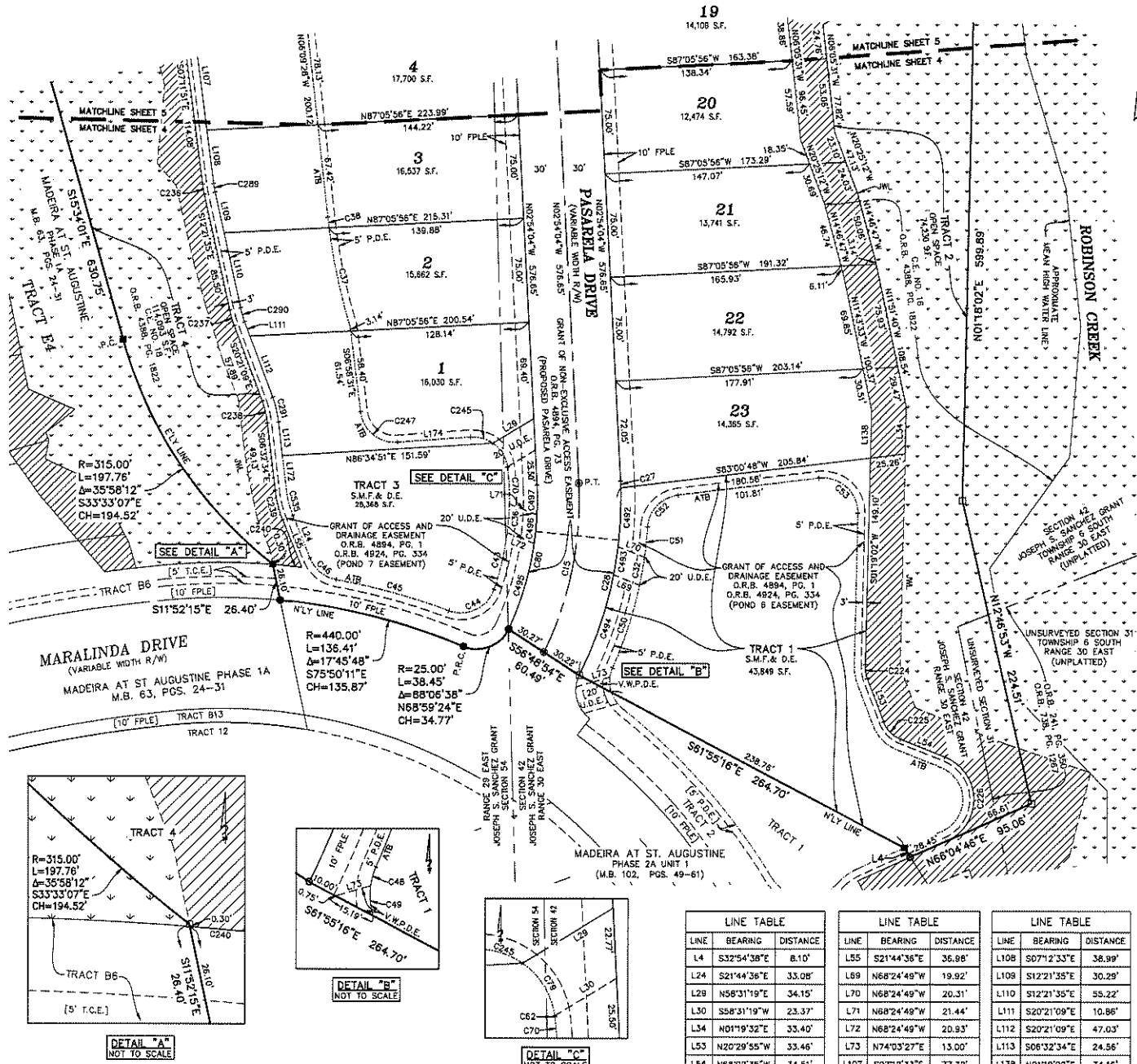
Madeira At St. Augustine Phase 1C

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF THE UNSURVEYED SECTIONS 30 AND 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK

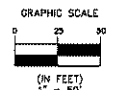
PAGE

SHEET 4 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C15	250.00'	125.80'	28'48"53"	N11°30'53"E	124.48'
C27	280.00'	5.04'	1°01'52"	N02°23'08"W	5.04'
C28	280.00'	139.67'	28°34'52"	N12°25'14"E	138.23'
C32	300.00'	20.42'	3°53'59"	N10°00'21"E	20.42'
C36	200.00'	20.98'	6°00'42"	N04°02'49"E	20.98'
C37	432.50'	72.88'	9°38'15"	S12°00'21"E	72.79'
C38	432.50'	7.70'	1°01'15"	S08°40'08"E	7.70'
C43	200.00'	42.02'	12°02'21"	N13°04'21"E	41.95'
C44	25.00'	39.92'	91°28'52"	N84°49'57"E	35.81'
C45	460.00'	63.99'	10°27'42"	N74°39'28"W	83.87'
C46	25.00'	25.37'	58°08'43"	S50°48'57"E	24.30'
C48	25.00'	7.11'	16°18'18"	S15°47'18"W	7.09'
C49	25.00'	10.84'	24°50'30"	S04°47'06"E	10.75'
C50	300.00'	62.75'	11°59'07"	N17°56'54"E	62.64'
C51	300.00'	21.94'	4°11'25"	N05°57'39"E	21.94'
C52	25.00'	34.53'	79°08'52"	S43°26'22"W	31.85'
C53	25.00'	42.90'	98°18'44"	N47°49'50"W	37.82'
C62	25.00'	0.46'	1°03'45"	N07°03'25"W	0.46'
C70	200.00'	26.41'	7°34'01"	N02°44'32"E	26.39'
C79	25.00'	20.58'	47°09'28"	N31°10'00"W	20.00'
C80	220.00'	106.88'	27°50'08"	N11°01'01"E	105.83'
C224	22.00'	10.21'	26°39'08"	S07°12'21"E	10.12'
C225	22.00'	18.26'	47°32'40"	S44°16'15"E	17.74'
C226	33.00'	77.25'	134°07'22"	N00°58'55"W	80.78'
C236	83.00'	7.48'	5°09'44"	S09°46'43"E	7.48'
C237	83.00'	11.58'	7°59'34"	S16°21'22"E	11.57'
C238	67.00'	16.15'	13°48'35"	N13°26'52"W	16.11'
C239	83.00'	22.02'	15°12'01"	S14°08'35"E	21.96'
C240	465.00'	20.90'	2°34'33"	N84°22'42"W	20.90'
C245	25.00'	17.16'	39°19'51"	N13°26'52"W	16.83'
C247	25.00'	38.00'	87°08'03"	S50°31'32"E	34.45'
C289	75.00'	6.29'	4°48'15"	S09°57'27"E	6.29'
C290	75.00'	10.46'	7°59'34"	S16°21'22"E	10.45'
C291	75.00'	18.08'	13°48'35"	N13°26'52"W	18.03'
C492	280.00'	42.58'	8°42'45"	S02°29'11"W	42.54'
C493	280.00'	20.50'	4°11'43"	S08°58'25"W	20.50'
C494	280.00'	76.59'	15°40'24"	S18°52'28"W	76.36'
C495	220.00'	64.58'	16°48'18"	N16°31'28"E	64.36'
C496	220.00'	20.83'	5°25'33"	N05°24'00"E	20.83'
C497	220.00'	21.46'	5°35'17"	N02°06'25"W	21.45'
C535	75.00'	19.90'	15°12'01"	S14°08'35"E	19.84'

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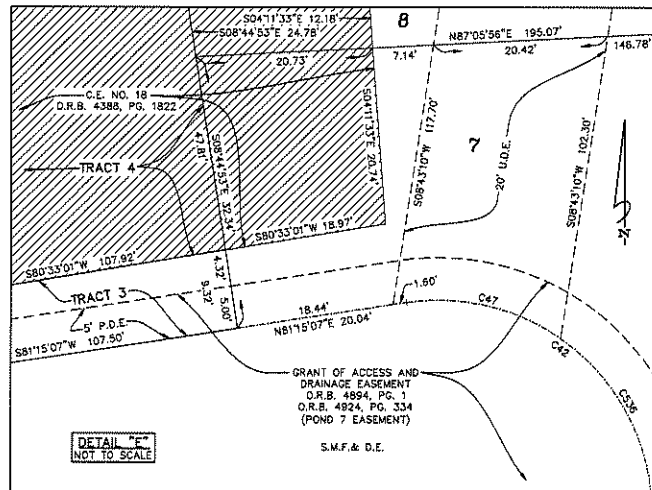
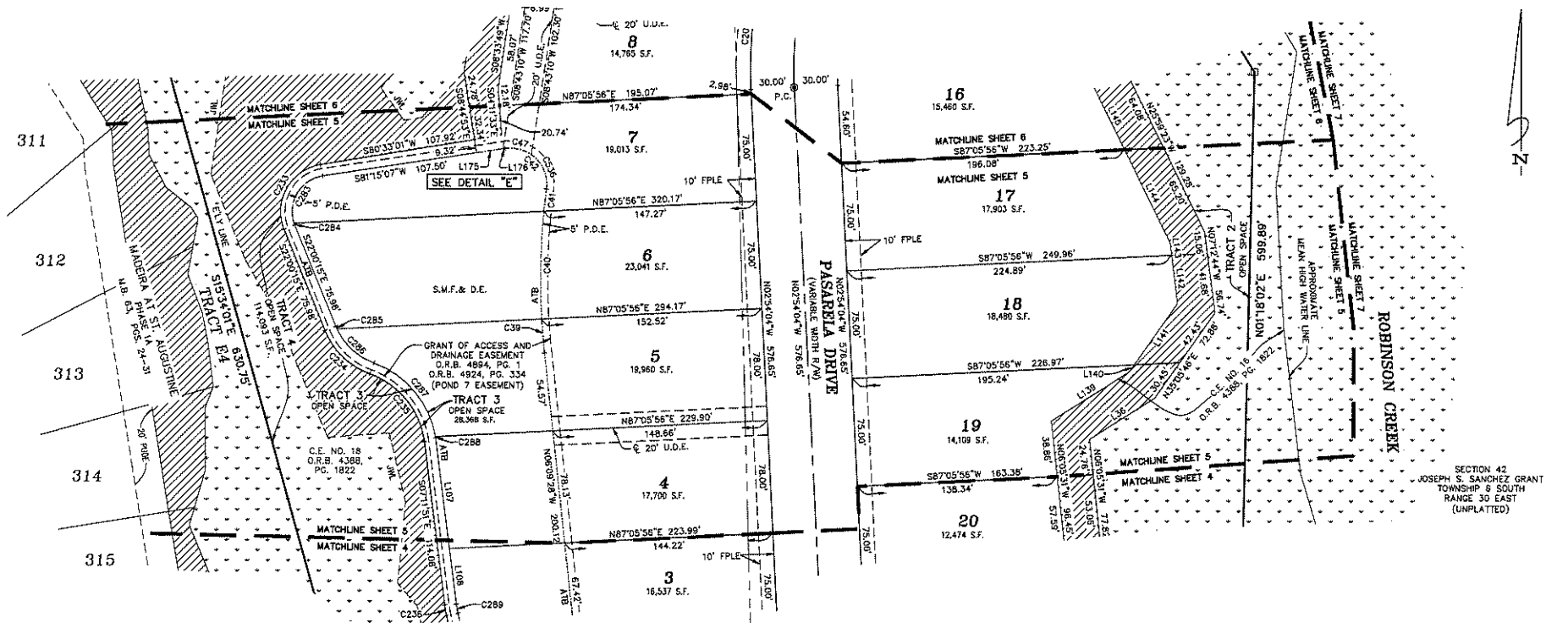
Madeira At St. Augustine Phase 1C

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF THE UNSURVEYED SECTIONS 30 AND 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK

PAGE

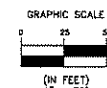
SHEET 5 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



LINE TABLE		
LINE	BEARING	DISTANCE
L36	N57°28'28"E	53.17'
L107	S07°12'33"E	77.32'
L108	S07°12'33"E	38.98'
L139	N57°28'28"E	63.71'
L140	N35°05'46"E	5.97'
L141	N35°05'46"E	52.29'
L142	N07°12'44"W	33.89'
L143	N07°12'44"W	9.04'
L144	N25°59'23"W	71.73'
L145	N25°59'23"W	48.35'
L175	S81°15'07"W	18.44'
L176	S81°15'07"W	1.60'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	
C20	280.00'	72.84'	14°54'20"	S04°33'06"W	72.64'	
C39	482.50'	23.53'	2°47'39"	S04°45'39"E	23.53'	
C40	482.50'	75.26'	8°56'13"	S01°06'17"W	75.18'	
C41	482.50'	15.73'	1°52'03"	S06°30'20"W	15.73'	
C42	25.00'	46.33'	106°11'20"	N45°39'13"W	39.98'	
C47	25.00'	18.98'	43°29'28"	N77°00'09"W	18.52'	
C233	33.00'	59.07'	102°33'16"	S29°16'23"W	51.49'	
C234	53.00'	44.44'	48°02'39"	S46°01'35"E	43.15'	
C235	58.09'	63.73'	62°51'04"	N38°37'23"W	60.58'	
C236	83.00'	7.48'	5°09'44"	S09°46'43"E	7.48'	
C283	25.00'	43.82'	100°26'03"	S31°02'05"W	38.42'	
C284	25.00'	1.23'	2°49'19"	S20°35'38"E	1.23'	
C285	45.00'	2.17'	2°45'30"	S23°23'00"E	2.17'	
C286	45.00'	35.57'	45°17'10"	S47°24'20"E	34.65'	
C287	86.09'	89.82'	60°31'48"	N39°47'00"W	66.62'	
C288	66.09'	0.90'	0°46'57"	N09°07'36"W	0.90'	
C289	75.00'	6.29'	4°48'15"	S09°57'27"E	6.29'	
C535	25.00'	27.36'	62°41'51"	N23°54'29"W	25.01'	

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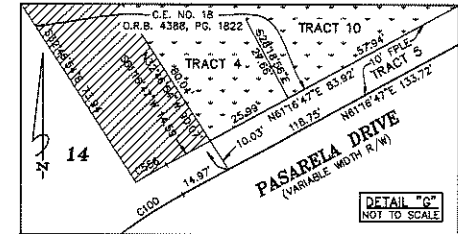
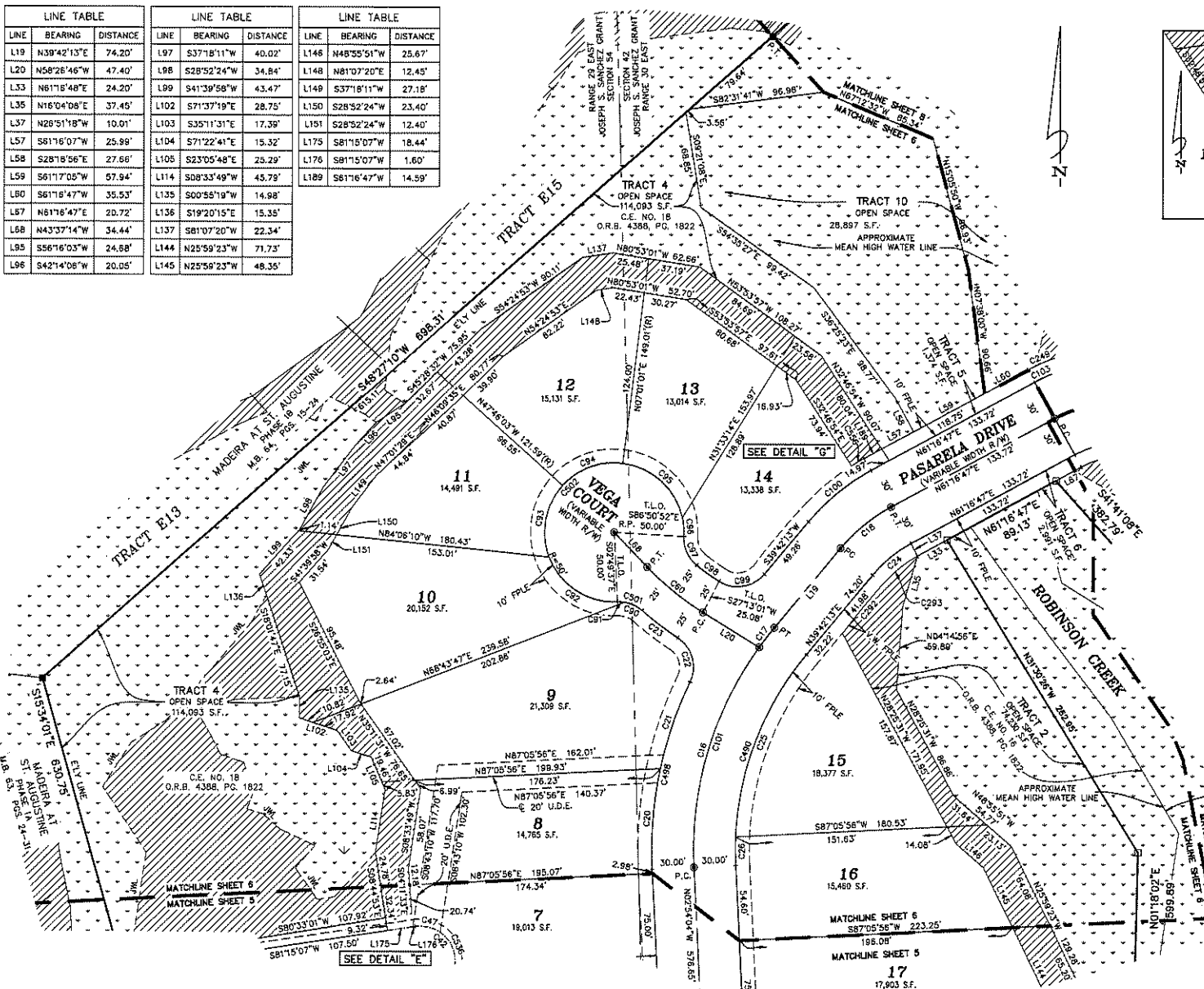
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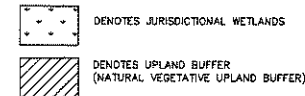
SHEET 6 OF 14 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L19	N39°42'13"E	74.20'	L97	S37°18'11"W	40.02'	L146	N48°35'51"W	25.67'
L20	N58°28'46"W	47.40'	L98	S28°52'24"W	34.84'	L148	N81°07'20"E	12.45'
L33	N61°18'48"E	24.20'	L99	S41°39'58"W	43.47'	L149	S37°18'11"W	27.18'
L35	N16°04'08"E	37.45'	L102	S71°37'19"E	28.75'	L150	S28°52'24"W	23.40'
L37	N28°51'18"W	10.01'	L103	S35°11'31"E	17.39'	L151	S28°52'24"W	12.40'
L57	S81°16'07"W	25.99'	L104	S71°22'41"E	15.32'	L175	S81°15'07"W	18.44'
L58	S28°18'56"E	27.66'	L105	S23°05'48"E	25.29'	L176	S81°15'07"W	1.60'
L59	S61°17'05"W	57.94'	L114	S08°33'49"W	45.79'	L189	S81°16'47"W	14.59'
L60	S61°16'47"W	35.53'	L135	S00°55'19"W	14.98'			
L67	N61°16'47"E	20.72'	L136	S19°20'15"E	15.35'			
L68	N43°37'14"W	34.44'	L137	S61°07'20"W	22.34'			
L95	S56°16'03"W	24.88'	L144	N25°59'23"W	71.73'			
L96	S42°14'08"W	20.05'	L145	N25°59'23"W	48.35'			



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C16	250.00'	188.27'	38°33'50"	S16°22'51"W	165.11'
C17	250.00'	17.63'	4°02'27"	S37°41'00"W	17.83'
C18	125.00'	47.07'	21°34'34"	S50°29'30"W	46.79'
C20	280.00'	72.84'	14°54'20"	S04°33'06"W	72.64'
C21	280.00'	66.10'	13°31'35"	S18°46'05"W	65.95'
C22	25.00'	35.99'	82°28'28"	N15°42'21"W	32.96'
C23	225.00'	32.18'	8°11'48"	S52°50'41"E	32.18'
C24	95.00'	35.77'	21°34'34"	S50°29'30"W	35.56'
C25	220.00'	143.18'	37°16'58"	S21°03'44"W	140.64'
C26	220.00'	20.43'	5°19'18"	S00°14'24"E	20.43'
C42	25.00'	46.33'	106°11'20"	N45°39'13"W	39.88'
C47	25.00'	18.98'	43°29'28"	N77°00'09"W	18.52'
C60	200.00'	51.75'	14°49'33"	S51°02'00"E	51.61'
C90	25.00'	13.75'	31°30'37"	N64°30'08"W	13.58'
C91	25.00'	5.48'	12°34'12"	N85°32'31"W	5.47'
C92	50.00'	62.74'	71°53'47"	S56°52'44"E	58.71'
C93	50.00'	55.12'	63°09'47"	S10°39'03"W	52.37'
C94	50.00'	47.81'	54°47'05"	S69°37'29"W	46.01'
C95	50.00'	81.81'	70°49'50"	N47°34'04"W	57.95'
C96	50.00'	13.36'	16°18'17"	N04°30'00"W	13.32'
C97	25.00'	23.79'	54°30'50"	S24°06'17"E	22.90'
C98	175.00'	19.74'	6°27'49"	S54°35'37"E	19.73'
C99	25.00'	35.98'	82°28'16"	N80°56'21"E	32.96'
C100	155.00'	56.37'	21°34'34"	S50°29'30"W	58.02'
C101	250.00'	185.90'	42°36'17"	S18°24'05"W	181.64'
C103	130.00'	13.95'	6°08'59"	S84°21'17"W	13.95'
C249	140.00'	22.63'	9°15'47"	S55°54'41"W	22.61'
C282	460.00'	50.29'	6°15'49"	S39°38'35"W	50.26'
C293	85.00'	27.45'	18°30'17"	S52°01'38"W	27.33'
C490	220.00'	163.59'	42°36'17"	S18°24'05"W	159.85'
C499	280.00'	138.95'	28°25'56"	N11°18'55"E	137.53'
C501	25.00'	19.23'	44°04'50"	N70°47'12"W	18.76'
C502	50.00'	240.84'	27°58'45"	N45°09'45"E	66.93'
C538	25.00'	27.36'	62°41'51"	N23°54'29"W	26.01'
C556	173.53'	10.48'	3°27'13"	S59°27'49"W	10.46'



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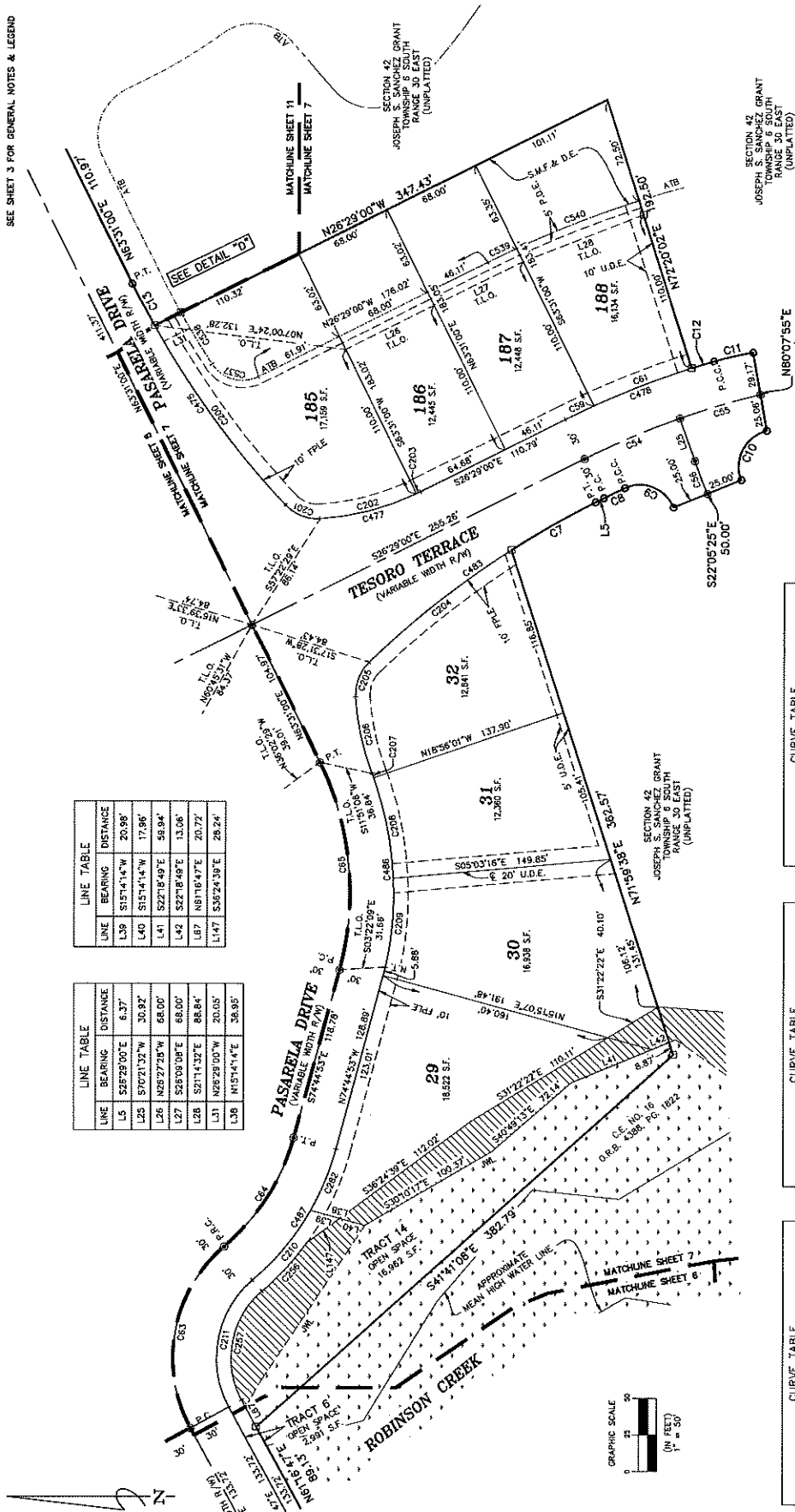
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A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 34, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF THE UNSERVED SECTIONS 30 AND 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.

SHEET 7 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L39	S15°14'14"W	20.96'
L40	S15°14'14"W	17.96'
L41	S22°18'49"E	58.94'
L42	S22°18'49"E	13.06'
L47	N81°16'47"E	20.72'
L47	S30°24'39"E	28.24'

LINE TABLE		
LINE	BEARING	DISTANCE
L5	S28°29'00"E	6.37'
L26	N26°27'28"W	68.00'
L27	S28°30'00"E	68.00'
L28	S21°14'32"E	88.84'
L31	N26°29'00"W	20.05'
L38	N15°14'14"E	38.95'

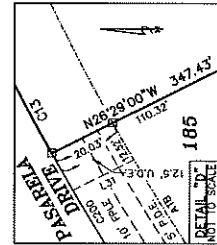


CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD
C475	632.00'	184.79'	184.13'
C477	182.00'	72.44'	71.96'
C478	910.00'	109.75'	109.81'
C483	632.00'	191.08'	190.33'
C486	230.00'	134.63'	132.71'
C487	190.00'	107.58'	105.99'
C537	35.00'	36.26'	33.17'
C538	612.00'	41.18'	41.17'
C539	730.00'	21.89'	21.89'
C540	730.00'	90.44'	90.39'

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD
C200	632.00'	182.39'	182.02'
C201	30.00'	26.41'	25.57'
C202	182.00'	89.12'	88.71'
C203	182.00'	3.32'	3.32'
C204	632.00'	124.55'	124.35'
C205	30.00'	26.24'	25.41'
C206	182.00'	53.84'	53.85'
C207	230.00'	3.15'	3.15'
C208	230.00'	70.34'	70.07'
C209	230.00'	61.41'	60.96'
C210	180.00'	62.21'	60.86'
C211	70.00'	95.58'	86.31'
C256	190.00'	45.05'	44.94'
C257	60.00'	9.31'	9.31'
C282	180.00'	46.37'	45.25'

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD
C7	632.00'	60.51'	60.48'
C8	550.00'	15.98'	15.98'
C9	25.00'	40.34'	38.10'
C10	25.00'	42.96'	37.86'
C11	250.00'	27.52'	27.50'
C12	610.00'	15.88'	15.88'
C13	632.00'	32.40'	32.40'
C14	580.00'	71.26'	71.22'
C15	580.00'	57.36'	57.33'
C16	500.00'	23.97'	23.96'
C19	810.00'	21.89'	21.89'
C21	100.00'	135.51'	128.18'
C24	150.00'	89.65'	88.32'
C25	200.00'	145.68'	142.48'

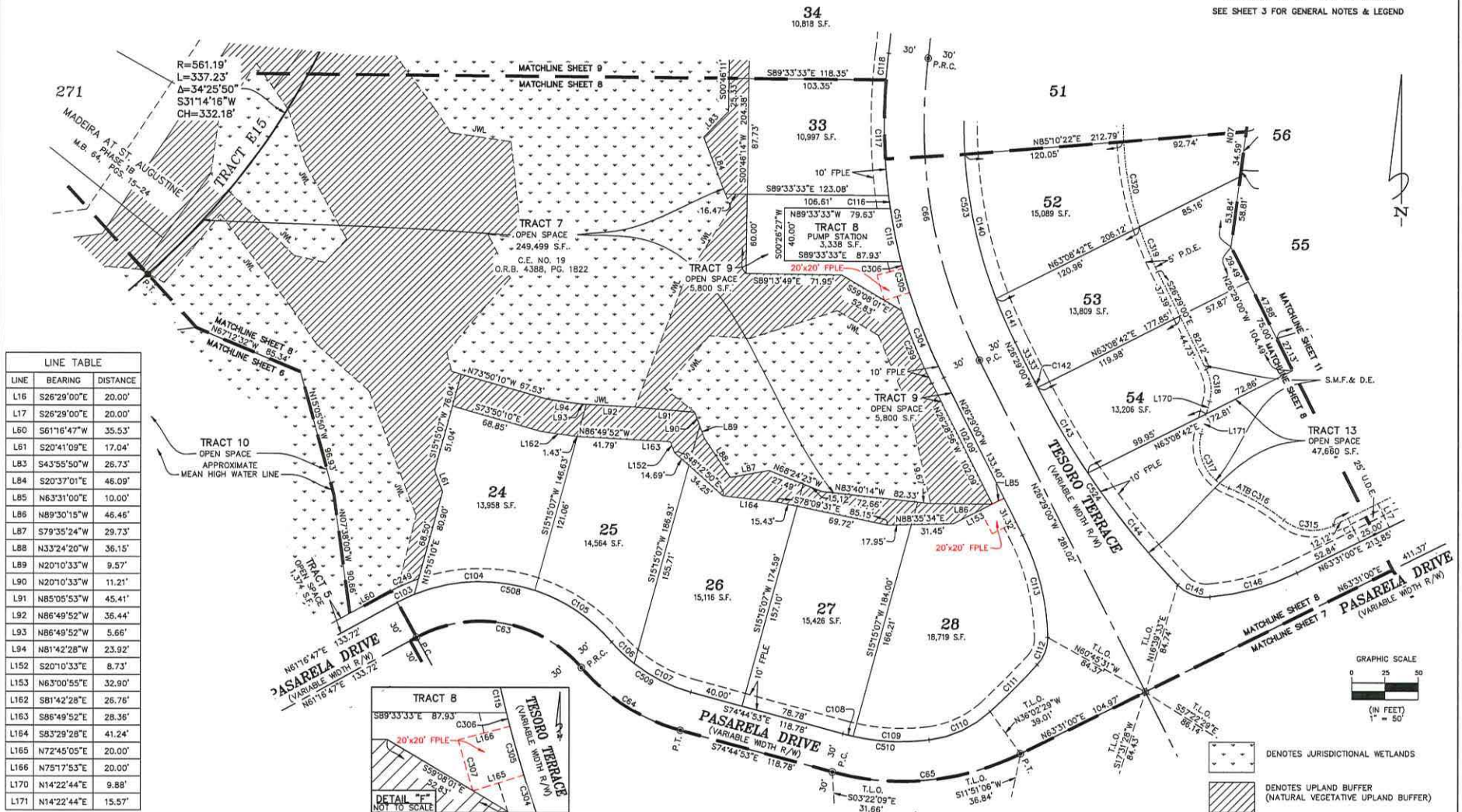
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SHEET 8 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND



CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C63	100.00'	136.51'	78°12'59"	N79°36'43"W	126.16'	C110	82.00'	50.62'	36°04'16"	N65°09'18"E	50.78'	C143	632.00'	75.18'	6°48'57"	S30°19'48"E	75.14'	C316	167.00'	48.43'	16°37'00"	N59°40'34"W	48.26'
C64	150.00'	89.65'	34°14'39"	S57°37'33"E	88.32'	C111	632.00'	50.20'	43°03'04"	N44°50'38"E	50.19'	C144	632.00'	108.62'	9°50'52"	S33°39'42"E	108.49'	C317	35.00'	50.31'	82°21'49"	N26°48'10"W	46.09'
C65	200.00'	145.68'	41°14'40"	N84°23'04"E	142.48'	C112	30.00'	22.89'	43°42'35"	N20°42'48"E	22.34'	C145	30.00'	26.87'	51°19'07"	S69°14'42"E	25.98'	C318	35.00'	24.96'	40°51'44"	N06°03'08"W	24.44'
C66	400.00'	235.07'	33°40'15"	S09°38'52"E	231.70'	C113	182.00'	80.50'	25°20'31"	N13°48'44"W	79.84'	C146	182.00'	68.55'	23°14'44"	N47°12'23"E	68.14'	C319	250.00'	36.76'	82°53'30"	N22°16'15"W	36.73'
C103	130.00'	13.95'	6°08'59"	S64°21'17"W	13.95'	C115	430.00'	40.87'	5°26'44"	N11°56'55"E	40.85'	C249	140.00'	22.63'	9°15'47"	S65°54'41"W	22.61'	C320	250.00'	66.26'	15°11'11"	N10°27°54"W	66.07'
C104	130.00'	92.91'	40°56'52"	S87°54'12"W	90.94'	C116	430.00'	10.11'	1°20'48"	S07°53'09"E	10.11'	C299	440.00'	59.60'	7°45'41"	N22°36°09"W	59.56'	C508	130.00'	177.47'	78°12'59"	S79°36'43"E	164.00'
C105	130.00'	70.61'	3°01'07"08"	N56°03'48"W	69.74'	C117	430.00'	87.93'	11°42'57"	S01°21'16"E	87.77'	C304	430.00'	69.31'	9°14'05"	S21°51'57"E	69.23'	C509	120.00'	71.72'	34°17'38"	S57°37'33"E	70.65'
C106	120.00'	23.65'	11°17'36"	S46°08'02"E	23.61'	C118	430.00'	20.14'	2°41'03"	S05°50'44"W	20.14'	C305	430.00'	19.11'	2°32'48"	S18°53'31"E	19.11'	C510	170.00'	65.46'	22°03'42"	S85°46'43"E	65.06'
C107	120.00'	48.07'	22°57'03"	S63°16'21"E	47.75'	C140	370.00'	112.48'	17°25'04"	S12°12'54"E	112.05'	C306	430.00'	5.23'	0°41'50"	S14°21'11"E	5.23'	C515	430.00'	252.70'	33°40'15"	N09°38'52"W	249.00'
C108	170.00'	8.03'	2°42'18"	S76°06'11"E	8.02'	C141	370.00'	35.90'	5°33'34"	S24°42'13"E	35.89'	C307	450.00'	20.00'	2°32'48"	S15°58'31"E	20.00'	C523	370.00'	214.44'	33°40'15"	N09°38'52"E	214.33'
C109	170.00'	57.43'	19°21'24"	S87°07'52"E	57.16'	C142	632.00'	4.84'	0°26'19"	S26°42'09"E	4.84'	C315	350.00'	39.78'	6°06'56"	N85°53'32"W	37.62'	C524	632.00'	188.65'	17°06'08"	S35°02'04"E	187.91'



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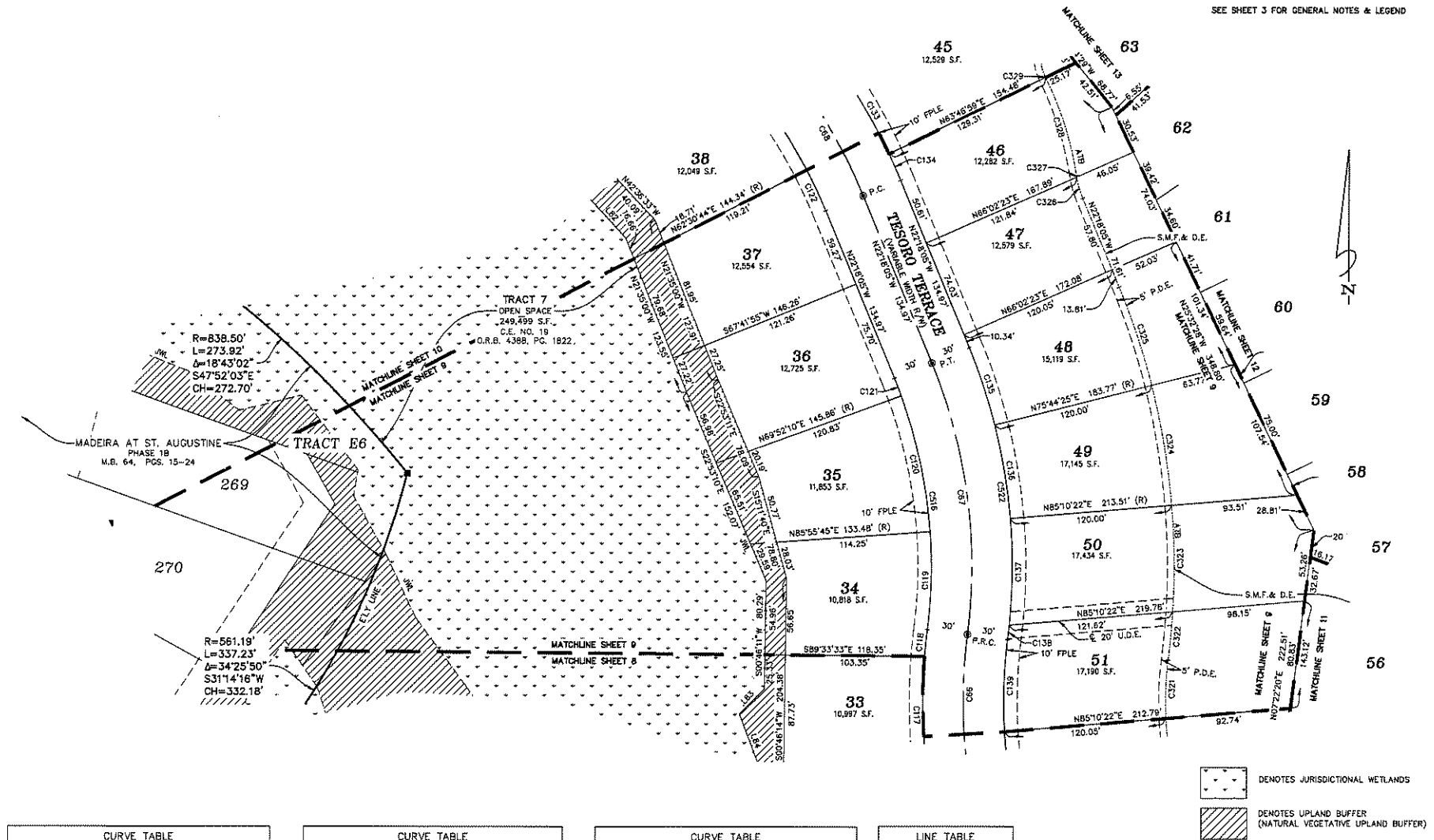
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A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF THE UNSURVEYED SECTIONS 30 AND 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK

PAGE

SHEET 9 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

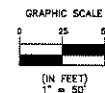


CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C66	400.00'	235.07'	33°40'15"	S09°38'52"E	231.70'
C67	400.00'	205.87'	29°29'20"	N07°33'25"W	203.61'
C68	400.00'	167.10'	23°56'09"	N34°16'09"W	165.89'
C117	430.00'	87.93'	11°42'57"	S01°21'18"E	87.77'
C118	430.00'	20.14'	2°41'03"	S05°50'44"W	20.14'
C119	370.00'	72.70'	11°15'30"	N01°33'30"E	72.59'
C120	370.00'	103.71'	16°03'35"	N12°06'02"W	103.37'
C121	370.00'	14.02'	2°10'15"	N21°12'57"W	14.02'
C122	370.00'	33.49'	5°11'12"	N24°53'41"W	33.48'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C133	430.00'	67.81'	9°02'09"	N29°40'49"W	67.74'
C134	430.00'	21.47'	2°51'40"	N23°43'54"W	21.47'
C135	430.00'	60.35'	8°02'29"	N18°16'50"W	60.30'
C136	430.00'	70.79'	9°25'57"	N08°32'37"W	70.71'
C137	430.00'	79.45'	10°35'12"	N00°27'58"E	79.34'
C138	430.00'	10.72'	1°25'41"	N06°28'24"E	10.72'
C139	370.00'	69.05'	10°41'37"	S01°50'28"W	68.96'
C321	250.00'	43.89'	10°03'34"	N02°09'28"E	43.84'
C322	590.00'	36.06'	3°45'23"	N05°18'33"E	36.05'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C323	550.00'	79.27'	8°15'30"	N00°41'53"W	79.21'
C324	550.00'	90.55'	9°25'57"	N08°32'37"W	90.44'
C325	550.00'	77.19'	8°02'29"	N18°16'50"W	77.13'
C326	75.00'	16.42'	12°32'31"	N16°01'49"W	16.38'
C327	75.00'	1.28'	0°58'42"	N09°16'12"W	1.28'
C328	252.00'	76.69'	17°26'09"	N17°29'56"W	76.39'
C329	252.00'	0.56'	0°07'37"	N26°16'49"W	0.56'
C516	370.00'	180.43'	29°29'20"	N07°33'25"W	188.34'
C522	430.00'	221.31'	29°29'20"	S07°33'25"E	218.88'

LINE	BEARING	DISTANCE
L82	S42°12'15"E	40.00'
L83	S43°55'50"W	25.73'
L84	S20°37'01"E	46.09'



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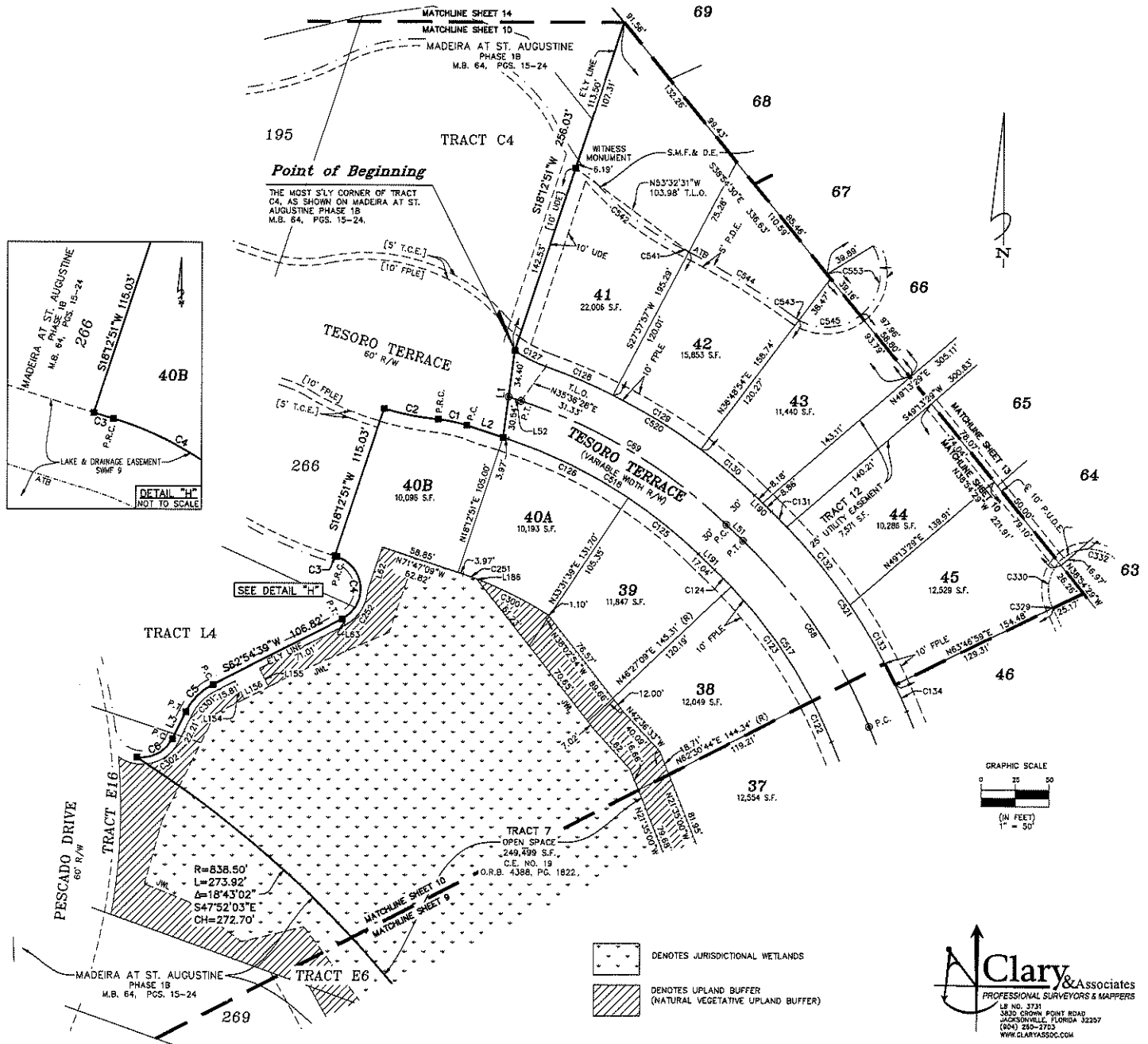
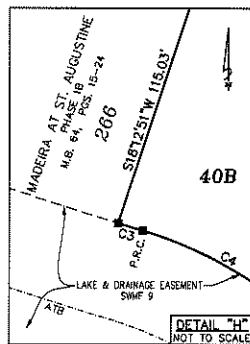
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MAP BOOK PAGE

SHEET 10 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

LINE	BEARING	DISTANCE
L1	S07°23'50"W	64.94'
L2	N71°47'09"W	28.36'
L3	S25°10'08"W	22.21'
L51	S45°14'13"E	17.04'
L52	S71°47'09"E	9.71'
L62	N18°39'42"E	33.82'
L63	S27°05'44"E	5.00'
L82	S42°12'15"E	40.00'
L154	N27°02'55"W	15.02'
L155	S27°02'36"E	15.02'
L156	N62°57'25"E	20.00'
L166	S45°07'58"E	2.14'
L190	S46°14'13"E	17.04'
L191	S45°14'13"E	17.04'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	100.00'	21.63'	12°23'38"	N77°58'58"W	21.59'
C2	217.00'	40.54'	10°42'17"	N78°49'38"W	40.48'
C3	332.00'	1.51'	0°15'37"	S73°01'11"E	1.51'
C4	25.00'	59.37'	136°03'39"	S05°07'10"E	46.37'
C5	45.00'	28.86'	38°44'31"	S44°32'24"W	28.37'
C6	25.00'	31.75'	72°48'01"	S62°33'09"W	29.66'
C68	400.00'	167.10'	23°56'09"	N34°16'09"W	185.89'
C69	400.00'	178.36'	25°32'55"	N59°00'41"W	176.89'
C122	370.00'	33.49'	5°11'12"	N24°53'41"W	33.48'
C123	370.00'	103.71'	16°03'35"	N35°31'04"W	103.37'
C124	370.00'	17.37'	2°41'22"	N44°53'32"W	17.37'
C125	370.00'	66.10'	10°14'08"	N51°21'17"W	66.01'
C126	370.00'	98.89'	15°18'47"	N64°07'45"W	98.59'
C127	100.00'	25.89'	14°50'12"	S63°07'10"E	25.82'
C128	430.00'	53.82'	7°10'15"	N68°57'08"W	53.78'
C129	430.00'	76.41'	10°10'54"	N58°16'33"W	76.31'
C130	430.00'	52.14'	6°56'53"	N49°42'40"W	52.11'
C131	430.00'	16.23'	2°06'45"	N45°09'21"W	16.23'
C132	430.00'	74.12'	9°52'35"	N39°08'11"W	74.03'
C133	430.00'	67.81'	9°02'09"	N29°40'49"W	67.74'
C134	430.00'	21.47'	2°51'40"	N23°43'54"W	21.47'
C251	265.00'	10.10'	2°11'05"	N70°41'36"W	10.10'
C252	30.00'	31.99'	61°09'39"	N32°21'50"E	30.49'
C300	285.00'	59.68'	12°54'13"	N63°08'57"W	59.55'
C301	40.00'	25.85'	38°44'31"	S44°32'24"W	25.21'
C302	30.00'	29.54'	56°24'58"	S54°22'37"W	28.36'
C329	252.00'	0.56'	0°07'37"	N26°16'49"W	0.56'
C330	30.00'	35.67'	88°07'28"	N07°45'07"E	33.61'
C331	30.00'	17.33'	33°06'01"	N58°19'51"E	17.09'
C332	30.00'	32.01'	61°08'34"	S74°32'52"E	30.52'
C517	370.00'	154.57'	23°56'09"	N34°16'09"W	153.45'
C518	370.00'	164.99'	25°32'59"	N59°00'41"W	163.62'
C520	430.00'	182.37'	24°18'02"	S58°23'15"E	181.01'
C521	430.00'	179.64'	23°56'09"	S34°16'09"E	178.33'
C541	550.00'	6.84'	0°42'44"	N63°30'17"W	6.84'
C542	200.00'	100.49'	28°47'18"	N49°28'00"W	99.44'
C543	40.00'	4.54'	5°30'12"	N56°54'31"W	4.54'
C544	550.00'	91.12'	9°29'31"	N58°24'10"W	91.01'
C545	40.00'	47.99'	8°44'51"	S85°27'58"W	45.17'
C553	40.00'	57.15'	81°51'33"	S10°09'45"W	52.41'



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MAP BOOK

PAGE

SHEET 11 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

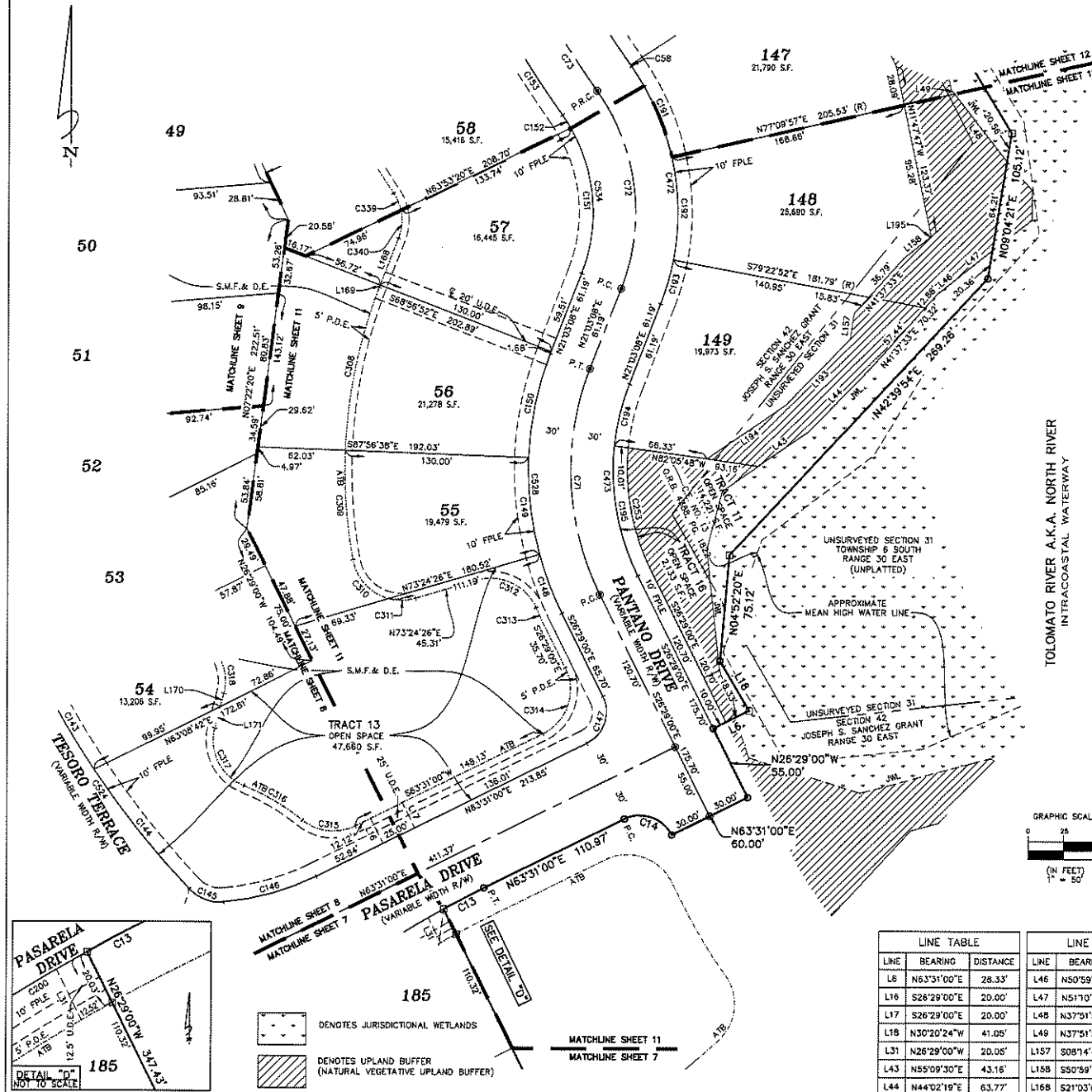
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C13	632.00'	32.40'	2°56'14"	N62°02'53"E	32.40'
C14	25.00'	39.27'	90°00'00"	S71°29'00"E	35.36'
C58	770.00'	1.37'	0°06'07"	S35°16'21"E	1.37'
C71	200.00'	165.93'	47°32'08"	S02°42'56"E	181.21'
C72	150.00'	147.59'	56°22'33"	N07°08'08"W	141.71'
C73	800.00'	128.63'	91°2'44"	S30°43'02"E	128.49'
C143	632.00'	75.18'	6°48'57"	S30°19'48"E	75.14'
C144	632.00'	108.62'	9°50'52"	S38°39'42"E	108.49'
C145	30.00'	26.87'	51°19'07"	S69°14'42"E	25.88'
C146	182.00'	68.55'	21°34'44"	N74°19'23"E	68.14'
C147	25.00'	39.27'	90°00'00"	N16°31'00"E	35.36'
C148	230.00'	44.70'	11°08'10"	S20°54'55"E	44.83'
C149	230.00'	69.86'	17°24'11"	S06°38'44"E	69.59'
C150	230.00'	78.28'	18°58'47"	S11°33'15"W	75.91'
C151	120.00'	107.26'	51°12'58"	N04°33'11"W	103.72'
C152	120.00'	10.82'	5°09'54"	N32°44'27"W	10.81'
C153	830.00'	64.75'	4°28'12"	S33°05'18"E	64.74'
C191	180.00'	70.65'	22°29'21"	N24°04'44"W	70.20'
C192	180.00'	73.68'	23°27'11"	N01°06'27"W	73.17'
C193	180.00'	32.78'	10°26'00"	N19°50'08"E	32.73'
C194	170.00'	45.52'	15°20'28"	S13°22'54"W	45.38'
C195	170.00'	85.52'	32°11'40"	S10°23'09"E	84.27'
C253	150.24'	69.52'	32°00'27"	S10°27'16"E	88.36'
C308	360.00'	119.38'	18°59'47"	S11°33'15"W	118.81'
C309	360.00'	78.33'	12°27'59"	S04°10'38"E	78.17'
C310	35.00'	38.82'	65°10'47"	S43°00'01"E	37.70'
C311	35.00'	16.84'	31°00'10"	N68°54'31"E	16.71'
C312	35.00'	50.59'	82°49'08"	S65°11'00"E	46.30'
C313	245.00'	11.59'	2°42'35"	S25°07'42"E	11.59'
C314	35.00'	54.98'	80°00'00"	S18°31'00"W	49.50'
C315	35.00'	39.78'	65°06'55"	N63°55'32"W	37.67'
C316	167.00'	48.43'	16°37'00"	N59°40'34"W	48.26'
C317	35.00'	50.31'	82°21'49"	N28°48'10"W	48.09'
C318	35.00'	24.96'	40°51'44"	N06°03'08"W	24.44'
C319	35.00'	13.23'	21°39'17"	S23°05'45"E	13.15'
C340	35.00'	20.35'	33°19'14"	S04°23'31"W	20.07'
C472	180.00'	177.11'	56°22'33"	S07°08'08"E	170.05'
C473	170.00'	141.04'	47°32'08"	S02°42'56"E	137.03'
C524	632.00'	188.65'	17°06'08"	S39°02'04"E	187.95'
C528	230.00'	190.82'	47°32'08"	N02°42'56"W	185.39'
C534	120.00'	118.07'	56°22'33"	N07°08'08"W	113.37'



LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L6	N63°31'00"E	28.33'	L46	N50°59'18"E	21.22'	L169	S21°03'08"W	1.68'
L16	S26°29'00"E	20.00'	L47	N51°10'37"E	28.73'	L170	N14°22'44"E	9.88'
L17	S26°29'00"E	20.00'	L48	N37°51'57"W	60.88'	L171	N14°22'44"E	15.57'
L18	N30°20'24"W	41.05'	L49	N37°51'57"W	4.23'	L193	S44°02'19"W	60.81'
L31	N26°29'00"W	20.05'	L157	S08°14'47"W	18.18'	L194	S55°09'29"W	67.77'
L43	N55°09'30"E	43.16'	L158	S90°59'18"W	24.14'	L195	S51°10'37"W	1.01'
L44	N44°02'19"E	63.77'	L168	S21°03'08"W	35.75'			

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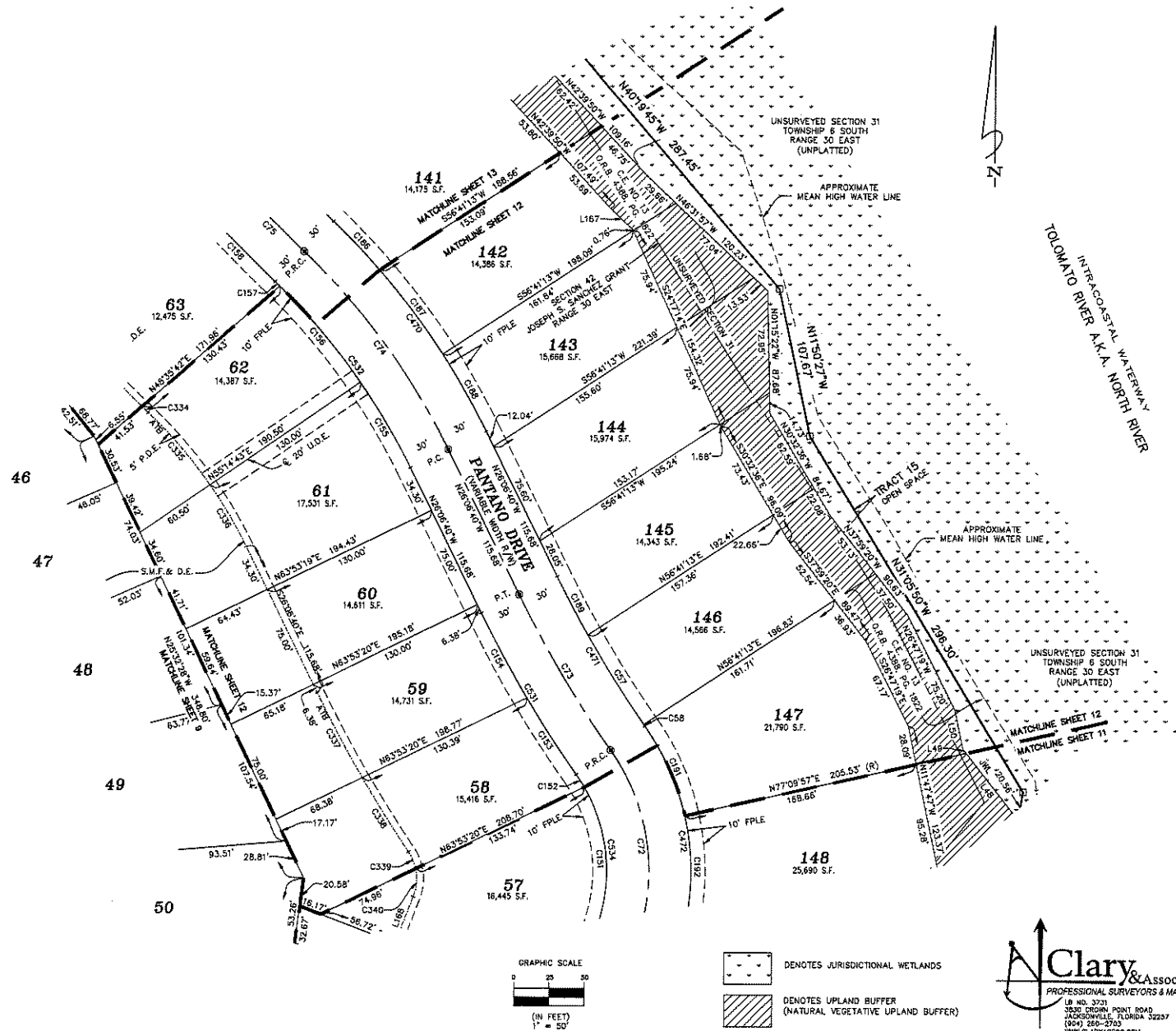
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PAGE

SHEET 12 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L48	N37°51'57"W	60.68'
L49	N37°51'57"W	4.23'
L50	N11°47'49"W	28.23'
L167	S46°31'40"E	21.85'
L168	S21°03'08"W	35.75'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C57	770.00'	75.04'	5°35'01"	S32°25'47"E	75.01'
C58	770.00'	1.37'	0°06'07"	S35°16'21"E	1.37'
C72	150.00'	147.59'	56°22'33"	N07°08'08"W	141.71'
C73	800.00'	128.63'	9°12'44"	S30°43'02"E	128.49'
C74	500.00'	175.69'	20°07'59"	N36°10'39"W	174.79'
C75	1250.00'	480.96'	22°02'44"	S35°31'17"E	478.00'
C151	120.00'	107.26'	51°12'39"	N04°33'11"W	103.72'
C152	120.00'	10.82'	5°09'54"	N32°44'27"W	10.81'
C153	830.00'	64.75'	4°28'12"	S33°05'18"E	64.74'
C154	830.00'	68.70'	4°44'32"	S28°28'56"E	68.68'
C155	470.00'	70.90'	8°38'37"	N30°25'58"W	70.84'
C156	470.00'	89.51'	10°54'42"	N40°12'38"W	89.37'
C157	470.00'	4.74'	0°34'40"	N45°57'19"W	4.74'
C158	1280.00'	70.40'	3°09'04"	S44°40'07"E	70.39'
C186	530.00'	47.78'	5°08'57"	N43°39'41"W	47.77'
C187	530.00'	75.22'	8°07'54"	N37°00'45"W	75.16'
C188	530.00'	63.23'	6°50'08"	N29°31'44"W	63.19'
C189	770.00'	47.40'	3°31'36"	S27°52'28"E	47.39'
C191	180.00'	70.65'	22°29'21"	N24°04'44"W	70.20'
C192	180.00'	73.66'	23°27'11"	N01°06'27"W	73.17'
C334	1410.00'	6.26'	0°15'16"	S46°07'01"E	6.26'
C335	340.00'	68.16'	11°29'22"	S40°29'58"E	68.07'
C336	340.00'	51.29'	8°38'37"	S30°25'58"E	51.24'
C337	960.00'	68.68'	4°05'56"	S28°09'38"E	68.66'
C338	960.00'	62.22'	3°42'48"	S32°04'00"E	62.20'
C339	35.00'	13.23'	21°39'17"	S23°05'45"E	13.15'
C340	35.00'	20.35'	33°19'14"	S04°23'31"W	20.07'
C470	530.00'	186.24'	20°07'59"	S36°10'39"E	185.28'
C471	770.00'	123.80'	9°12'44"	S30°43'02"E	123.67'
C472	180.00'	177.11'	56°22'33"	S07°08'08"E	170.05'
C531	830.00'	133.45'	9°12'44"	N30°43'02"W	133.31'
C532	470.00'	165.15'	20°07'59"	N36°10'39"W	164.30'
C534	120.00'	118.07'	56°22'33"	N07°08'08"W	113.37'



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Madeira At St. Augustine Phase 1C

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF THE UNSURVEYED SECTIONS 30 AND 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.

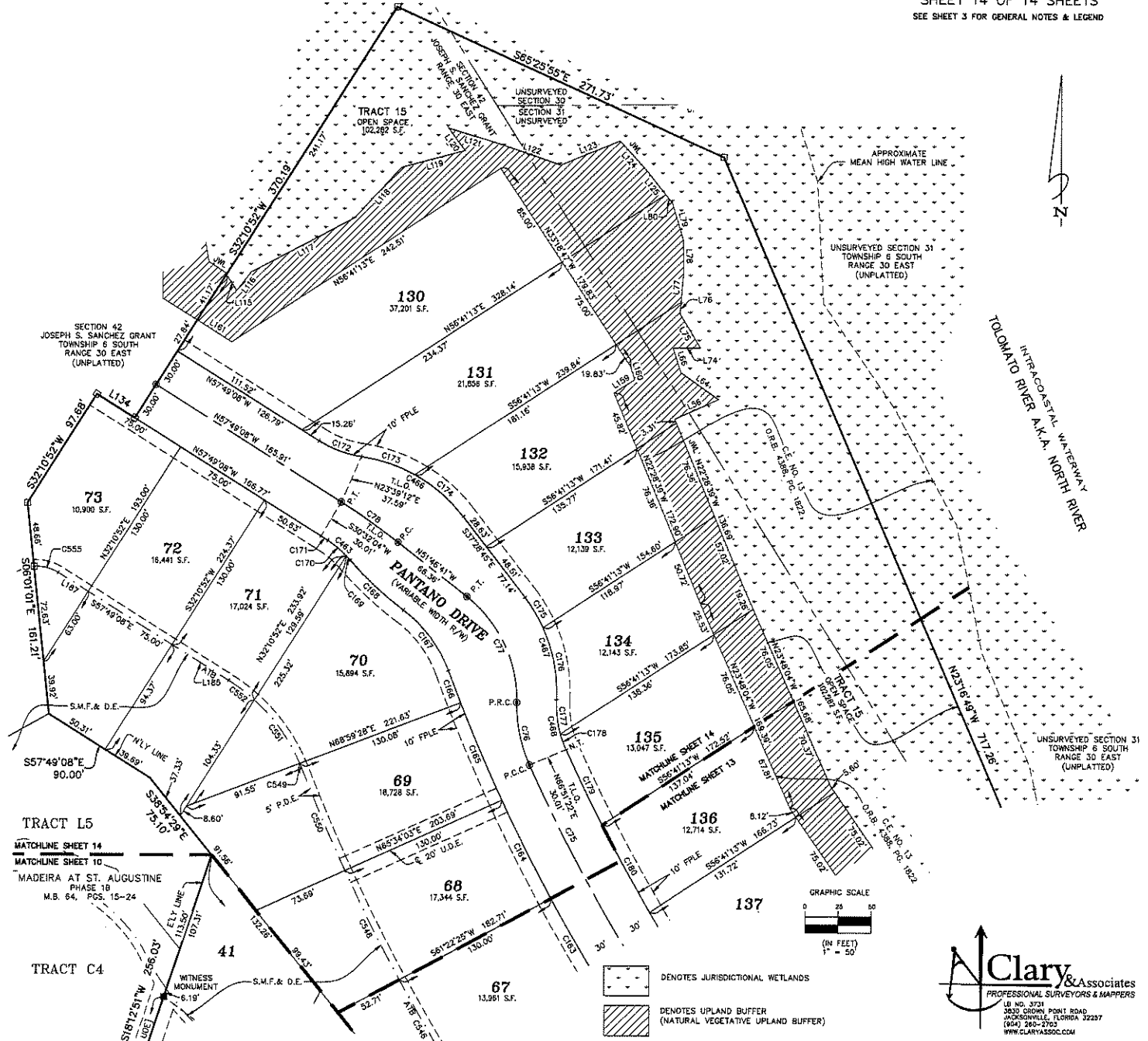
MAP BOOK PAGE

SHEET 14 OF 14 SHEETS
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C75	1250.00'	480.86'	22°02'44"	S35°13'17"E	478.00'
C76	112.00'	49.03'	25°05'03"	S11°35'24"E	48.64'
C77	100.00'	91.91'	52°39'48"	N25°26'47"W	88.71'
C78	500.00'	52.72'	6°02'27"	N54°47'54"W	52.69'
C162	1280.00'	72.43'	3°14'32"	S33°34'19"E	72.42'
C163	1280.00'	74.27'	3°19'29"	S30°17'19"E	74.26'
C164	1280.00'	82.99'	3°42'54"	S26°46'08"E	82.98'
C165	1280.00'	80.18'	3°35'21"	S23°07'01"E	80.17'
C166	1280.00'	26.23'	1°10'27"	S20°44'07"E	26.23'
C167	100.00'	58.18'	33°20'13"	N36°49'00"W	57.37'
C168	245.00'	55.20'	12°54'33"	S47°01'50"E	55.08'
C169	82.00'	4.37'	3°03'10"	N42°06'09"W	4.37'
C170	82.00'	18.45'	12°53'23"	N50°04'26"W	18.41'
C171	270.00'	6.12'	1°17'59"	N57°10'08"W	6.12'
C172	82.00'	34.58'	24°08'47"	S68°53'31"E	34.30'
C173	118.00'	42.96'	20°51'35"	N71°32'07"W	42.72'
C174	118.00'	48.66'	23°37'34"	N49°17'32"W	48.31'
C175	118.00'	26.69'	12°57'38"	N30°59'56"W	26.64'
C176	118.00'	56.19'	27°17'00"	N10°52'57"W	55.69'
C177	82.00'	26.51'	18°31'14"	S06°29'44"E	26.39'
C178	82.00'	12.63'	8°49'34"	S20°10'08"E	12.62'
C179	1220.00'	63.27'	2°58'18"	S25°42'38"E	63.27'
C180	1220.00'	75.23'	3°31'59"	S28°57'46"E	75.22'
C181	1220.00'	75.02'	3°31'24"	S32°29'27"E	75.01'
C463	82.00'	22.62'	15°56'35"	N48°32'51"W	22.74'
C466	118.00'	91.62'	44°29'09"	S58°43'20"E	89.33'
C467	118.00'	82.88'	40°14'38"	S17°21'26"E	81.19'
C468	82.00'	39.14'	27°20'48"	S10°54'31"E	38.77'
C546	1410.00'	81.01'	3°17'31"	S30°16'20"E	81.00'
C548	1410.00'	92.51'	3°45'33"	S26°44'49"E	92.48'
C549	140.00'	4.59'	1°52'40"	S22°25'07"E	4.59'
C550	1410.00'	83.38'	3°23'15"	S23°10'25"E	83.35'
C551	140.00'	59.71'	24°28'18"	S35°34'38"E	59.28'
C552	140.00'	24.49'	10°01'22"	S52°48'27"E	24.48'
C555	30.00'	19.17'	36°35'56"	S78°07'36"E	18.85'

LINE	BEARING	DISTANCE
L56	N85°36'44"E	36.42'
L64	N54°30'15"W	35.29'
L66	N17°45'42"W	19.39'
L74	N89°34'40"E	20.76'
L75	N30°54'04"W	30.40'
L76	N05°00'07"E	8.55'
L77	N05°00'07"E	22.67'
L78	N01°04'53"W	25.13'
L79	N16°43'49"W	29.11'
L80	N38°04'52"W	8.08'
L115	N32°42'48"W	14.54'
L116	S37°18'40"W	17.92'
L117	S61°53'50"W	88.70'
L118	S42°13'28"W	51.74'
L119	S74°52'57"W	50.00'

LINE	BEARING	DISTANCE
L120	S38°15'46"E	21.40'
L121	N75°06'22"W	40.52'
L122	N70°57'24"W	49.00'
L123	S67°27'14"W	48.40'
L124	N42°01'48"W	31.22'
L125	N38°04'52"W	22.37'
L134	N57°49'08"W	33.87'
L159	S56°41'13"W	18.57'
L160	S17°46'10"E	10.35'
L161	S57°48'08"E	30.80'
L185	S57°48'08"E	50.63'
L187	S57°49'08"E	27.02'



Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
1810 N. 37th
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32237
(904) 265-2763
WWW.CLARYASSOCIATES.COM



TITLE INFORMATION BRINGDOWN

File No.: 8883855
Customer Reference: CH20-45/Madiera Phase 1C

January 7, 2022

Rogers Towers
1301 Riverplace Boulevard, Suite 1500
Jacksonville, FL 32207

Re: St. Johns County, Florida
Buyer:
Seller: Ponce Associates, LLC

Pursuant to your request, the Company has caused a search to be made of the Public Records of St. Johns County, Florida, solely as revealed by its title plant indices, from October 15, 2020 at 5:00 PM through January 04, 2022 at 5:00 AM and said search reveals that the following documents have been recorded during said period:

OR 5085-1272 SWD
OR 5096-1090 SWD

Taxes for 2021 are Due and Payable

See Revised Plat Certificate

CAUTION: A determination of the validity and effect of any instrument listed above must be made before any commitment, policy, or endorsement is issued in reliance thereon.

By: _____
Authorized Officer or Agent

PREPARED BY AND RETURN TO:

Wesley S. Haber, Esquire
HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

Parcel Identification Nos.: Portions of 073431002, 0734300000, 0734320003, and 0734310402

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this 28th day of October, 2020, by **PONCE ASSOCIATES, LLC**, a Florida limited liability company, whose address is 1548 The Greens Way, Suite 6, Jacksonville, Florida 32250 (hereinafter called the "grantor"), in favor of **MADEIRA COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, whose address is 2806 North 5th Street, Suite 403, St. Augustine, Florida 32084 (hereinafter called the "grantee").

[Wherever used herein, the terms "grantor" and "grantee" shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

WITNESSETH:

That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Johns County, Florida, further described in **Exhibit A** attached hereto.

Subject to restrictions, covenants, conditions and easements, of record; however, reference hereto shall not be deemed to reimpose same.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under grantor.

Grantor represents that grantor has complied with the requirements of Section 196.295, Florida Statutes.

Note to Recorder: This deed conveys unencumbered property to a local unit of special-purpose government for no taxable consideration. Accordingly, pursuant to Rule 12B-4.014, F.A.C., only minimal documentary stamp tax is being paid hereon.

IN WITNESS WHEREOF, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

PONCE ASSOCIATES, LLC,
a Florida limited liability company

Witnesses:

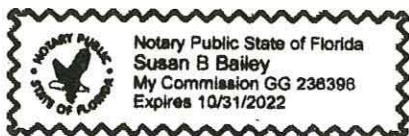
John P. Moore
Name: John P. Moore

By: Douglas G. Maier
Print: Douglas G. Maier
Title: Vice President

Marilyn J. Mohrman
Name: Marilyn J. Mohrman

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 28th day of October, 2020, by Douglas G. Maier, as
Vice President of Ponce Associates, LLC, on behalf of said company/✓ who is
personally known to me or /___/ who has produced a ___ as
identification.



Susan B. Bailey
Notary Public, State of Florida
My Commission Expires: 10.31.22 **Susan B. Bailey**

**EXHIBIT A
LEGAL DESCRIPTION**

Tracts B14 (Landscape); E1, E2, E3, E4, and E5 (Open Areas); and D (Drainage Easement), MADEIRA AT ST. AUGUSTINE PHASE 1A, according to the plat thereof recorded in Map Book 63, Pages 24-31, Public Records of St. Johns County, Florida.

Tracts E6, E7, E8, E9, E10, E11, E12, E13, E14, E15, E16, E17, E18, and E19 (Open Areas), MADEIRA AT ST. AUGUSTINE PHASE 1B, according to the plat thereof recorded in Map Book 64, Pages 15-24, Public Records of St. Johns County, Florida.

Tracts 1, 4, and 8 (stormwater facilities), 2, 3, 5, 6, 7, 9, 11 and 12 (open space); 10 (utility easement); and Maralinda Drive, Lamego Lane, and Armante Lane (roadways), MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1, according to the plat thereof recorded in Map Book 102 Pages 49-61, Public Records of St. Johns County, Florida.

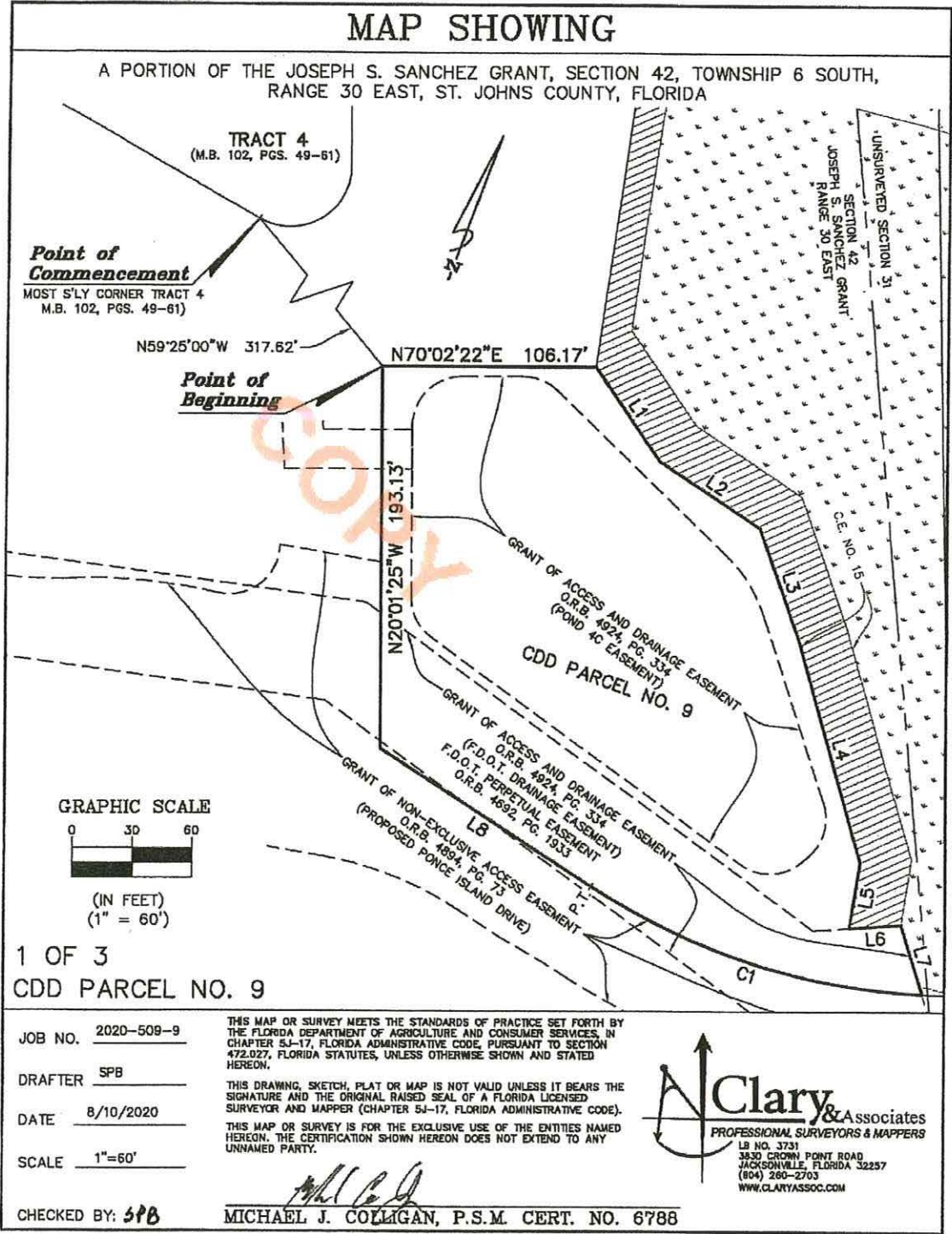
Together with:

CDD PARCEL NO. 9

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY CORNER OF TRACT 4, AS SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1, AS RECORDED IN MAP BOOK 102, PAGES 49 THROUGH 61, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 59°25'00" EAST, 317.62 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 70°02'22" EAST, 106.17 FEET; THENCE SOUTH 53°53'38" EAST, 57.27 FEET; THENCE SOUTH 76°04'54" EAST, 60.34 FEET; THENCE SOUTH 39°12'01" EAST, 61.28 FEET; THENCE SOUTH 35°39'41" EAST, 115.40 FEET; THENCE SOUTH 11°07'57" EAST, 33.66 FEET; THENCE NORTH 65°53'46" EAST, 25.65 FEET; THENCE SOUTH 37°03'06" EAST, 36.78 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 176.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°03'22" WEST, 174.39 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 76°22'52" WEST, 125.84 FEET; THENCE NORTH 20°01'25" WEST, 193.13 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.19 ACRES, MORE OR LESS.



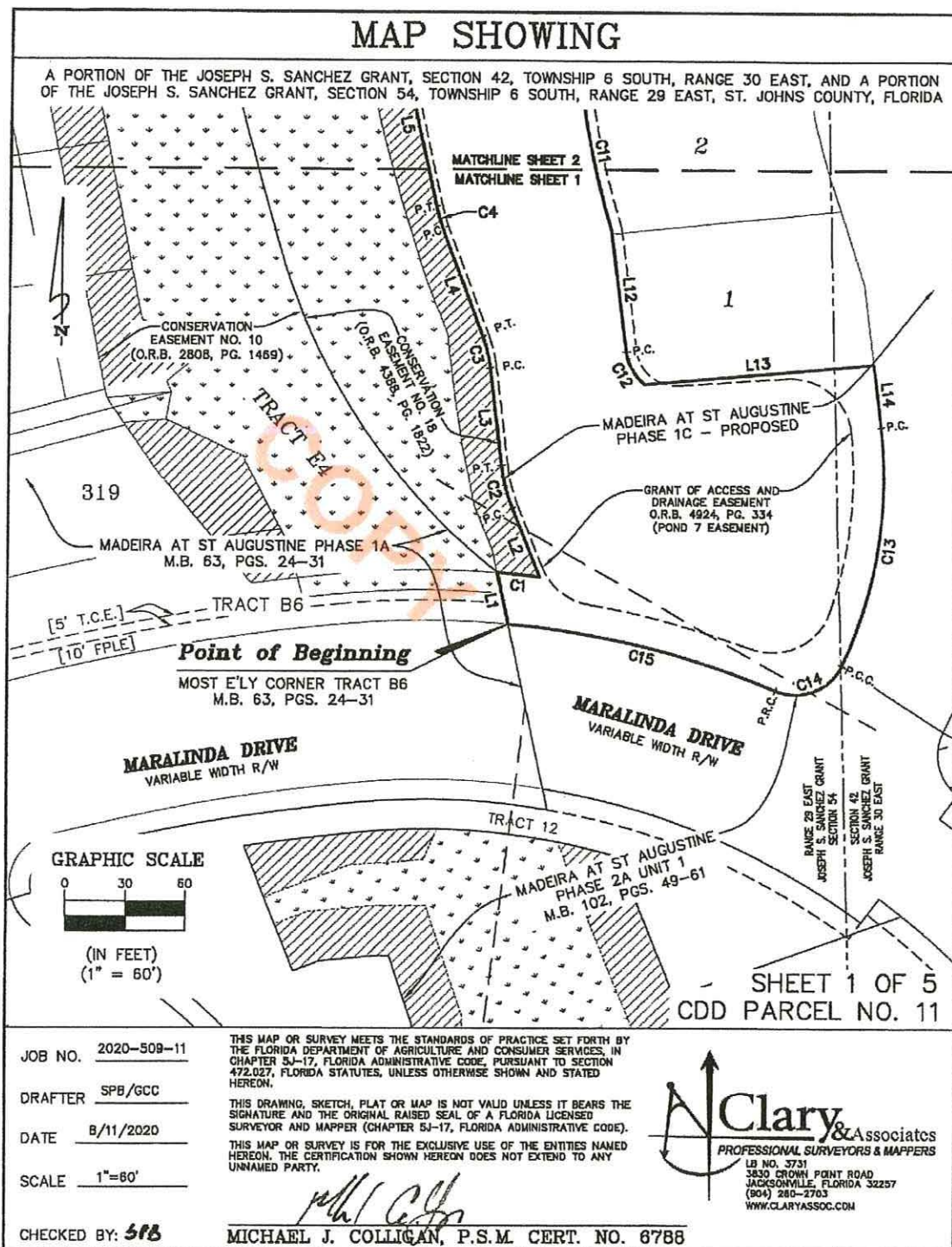
Together with:

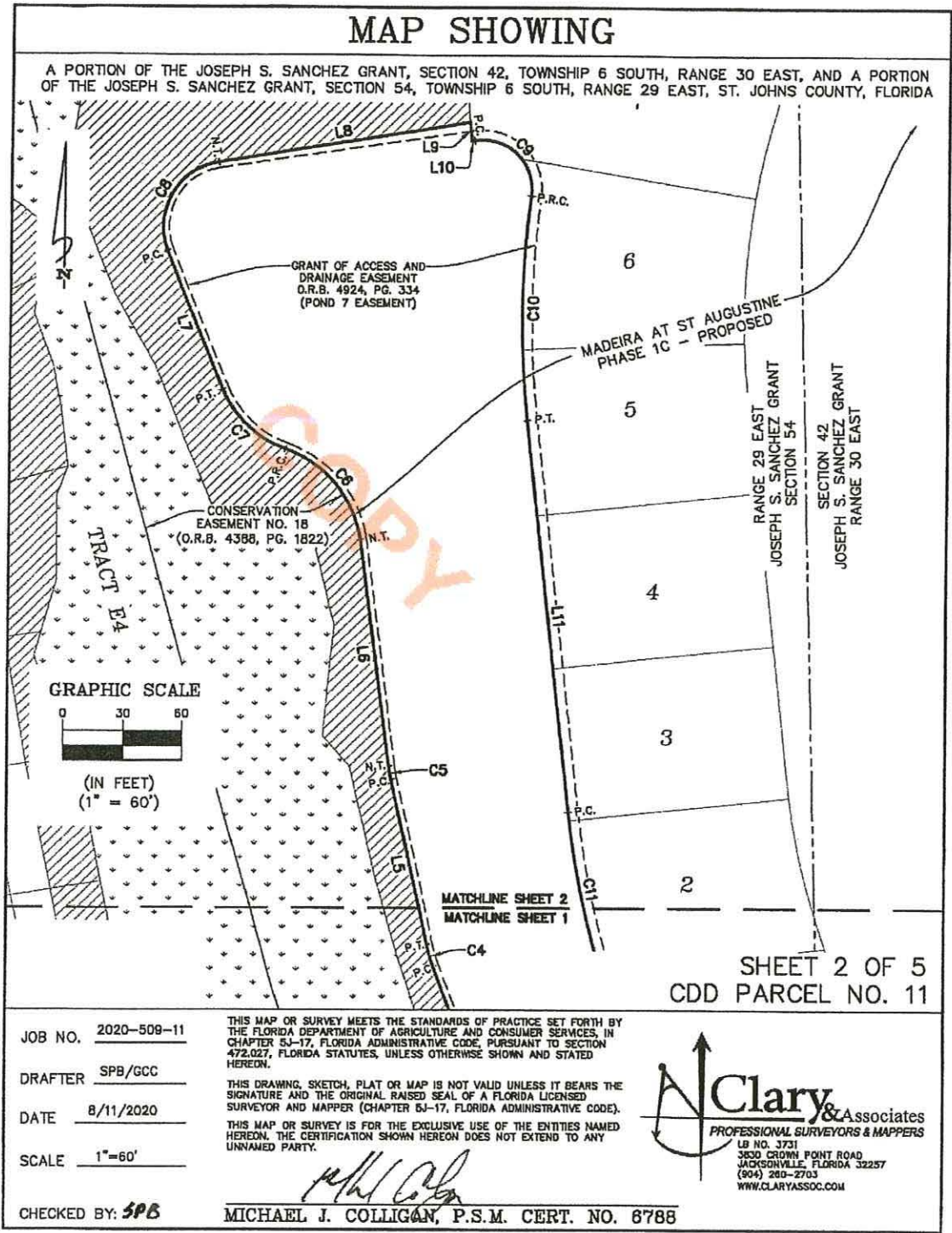
CDD PARCEL NO. 11

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST EASTERLY CORNER OF TRACT B6, AS SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1A, AS RECORDED IN MAP BOOK 63, PAGES 24 THROUGH 31, INCLUSIVE OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 11°52'07" WEST, ALONG THE EASTERLY LINE OF SAID TRACT B6, A DISTANCE OF 26.10 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED CONSERVATION EASEMENT NUMBER 18, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4388, PAGE 1822, OF SAID PUBLIC RECORDS, AND THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, NORTHERLY, NORTHWESTERLY, AND NORTHEASTERLY, ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID CONSERVATION EASEMENT NUMBER 18, RUN THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES: COURSE NO. 1: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 465.00 FEET, AN ARC DISTANCE OF 20.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°22'41" EAST, 20.90 FEET; COURSE NO. 2: NORTH 21°44'36" WEST, 36.98 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 3: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 22.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 14°08'35" WEST, 21.96 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: NORTH 06°32'34" WEST, 49.13 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 5: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 67.00 FEET, AN ARC DISTANCE OF 16.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°26'52" WEST, 16.11 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: NORTH 20°21'09" WEST, 57.89 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 7: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 11.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16°21'22" WEST, 11.57 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 8: NORTH 12°21'35" WEST, 85.52 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 9: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 6.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°56'57" WEST, 6.98 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 10: NORTH 07°12'28" WEST, 116.12 FEET, TO THE ARC OF A CURVE LEADING

NORTHWESTERLY; COURSE NO. 11: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 58.09 FEET, AN ARC DISTANCE OF 62.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°23'32" WEST, 59.24 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 12: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 53.00 FEET, AN ARC DISTANCE OF 44.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 46°01'35" WEST, 43.15 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 13: NORTH 22°00'15" WEST, 75.98 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 14: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 33.00 FEET, AN ARC DISTANCE OF 59.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 29°37'26" EAST, 51.74 FEET; COURSE NO. 15: NORTH 80°33'01" EAST, 126.49 FEET; THENCE SOUTH 05°34'22" EAST, 9.57 FEET; THENCE NORTH 81°15'07" EAST, 1.60 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 46.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°39'13" EAST, 39.98 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 482.50 FEET, AN ARC DISTANCE OF 114.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°38'29" WEST, 114.25 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 06°09'28" EAST, 200.12 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 432.50 FEET, AN ARC DISTANCE OF 80.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°29'43" EAST, 80.46 FEET; THENCE SOUTH 06°58'31" EAST, 61.54 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 19.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°50'04" EAST, 18.62 FEET; THENCE NORTH 84°49'18" EAST, 113.13 FEET; THENCE SOUTH 06°59'12" EAST, 31.57 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 220.00 FEET, AN ARC DISTANCE OF 122.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°58'26" WEST, 120.99 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING WESTERLY AND NORTHERLY LINE OF THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1, AS RECORDED IN MAP BOOK 102, PAGES 49 THROUGH 61, INCLUSIVE OF SAID PUBLIC RECORDS; THENCE WESTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE





**THIS DOCUMENT, ORIGINALLY RECORDED AT BOOK 5085,
PAGE 1272 OF THE OFFICIAL RECORDS OF ST. JOHNS
COUNTY, FLORIDA, IS BEING RE-RECORDED TO INCLUDE
PAGE 7, WHICH WAS INADVERTENTLY OMITTED FROM
THE ORIGINAL DOCUMENT.**

PREPARED BY AND RETURN TO:

Wesley S. Haber, Esquire
HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

Parcel Identification Nos.: Portions of 073431002, 0734300000, 0734320003, and 0734310402

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is executed as of this 28th day of October, 2020, by **PONCE ASSOCIATES, LLC**, a Florida limited liability company, whose address is 1548 The Greens Way, Suite 6, Jacksonville, Florida 32250 (hereinafter called the "grantor"), in favor of **MADEIRA COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, whose address is 2806 North 5th Street, Suite 403, St. Augustine, Florida 32084 (hereinafter called the "grantee").

[Wherever used herein, the terms "grantor" and "grantee" shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

WITNESSETH:

That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Johns County, Florida, further described in **Exhibit A** attached hereto.

Subject to restrictions, covenants, conditions and easements, of record; however, reference hereto shall not be deemed to reimpose same.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under grantor.

Grantor represents that grantor has complied with the requirements of Section 196.295, Florida Statutes.

Note to Recorder: This deed conveys unencumbered property to a local unit of special-purpose government for no taxable consideration. Accordingly, pursuant to Rule 12B-4.014, F.A.C., only minimal documentary stamp tax is being paid hereon.

IN WITNESS WHEREOF, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

PONCE ASSOCIATES, LLC,
a Florida limited liability company

Witnesses:

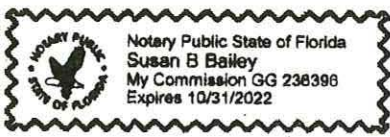
John P. Moore
Name: John P. Moore

By: Douglas G. Majer
Print: Douglas G. Majer
Title: Vice President

Marilyn J Mohrman
Name: Marilyn J Mohrman

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 28th day of October, 2020, by Douglas G Majer, as
Vice President of Ponce Associates, LLC, on behalf of said company/✓ who is
personally known to me or /___/ who has produced a ___ as
identification.



Susan B Bailey
Notary Public, State of Florida
My Commission Expires: 10.31.22 Susan B. Bailey

**EXHIBIT A
LEGAL DESCRIPTION**

Tracts B14 (Landscape); E1, E2, E3, E4, and E5 (Open Areas); and D (Drainage Easement), MADEIRA AT ST. AUGUSTINE PHASE 1A, according to the plat thereof recorded in Map Book 63, Pages 24-31, Public Records of St. Johns County, Florida.

Tracts E6, E7, E8, E9, E10, E11, E12, E13, E14, E15, E16, E17, E18, and E19 (Open Areas), MADEIRA AT ST. AUGUSTINE PHASE 1B, according to the plat thereof recorded in Map Book 64, Pages 15-24, Public Records of St. Johns County, Florida.

Tracts 1, 4, and 8 (stormwater facilities), 2, 3, 5, 6, 7, 9, 11 and 12 (open space); 10 (utility easement); and Maralinda Drive, Lamego Lane, and Armante Lane (roadways), MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1, according to the plat thereof recorded in Map Book 102 Pages 49-61, Public Records of St. Johns County, Florida.

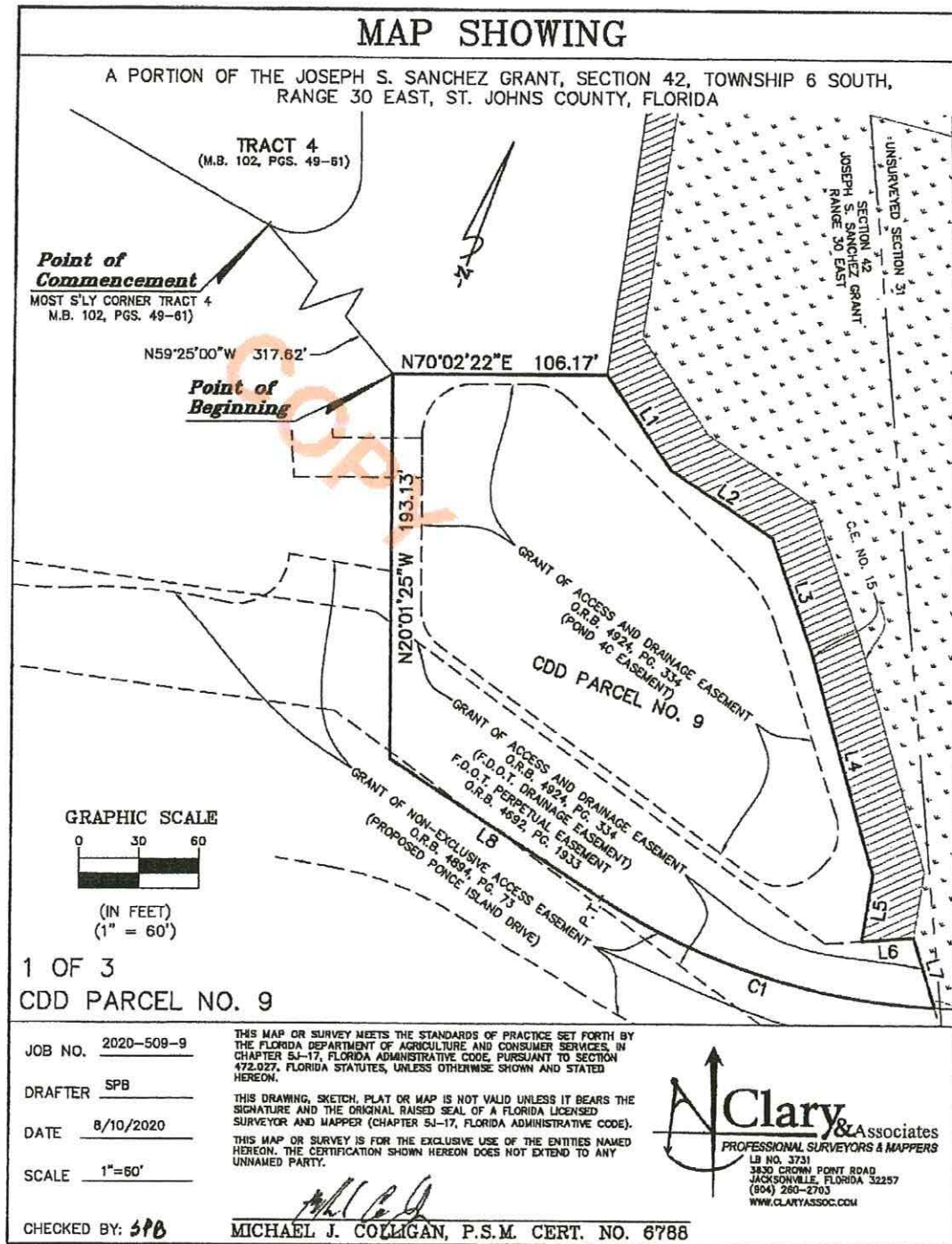
Together with:

CDD PARCEL NO. 9

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY CORNER OF TRACT 4, AS SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1, AS RECORDED IN MAP BOOK 102, PAGES 49 THROUGH 61, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 59°25'00" EAST, 317.62 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 70°02'22" EAST, 106.17 FEET; THENCE SOUTH 53°53'38" EAST, 57.27 FEET; THENCE SOUTH 76°04'54" EAST, 60.34 FEET; THENCE SOUTH 39°12'01" EAST, 61.28 FEET; THENCE SOUTH 35°39'41" EAST, 115.40 FEET; THENCE SOUTH 11°07'57" EAST, 33.66 FEET; THENCE NORTH 65°53'46" EAST, 25.65 FEET; THENCE SOUTH 37°03'06" EAST, 36.78 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 176.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°03'22" WEST, 174.39 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 76°22'52" WEST, 125.84 FEET; THENCE NORTH 20°01'25" WEST, 193.13 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.19 ACRES, MORE OR LESS.



Together with:

CDD PARCEL NO. 11

A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND A PORTION OF THE JOSEPH S. SANCHEZ GRANT, SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

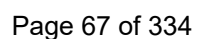
BEGIN AT THE MOST EASTERLY CORNER OF TRACT B6, AS SHOWN ON THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 1A, AS RECORDED IN MAP BOOK 63, PAGES 24 THROUGH 31, INCLUSIVE OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 11°52'07" WEST, ALONG THE EASTERLY LINE OF SAID TRACT B6, A DISTANCE OF 26.10 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED CONSERVATION EASEMENT NUMBER 18, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4388, PAGE 1822, OF SAID PUBLIC RECORDS, AND THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, NORTHERLY, NORTHWESTERLY, AND NORTHEASTERLY, ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID CONSERVATION EASEMENT NUMBER 18, RUN THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES: COURSE NO. 1: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 465.00 FEET, AN ARC DISTANCE OF 20.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°22'41" EAST, 20.90 FEET; COURSE NO. 2: NORTH 21°44'36" WEST, 36.98 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 3: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 22.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 14°08'35" WEST, 21.96 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: NORTH 06°32'34" WEST, 49.13 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 5: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 67.00 FEET, AN ARC DISTANCE OF 16.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°26'52" WEST, 16.11 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: NORTH 20°21'09" WEST, 57.89 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 7: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 11.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16°21'22" WEST, 11.57 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 8: NORTH 12°21'35" WEST, 85.52 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 9: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 83.00 FEET, AN ARC DISTANCE OF 6.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°56'57" WEST, 6.98 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 10: NORTH 07°12'28" WEST, 116.12 FEET, TO THE ARC OF A CURVE LEADING

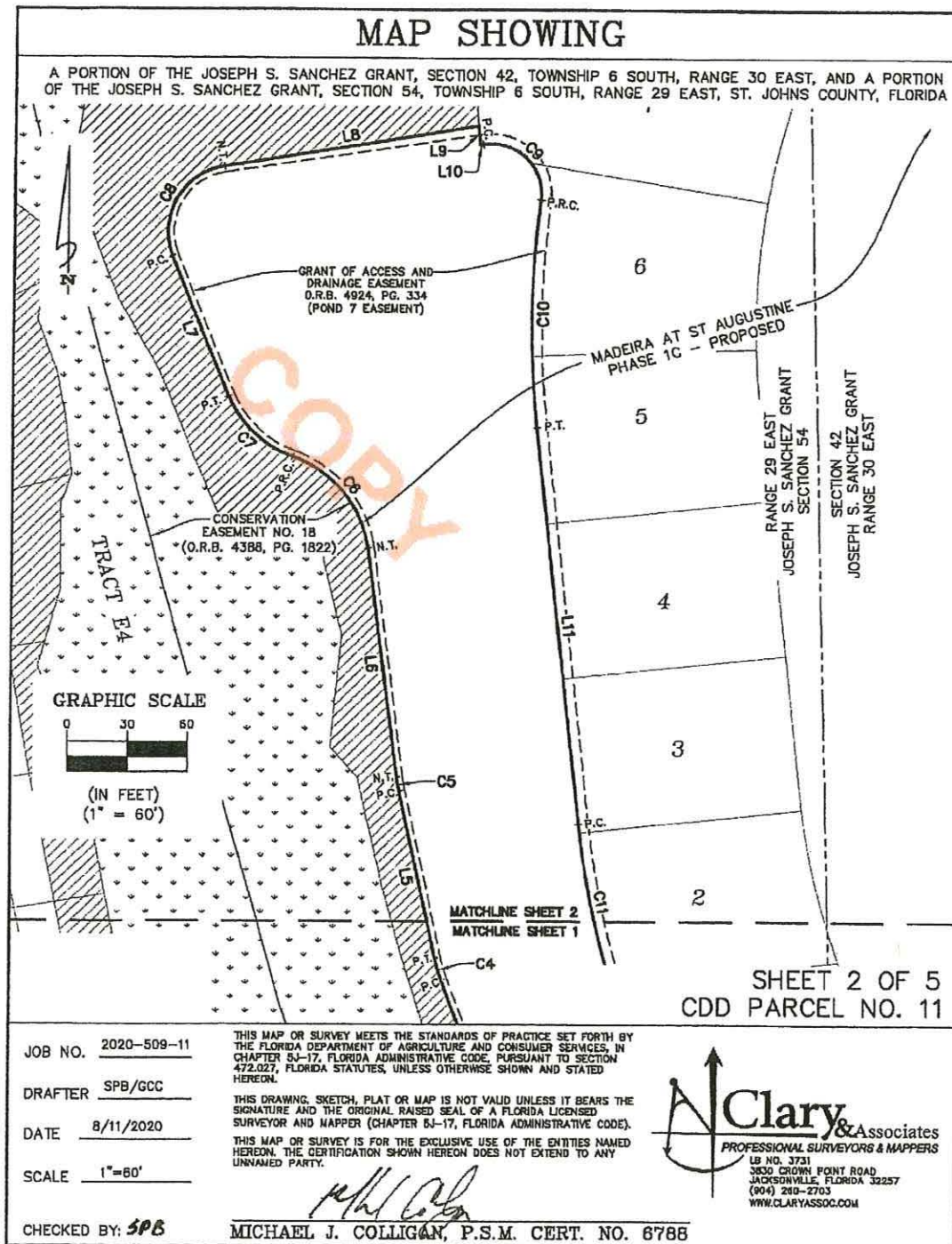
NORTHWESTERLY; COURSE NO. 11: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 58.09 FEET, AN ARC DISTANCE OF 62.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°23'32" WEST, 59.24 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 12: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 53.00 FEET, AN ARC DISTANCE OF 44.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 46°01'35" WEST, 43.15 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 13: NORTH 22°00'15" WEST, 75.98 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 14: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 33.00 FEET, AN ARC DISTANCE OF 59.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 29°37'26" EAST, 51.74 FEET; COURSE NO. 15: NORTH 80°33'01" EAST, 126.49 FEET; THENCE SOUTH 05°34'22" EAST, 9.57 FEET; THENCE NORTH 81°15'07" EAST, 1.60 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 46.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°39'13" EAST, 39.98 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 482.50 FEET, AN ARC DISTANCE OF 114.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°38'29" WEST, 114.25 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 06°09'28" EAST, 200.12 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 432.50 FEET, AN ARC DISTANCE OF 80.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°29'43" EAST, 80.46 FEET; THENCE SOUTH 06°58'31" EAST, 61.54 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 19.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°50'04" EAST, 18.62 FEET; THENCE NORTH 84°49'18" EAST, 113.13 FEET; THENCE SOUTH 06°59'12" EAST, 31.57 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 220.00 FEET, AN ARC DISTANCE OF 122.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°58'26" WEST, 120.99 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING WESTERLY AND NORTHERLY LINE OF THE PLAT OF MADEIRA AT ST. AUGUSTINE PHASE 2A UNIT 1, AS RECORDED IN MAP BOOK 102, PAGES 49 THROUGH 61, INCLUSIVE OF SAID PUBLIC RECORDS; THENCE WESTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE

NORTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 38.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°59'24" WEST, 34.77 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 136.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°50'11" WEST, 135.87 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.83 ACRES, MORE OR LESS.

COPY





Dennis W. Hollingsworth Tax Collector

generated on 1/7/2022 8:52:16 AM EST

Tax Record

Last Update: 1/7/2022 8:52:16 AM EST

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account or Parcel Number		Tax Type	Tax Year		
073430-0000		REAL ESTATE	2021		
Mailing Address PONCE ASSOCIATES LLC 1548 THE GREENS WAY SUITE 6 JACKSONVILLE BEACH FL 32250-0000		Physical Address 4000 US HIGHWAY 1 N			
Exempt Amount		Taxable Value			
\$0.00		\$3,705,053.00			
Exemption Detail NO EXEMPTIONS		Millage Code 457	Escrow Code		
Legal Description 42-06-30207.52 Acres 1 ALL 54 & 36-06-29 49-07-29 42 & 31-06 -30 & 60-07-30 LYING E OF R/W US 1 N OF POINCIANA AVE S OF JACKSON PK & W OF MARSH LINE OF NORTH RIVER (EX 4.2AC IN OR764/1872) (EX PT TO CITY IN OR845/1935) (EX PTS EXCEPTED FROM CITY See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
COUNTY					
GENERAL	4.6537	3,705,053	0	\$3,705,053	\$17,242.21
ROAD	0.8444	3,705,053	0	\$3,705,053	\$3,128.55
HEALTH	0.0160	3,705,053	0	\$3,705,053	\$59.28
SCHOOL					
SCHOOL-STATE LAW	3.5640	5,360,095	0	\$5,360,095	\$19,103.38
SCHOOL - LOCAL BOARD	2.2480	5,360,095	0	\$5,360,095	\$12,049.49
SJRWMD	0.2189	3,705,053	0	\$3,705,053	\$811.04
MOSQUITO	0.2000	3,705,053	0	\$3,705,053	\$741.01
CITY OF ST AUGUSTINE	7.5000	3,705,053	0	\$3,705,053	\$27,787.90
FL INLAND NAV DISTRICT	0.0320	3,705,053	0	\$3,705,053	\$118.56
PORT AUTHORITY	0.0598	3,705,053	0	\$3,705,053	\$221.56
Total Millage		19.3368	Total Taxes	\$81,262.98	
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
4151	MADEIRA CDD				\$0.00
Total Assessments					\$0.00
Taxes & Assessments					\$81,262.98
If Paid By		Amount Due			
11/30/2021		\$78,012.46			
12/31/2021		\$78,825.09			
1/31/2022		\$79,637.72			
2/28/2022		\$80,450.35			
3/31/2022		\$81,262.98			
Prior Year Taxes Due					
NO DELINQUENT TAXES					

[Click Here To Pay Now](#)

Dennis W. Hollingsworth Tax Collector

generated on 1/7/2022 8:52:38 AM EST

Tax Record

Last Update: 1/7/2022 8:52:38 AM ET

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account or Parcel Number	Tax Type	Tax Year
073430-0000	REAL ESTATE	2021

Payment History					
Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2020	71713	12/30/2020	1093843.0001	\$81,003.84	\$78,573.72
	Owner Name	PONCE ASSOCIATES LLC			
	Paid By	PONTE VEDRA TITLE LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2019	68225	3/23/2020	8127343.0001	\$83,321.43	\$83,321.43
	Owner Name	PONCE ASSOCIATES LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2018	64470	3/11/2019	1110679.0001	\$84,014.59	\$84,014.59
	Owner Name	PONCE ASSOCIATES LLC			
	Paid By	PONCE ASSOC LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2017	61171	2/16/2018	1098664.0001	\$84,944.21	\$84,094.77
	Owner Name	PONCE ASSOCIATES LLC			
	Paid By	PONCE ASSOCIATES LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2016	58007	3/30/2017	1107188.0001	\$86,353.92	\$86,353.92
	Owner Name	PONCE ASSOCIATES LLC			
	Paid By	PONCE ASSOCIATES LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2015	56644	3/31/2016	8137760.0001	\$87,782.28	\$87,782.28
	Owner Name	PONCE ASSOCIATES LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2014	51986	3/30/2015	1097839.0005	\$88,863.29	\$88,863.29
	Owner Name	PONCE ASSOCIATES LLC			
	Paid By	PONCE ASSOCIATES LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2013	50627	3/10/2014	5032567.0005	\$89,278.21	\$89,278.21
	Owner Name	PONCE ASSOCIATES LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2012	49918	3/29/2013	1058628.0006	\$89,872.18	\$89,872.18
	Owner Name	PONCE ASSOCIATES LLC			
	Paid By	PONCE ASSOCIATES LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2011	49494	2/29/2012	5031325.0006	\$101,652.36	\$100,635.84
	Owner Name	PONCE ASSOCIATES LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2010	49002	4/30/2011	5034292.0001	\$111,924.10	\$115,281.82
	Owner Name	PONCE ASSOCIATES LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2009	48360	3/31/2010	5031030.0001	\$143,596.49	\$143,596.49
	Owner Name	PONCE ASSOCIATES LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2008	47952	11/29/2008	5017948.0002	\$144,629.40	\$138,844.22
	Owner Name	PONCE ASSOCIATES LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2007	45051	11/30/2007	5024626.0001	\$197,994.11	\$190,074.35
	Owner Name	PONCE ASSOCIATES LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2006	141862	11/22/2006	1011439.0001	\$259,336.61	\$248,963.15
	Owner Name	PONCE ASSOCIATES LLC			
	Paid By	BANKATLANTIC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2005	138462	11/29/2005	1035340.0002	\$245,980.00	\$236,140.80
	Owner Name	PONCE ASSOCIATES LLC			
	Paid By	PONCE ASSOCIATES LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2004	136223	11/30/2004	1034824.0001	\$259,736.59	\$249,347.13
	Owner Name	PONCE ASSOCIATES LLC			
	Paid By	PONCE ASSOCIATES LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2003	134434	11/30/2003	1031485.0001	\$266,400.52	\$255,744.50
	Owner Name	PONCE ASSOCIATES LLC			
	Paid By	PONCE ASSOCIATES LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2002	133133	11/30/2002	1027201.0001	\$169,719.00	\$162,930.24
	Owner Name	PONCE DE LEON RSRT & CONV CNT			
	Paid By	PONCE ASSOCIATES, LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2001	131745	3/29/2002	1041026.0002	\$124,488.89	\$124,488.89
	Owner Name	PONCE DE LEON RSRT & CONV CNT			
	Paid By	PONCE DE LEON RESORT			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2000	130504	5/14/2001	1053585.0001	\$85,548.00	\$88,117.69
	Owner Name	PONCE DE LEON RSRT & CONV CNT			
	Paid By	PONCE DE LEON RSRT & CONV CNT			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
1999	129695	7/12/2000	1068682.0001	\$93,879.69	\$106,616.81
	Owner Name	PONCE DE LEON RSRT & CONV CNT			
	Paid By	PONCE DE LEON RSRT & CONV CNT			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
1998	128956	3/31/1999	1059559.0001	\$90,587.50	\$90,587.50
	Owner Name	PONCE DE LEON RSRT & CONV CNT			
	Paid By	PONCE DE LEON RSRT & CONV CNT			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
1997	128023	3/30/1998	1054142.0001	\$96,453.00	\$96,453.00
	Owner Name	PONCE DE LEON RSRT & CONV CNT			
	Paid By	PONCE DE LEON RSRT & CONV CNT			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
1996	1066650	12/10/1996	45091	\$100,375.20	\$96,360.19
	Owner Name	PONCE DE LEON RSRT & CONV CNT			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
1995	1102808.5	4/1/1996	65080	\$102,836.66	\$102,836.66
	Owner Name	PONCE DE LEON RSRT & CONV CNT,			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
1994	1102750.5	3/1/1995	54773	\$105,401.40	\$104,347.39
	Owner Name	PONCE DE LEON RSRT & CONV CNT,			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
1993	1102686.3	2/22/1994	52666	\$103,039.15	\$102,008.76
	Owner Name	PONCE DE LEON RSRT & CONV CNT,			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
1992	1102616	3/31/1993	60086	\$104,973.65	\$104,973.65
	Owner Name	PONCE DE LEON RSRT & CONV CNT,			

January 7, 2022

Addressee:

Board of County Commissioners
Development Services
4020 Lewis Speedway
St. Augustine, Florida

PLAT PROPERTY INFORMATION REPORT

Revised: January 7, 2022

Proposed Plat of: Madeira At St. Augustine Phase 1C

In accordance with Section 177.041, Florida Statutes this will certify that Chicago Title Insurance Company has made a search of the Public Records of St. Johns County, Florida, through January 04, 2022 at 5:00 PM on real property described and shown on the proposed plat which description reads as follows:

See Exhibit A attached hereto for Legal Description

As of the effective date of this report, the record title to the land described and shown on the proposed plat is in the name of Ponce Associates, LLC, a Florida limited liability company by the SWD recorded in Official Records Book 1836, page 42 and Madeira Community Development District, by SWD recorded in Official Records Book 5085, page 1272 re recorded in Official Records Book 5096, page 1090.

The search has revealed the following:

1. Mineral Reservations recorded in Deed Book 241, page 350; as affected by the Quit-Claim Deed recorded in Official Records Book 738, page 1267.
2. Assignment of Development Rights recorded in Official Records Book 1836, page 4.
3. Grant of Easement recorded in Official Records Book 2073, page 513.
4. Mortgage Deed and Security Agreement recorded in Official Records Book 2693, Page 222; Assignment of Rents recorded in Official Records Book 2693, page 259; as affected by the Mortgage Modification recorded in Official Records Book 3123 page 160; as assigned by the Assignment of Mortgage recorded in Official Records Book 3400 page 682; and as further affected by Amended and Restated Mortgage, Security Agreement and Financing Statement recorded in Official Records Book 3400 page 1381.
5. Terms, provisions and conditions as set forth in instrument recorded in Official Records Book 2728, page 784 as affected by Official Records Book 2961, page 1041 and Official Records Book 2961, page 1052.
6. Conservation Easement recorded in Official Records Book 2778, page 50; Official Records Book 2808, page 1469; Amendment to Conservation Easement recorded in Official Records Book 2928, page 1234; as affected by Amendment thereto recorded in Official Records Book 4388, page 1822.

7. Special Assessments due Madeira Community Development District as set out in Notice of Collection Agreement for Special Assessments recorded in Official Records Book 2927 page 703 and Lien recorded in Official Records Book 2939 page 781 and Official Records Book 2939 page 789 and Official Records Book 3322 page 1786.
8. Notice of Disclosure by Madeira Community Development District as recorded in Official Records Book 3158, page 553; Amended and Restated Disclosure as set forth by instrument recorded in Official Records Book 4711, page 1835.
9. Notice of Environmental Resource Permit recorded in Official Records Book 4391, page 1792.
10. Grant of Access and Drainage Easement recorded in Official Records Book 4894, page 1.
11. Grant of Non-Exclusive Access Easement recorded in Official Records Book 4894, page 73.
12. Grant of Access and Drainage Easement recorded in Official Records Book 4924, page 334.
13. Taxes for the year 2021 are due in the gross amount of \$81,262.98, under Tax I.D. No. 0734300000.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This report is not to be construed as an opinion, warranty, or guarantee of title or other similar assurance, nor as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the above Addressee only, and it may not be used or relied upon by any other party. This Report may not be used for the purpose of issuing a title insurance commitment or policy.

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

File No.: 8883855

By: Susan Masdea

Authorized Signature

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: February 1, 2022

RE: **USE BY EXCEPTION 2022-0002**

AGENDA ITEM	5(a)
APPLICANT	Garrett Tatoul
OWNER	Dawn Cardamone
LOCATION	33 Bernard Street / PID 192590-0000
REQUEST	To approve a use by exception for two (2) short-term rental parking spaces off-site in the City parking garage.
LAND USE	Residential Low Density
ZONING	Commercial medium-two: CM-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 parking on-site of the approval of off-site parking by exception, or maintenance of valid parking passes to the city parking garage. If the applicant fails to renew parking permits, or off-site parking leases, they will be out of compliance with City Code requirements for short term rentals, and subject to code enforcement action.

- There are a total of two (2) bedrooms at 33 Bernard Street. The property is a single-family home which was built in 1900.
- 2 parking spaces are required for a short-term rental with 2 bedrooms.
- There are no parking spaces available to the owner on the property, leaving them two parking spaces 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. This is confirmed by efforts made by the applicant to find commercial parking alternatives within 400 feet.*
- 2) Parking permits to the municipal parking garage.
 - a. *The applicant is requesting two (2) 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 Bernard Street for the use of short-term rentals.*

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

Information Only: As of the date of this report, the Planning & Zoning Board has approved 20 offsite parking spaces within the municipal parking garage, this application, if approved, would result in a total of 22.

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 two (2) short term rental offsite parking space in the municipal parking garage for 33 Bernard Street / PID 192590-0000.



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: 2022-0002

Receipt Number: 2274199 Meeting Date: _____

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

1. NAME OF APPLICANT: Garrett Tatoul Contact Number: 904-417-5253

Business (if applicable): _____

Address: 245 Barrataria Dr City: St Augustine State: FL Zip: 32080

E-Mail Address: garrett.tatoul@vacasa.com

2. NAME OF PROPERTY OWNER: Dawn Cardamone Contact Number: 760-533-2476

Business (if applicable): _____

Address: 135 Sackett Rd City: DeBary State: FL Zip: 32713

E-Mail Address: dawnscr@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 16-17

Block: C

Subdivision: Masters Tract

Parcel Number: 1925900000

4. PROJECT STREET ADDRESS: 33 Bernard St

5. SPECIFIC PROPOSED USE: Short-Term Rental

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☒ Exception

☐ Land Use Plan Amendment

☐ Variance

☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Requesting a Use By Exception for 2
offsite parking spaces within the municipal garage.

8. JUSTIFICATION FOR ACTION REQUESTED: It isn't possible to add parking
onsite. In order to comply with city regulation and continue business,
this exception is necessary.

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

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

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Barrett Fotel
Signature of Applicant

12/31/2021
Date

David J. Cardamone
Signature of Property Owner

Dec. 28, 2021
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.

Dawn Candamone

Print name of applicant

Garrett Tatoul

Dawn Candamone

Signature of applicant

Garrett Tatoul

Dec 28, 2021

Date

Dec. 31, 2021



Owner's Authorization For Agent

Garrett Tatoul is/are hereby authorized TO ACT ON BEHALF
OF Dawn Cardamone 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

Dawn Cardamone
Signature of Owner

Dawn Cardamone

Print Name of Owner

760-533-2476

Telephone Number

State of FLORIDA

County of ORANGE

Signed and sworn before me on this 28 day of December, 2021

By ANNE MARIE STRICKLAND

Identification verified:

Oath sworn:

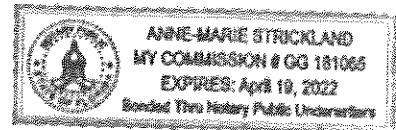
Yes X No

Notary Signature:

Anne Marie Strickland

My Commission expires:

April 19, 2022



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	\$165.00 + ads & notices
Appeal of Tree Removal Permit Denial	
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: 33 Bernard St.

Applicant's Name: Garrett Totoul Applicant's Signature: Garrett Totoul

Owner's Name: Dawn Cardamone Owner's Signature: Dawn Cardamone



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	1925900000
Location Address	33 BERNARD ST
	SAINT AUGUSTINE 32084-0000
Neighborhood	Masters Tract (602)
Tax Description*	MASTERS TRACT-CITY-BLK C (14) W31FT OF E840FT ON S R/W BERNARD ST AKA W18FT LOT 16 & E13FT LOT 17 IAW 1923 CITY MAP OR5178/877
	<i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Masters Tract
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.090
Homestead	N

Owner Information

Owner Name	Cardamone Dawn Marie 100%
Mailing Address	135 SACKETT RD
	DEBARY, FL 32713-0000

Map



Valuation Information

	2022
Building Value	\$147,568
Extra Features Value	\$0
Total Land Value	\$96,100
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$243,668
Total Deferred	\$0
Assessed Value	\$243,668
Total Exemptions	\$0
Taxable Value	\$243,668

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	\$172,690	\$0	\$96,100	\$0	\$0	\$268,790	\$151,859	\$116,931	\$151,859
2020	\$67,529	\$0	\$70,525	\$0	\$0	\$138,054	\$138,054	\$0	\$138,054
2019	\$22,114	\$0	\$70,525	\$0	\$0	\$92,639	\$66,987	\$25,652	\$66,987
2018	\$7,790	\$0	\$59,241	\$0	\$0	\$67,031	\$60,897	\$6,134	\$60,897
2017	\$7,851	\$326	\$59,241	\$0	\$0	\$67,418	\$55,361	\$12,057	\$55,361
2016	\$7,154	\$326	\$53,599	\$0	\$0	\$61,079	\$50,328	\$10,751	\$50,328
2015	\$5,933	\$326	\$39,494	\$0	\$0	\$45,753	\$45,753	\$0	\$45,753
2014	\$1,862	\$326	\$39,494	\$0	\$0	\$41,682	\$41,682	\$0	\$41,682
2013	\$17,275	\$595	\$39,494	\$0	\$0	\$57,364	\$57,364	\$0	\$57,364
2012	\$17,275	\$595	\$35,418	\$0	\$0	\$53,288	\$53,288	\$0	\$53,288
2011	\$15,051	\$595	\$39,353	\$0	\$0	\$54,999	\$54,999	\$0	\$54,999
2010	\$15,785	\$595	\$43,020	\$0	\$0	\$59,400	\$59,400	\$0	\$59,400

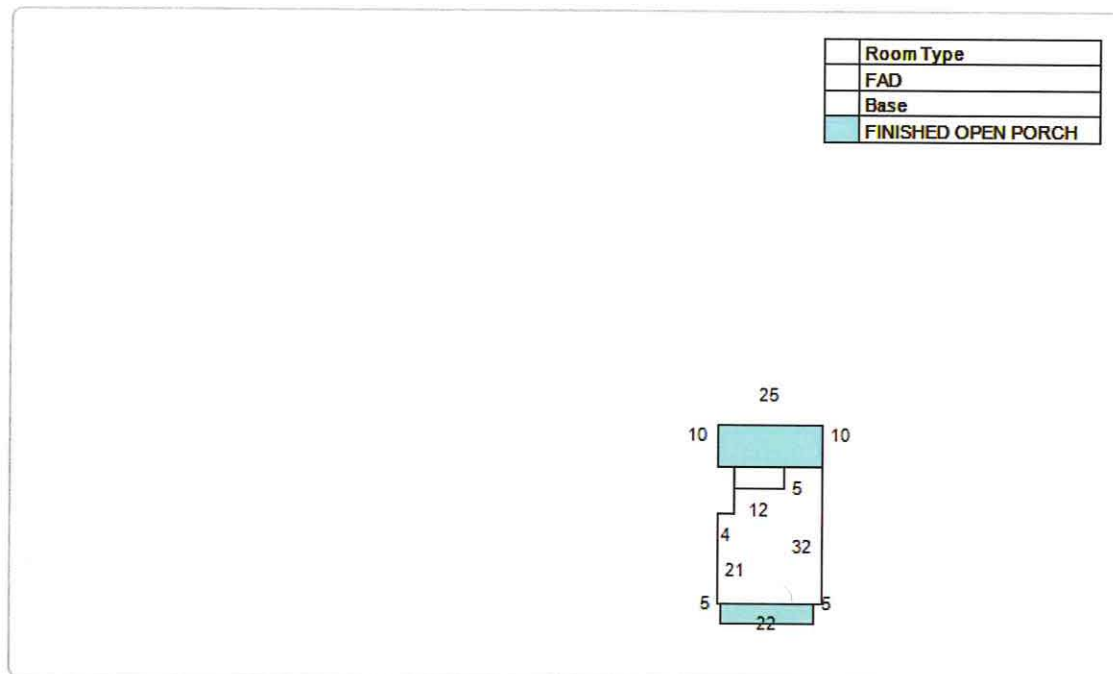
Building Information

Building	1
Year Built	1900
Actual Area	1116
Conditioned Area	756
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Siding

Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Ceramic Tile, Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	2
Baths	1

Description	Square Footage
FINISHED OPEN PORCH	250
BASE AREA	696
FINISHED OPEN PORCH	110
FRAME ADDITION	60
Total SqFt	1116

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	31	100	31	EF	\$96,100

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/12/2021	2/3/2021	\$323,000.00	WARRANTY DEED	5178	877	Q	I	MILEA FRANK,ELIZABETH	CARDAMONE DAWN MARIE
10/25/2019	10/22/2019	\$167,500.00	WARRANTY DEED	4819	1315	Q	I	HOOVER AGATHA S	MILEA FRANK,ELIZABETH
12/30/2013	12/27/2013	\$45,000.00	WARRANTY DEED	3830	713	Q	I	WASHINGTON ROSETTA	HOOVER AGATHA S
7/2/2010	3/11/2010	\$0.00	QUIT CLAIM DEED	3330	388	U	I	WASHINGTON DAVID	WASHINGTON ROSETTA
7/2/2010	2/15/2010	\$0.00	QUIT CLAIM DEED	3330	390	U	I	WILLIAMS CYNTHIA	WASHINGTON ROSETTA
	1/21/2010	\$0.00	QUIT CLAIM DEED	3282	342	U	I	MERRITT CHARLEEN	WASHINGTON ROSETTA
	9/11/2009	\$0.00	QUIT CLAIM DEED	3247	606	U	I	CHASE DIANE,GILYARD PAULINE,DAVIS ALFRED,DAVIS CHA	WASHINGTON ROSETTA
10/8/2009	7/23/2009	\$0.00	PERSONAL REP	3247	610	U	I	MOORE ANNIE EST BY P/R ROSETTA WASHINGTON	WASHINGTON ROSETTA
	1/31/2008	\$0.00	LETTERS OF ADMN	3039	1909	U	I	MOORE ANNE ESTATE	MOORE ANNIE ESTATE

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

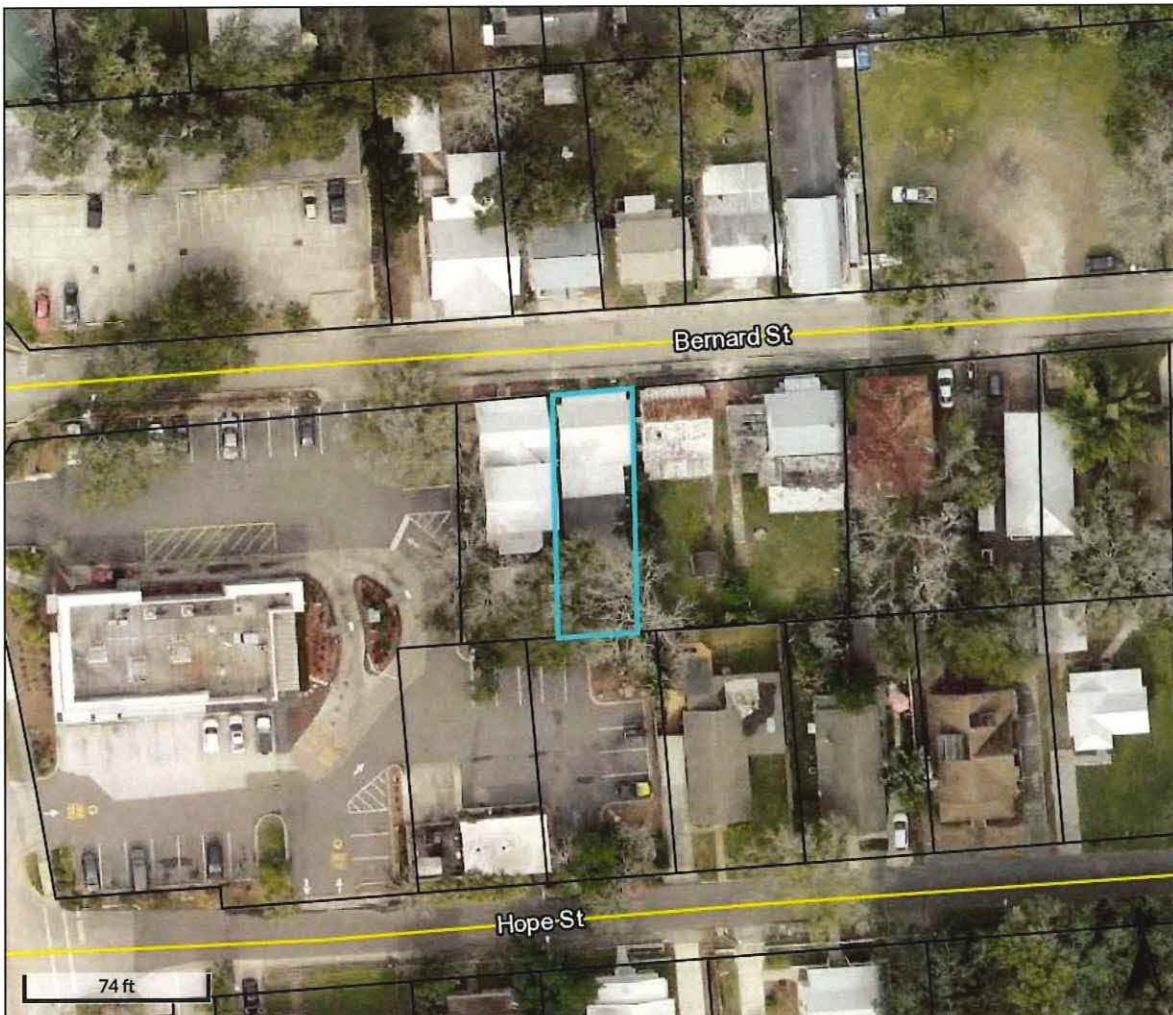
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

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 Schneider
 GEOSPATIAL

Version 2.3.168



Overview



Legend

- ☐ Parcels
- ☐ Cities

Parcel ID	1925900000	Physical Address	33 BERNARD ST	Building Value	\$147,568	Last 2 Sales			
Property Class	0100 - Single Family	Mailing Address	SAINT AUGUSTINE	Extra Feature Value	N/A	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	CARDAMONE DAWN MARIE	Total Land Value	\$96,100	2/3/2021	\$323000	01	Q
Acres	0.09		135 SACKETT RD	Just Value	\$243,668	10/22/2019	\$167500	01	Q
			DEBARY FL 32713-0000	Total Deferred	N/A				
				Assessed Value	\$243,668				
				Total Exemptions	N/A				
				Taxable Value	\$243,668				

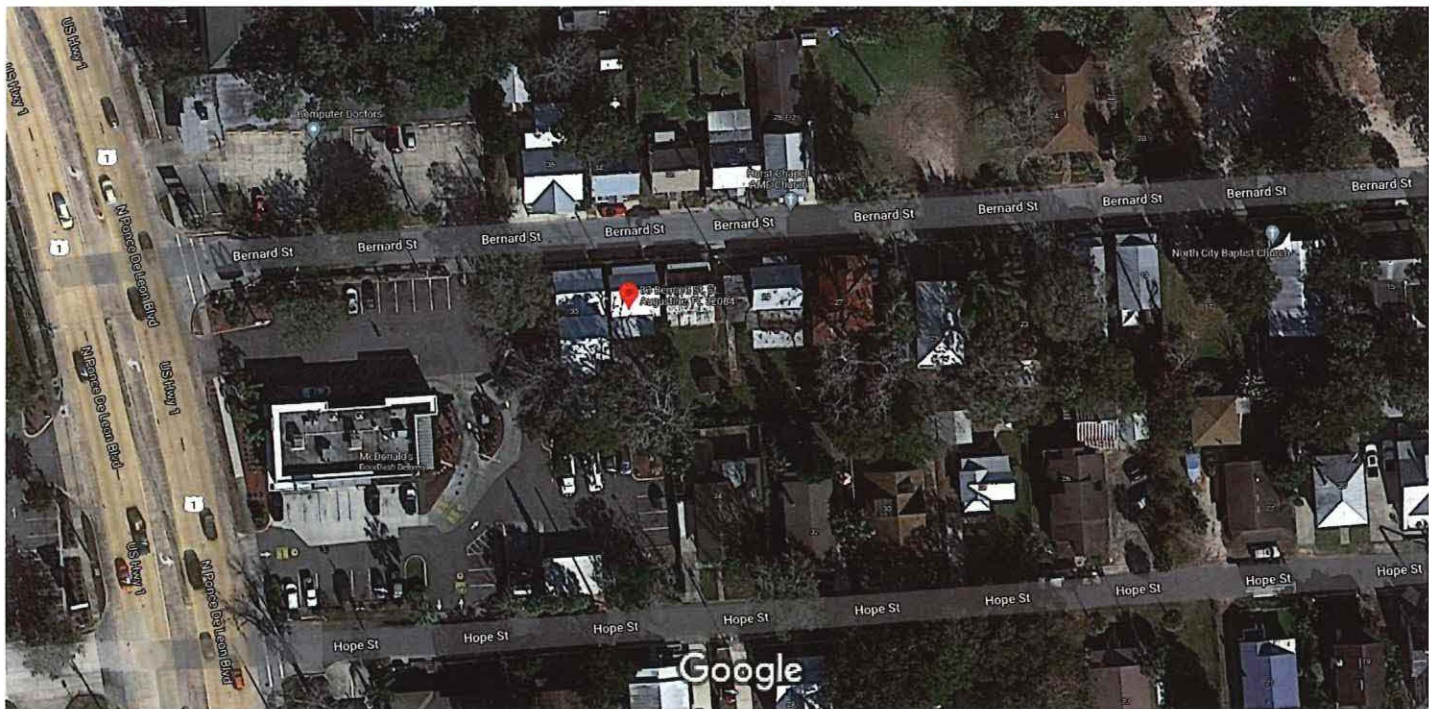
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Date created: 1/5/2022

Last Data Uploaded: 1/5/2022 12:26:15 AM

Developed by  **Schneider**
GEOSPATIAL

Google Maps 33 Bernard St



Map data ©2022, Map data ©2022 20 ft



33 Bernard St
Building

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

33 Bernard St, St. Augustine, FL 32084

Photos

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: February 1, 2022

RE: **USE BY EXCEPTION 2022-0003**

AGENDA ITEM 5(b)

APPLICANT Garrett Tatoul

OWNER Kelsey Glover

LOCATION 76 Abbott Street / PID 195010-0000

REQUEST To approve a use by exception for three (3) short-term rental parking spaces 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 parking on-site of the approval of off-site parking by exception, or maintenance of valid parking passes to the city parking garage. If the applicant fails to renew parking permits, or off-site parking leases, 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 76 Abbott Street. The property is a single-family home which was built in 1890.
- 3 parking spaces are required for a short-term rental with 3 bedrooms.
- There are no parking spaces available to the owner on the property, leaving them three parking spaces 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. This is confirmed by efforts made by the applicant to find commercial parking alternatives within 400 feet.*
- 2) Parking permits to the municipal parking garage.
 - a. *The applicant is requesting three (3) parking spaces within the municipal parking garage.*
- 3) On-street parking permits within established Residential Permit Program Areas.
 - a. *There is no established residential parking permit program on Abbott Street for the use of short-term rentals.*

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

Information Only: As of the date of this report, and if item 5(a) was approved, the Planning & Zoning Board has approved 22 offsite parking spaces within the municipal parking garage, this application, if approved, would result in a total of 25.

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 three (3) short term rental offsite parking space in the municipal parking garage for 76 Abbott Street / PID 195010-0000.



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 2022-0003
Receipt Number 0274212 Meeting Date _____
Advertising Costs \$ _____ Paid On: _____ Receipt Number _____

1 NAME OF APPLICANT Garrett Tatoul Contact Number 204-417-5253

Business (if applicable) _____

Address 245 Barrataria Dr City St Augustine State FL Zip 32080

E-Mail Address garrett.tatoul@vacasa.com

2 NAME OF PROPERTY OWNER Kelsey Glover Contact Number 41-267-229-1671

Business (if applicable) _____

Address 76 Abbott St City St Augustine State FL Zip 32084

E-Mail Address glover.k93@icloud.com

3 LEGAL DESCRIPTION OF PROJECT PROPERTY

Lot 13

Block E

Subdivision Abbott Tract

Parcel Number 1950100000

4 PROJECT STREET ADDRESS 76 Abbott Street

5 SPECIFIC PROPOSED USE Short-term rental

6 ACTION REQUESTED

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☒ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☐ Other _____

7 DESCRIPTION OF ACTION REQUESTED Request a Use of Exception for ~~two~~ ^{three} (3) offsite parking spaces within the municipal parking garage

8 JUSTIFICATION FOR ACTION REQUESTED: 76 Abbott street is a three (3) bedroom house in a residential neighborhood. In order to comply with the city regulation of one parking space per bedroom, the property will need ~~two~~ ^{three} (3) more spaces in the municipal parking garage.

11/18/2019

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

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: _____
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property _____
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant _____
- (d) Can you establish that granting of the variance will not be contrary to the public interest, will not adversely affect other property in the vicinity, and will be in harmony with the spirit, intent and purpose of this Section. _____

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT

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

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

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

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

Sorrell Tatum
Signature of Applicant

12/31/2021
Date

Kelsey Klover
Signature of Property Owner

29 Dec 2021
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.

Garrett Tatoul

Print name of applicant

Garrett Tatoul

Signature of applicant

12/31/2021

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 76 Abbott Street, Saint Augustine, FL 32084

Applicant's Name: Garrett Totoul Applicant's Signature: Garrett Totoul

Owner's Name: Kelsey Glover Owner's Signature: Kelsey Glover



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	1950100000
Location Address	76 ABBOTT ST SAINT AUGUSTINE 32084-0000
Neighborhood	Abbott Tract (606)
Tax Description*	CITY OF ST AUGUSTINE ABBOTT TR E88.3FT OF LOT 13 BLK E OR5137/836 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Abbott Tract
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.050
Homestead	N

Owner Information

Owner Name Glover Kelsey Danielle 100%
 Mailing Address 510 35TH AVEN
 SAINT PETERSBURG, FL 33704-0000

Map**Valuation Information**

	2022
Building Value	\$180,413
Extra Features Value	\$0
Total Land Value	\$93,750
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$274,163
Total Deferred	\$0
Assessed Value	\$274,163
Total Exemptions	\$0
Taxable Value	\$274,163

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	\$184,307	\$0	\$93,750	\$0	\$0	\$278,057	\$278,057	\$0	\$278,057
2020	\$160,740	\$19,474	\$87,125	\$0	\$0	\$267,339	\$267,339	\$0	\$267,339
2019	\$146,231	\$19,474	\$87,125	\$0	\$0	\$252,830	\$252,830	\$0	\$252,830
2018	\$148,756	\$0	\$87,125	\$0	\$0	\$235,881	\$234,534	\$1,347	\$234,534
2017	\$143,395	\$118	\$69,700	\$0	\$0	\$213,213	\$213,213	\$0	\$213,213
2016	\$145,006	\$118	\$63,550	\$0	\$0	\$208,674	\$208,674	\$0	\$208,674
2015	\$110,461	\$32	\$50,738	\$0	\$0	\$161,231	\$155,176	\$6,055	\$155,176
2014	\$94,912	\$32	\$46,125	\$0	\$0	\$141,069	\$141,069	\$0	\$141,069
2013	\$91,877	\$32	\$46,125	\$0	\$0	\$138,034	\$138,034	\$0	\$138,034
2012	\$88,750	\$32	\$41,512	\$0	\$0	\$130,294	\$130,294	\$50,000	\$80,294
2011	\$90,838	\$32	\$46,125	\$0	\$0	\$136,995	\$135,666	\$51,329	\$85,666
2010	\$87,504	\$32	\$46,125	\$0	\$0	\$133,661	\$133,661	\$50,000	\$83,661

Building Information

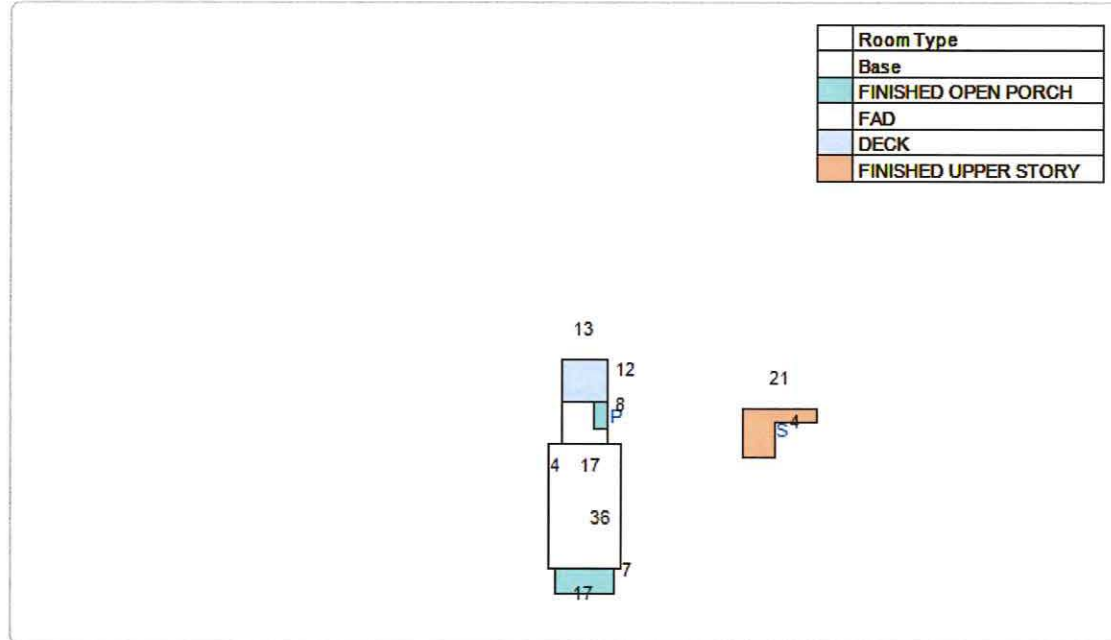
Building 1
 Year Built 1890
 Actual Area 1361
 Conditioned Area 1054
 Use Single Family Residence
 Style 01
 Class N
 Exterior Wall Wood

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

Description	Square Footage
FINISHED UPPER STORY	174
FINISHED DECK	156

FRAME ADDITION	124
FINISHED OPEN PORCH	32
BASE AREA	756
FINISHED OPEN PORCH	119
Total SqFt	1361

Sketch Information



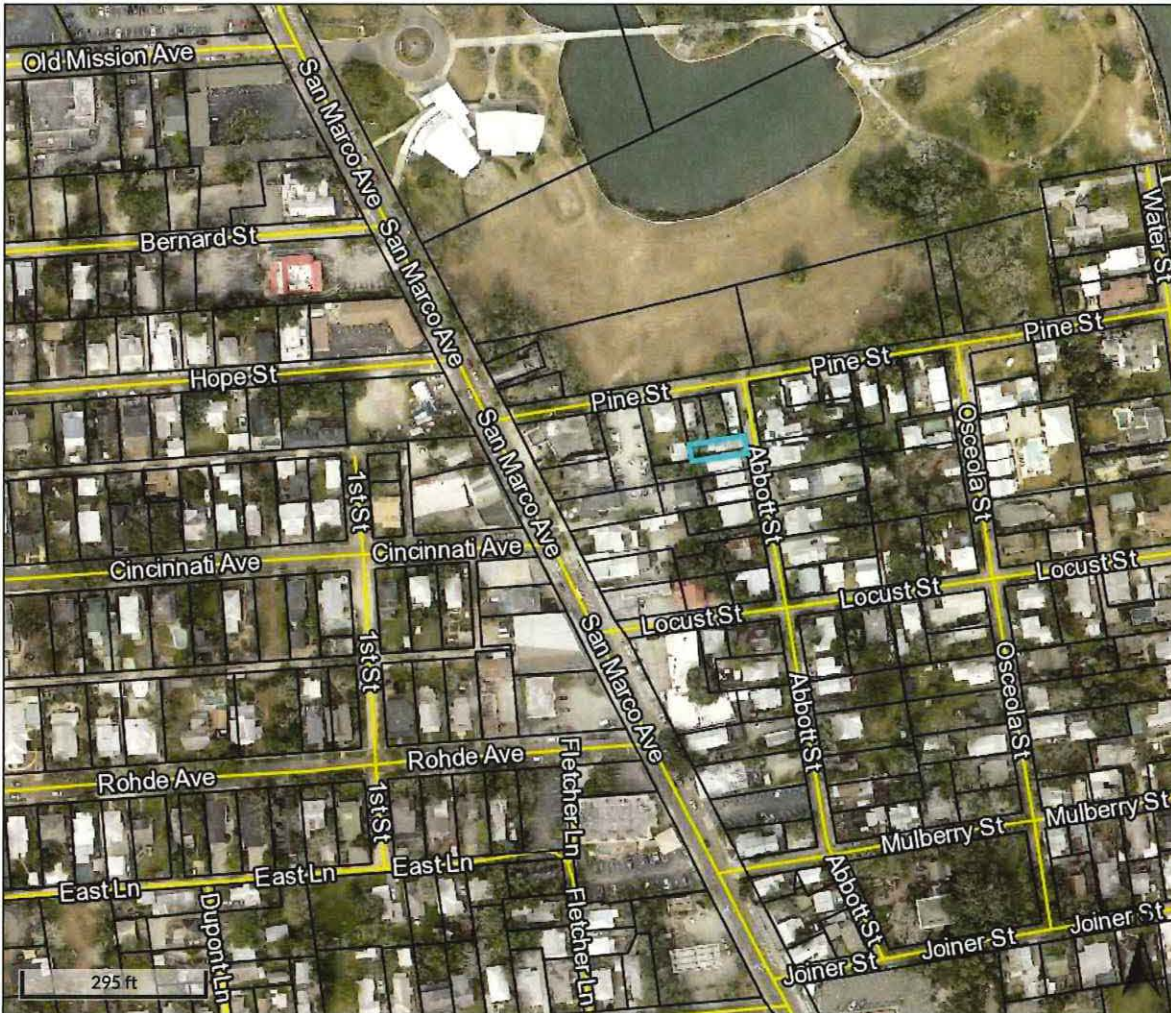
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	25	80	25	EF	\$93,750

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/29/2020	11/30/2020	\$346,000.00	WARRANTY DEED	5137	836	Q	I	SAMSON DEREK SHANE	GLOVER KELSEY DANIELLE
3/9/2018	3/9/2018	\$310,000.00	WARRANTY DEED	4514	632	Q	I	NOLDE MARK,RACHEL	SAMSON DEREK SHANE
4/30/2015	4/30/2015	\$269,000.00	WARRANTY DEED	4021	295	Q	I	FORTICH CARLOS M IV,TRACEY L	NOLDE MARK,RACHEL
8/25/2009	8/14/2009	\$220,000.00	WARRANTY DEED	3233	250	Q	I	MURRAY BARBARA M & MARPLES JOHN R	FORTICH CARLOS M IV,TRACEY L
	3/10/2005	\$223,000.00	WARRANTY DEED	2393	1117	Q	I	PRYTHERCH LAEL	MURRAY BARBARA M & MARPLES JOHN R (H&W)
	10/28/1999	\$105,000.00	WARRANTY DEED	1451	1047	Q	I	COLEMAN CHARLES	PRYTHERCH LAEL
	5/24/1995	\$100.00	CORRECTIVE DEED	1144	822	U	I	PROCTOR CUSTIS N,JACQUELINE	COLEMAN CHARLES
	3/4/1992	\$49,500.00	WARRANTY DEED	950	780	Q	I	BALCH ROBERT K,ELLEN B	PROCTOR CUSTIS N,JACQUELINE
	11/15/1991	\$2,000.00	WARRANTY DEED	915	1398	U	I	PROCTOR CUSTIS N,JACQUELINE	BALCH ROBERT K,ELLEN B
	10/1/1988	\$0.00		799	89	U	I		PROCTOR CUSTIS N,JACQUELINE
	9/1/1988	\$0.00		798	1522	U	I		
	5/1/1985	\$25,000.00		674	898	Q	I		
	12/1/1982	\$17,500.00		565	182	U	I		

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



Overview



Legend

□ Parcels

Parcel ID	1950100000	Physical	76 ABBOTT ST	Building Value	\$180,413	Last 2 Sales			
Property	0100 - Single	Address	SAINT AUGUSTINE	Extra Feature	N/A	Date	Price	Reason	Qual
Class	Family	Mailing	GLOVER KELSEY DANIELLE	Value		11/30/2020	\$346000	01	Q
Taxing	City of St	Address	510 35TH AVEN	Total Land Value	\$93,750	3/9/2018	\$310000	01	Q
District	Augustine		SAINT PETERSBURG FL	Just Value	\$274,163				
Acres	0.05		33704-0000	Total Deferred	N/A				
				Assessed Value	\$274,163				
				Total	N/A				
				Exemptions					
				Taxable Value	\$274,163				

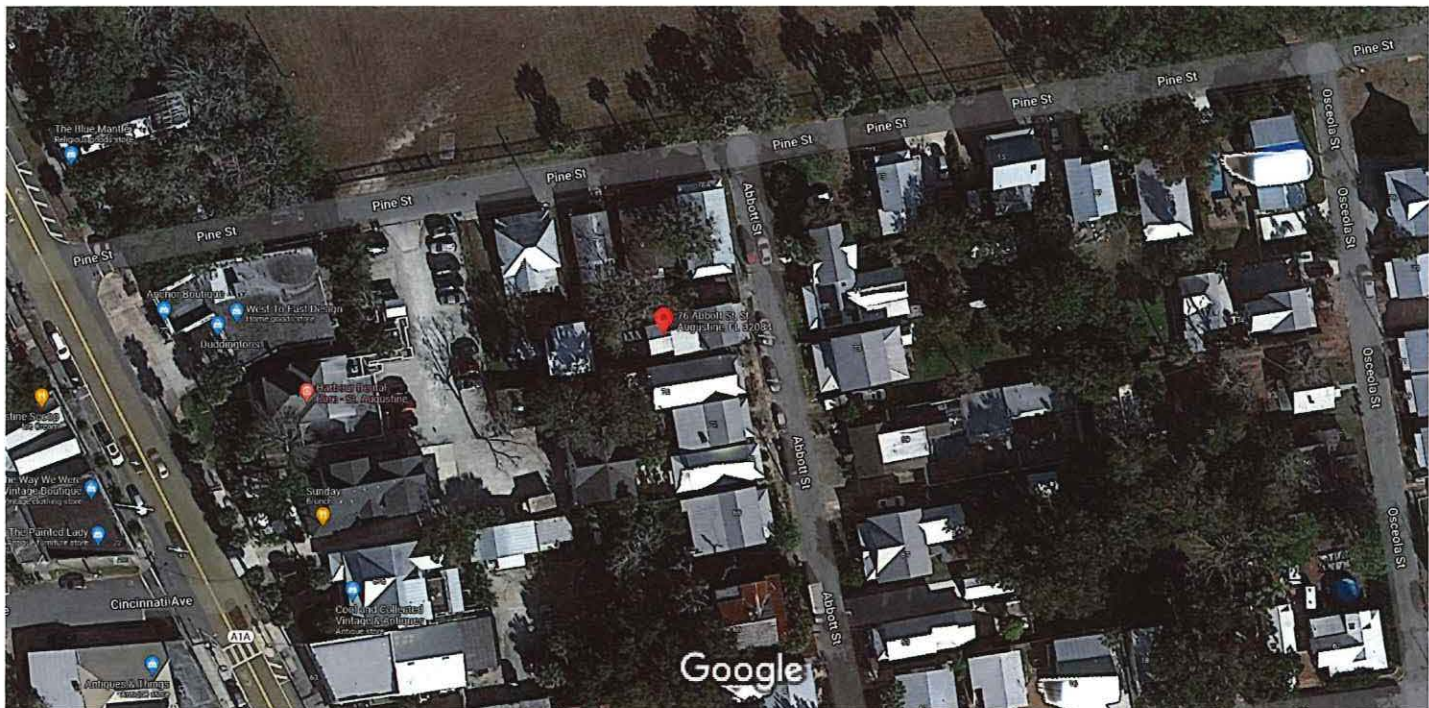
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Date created: 1/5/2022

Last Data Uploaded: 1/5/2022 12:26:15 AM

Developed by  Schneider
GEOSPATIAL

Google Maps 76 Abbott St



Map data ©2022, Map data ©2022 20 ft



76 Abbott St
St. Augustine, FL 32084
Building

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

Photos

----- Forwarded message -----

From: **Boone Brenda** <brenda.boone@us.mcd.com>

Date: Wed, Jan 12, 2022 at 2:41 PM

Subject: 09-0188 - 1106 N Ponce De Leon Saint Augustine, FL 32084

To: Garrett Tatoul <garrett.tatoul@vacasa.com>

I can assist you with this.

Because we are required to maintain a certain amount of parking spaces by permit, and the fact we are a McDonald's that needs all the spaces at given times, we must decline your offer to lease some of them.

Thank you for your interest,

Brenda M. Boone | Real Estate Portfolio Manager

One Glenlake Parkway, Atlanta, GA 30328

Atlanta Field Office |  McDonald's USA, LLC

Cell: 312-405-4416 | Brenda.Boone@us.mcd.com

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: February 1, 2022

RE: **USE BY EXCEPTION 2021-0172 (Continued from January 4, 2022)**

AGENDA ITEM	5(c)
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, 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

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

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.**

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

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.

Since the January PZB meeting the applicant has submitted additional materials (attached) clarifying the property and the parcels involved in the Development Agreement.

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 designed 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

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.

Mr. David Birchim
December 15, 2021
Page 2

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Ellen Avery-Smith", written in a cursive style.

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

☐ Appeal of Staff Determination

☒ Exception

☐ Land Use Plan Amendment

☐ Variance

☐ 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 APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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


Signature of Applicant

12/15/21
Date

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 Within the 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 FINNALS, 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 Within the 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

ROBERT FERNALD, AS MANAGER
Print Name of Owner

(365) 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



VICTOR ALEXI8 RECONDO
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; 1) 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 THE RESTAURANT PARCEL OWNED BY ST. AUGUSTINE SHIPYARD, LLC:

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:

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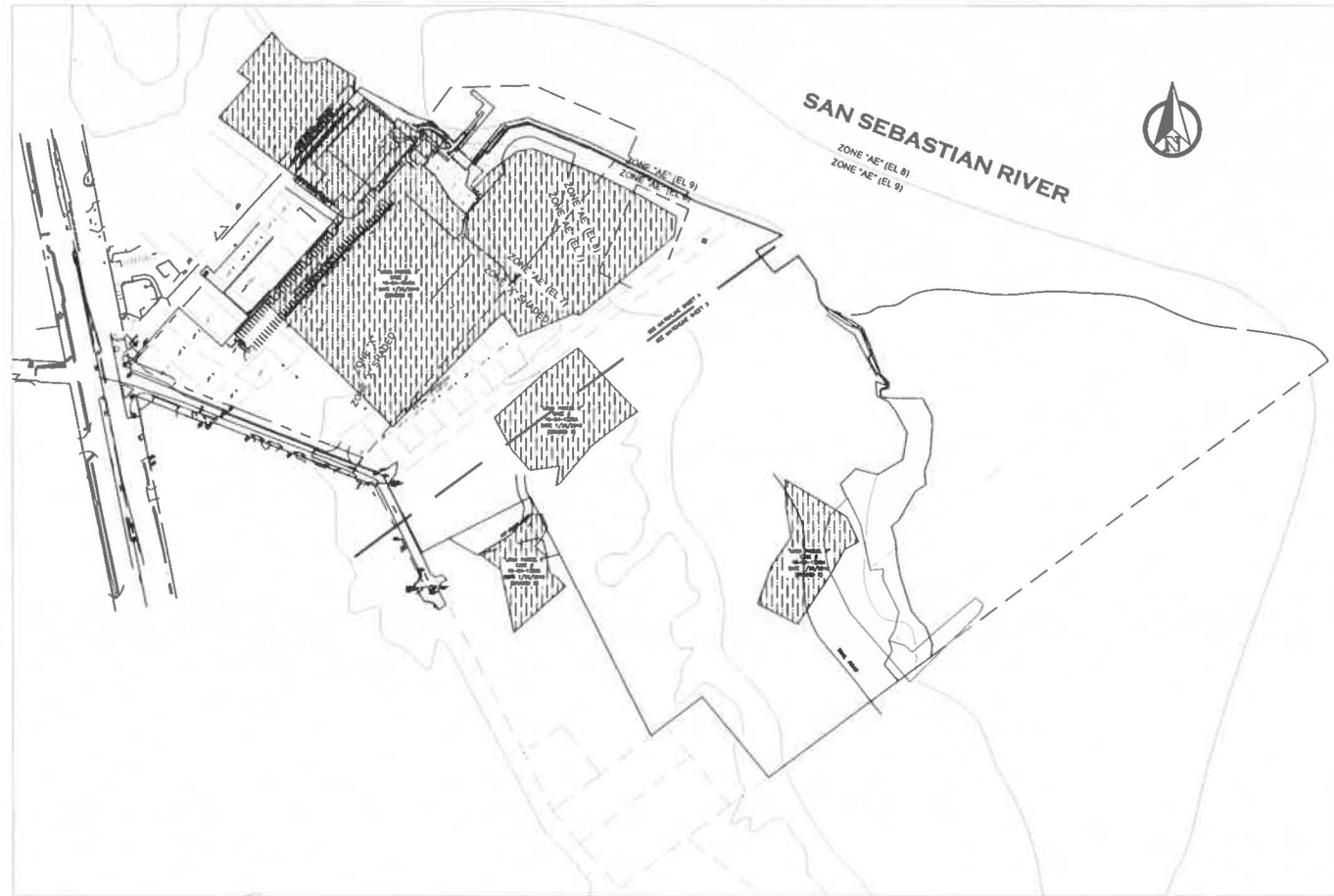
SAID PARCEL CONTAINS 35.03 ACRES MORE OR LESS.

LESS AND EXCEPT

(RESTAURANT PARCEL):

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SAID PARCEL CONTAINS 1.18 ACRES MORE OR LESS.



FEMA MAP & LOMA LOCATION

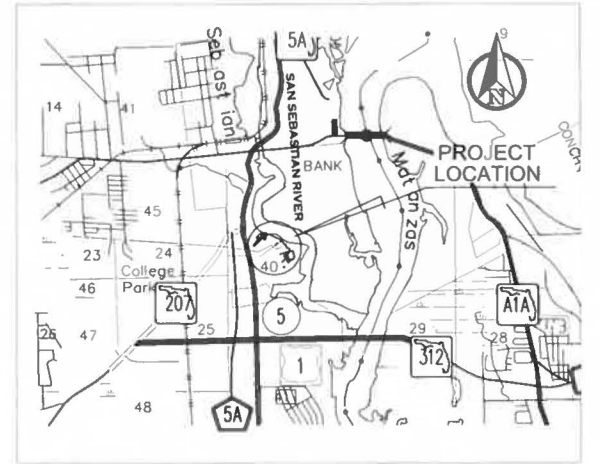
(1" = 200')

ABBREVIATIONS

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

○ DENOTES SET 1/2" IRON PIPE & CAP L.B. 6979
□ DENOTES SET 4"x4" CONCRETE MONUMENT, L.B. 6979
IP IRON PIPE
IR IRON ROD
CW CONCRETE MONUMENT IDENTIFICATION
ID OFFICIAL RECORDS BOOK DEED BOOK
O.R.B. PARKER-KALON
P-K DENOTES WOODEN UTILITY POLE
CW DENOTES GUY ANCHOR
-D- DENOTES OVERHEAD UTILITY LINE
-TV- DENOTES TELEPHONE RISER
W DENOTES WATER METER COVER
(D) INDICATES DEED DATA
(W) INDICATES MEASURED DATA



LOCATION MAP

(1" = 4000')

SURVEYOR'S REPORT:

- 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.
- 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.
- Measurement methods used for this survey meet STANDARDS OF PRACTICE FOR LAND SURVEYING Chapter 5J-17 requirements.
- Underground foundations have not been located.
- Bearings and distances shown hereon are measured unless otherwise noted.
- 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.
- Features shown by symbol as indicated in the legend are not to scale.
- Bearings shown hereon refer to Official Records Book 884, Page 1916 of the current public records of Putnam County and are based on the Southerly right-of-way line of St. Johns Avenue, being North 88°31'18" East.
- The subject property lies in Flood zone "X", AE(EL 7) AND AE (EL 8), 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).
- 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 in feet.
- 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 liens, 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. 21282 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 16, 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 plan for regulated damages; C. a private charge or assessments; D. an option to purchase; E. a right of first refusal; or F. the prior approval of a future purchaser or occupant, as contained in that certain Declaration of Easement, Covenants and Restrictions recorded in Official Records Book 3985, Page 1785; First Amendment recorded in Official Records Book 4143, Page 863 and Second Amendment recorded in Official Records Book 4238, Page 169, 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 4116, 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-8 Exceptions that are not a survey matter may require a legal opinion as to their affecting or not affecting the subject parcel and 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 six regular parking spaces and six 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
ROGER TOWERS, P.A.

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

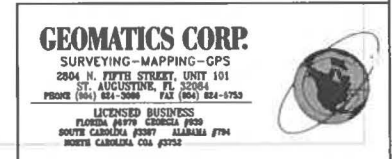
8/19/19-REVISED DESCRIPTION & ADDED UPLAND ACREAGE PER COMMENTS FROM SUSAN BLOODWORTH @ ROGER TOWERS LAW
7/30/19-REVISED LEGAL DESCRIPTION PER COMMENTS FROM SUSAN BLOODWORTH @ ROGER TOWERS LAW

GEOMATICS CORP.
SURVEYING-MAPPING-GPS
2804 N. FORT STREET, UNIT 101
ST. AUGUSTINE, FL 32084
PHONE (904) 824-2066 FAX (904) 824-2763
LICENSED BUSINESS
FLORIDA #979 COUNCIL #939
NORTH CAROLINA #2897 ALABAMA #794
NORTH CAROLINA CMA #9752

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



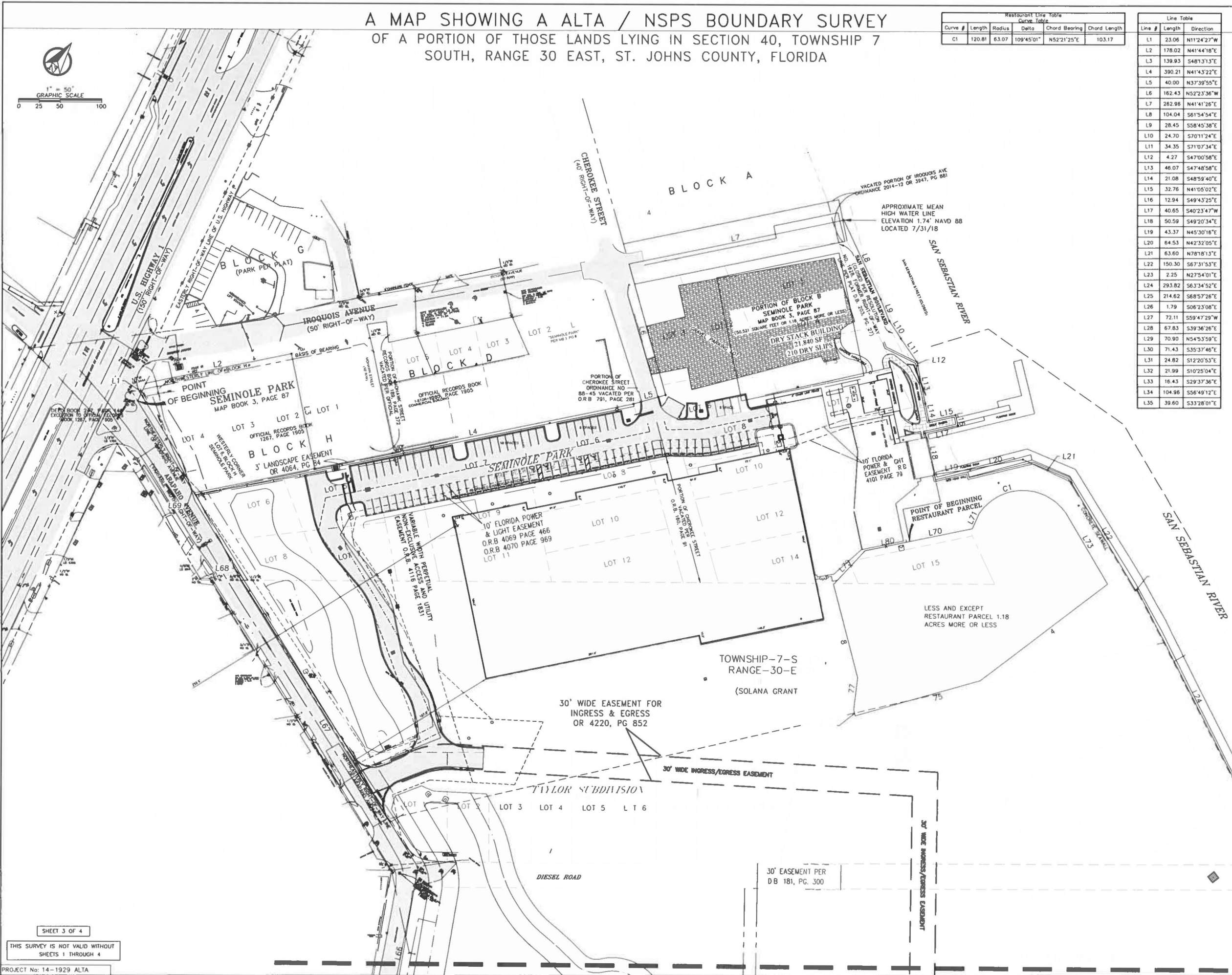
A MAP SHOWING A ALTA / NSPS BOUNDARY SURVEY
OF A PORTION OF THOSE LANDS LYING IN SECTION 40, TOWNSHIP 7
SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA

Restaurant Line 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°17'13"E
L4	390.21	N41°43'22"E
L5	40.00	N37°39'55"E
L6	162.43	N52°23'36"W
L7	282.98	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°30'16"E
L20	64.53	N42°32'05"E
L21	63.60	N78°16'13"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

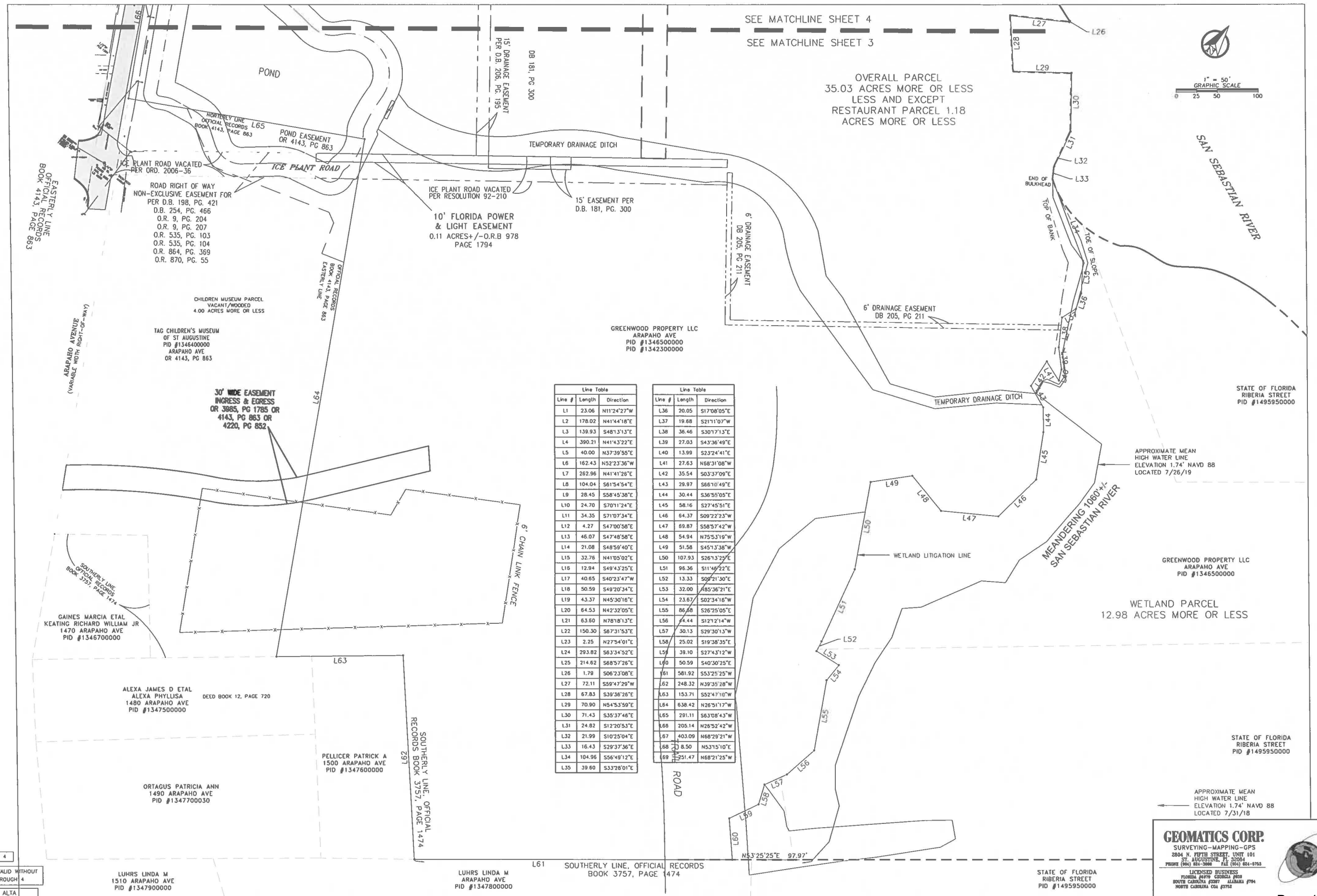
Line Table		
Line #	Length	Direction
L36	20.05	S17°08'05"E
L37	19.68	S21°11'07"W
L38	36.46	S30°17'13"E
L39	27.03	S43°36'49"E
L40	13.99	S23°24'41"E
L41	27.63	N68°31'08"W
L42	35.54	S03°37'09"E
L43	29.97	S66°10'49"E
L44	30.44	S36°55'05"E
L45	58.16	S27°45'51"E
L46	64.37	S09°22'23"W
L47	69.87	S58°57'42"W
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	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

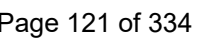
Restaurant Line Table		
Line #	Length	Direction
L70	76.65	N41°44'47"E
L71	20.11	N12°30'32"W
L73	99.52	S67°12'53"E
L74	191.38	S16°05'52"W
L75	155.80	S37°36'13"W
L76	7.55	N50°12'31"W
L77	38.35	N29°32'06"W
L78	115.22	N51°20'00"W
L79	55.40	N06°30'10"E
L80	54.67	N41°44'47"E



GEOMATICS CORP.
SURVEYING MAPPING GPS
2804 N FIFTH STREET UNIT 111
AUGUSTINE, FL 32084
PHONE 904 624 3088 FAX 904 624 3755
LICENSED BUSINESS
FLORIDA NORTH CAROLINA SOUTH CAROLINA ALABAMA MISSISSIPPI
SOUTH CAROLINA (2007) ALABAMA (7/04)
NORTH CAROLINA (04/07)

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







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, 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 | ☐ Preliminary Subdivision Plat Approval |
| ☐ Conservation Overlay Zone Development | ☐ PUD Modification/Amendment |
| ☒ Use by Exception | ☐ Rezoning |
| ☐ Final Development Plan | ☐ Variance |
| ☐ Land Use Plan Amendment | ☐ 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.

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

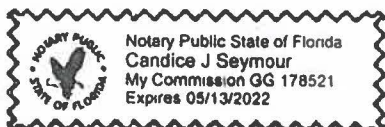
Print Name

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 ☒ 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.



[Signature]
Notary Public, State of Florida

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
Darlene Galambos, City Clerk



CITY OF ST. AUGUSTINE, FLORIDA, a
municipal corporation

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

Approved as to form, legal sufficiency and
execution:

By: Isabelle Lopez
Isabelle Lopez, City Attorney

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:

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

Name: _____

Christopher S. ...

By: _____

Name: _____

Its: MANAGER

Date: 5/14/21

Name: _____

Enzo ...

...

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 H. Finney, as Manager of Windward Shipyards 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.



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

Nindri Rivas
NOTARY PUBLIC

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; 1) 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.

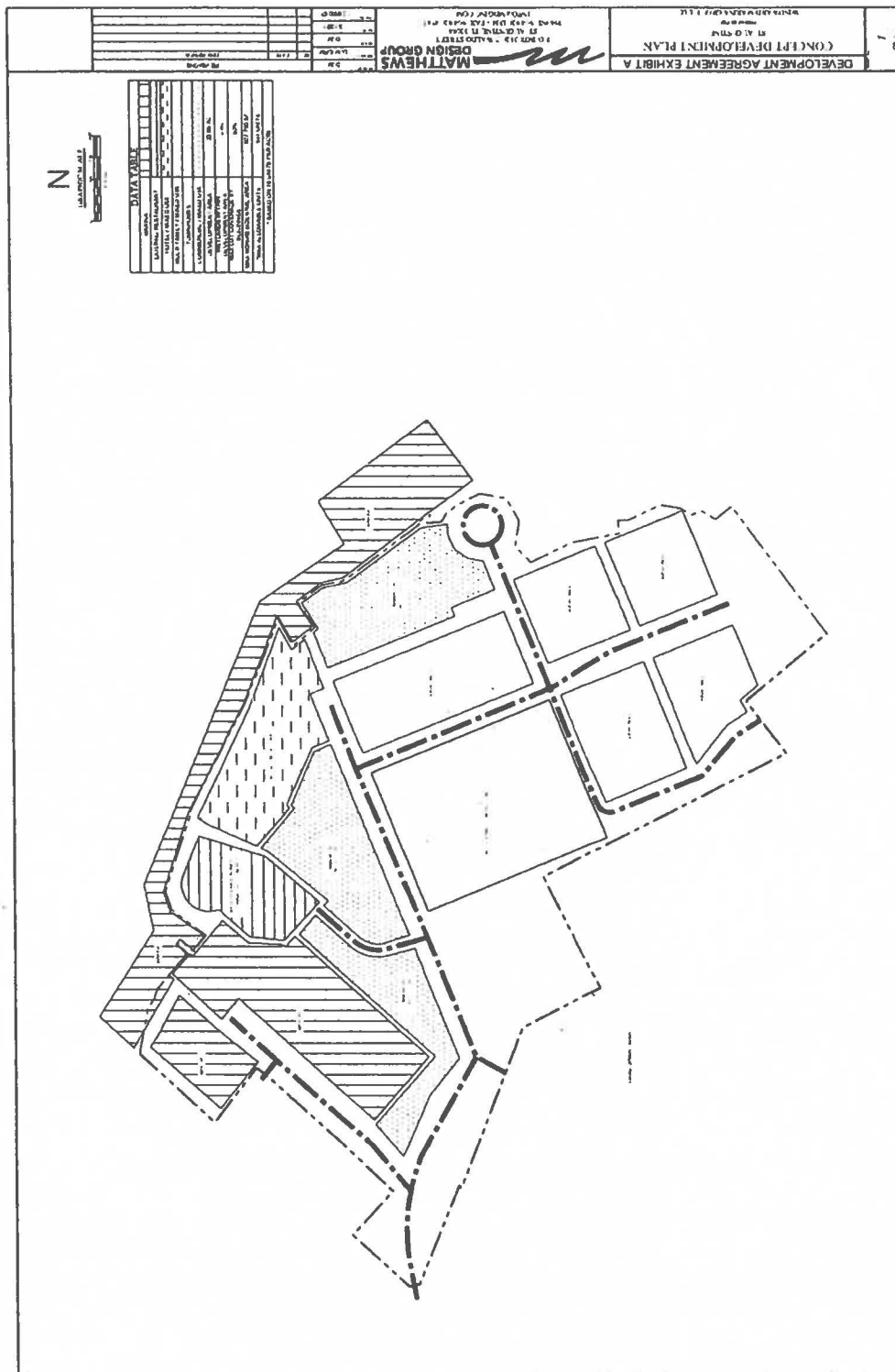
LESS AND EXCEPT THE RESTAURANT PARCEL OWNED BY ST. AUGUSTINE SHIPYARD, LLC:

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.

Conceptual Development Plan





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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

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Summary

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Parcel ID	1279100000
Location	117 DOCKSIDE DR
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax	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
Description*	DB203/27 BLK B & E HALF OF IROQUOIS AVE VACA IN OR3947/881 OR4829/784
	<i>*The Description above is not to be used on legal documents.</i>
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.

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Summary

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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 <i>*The Description above is not to be used on legal documents.</i>
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.

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Sales Questionnaire

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

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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 <i>*The Description above is not to be used on legal documents.</i>
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.

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[Last Data Upload: 12/15/2021, 12:33:52 AM](#)

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Version 2.3.165



St. Johns County, FL

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2021 TRIM Notice

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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 <i>*The Description above is not to be used on legal documents.</i>
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

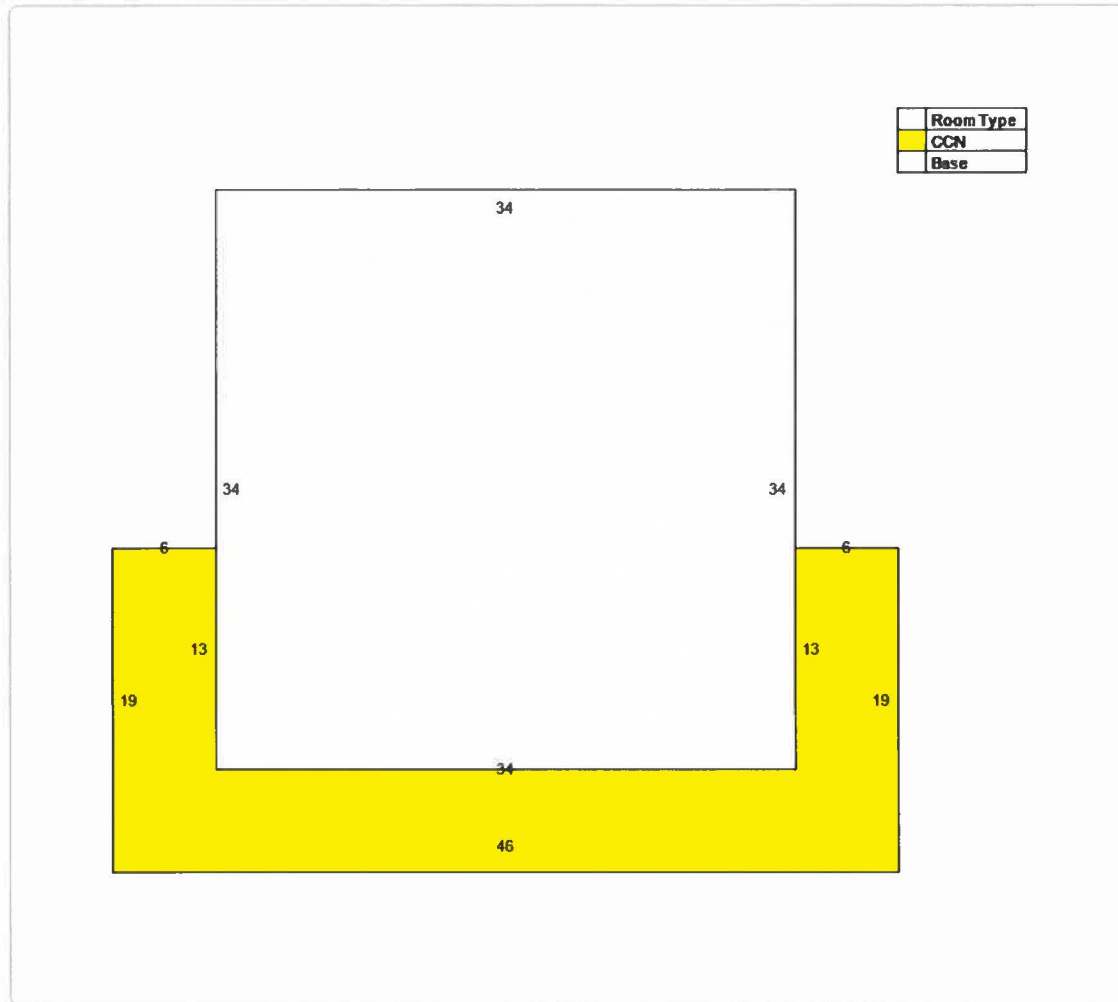
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	\$4,830,754	\$523,392	\$1,840,416	\$0	\$0	\$7,194,562	\$7,194,562	\$0	\$7,194,562
2020	\$4,884,317	\$523,392	\$1,840,416	\$0	\$0	\$7,248,125	\$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
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Extra Feature Information

Code Description	Status	Value
Bulkhead (Average)		85967
Concrete Paving (Commercial)		16047
Concrete Paving 8-10" Reinforced		160850
Asphalt 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](#)



Version 2.3.165

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;

WITNESSETH:

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: [Signature]
Name: Gary Vose
Title: President

[Signature]
Name: Joseph Lavelle

[Signature]
Name: EDGAR BALBIN

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

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

By: [Signature]
Name: Gary Vose
Title: President

[Signature]
Name: Joseph Lavelle

[Signature]
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 Azik, 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 [Signature] (Seal)



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 $41^{\circ}43'22''$ 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 $41^{\circ}43'22''$ 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 $37^{\circ}40'55''$ EAST, 103.59 FEET; THENCE SOUTH $48^{\circ}16'32''$ EAST, 20.80 FEET; THENCE NORTH $41^{\circ}43'32''$ EAST, 32.77 FEET; THENCE SOUTH $48^{\circ}10'30''$ EAST, 9.45 FEET; THENCE NORTH $41^{\circ}43'09''$ EAST, 207.32 FEET THENCE SOUTH $47^{\circ}48'58''$ EAST, 46.07 FEET; THENCE SOUTH $48^{\circ}59'40''$ EAST, 21.08 FEET; THENCE NORTH $41^{\circ}05'02''$ EAST, 32.76 FEET; THENCE SOUTH $49^{\circ}43'25''$ EAST, 12.94 FEET; THENCE SOUTH $40^{\circ}23'47''$ WEST, 40.65 FEET; THENCE SOUTH $49^{\circ}20'34''$ EAST, 84.12 FEET; THENCE SOUTH $41^{\circ}39'47''$ WEST, 45.57 FEET; THENCE SOUTH $48^{\circ}21'14''$ EAST, 39.31 FEET, TO THE POINT OF BEGINNING; THENCE NORTH $41^{\circ}44'47''$ EAST, 76.65 FEET; THENCE NORTH $12^{\circ}30'32''$ 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 $109^{\circ}45'10''$ 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 $52^{\circ}21'25''$ EAST, 103.17 FEET; THENCE SOUTH $67^{\circ}12'53''$ EAST, DEPARTING SAID CURVE, 99.52 FEET; THENCE SOUTH $16^{\circ}05'52''$ WEST, 191.38 FEET; THENCE SOUTH $37^{\circ}36'13''$ WEST, 155.80 FEET; THENCE NORTH $50^{\circ}12'31''$ WEST, 7.55 FEET; THENCE NORTH $29^{\circ}32'06''$ WEST, 38.35 FEET; THENCE NORTH $51^{\circ}20'00''$ WEST, 115.22 FEET; THENCE NORTH $06^{\circ}30'10''$ EAST, 55.41 FEET; THENCE NORTH $41^{\circ}44'47''$ 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



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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

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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	ICE PLANT RD
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax	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
Description*	OR4143/863) OR4829/835
	<i>*The Description above is not to be used on legal documents.</i>
Property Use	Vacant Commercial (1000)
Code	
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		

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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	(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)
Description*	DB198/420 & DB206/187 OR9/204 & 207 OR4829/835
	<i>*The Description above is not to be used on legal documents.</i>
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 <i>*The Description above is not to be used on legal documents.</i>
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	255 DIESEL RD
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax	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
Description*	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
	<i>*The Description above is not to be used on legal documents.</i>
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 ETAL
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
	<i>*The Description above is not to be used on legal documents.</i>
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 ETAL
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

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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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 <i>*The Description above is not to be used on legal documents.</i>
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 ETAL
	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		

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St. Johns County, FL

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Summary

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Parcel ID	1346300000
Location Address	ARAPAH0 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 <i>*The Description above is not to be used on legal documents.</i>
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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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		

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Summary

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No Image Available

Parcel ID	1347700000
Location	ARAPAHO AVE
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax	(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)
Description*	OR4939/571 (C/E) & OR4829/835
	<i>*The Description above is not to be used on legal documents.</i>
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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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;

WITNESSETH:

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.

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 Azik, 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 [Signature] (Seal)



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

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:

Charles E. Pellicer

Witness

By: Patrick A. Pellicer
PATRICK A. PELLICER

Print: CHARLES E. PELLICER

Karoline K. Puzio

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.



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

Karoline K. Puzio
NOTARY PUBLIC
State of Florida at Large

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").

WITNESSETH:

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:

Elsie S. Luhrs
Print Name: Elsie S. Luhrs

Daniel Hoyer
Print Name: Daniel Hoyer

GRANTOR:

Linda M. Luhrs [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.



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

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 $54^{\circ}19'04''$ 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 $38^{\circ}38'32''$ 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 $54^{\circ}34'56''$ East along "Cubbedge's South line", a distance of 400.78 feet; run thence South $33^{\circ}49'04''$ East, a distance of 339.67 feet; run thence South $18^{\circ}07'32''$ 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 $14^{\circ}44'00''$ West, a distance of 336 feet, more or less, to an angle point; second course, North $51^{\circ}34'55''$ 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 $54^{\circ}34'56''$ 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.

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 3847, 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, 214.02 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.

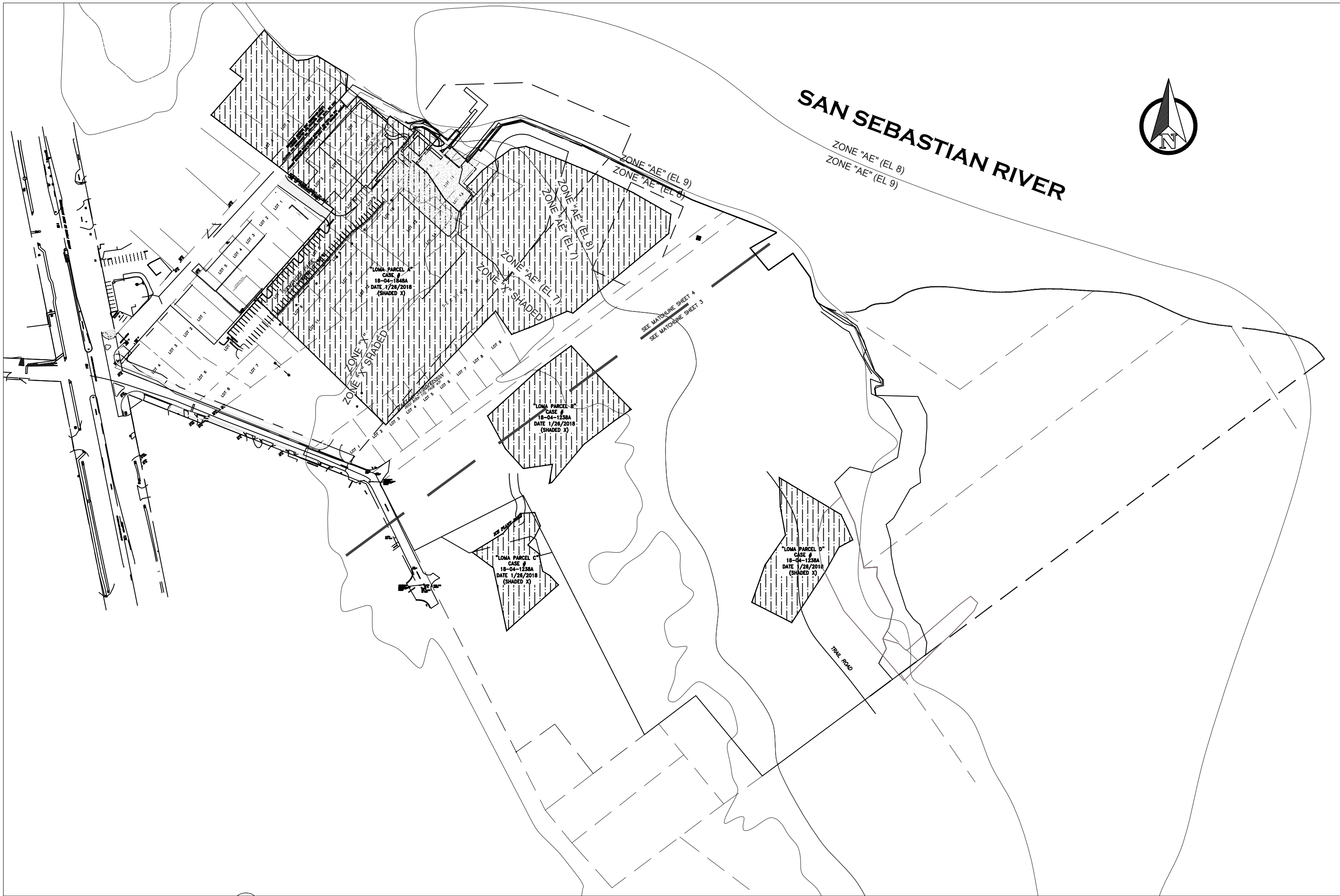
SAID PARCEL CONTAINS 35.03 ACRES MORE OR LESS.

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

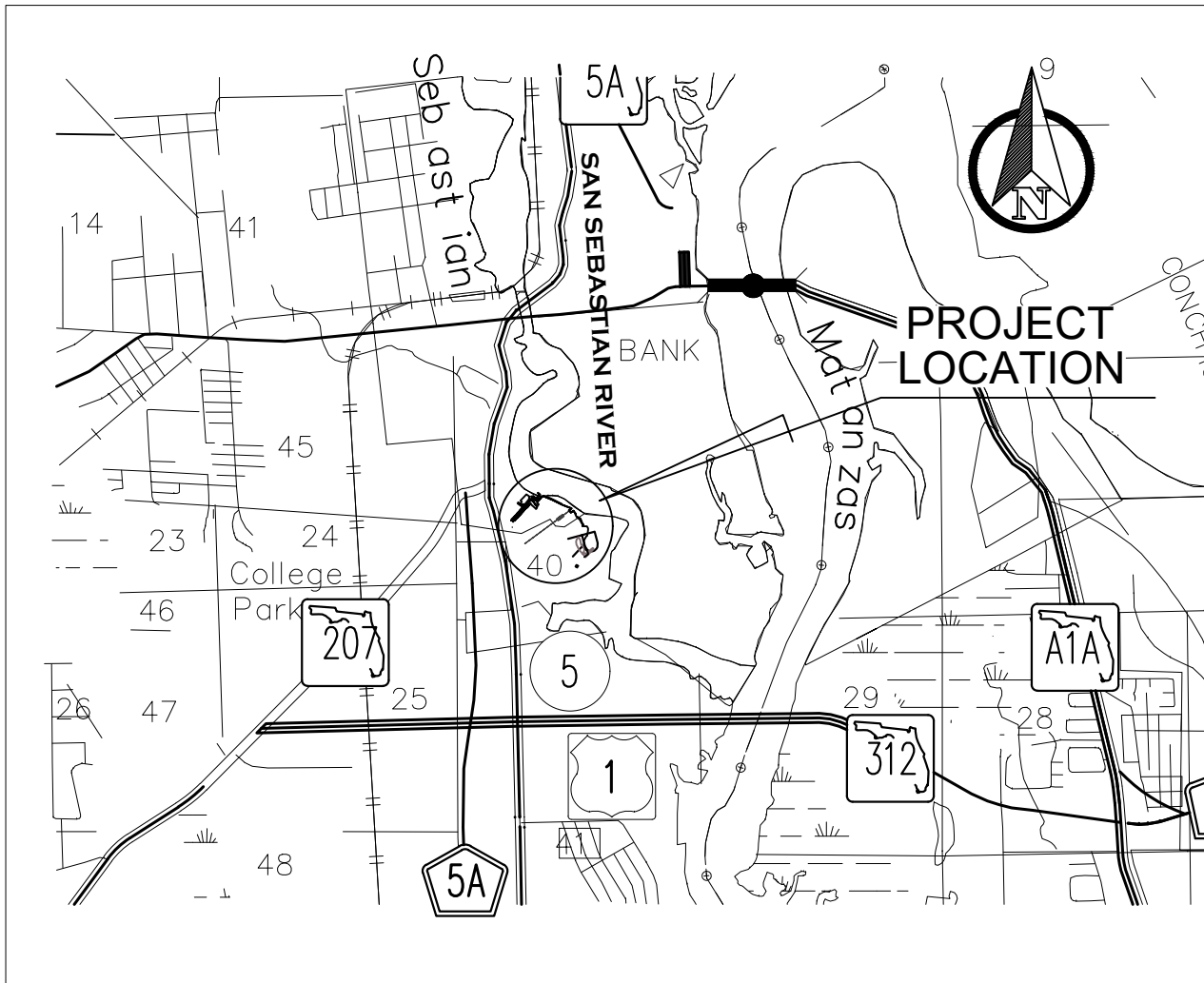
(1" = 200')

ABBREVIATIONS

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

○ DENOTES SET 1/2" IRON PIPE & CAP L.B. 6979
■ DENOTES FOUND CONCRETE MONUMENT
□ DENOTES SET 4"x4" CONCRETE MONUMENT, L.B. 6979
IP IRON PIPE
CM CONCRETE MONUMENT
ID IDENTIFICATION
O.R.B. OFFICIAL RECORDS BOOK
O.R.B. DEED BOOK
P-K PARKER-KALON
CO DENOTES WOODEN UTILITY POLE
-D DENOTES GUY ANCHOR
-AU DENOTES OVERHEAD UTILITY LINE
B DENOTES TELEPHONE RISER
W DENOTES WATER METER COVER
(D) INDICATES DEED DATA
(M) INDICATES MEASURED DATA



LOCATION MAP

(1" = 4000')

SURVEYOR'S REPORT:

- 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.
- 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.
- Measurement methods used for this survey meet STANDARDS OF PRACTICE FOR LAND SURVEYING Chapter 5J-17 requirements.
- Underground foundations have not been located.
- Bearings and distances shown hereon are measured unless otherwise noted.
- 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.
- Features shown by symbol as indicated in the legend are not to scale.
- 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.
- 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).
- 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.
- 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 liens, 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 assessments; 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 Easement, Covenants and Restrictions recorded in Official Records Book 3985, Page 1785; First Amendment recorded in Official Records Book 4143, Page 865 and Second Amendment recorded in Official Records Book 4238, Page 169, 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 4116, 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 plans, 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.

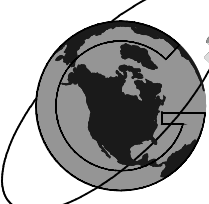
Terry M. Durden, Florida PSM #5261
Not Valid Without The Signature And Original Raised Seal of a Florida Licensed Surveyor & Mapper

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) 824-3086 FAX (904) 824-5753

LICENSED BUSINESS
FLORIDA #879 GEORGIA #859
SOUTH CAROLINA #3387 ALABAMA #794
NORTH CAROLINA CUA #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

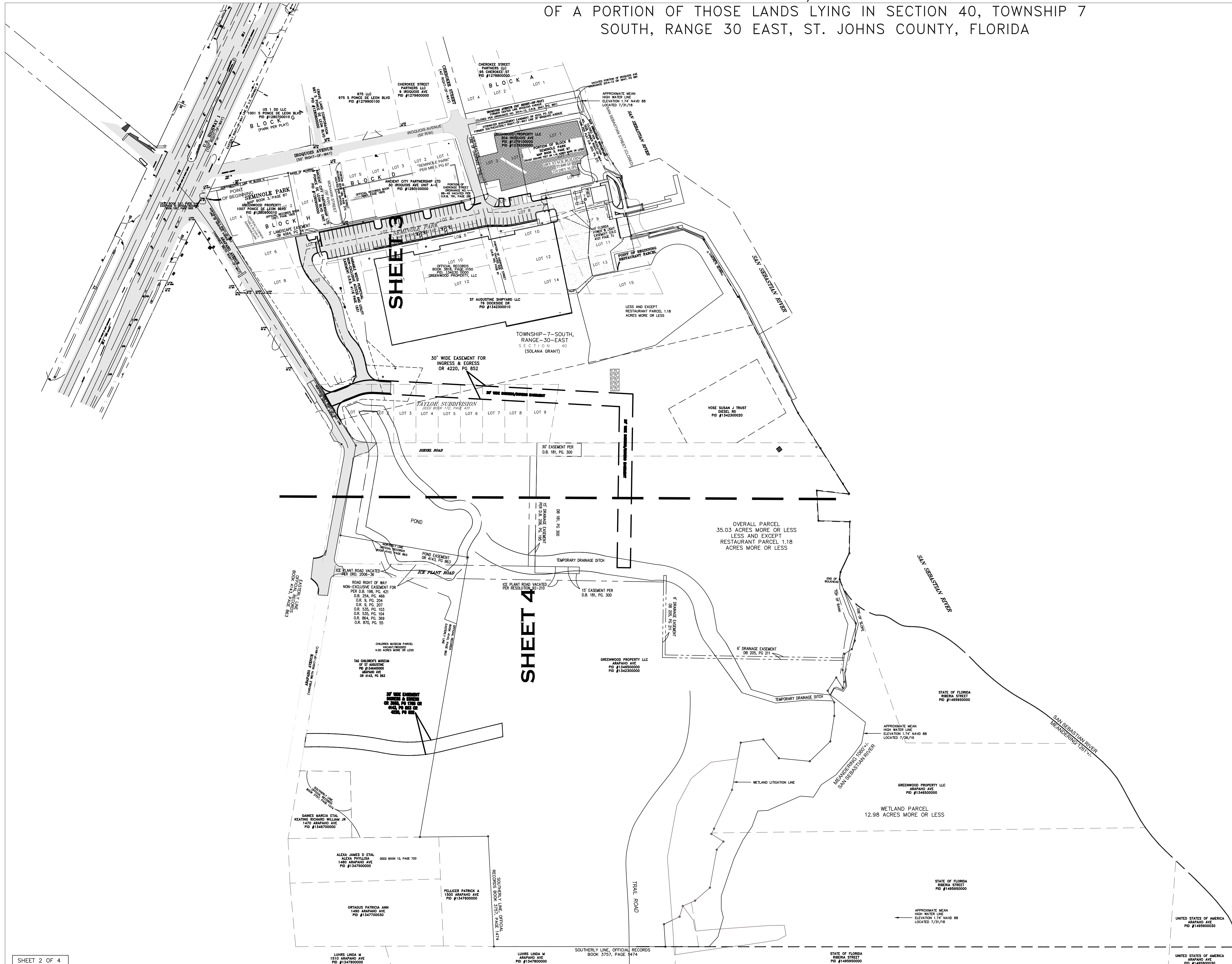
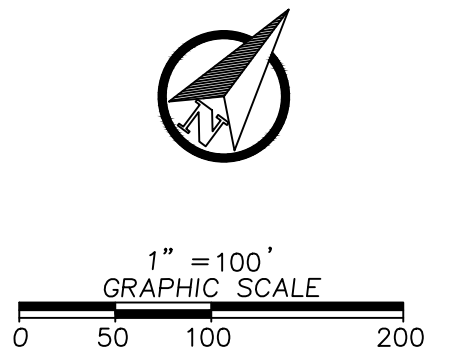
FB: 17-20 PG.: 80

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

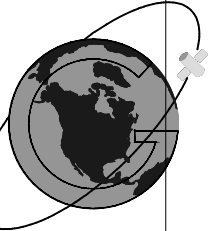


SHEET 2 OF 4

THIS SURVEY IS NOT VALID WITHOUT
SHEETS 1 THROUGH 4

PROJECT No: 14-1929 ALTA

GEOMATICS CORP.
SURVEYING-MAPPING-GPS
2804 N. FIFTH STREET, UNIT 101
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LICENSED BUSINESS
FLORIDA #8770 GEORGIA #630
SOUTH CAROLINA #3387 ALABAMA #784
NORTH CAROLINA COA #3752



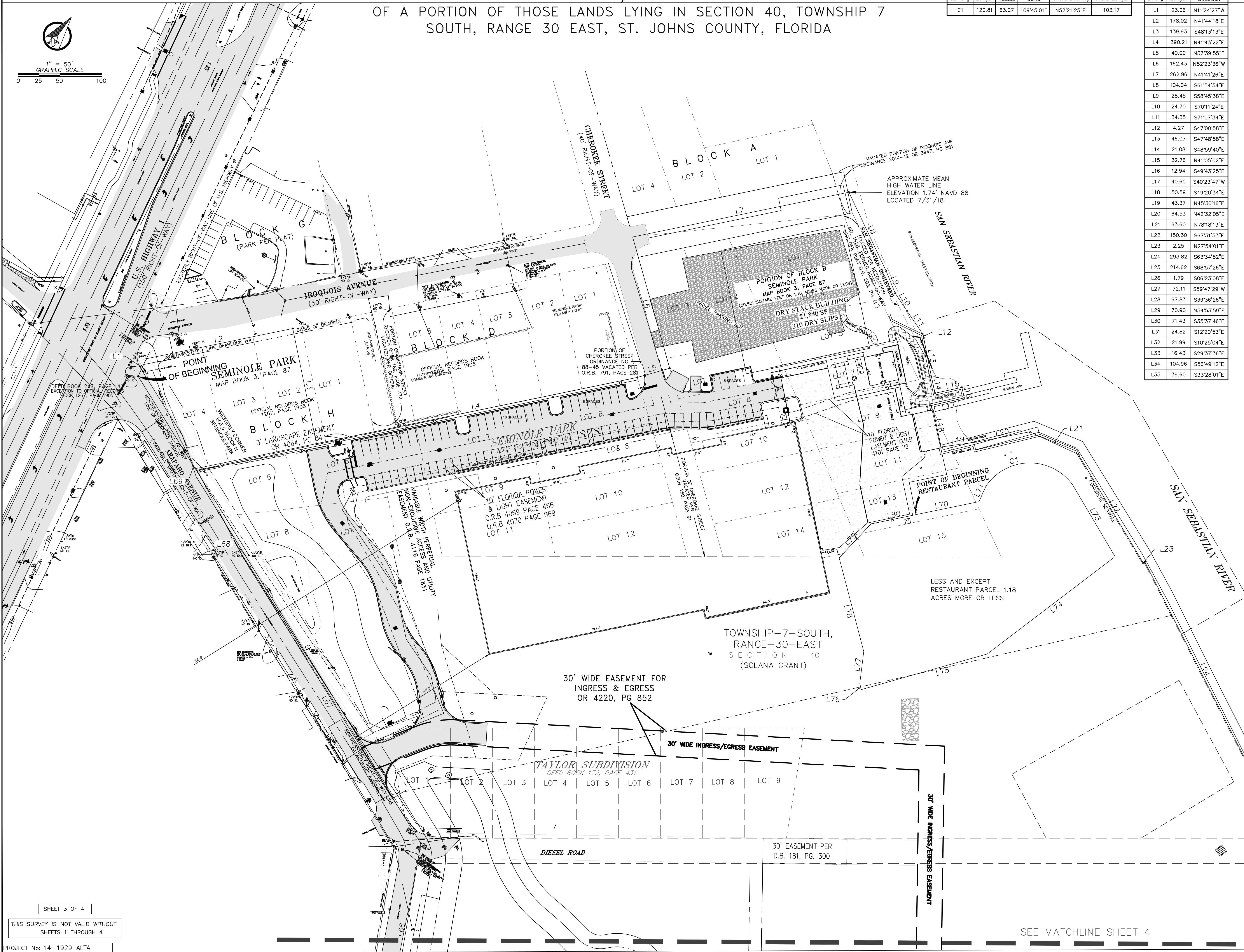
A MAP SHOWING A ALTA / NSPS BOUNDARY SURVEY
OF A PORTION OF THOSE LANDS LYING IN SECTION 40, TOWNSHIP 7
SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA

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

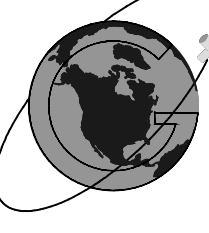
Line Table		
Line #	Length	Direction
L1	23.06	N11°24'27"W
L2	178.02	N41°44'18"E
L3	139.93	S48°13'13"E
L4	390.21	N41°43'22"E
L5	40.00	N37°39'55"E
L6	162.43	N52°23'36"W
L7	262.96	N41°41'26"E
L8	104.04	S61°54'54"E
L9	28.45	S58°45'38"E
L10	24.70	S70°11'24"E
L11	34.35	S71°07'34"E
L12	4.27	S47°00'58"E
L13	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°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°34'41"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	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

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

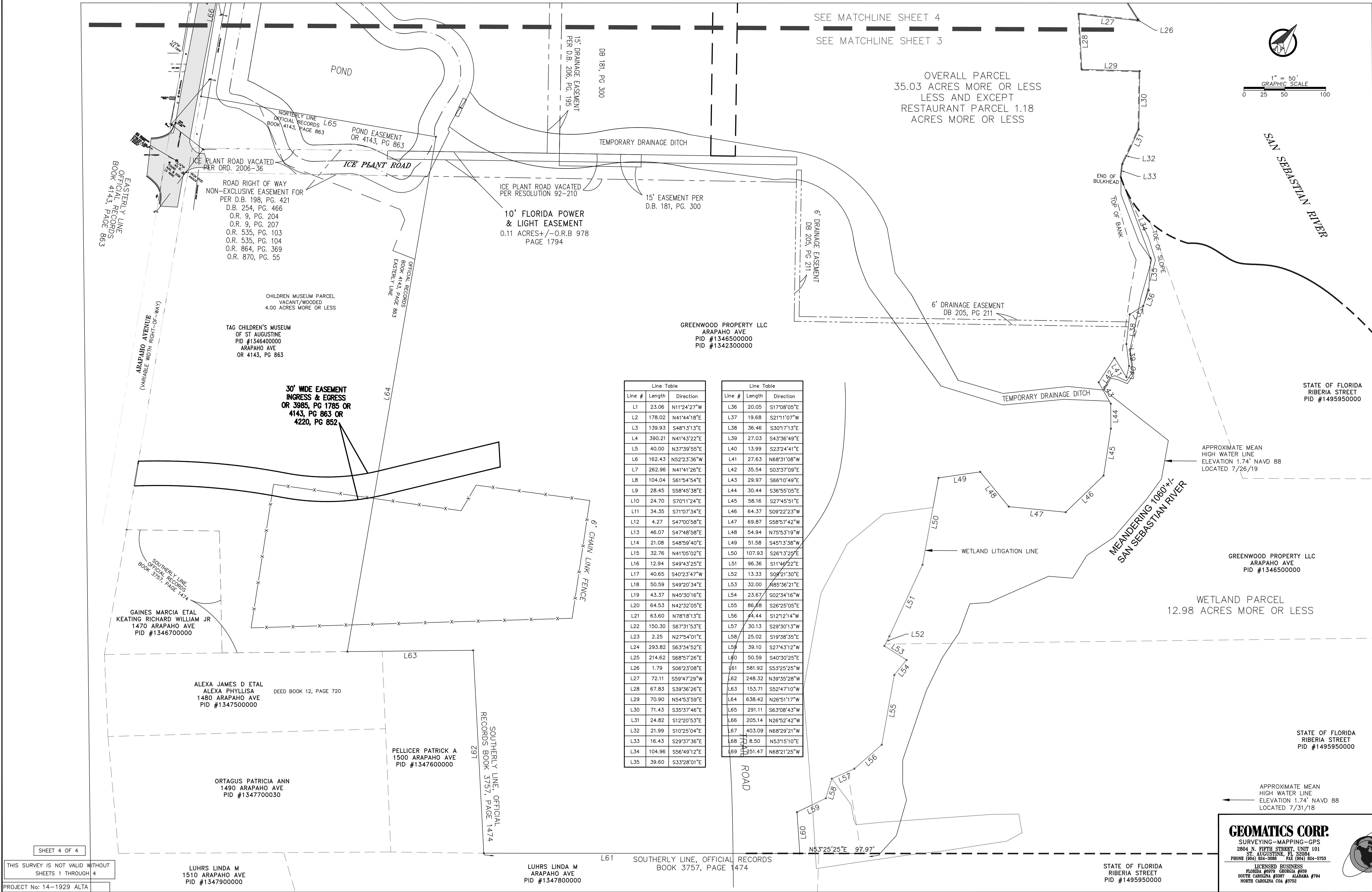


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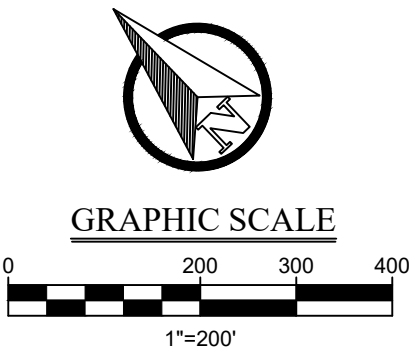
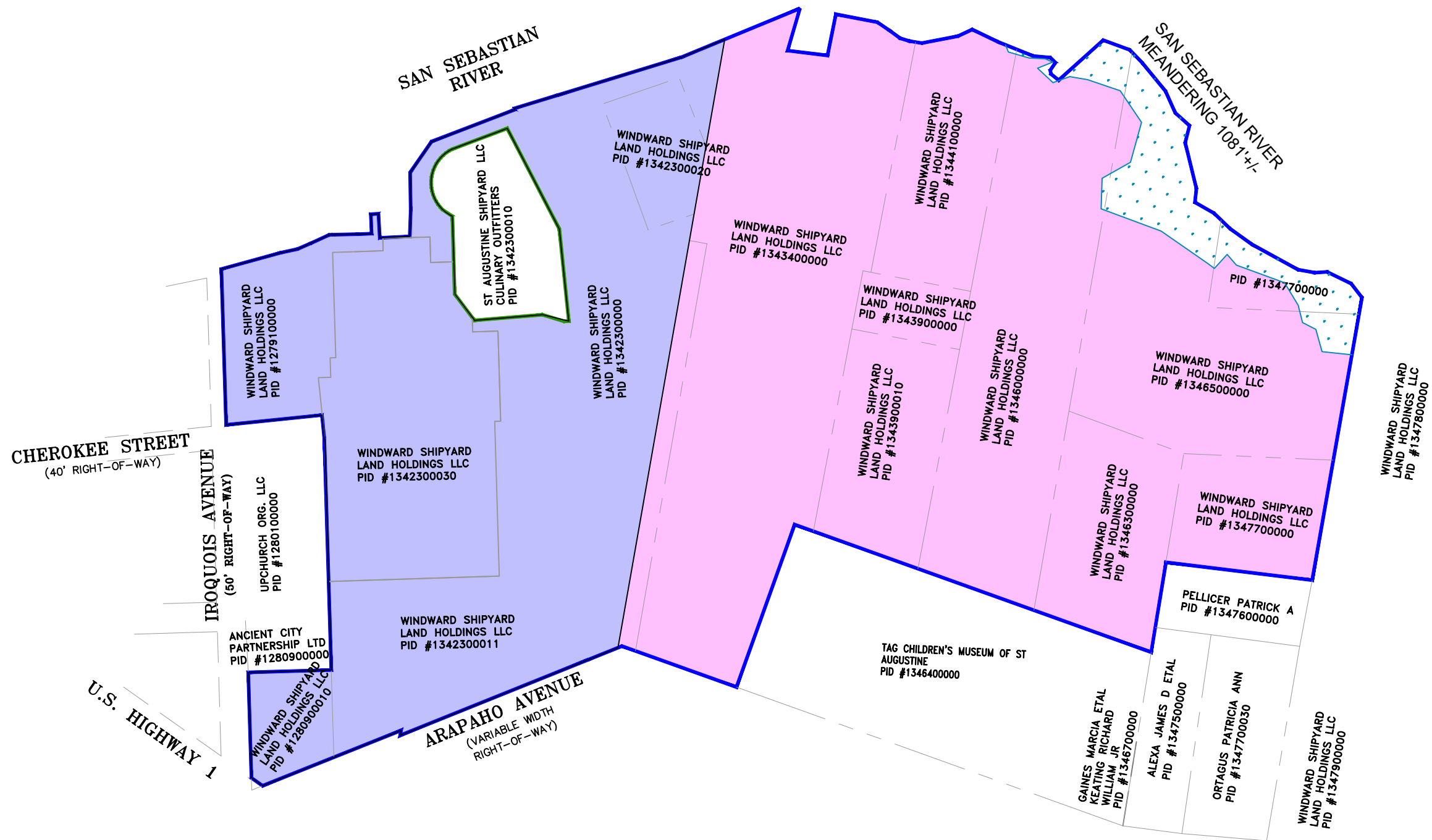


SEE MATCHLINE SHEET 4

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



A EXHIBIT SHOWING COSA NOTICED PARCELS OF
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 PORTIONS OF SECTIONS 19 AND 40,
BOTH BEING IN TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA.



Symbol Legend

Symbol	Denotes
	COSA NOTICED PARCELS
	AREAS NOT WITHIN PARKING AGREEMENT

- BOUNDARY SURVEY GENERAL NOTES
1. THIS IS NOT A BOUNDARY SURVEY
 2. IN PREPARATION OF THIS EXHIBIT REFERENCE WAS MADE TO PREVIOUS BOUNDARY SURVEY BY GEOMATICS CORP. HAVING A PROJECT No. 20-3100.2.



FLINT

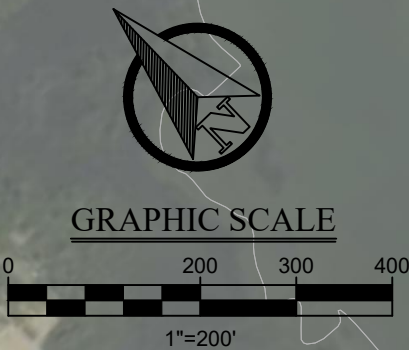
SURVEYING & MAPPING

313 BOSTWICK CIR.
ST AUGUSTINE, FL 32092
PHONE (904) 392-5948

LICENSED PROFESSIONAL
FLORIDA #7324

PROJECT NO:	22-0003
MAP DATE:	01/12/2022
CHECKED BY:	RDF
DRAWN BY:	RDF
FIELD WORK:	N/A
FB:	N/A
PG.:	N/A
PAGE:	1 OF 1

A EXHIBIT SHOWING PARCELS BY COLOR OF
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 PORTIONS OF SECTIONS 19 AND 40,
BOTH BEING IN TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA.



SAN SEBASTIAN RIVER

SAN SEBASTIAN RIVER

ST AUGUSTINE SHIPYARD LLC
CULINARY OUTFITTERS
(NOT INCLUDED IN D.A.)

WINDWARD SHIPYARD LAND
HOLDINGS LLC
(INCLUDED IN D.A.)

CHEROKEE STREET
(40' RIGHT-OF-WAY)

IROQUOIS AVENUE
(60' RIGHT-OF-WAY)

UPCHURCH ORG. LLC
(NOT INCLUDED IN D.A.)

U.S. HIGHWAY 1

ARAPAH0 AVENUE
(VARIABLE WIDTH
RIGHT-OF-WAY)

TAG CHILDREN'S MUSEUM
OF ST AUGUSTINE
(NOT INCLUDED IN D.A.)

Symbol Legend

Symbol	Denotes
	WINDWARD PROPERTY
	RESTAURANT PROPERTY
	CHILDREN'S MUSEUM PROPERTY
	UPCHURCH PROPERTY

D.A. = DEVELOPMENT AGREEMENT

BOUNDARY SURVEY GENERAL NOTES

1. THIS IS NOT A BOUNDARY SURVEY
2. IN PREPARATION OF THIS EXHIBIT REFERENCE WAS MADE TO PREVIOUS BOUNDARY SURVEY BY GEOMATICS CORP. HAVING A PROJECT No. 20-3100.2.
3. THE LIGHT GRAY PARCEL LINES ARE FROM THE ST JOHNS COUNTY GIS PARCEL DATABASE, AND DON'T NECESSARILY REPRESENT AN ACCURATE DEPICTION OF THE CURRENT PARCEL LOCATIONS NOR CONFIGURATION.

* ONLY LAND OWNED BY WINDWARD SHIPYARD LAND HOLDINGS, LLC AND WINDWARD SHIPYARD, LLC ARE INCLUDED IN THE AMENDED & RESTATED DEVELOPMENT AGREEMENT AND ZONING EXCEPTION APPLICATION FOR OFF-SITE PARKING.

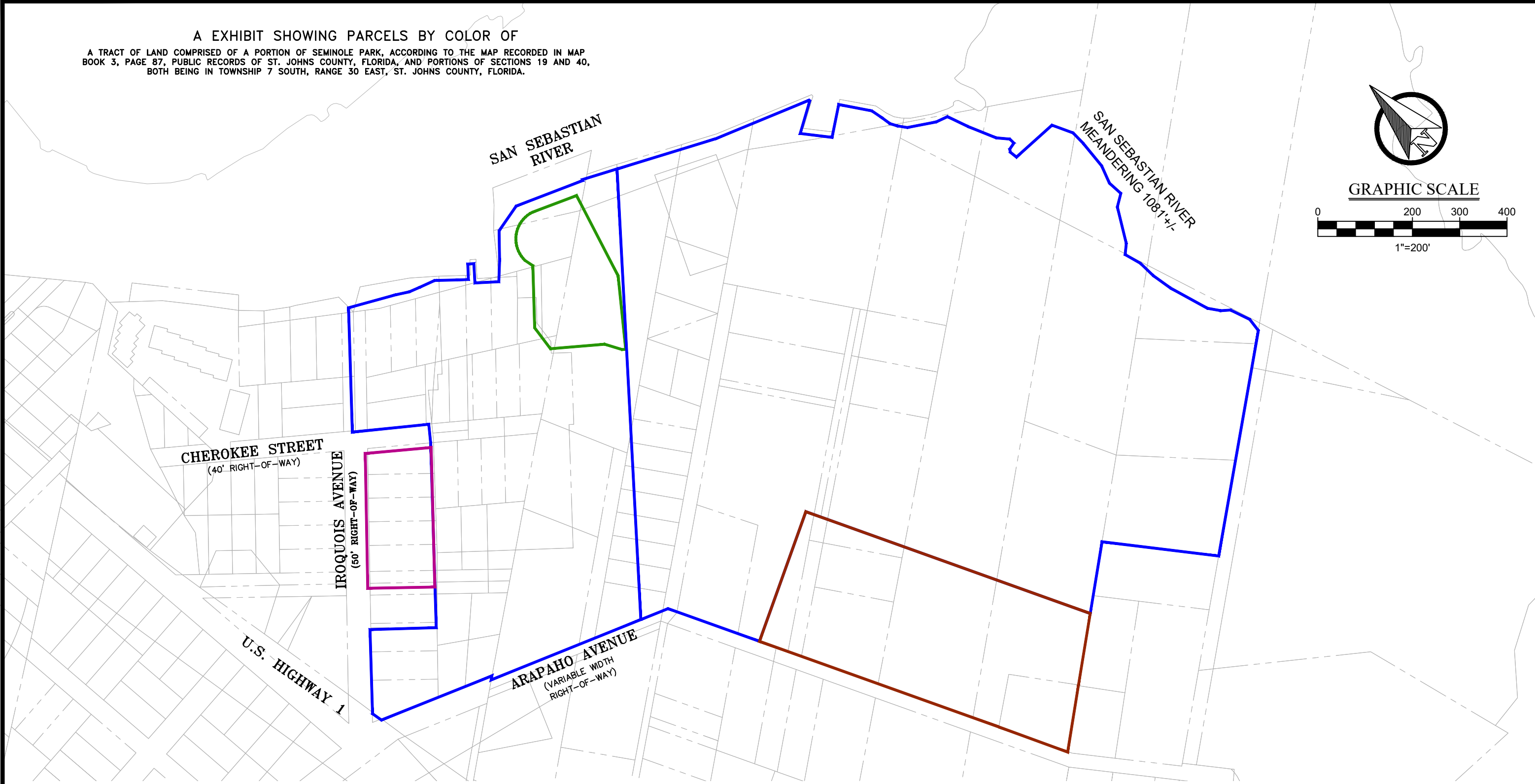
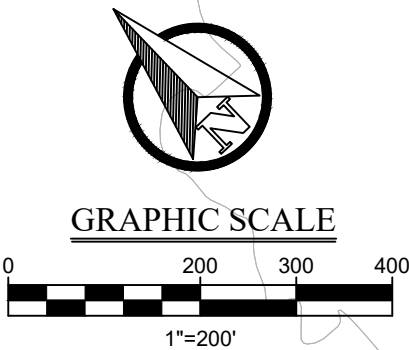


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313 BOSTWICK CIR.
ST AUGUSTINE, FL 32092
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LICENSED PROFESSIONAL
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PROJECT NO:	22-0003
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Symbol Legend	
Symbol	Denotes
—	WINDWARD PROPERTY
—	RESTAURANT PROPERTY
—	CHILDREN'S MUSEUM PROPERTY
—	UPCHURCH PROPERTY

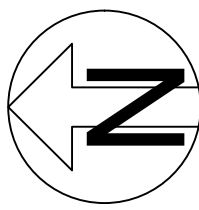
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FLINT
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ST AUGUSTINE, FL 32092
PHONE (904) 392-5948

LICENSED PROFESSIONAL
FLORIDA #7324

PROJECT NO:	22-0003
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CHECKED BY:	RDF
DRAWN BY:	RDF
FIELD WORK:	N/A
FB: N/A	PG.: N/A
PAGE: 1	OF 1



1. PARKING IS PERMITTED ANYWHERE WITHIN THE OVERALL PROPERTY AS LONG AS THE PARKING AREA FOR A PARCEL IS LOCATED WITHIN 400 FEET OF SUCH PARCEL.
2. OVERALL PROPERTY IS LOCATED IN THE CITY OF ST. AUGUSTINE.

MATTHEWS 
DESIGN GROUP

P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1394 • FAX: 904.826.4547
INFO@MDDG.COM

SHEET No.: 1 OF 1

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: February 1, 2022

RE: **CONSERVATION OVERLAY ZONE 1 DEVELOPMENT 2022-0005**

AGENDA ITEM	6(a)
APPLICANT & OWNER	Jessica Shafer
LOCATION	40 Hildreth Way / PID 151151-0010
REQUEST	To approve a retaining wall/landscape feature adjacent to rip rap within Conservation Overlay Zone 1.
LAND USE	Residential Low Density
ZONING	Residential Single-Family-One (RS-1)

APPLICABLE CODES/ORDINANCES

Conservation and Coastal Management Element of the Comprehensive Plan

Conservation Goal

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

CCM Objective 7

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

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

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

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

Sec. 11-26. - Purpose and intent.

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

Sec. 11-28. Issuance of building permits.

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

Sec. 11-29. Standards for review.

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

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

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

STAFF SUMMARY AND ANALYSIS

This request is to construct a new landscape feature per the applicant in their backyard to screen the view of the rip rap along the shoreline on their property.

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 FDEP approved rip rap installed.
 - (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
The north side of this property borders a body of water as well as wetlands.
 - (3) Natural and proposed drainage patterns.

Grading plans have not been submitted. The applicant has submitted a letter from a registered architect stating that the pervious block allows water to flow through the wall's joints.

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

N/A.

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

Rip rap has already been installed on the property.

- (6) Impact on floodplain.

Minimal.

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

N/A.

- (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.

N/A.

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

The landscape feature is along the entire northern property line, but behind the rip rap.

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

N/A.

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

Vegetative landscaping not mentioned in application.

- (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.

N/A.

- (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.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

STAFF RECOMMENDATION

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** the construction of a new landscape feature per the applicant within Conservation Overlay Zone 1 at 40 Hildreth Way / PID 151151-0010.

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

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

Jacob Fredriksson
Senior Planner
Planning and Building Department



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: 4105 (plus advertising costs) Project Number: 2022-0005

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Jessica Shafer Contact Number: 904-540-3854

Business (if applicable): _____

Address: 40 Hildreth Way City: St. Augustine State: FL Zip: 32084

E-Mail Address: jessica@fccfl.net

2. NAME OF PROPERTY OWNER: Jessica Shafer Contact Number: 904-540-3854

Business (if applicable): _____

Address: 40 Hildreth Way City: St. Augustine State: FL Zip: 32084

E-Mail Address: Jessica@fccfl.net

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 1

Block: _____

Subdivision: Fullerwood

Parcel Number: 1511510010

4. PROJECT STREET ADDRESS: 40 Hildreth Way St. Augustine FL 32084

5. SPECIFIC PROPOSED USE: Landscape wall a

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☒ Other: Approval from planing and zoning

7. DESCRIPTION OF ACTION REQUESTED: decorative landscape wall on back of property
to hide a rip rap wall that was approved by the DEP

8. JUSTIFICATION FOR ACTION REQUESTED: This decorative landscape wall is just for looks
It is not to hold water back, nor will it. This is simply for the look and design of the feel
we are trying to achive for our backyard living space.

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

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

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

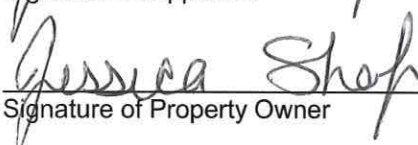
Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

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


Signature of Applicant

12

Date


Signature of Property Owner

12/15/2021

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.

Jessica Shafer

Print name of applicant


Signature of applicant

12/15/2021

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

40 Hildreth Drive St. Augustine FL 32084

Project Address: _____

Jessica Shafer

Applicant's Name: _____ Applicant's Signature: Jessica Shafer

Jessica Shafer

Owner's Name: _____ Owner's Signature: Jessica Shafer



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 1511510010
 Location Address 40 HILDRETH WAY
 SAINT AUGUSTINE 32084-0000
 Neighborhood Hildreth Estates (581.04)
 Tax Description* 71/21-22 HILDRETH ESTATES LOT 1 OR 4723/1863 & 5139/1917
**The Description above is not to be used on legal documents.*
 Property Use Code Single Family (0100)
 Subdivision Hildreth Estates
 Sec/Twp/Rng 6-7-30
 District City of St Augustine (District 452)
 Millage Rate 19.3368
 Acreage 1.500
 Homestead Y

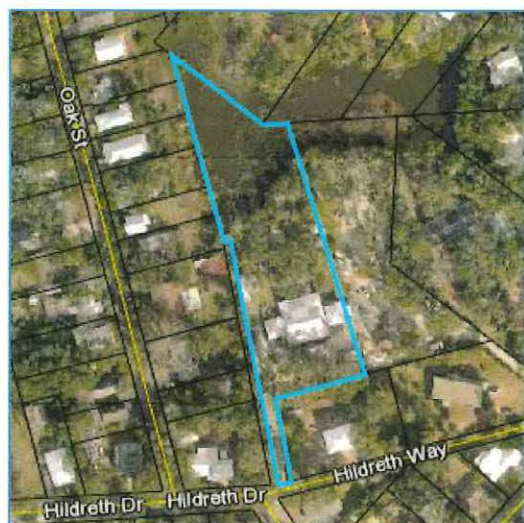
Owner Information

Owner Name Joint Declaration Of Trust D:12/30/2020 100%
 Shafer Jessica Blair CO-Trustee 100%
 Shafer Howard Shane CO-Trustee 100%
 Mailing Address 3501 N PONCE DE LEON BLVD UNIT 374
 Saint Augustine, FL 32084-1403

Exemption Information

Exemption Type	Status	Amount
Homestead		\$0
Homestead		\$25,000
Homestead Band		\$25,000

Map



Valuation Information

	2022
Building Value	\$339,395
Extra Features Value	\$14,906
Total Land Value	\$135,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$489,301
Total Deferred	\$26,055
Assessed Value	\$463,246
Total Exemptions	\$50,000
Taxable Value	\$413,246

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

Historical Assessment Information

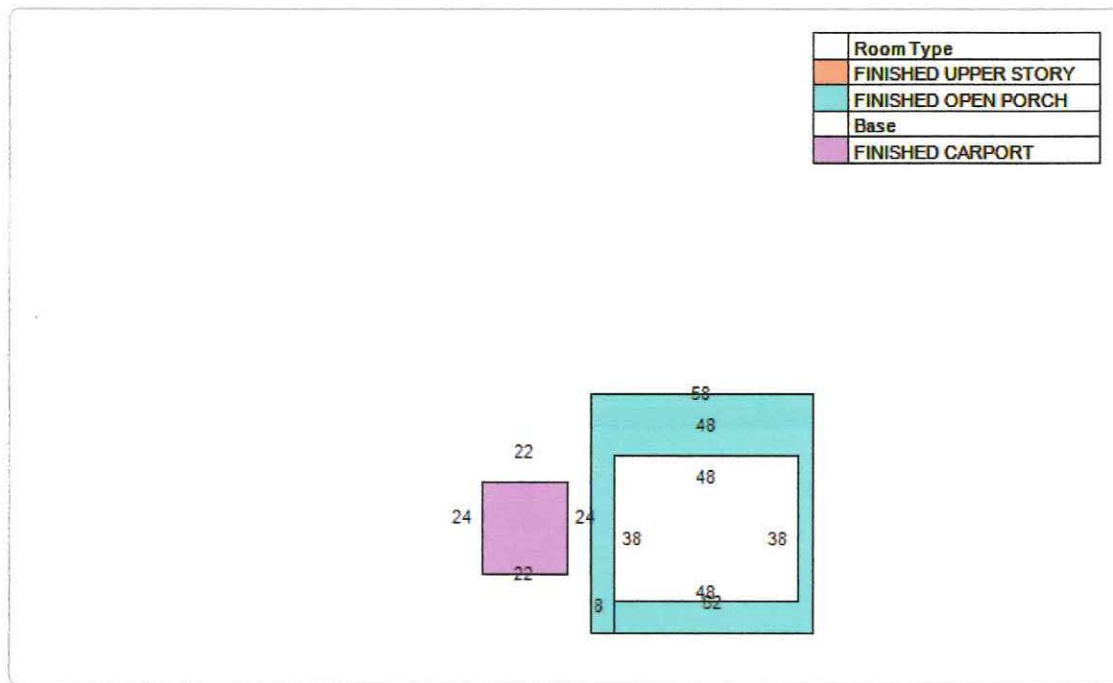
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	\$306,530	\$15,320	\$135,000	\$0	\$0	\$456,850	\$456,850	\$50,000	\$406,850
2020	\$309,658	\$15,734	\$135,000	\$0	\$0	\$460,392	\$460,392	\$50,000	\$410,392
2019	\$278,237	\$16,148	\$110,000	\$0	\$0	\$404,385	\$404,385	\$0	\$404,385
2018	\$0	\$0	\$110,000	\$0	\$0	\$110,000	\$110,000	\$0	\$110,000
2017	\$0	\$6,887	\$110,000	\$0	\$0	\$116,887	\$116,887	\$0	\$116,887
2016	\$0	\$7,416	\$110,000	\$0	\$0	\$117,416	\$117,416	\$0	\$117,416
2015	\$0	\$0	\$89,547	\$0	\$0	\$89,547	\$89,547	\$0	\$89,547
2014	\$0	\$0	\$89,547	\$0	\$0	\$0	\$0	\$0	\$0

Building Information

Building	1	Roof Cover	Metal
Year Built	2018	Roof Structure	Gable Hip
Actual Area	5152	Interior Flooring	Carpet, Wood Laminate
Conditioned Area	2852	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Air Conditioning	Central
Class	N	Bedrooms	3
Exterior Wall	Wood	Baths	3

Description	Square Footage
FINISHED CARPORT	528
BASE AREA	1824
FINISHED OPEN PORCH	1772
FINISHED UPPER STORY	1028
Total SqFt	5152

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage Finished (Average)		14906

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	0	0	1	UT	\$135,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/31/2020	12/30/2020	\$100.00	WARRANTY DEED	5139	1917	U	I	SHAHER JESSICA BLAIR	JOINT DECLARATION OF TRUST D:12/30/2020
5/14/2019	12/14/2018	\$100.00	WARRANTY DEED	4723	1863	U	I	HILDRETH ESTATES LAND TRUST	SHAHER JESSICA
7/30/2015	7/29/2015	\$124,000.00	WARRANTY DEED	4064	1138	U	V	HILDRETH WAY LAND TRUST	HILDRETH ESTATES LAND TRUST

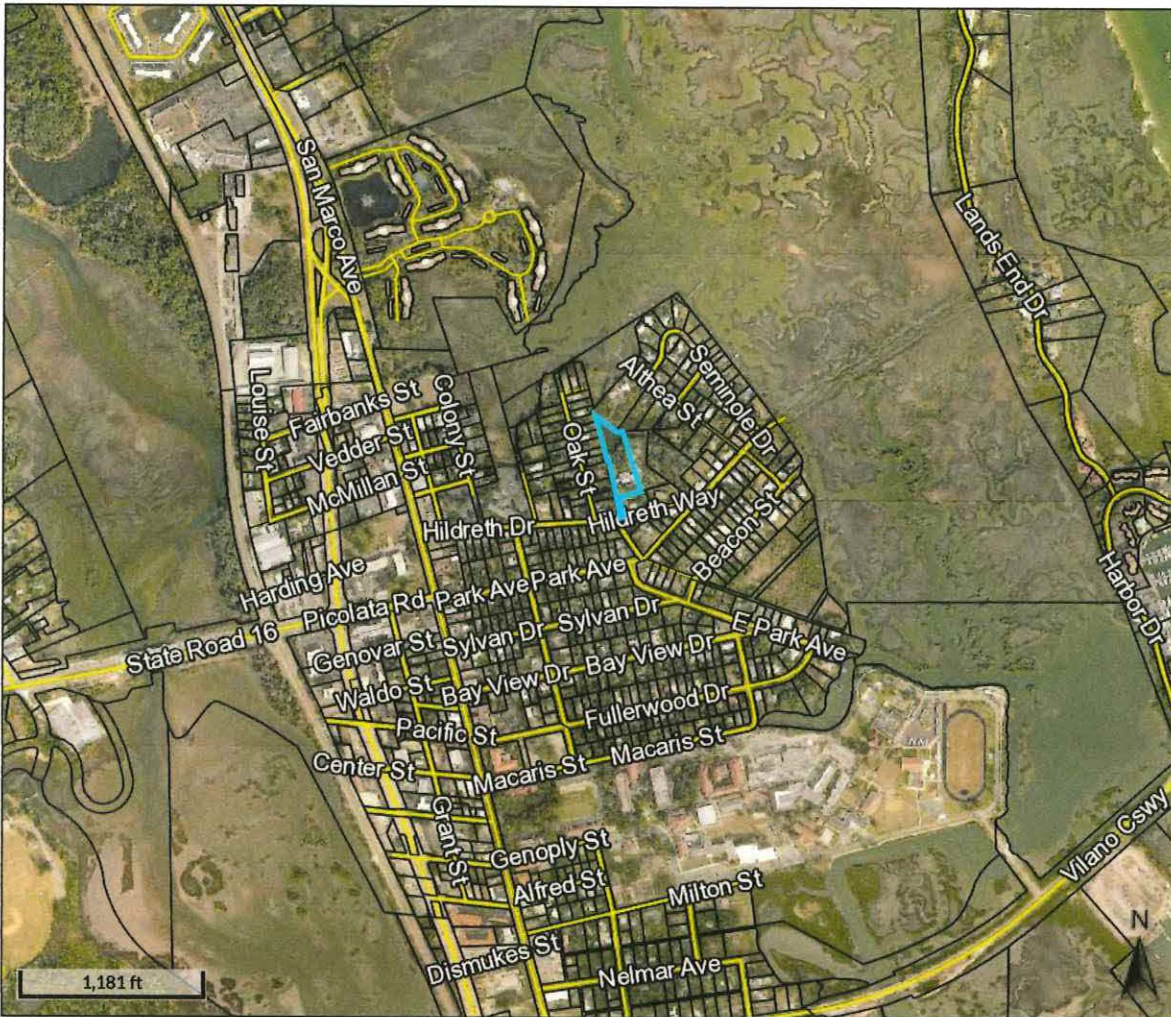
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 Schneider
 GEOSPATIAL

Version 2.3.169



Overview



Legend

□ Parcels

Parcel ID 1511510010
Property 0100 - Single
Class Family
Taxing City of St
District Augustine
Acres 1.5

Physical Address
Mailing Address
Address

40 HILDRETH WAY
SAINT AUGUSTINE
JOINT DECLARATION OF TRUST
D:12/30/2020
3501 N PONCE DE LEON BLVD
UNIT 374
Saint Augustine FL 32084-1403

Building Value	\$339,395	Last 2 Sales			
Extra Feature Value	\$14,906	Date	Price	Reason	Qual
Total Land Value	\$135,000	7/29/2015	\$124,000	11	U
Just Value	\$489,301	n/a	0	n/a	n/a
Total Deferred Assessed Value	\$26,055				
Total Exemptions	\$463,246				
Taxable Value	\$50,000				
	\$413,246				

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: 1/10/2022
Last Data Uploaded: 1/8/2022 12:01:08 AM

Developed by  **Schneider**
GEOSPATIAL



Closed Complaints

[Report](#)[Print Entry](#)[Reopen Complaint](#)[Refresh Data](#)

Complaint ID: 2316

High Priority: ☐

Section: ERP

Date Entered: 10/3/2016 10:43:16 AM

Date Assigned:

Program: SLERP

Investigated By: Neumann_J

County: St Johns

Date Initiated: 10/4/2016

Address: 40 Hildreth Way
(Street, City, Zip) Parcel No. 1511510010
St Augustine, FL, 32084

Site Visit Date:

Site Contact: Hildreth Estates Land Trust, Russell J Collins Trustee, 400

Results: 10/4/16: ERPCE complaints # 29911 from 9/20/16, #29403 from 4/21/16, & # 29245 from 4/11/16 all for concerns about stormwater & wetland impacts. All were found to be invalid. Jason contacted the

Description: Property owners have installed a riprap embankment and back filled without authorization from the Department. May have filled wetlands. Complainants property is now experiencing severe

Facility Name: Collins, Trustee Property

Anonymous: ☐

Program Site ID: ERPCE complaint # 29955

Complainant Name: Bruce Alvarez- 904-226-7450

Additional Comments:

Contact Info: 17 Oak Street, St Augustine, FL, 32084

Date Closed: 10/4/2016 2:39:38 PM



Closed Complaints

[Report](#)[Print Entry](#)[Reopen Complaint](#)[Refresh Data](#)Complaint ID: **3292**High Priority: ☐

Section: ERP

Date Entered: 9/20/2016 5:22:06 PM

Date Assigned: 9/21/2016 9:17:00 AM

Program: SLERP

Investigated By: Neumann_J

County: St Johns

Date Initiated: 9/20/2016

Address: 40 Hildreth Dr.
(Street, City, Zip) St. Augustine, FL 32084
Parcel # 1511-51-0070

Site Visit Date: 9/23/2016

Site Contact: Zane Stephens

Results: 9/20/16: The address and property number don't exist. Probably the property on the backside of the complainant's.
9/21/16: Two prior complaints in ERPCE in April 2016

Description: Concerned construction will flood her property. There is a side road adjacent to property of concern. Claims there was a wetland fill violation that has since been resolved, rip-rap in marsh.

Facility Name: Stephens Property

Anonymous: ☐

Program Site ID: ERPCE complaint # 29911

Complainant Name: Clare Norris

Additional Comments: As of 09/23/2016 - All activities were in an upland location. Invalid Complaint - Ready to Close!

Contact Info: 904-823-2063

Date Closed: 9/27/2016 1:47:58 PM



Closed Complaints

[Report](#)[Print Entry](#)[Reopen Complaint](#)[Refresh Data](#)

Complaint ID: 1867

High Priority: ☐

Section: ERP

Date Entered: 4/21/2016 1:46:10 PM

Date Assigned: 4/21/2016 3:12:07 PM

Program: SLERP

Investigated By: Neumann_J

County: St Johns

Date Initiated: 4/21/2016

Address: 40 Hildreth Street, St. Augustine
(Street, City, Zip)

Site Visit Date: 4/22/2016

Site Contact: SHANE, 904-728-7663

Results: SV on 04/22... Got pictures. Need survey from City and Manager's review.

Description: The City of St. Augustine's Code Enforcement Department has received a citizen complaint of broken concrete being dumped into the marsh at 40 Hildreth Street in St. Augustine, Florida. Our

Facility Name: North City Uptown Neighborhood (historical area)

Anonymous: ☐

Program Site ID: ERPce #29403

Complainant Name: Sandy Partin

Additional Comments: ~04/26: Reviewed with Manager. Site meets exempt criteria. Ready to CLOSE CASE.

Contact Info: <spartin@citystaug.com> 904-825-1066

Date Closed: 5/18/2016 7:02:06 PM

January 21, 2022

City of St. Augustine Building Department
P.O. Box 210
St. Augustine, FL 32085

Re: Schafer Residence, 40 Hildreth Way

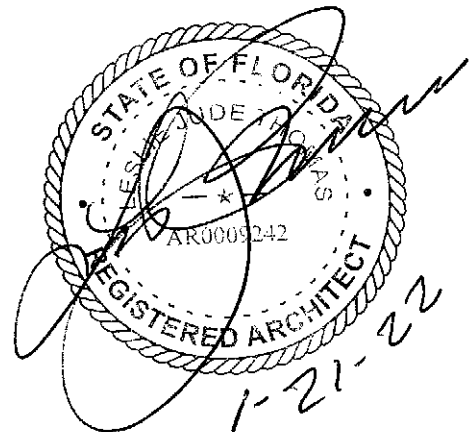
I have visited the property at 40 Hildreth Way and examined the wall in question. The wall is located on the owners property and does not touch the existing permitted rip rap. The wall is made of Tremron Blocks that are simply stacked. There is no mortar in the joints and there is no concrete footing under the wall.

The Tremron block is pervious to allow water to flow through and water can also seep through the joints. Without a footing as hindrance the water can flow in both directions.

The wall acts as a esthetic cover to the rip rap behind it.

Les Thomas, Architect

LT/jmc



**AS OF 1/25/2022 NO NEW INFORMATION HAS BEEN PROVIDED BY
THE APPLICANT**

TO: Planning and Zoning Board

DATE: February 1, 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:

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

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.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

- 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



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

RECEIVED
NOV 09 2021
Planning/Building Dept.

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: kvandyke166@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 ☐ Appeal of Staff Determination
☐ Exception ☐ Land Use Plan Amendment
☐ Variance ☐ Rezoning
☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Installation of Bulkhead
Gangway and Boat Slips

8. JUSTIFICATION FOR ACTION REQUESTED: Permissible by Right

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 APPLICATIONS:

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

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

11. AGREEMENT:

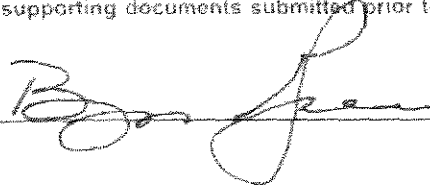
In filing this application, I understand that it becomes a part of Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

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

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

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

Signature of Applicant



11/8/21
Date

Signature of Property Owner

Date

04/18/2019



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

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

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

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

St. Augustine Development Group
Print name of applicant

[Signature]
Signature of applicant

11/9/21
Date



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: _____

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: O Magnolia Ave.

Applicant's Name: St. Augustine Development 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 <i>*The Description above is not to be used on legal documents.</i>
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.

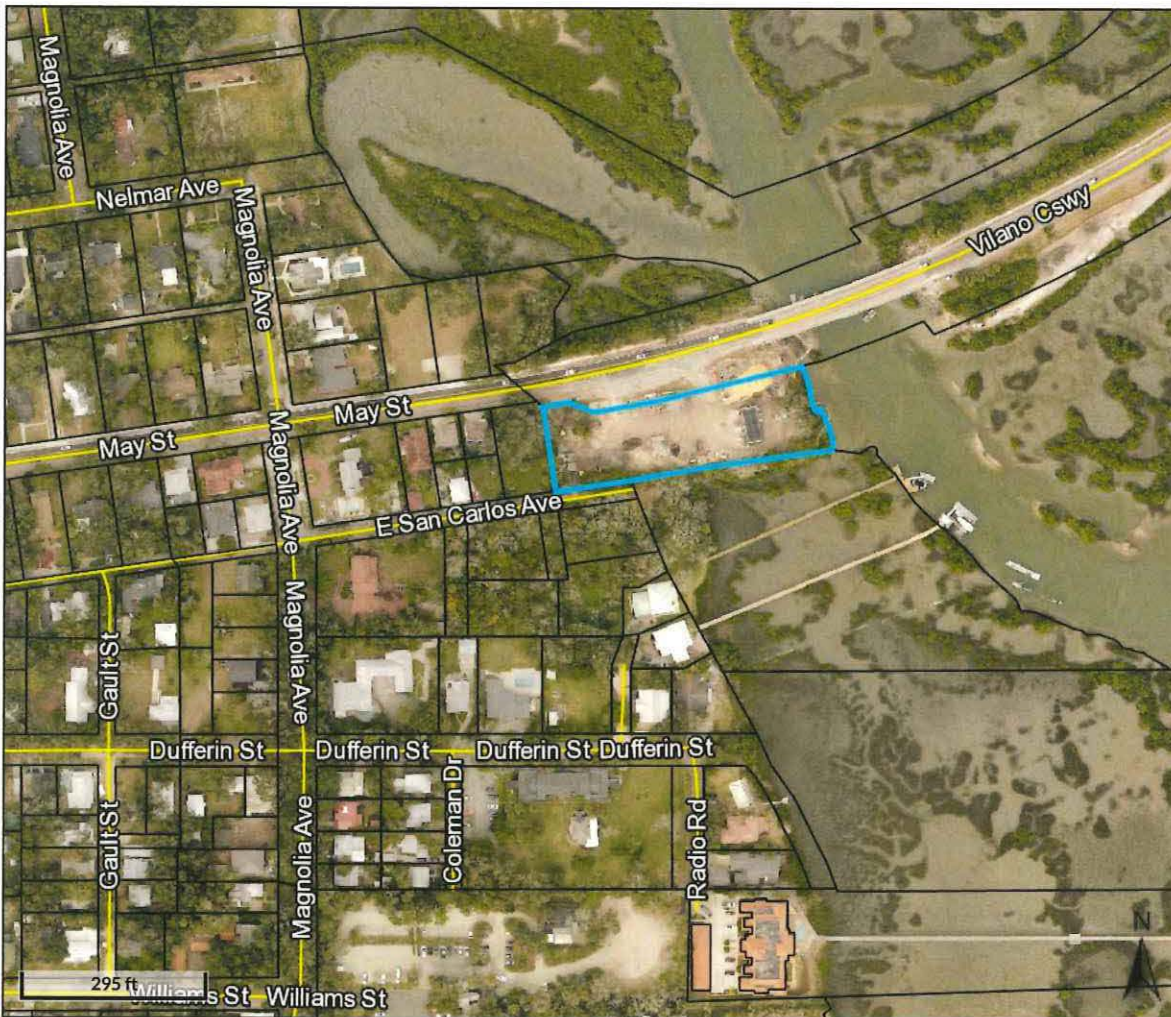
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

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

Last Data Upload: 11/9/2021, 12:09:34 AM

Developed by
 Schneider
 GEOSPATIAL

Version 2.3.158



Overview



Legend

□ Parcels

Parcel ID	1919300010	Physical	MAGNOLIA AVE	Building Value	N/A	Last 2 Sales			
Property	0000 - Vacant	Address	SAINT AUGUSTINE	Extra Feature	N/A	Date	Price	Reason	Qual
Class	Residential	Mailing	VAN DYKE MARCY A	Value		12/20/2013	\$190000	12	U
Taxing	City of St Augustine	Address	133 ONEIDA ST	Total Land	\$256,032	9/16/1997	\$40000	11	U
District			SAINT AUGUSTINE FL	Value					
Acres	1.18		32084-0000	Just Value	\$256,032				
				Total Deferred	N/A				
				Assessed Value	\$256,032				
				Total	N/A				
				Exemptions					
				Taxable Value	\$256,032				

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

Date created: 11/9/2021

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

Developed by  **Schneider**
GEOSPATIAL

MASTER PLAN PROPOSAL FOR SAN CARLOS MARINA

SAN CARLOS AVENUE, ST. AUGUSTINE, FLORIDA

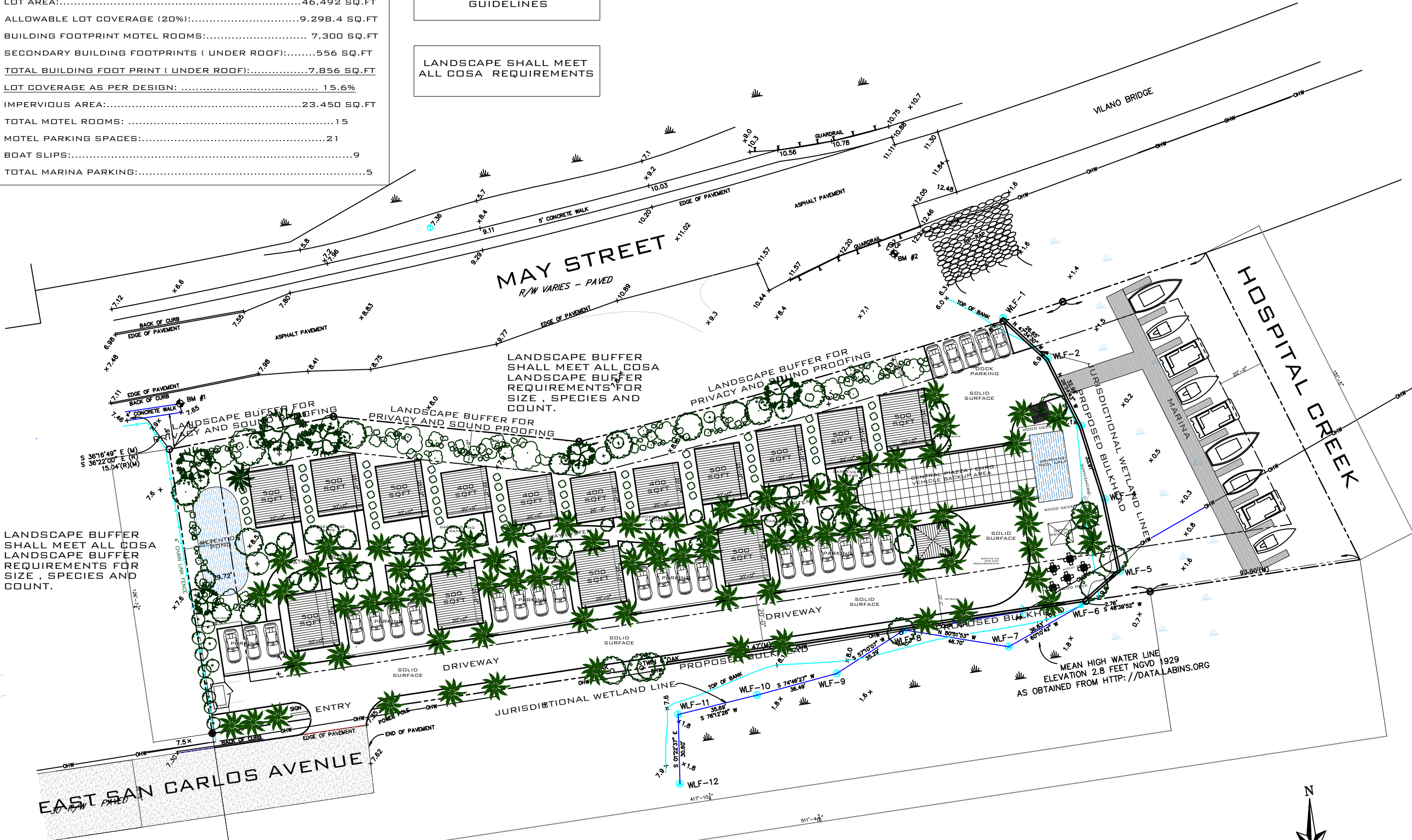


LOT CALCULATIONS

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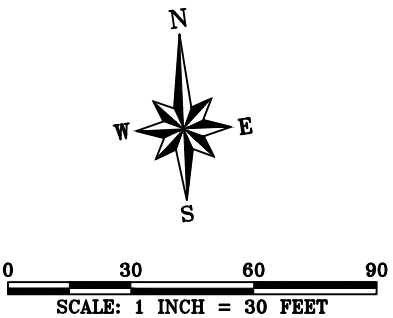
BLACK BOX DESIGN
(904) 217-9977
SUSTAINABLE BUILDING DESIGN-PROJECT PLANNING-PROTOTYPE DEVELOPMENT
BLACKBOXDESIGNING@GMAIL.COM
1 PONCE DE LEON AVE - ST.AUGUSTINE - FLORIDA - 32080

DATE: 11/18/2021
DRN BY: JM
CHECKED BY: JM
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SHEET NUMBER
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A
1 MASTER PLAN PROPOSAL

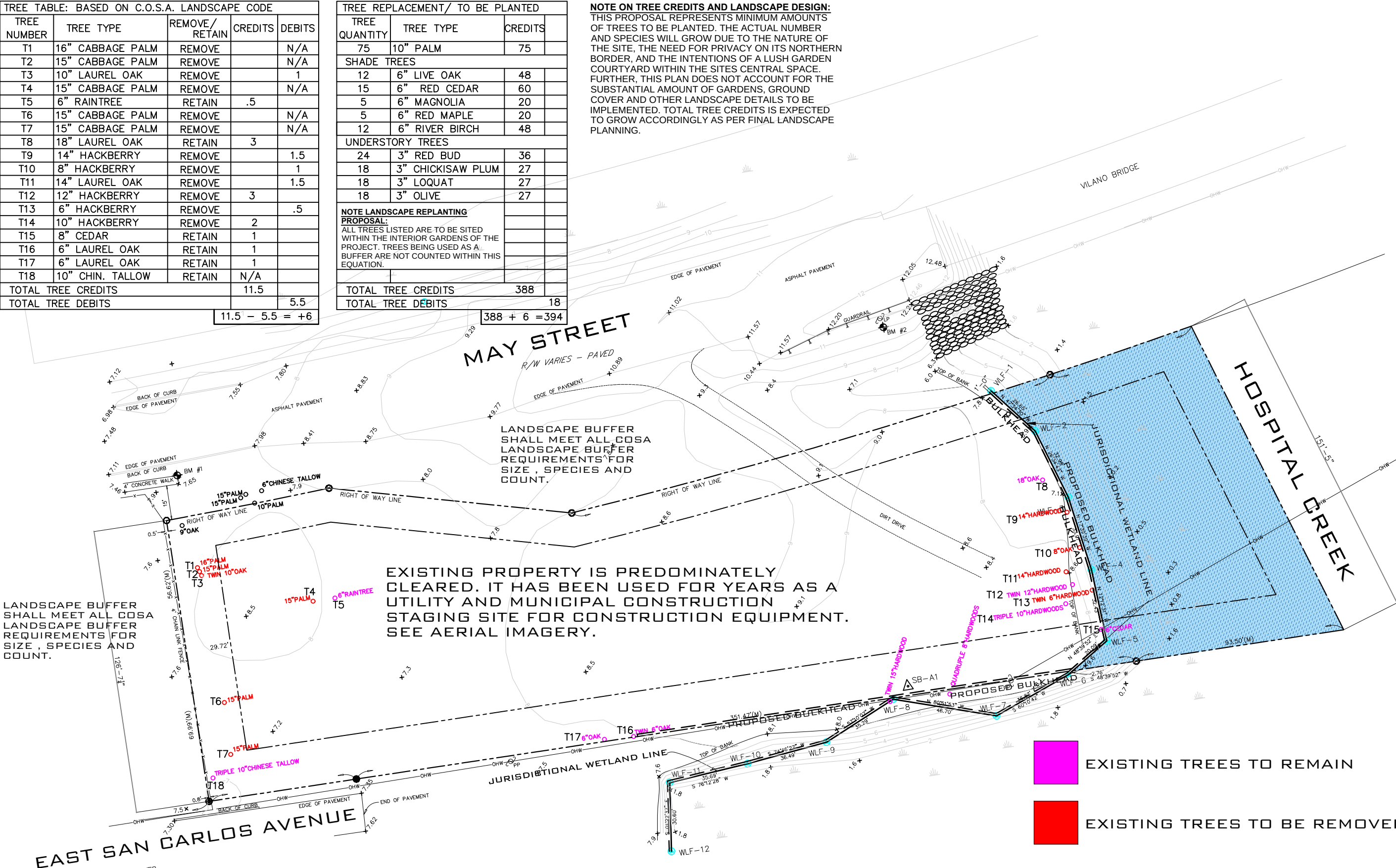


TREE TABLE: BASED ON C.O.S.A. LANDSCAPE CODE				
TREE NUMBER	TREE TYPE	REMOVE/RETAIN	CREDITS	DEBITS
T1	16" CABBAGE PALM	REMOVE		N/A
T2	15" CABBAGE PALM	REMOVE		N/A
T3	10" LAUREL OAK	REMOVE		1
T4	15" CABBAGE PALM	REMOVE		N/A
T5	6" RAINTREE	RETAIN	.5	
T6	15" CABBAGE PALM	REMOVE		N/A
T7	15" CABBAGE PALM	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	
<u>NOTE LANDSCAPE REPLANTING PROPOSAL:</u>			
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.

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.



A2 EXISTING TREES / MITIGATION

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MASTER PLAN FOR
BRYAN GREINER

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PROJ. NO.	00001

SHEET NUMBER
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THE PASS MARINA
SAN CARLOS AVE.
ST. AUGUSTINE, FLORIDA

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HOUSE SECTOR

DESIGN

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SUSTAINABLE BUILDING DESIGN PROJECT PLANNING-PROTOTYPE DEVELOPMENT

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DATE: 11/18/2021

DRN BY: JM

CHECKED BY: JM
000001

SHEET NUMBER

A-1



DESIGN

BLACK BOX DESIGN INC.
HOUSE SECTOR

A
1

0 30 60

SCALE: 1 INCH = 30 FEET

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



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.

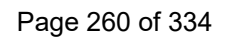
The modest, low scale cabin suites will attend to the needs of those coming to the marina in their vessels, as individuals or with multiple crew and family on board. Each cabin, much like a boat, will have a main stateroom for the Captain (and partner) and crew berths for crew or kids.

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.

THE PASS: 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.



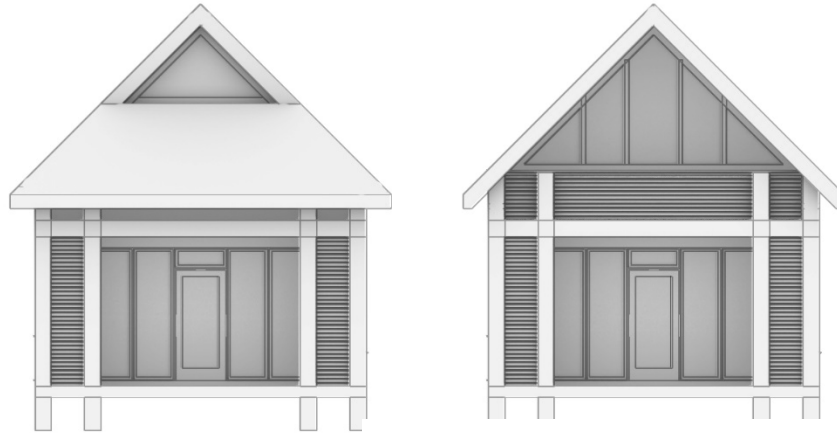
Public Kayak Launch Area



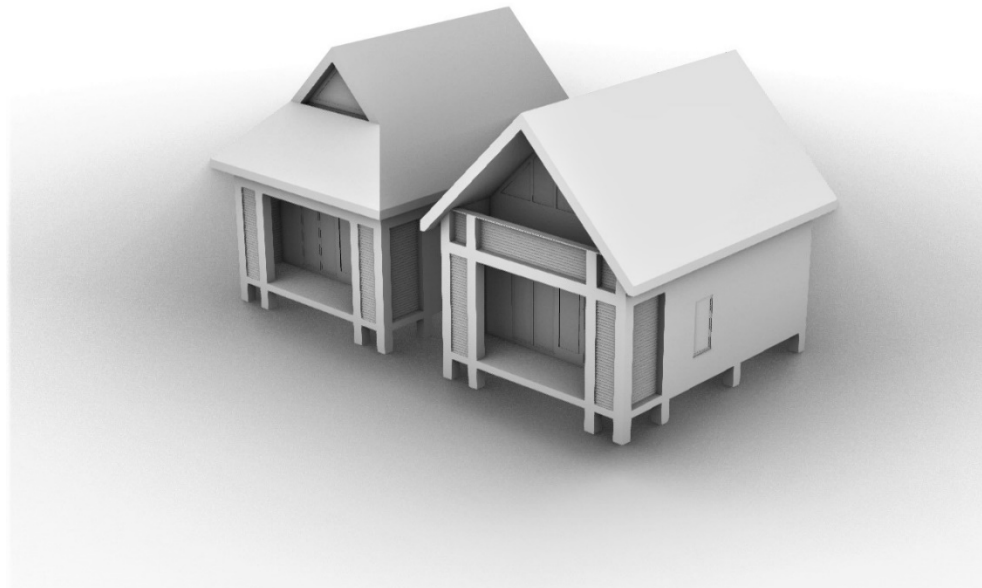
The project will provide public access to The Pass's dock and a kayak launching area for the community.

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 sits 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

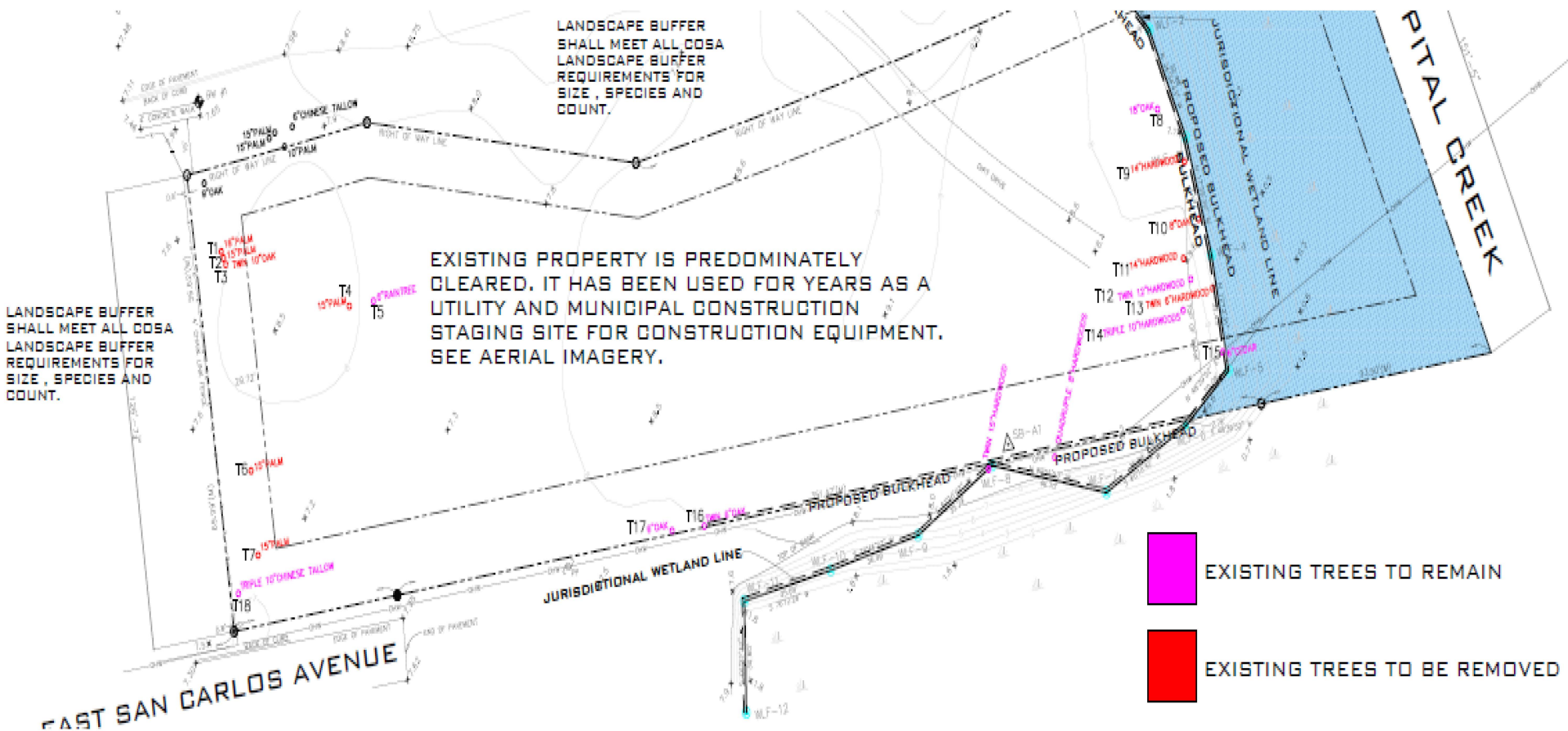
- The marina as proposed will not require any dredging
- The access pier will be constructed per federal guidelines (5' above the mhw and 6' wide maximum) as to not impact any oyster beds which may be present.

#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
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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: February 1, 2022

RE: **COMPREHENSIVE PLAN LAND USE MAP AMENDMENT, REZONING AND
VARIANCE 2022-0004**

AGENDA ITEM	7(a)
APPLICANT	Billy Zeits c/o Flagler Multifamily LLC
OWNER	Flagler Multifamily LLC
LOCATION	0 San Sebastian View / PID 084660-0020 & 084560-0010
REQUEST	A request to change the Comprehensive Plan land use designation on the property from Residential Low Density Mixed Use (RLD-MU) to Residential Medium Density (RMD) and a compatible rezoning from Residential Low-one (RL-1) to Residential General-one (RG-1). This application includes a variance request to allow stacked parking spaces as required parking spaces for the multifamily development.

APPLICABLE CODES/ORDINANCES FOR REZONING

Sec. 28-30. - Comprehensive plan amendments, rezonings and amendment of chapter.

- (c) *Nature and requirements of board report.* The report and recommendations to the city commission as required by subsection (d) below shall show that the board has studied and considered:
- (1) The need and justification for the change.
 - (2) The relationship of the proposed amendment or rezoning to the city's general planning program and such comprehensive plans as may from time to time be adopted by the city commission.
 - (3) Consistency with the comprehensive plan.
- (d) *Board report to commission.* If the board recommends approval of the amendment or rezoning, the board shall forward its recommendation and report to the city commission.

The report and recommendation of the board shall be advisory only and shall not be construed to be binding upon the city commission. If the board recommends denial of the amendment or rezoning, the property owner or other person aggrieved may proceed with an appeal to the city commission pursuant to section 28-29(g) of the City Code.

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.

STAFF ANALYSIS & SUMMARY

Staff does not make a recommendation on land use or rezoning applications, however all information provided will be submitted to the Board and analyzed by staff with a comparative analysis of the existing and proposed zoning districts and future land use designations. This information provided below is meant as an aid in reviewing the existing, allowed uses and the proposed uses allowed under the requested zoning district.

	Current	Proposed
Land Use	Commercial Medium Intensity	Residential Medium Density
Zoning	Residential low-one: RL-1	Residential general-one: RG-1
Maximum Density/Intensity	8 units per acre/50% land area max commercial low/public/institutional/recreation	16 units per acre; public/institutional Density/intensity most restrictive adjacent

(Full language regarding the Land Use and Zoning may be found in Appendix A.)

The applicant is also seeking a variance to the required parking needed for this development due to the constraints that the Conservation Overlay Zones provide. Instead of asking for a reduction in parking spaces required the applicant is seeking approval of stacked parking spaces being allowed to count towards the total requirement. The proposed solution of using stacked parking to meet the parking requirements provides an additional twenty-eight parking spaces within the development.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

Based on Sec. 28-29. - Zoning exceptions, variances and appeals 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;

Staff believes that the disadvantages in this situation stem from reduction in developable area due to the existing rail line and conservation area.

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

These disadvantages confine the development footprint which effectively eliminate the option of providing the number of parking spaces required without stacking them.

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

This property has existing in this form for a significant amount of time and geographical features and rail lines are not conditions created by the owner or applicant.

- 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 of the variance will not be contrary to the public interest and would not adversely affect neighboring properties in a significant way due to the nature of the request.

REQUEST

The applicant is requesting that the property, approximately 43 acres in size, be rezoned from Residential low-one: RL-1 to Residential general-one: RG-1 and have the corresponding land use amended from Residential Low Density Mixed Use to Residential Medium Density to be consistent with the potential new zoning type. The applicant suggests that the proposed changes would be consistent with the zoning and future land use map designations in the immediate area.

The adjoining land east of this property has a land use designation of Commercial Medium Intensity and is zoned Commercial medium-two: CM-2. Just north is the St. Johns County Administration Complex which is also a high traffic and fairly intense use of land. A land use of Residential Medium Density and zoning of Residential general-one: RG-1 is compatible in this suburban context.

STAFF RECOMMENDATION

Staff does not make recommendations concerning amending the land use of property. The Planning and Zoning Board makes formal recommendations to the City Commission regarding changing the land use.

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

The Planning and Zoning Board should make a motion regarding a recommendation to designate the land use of the property at 0 San Sebastian View / PID 084660-0020 & 084560-0010. The applicant requests Residential Medium Density.

The Planning and Zoning Board should make a motion regarding a recommendation to rezone the property at 0 San Sebastian View / PID 084660-0020 & 084560-0010. The applicant requests rezoning from Residential low-one: RL-1 to Residential general-one: RG-1 which is compatible with Residential Medium Density.

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 allow for stacked parking spaces to count towards the minimum parking requirements for 0 San Sebastian View / PID 084660-0020 & 084560-0010.



Jacob Fredriksson
Senior Planner
Planning and Building Department

APPENDIX A

Sec. 28-166. - Residential, low-one: RL-1.

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

- (1) Permitted uses and structures:
 - a. Single-family dwellings.
 - b. Accessory apartments.
 - c. Multiple-family dwellings.
 - d. Home office, private.
- (2) Permitted accessory uses and structures: See section 28-348.
- (3) Permitted uses by exception:
 - a. Tourist homes and bed and breakfasts.
 - b. Rooming and boarding houses.
 - c. Housing for the elderly.
 - d. Neighborhood recreation facility.
 - e. Hotels and motels, thirty (30) units maximum.
 - f. Restaurants and/or bars in connection with hotels or motels.
 - g. Intermediate care facilities.
 - h. See section 28-347.
- (4) Minimum lot requirements:
 - a. Single-family dwellings:
 1. Minimum lot width, fifty (50) feet.
 2. Minimum lot area, five thousand four hundred fifty (5,450) square feet.
 - b. Multiple-family dwellings:
 1. Minimum lot width, fifty (50) feet.
 2. Minimum lot area, ten thousand nine hundred (10,900) square feet for the first two (2) units and five thousand four hundred (5,400) square feet for each additional unit, to a maximum of eight (8) units per acre.
 - c. Nonresidential uses:
 1. Minimum lot width, fifty (50) feet.
 2. Minimum lot area, five thousand four hundred fifty (5,450) square feet.
- (5) Maximum lot coverage by all buildings and structures: Thirty (30) percent.
- (6) Minimum yard requirements:
 - a. Residential uses:
 1. Front, fifteen (15) feet.
 2. Side, ten (10) feet.
 3. Rear, ten (10) feet.
 - b. Nonresidential uses:
 1. Front, fifteen (15) feet.
 2. Side, twenty (20) feet.
 3. Rear, twenty (20) feet.
- (7) Maximum heights of structures: Thirty-five (35) feet.

Sec. 28-163. - Residential, general-one: RG-1.

Intent. This district is intended to apply to those neighborhoods designated for multiple-family dwellings and uses, as well as those nonresidential uses compatible and complementary with medium density residential uses, so as to create and maintain a medium intensity residential character.

- (1) Permitted uses and structures:
 - a. Single-family dwellings.
 - b. Multiple-family dwellings.
 - c. **Housing for the elderly.**
 - d. **Roominghouses and boardinghouses.**
 - e. Home office, private.
 - f. **Tourist homes and bed and breakfast inns.**
 - g. **Neighborhood recreational facility.**
 - h. Accessory apartments.
- (2) Permitted accessory uses and structures. See section 28-348.
- (3) Permissible uses by exception:
 - a. See section 28-347, special event venue as per section 28-347(8) only allowed as an accessory use to a principal use.
 - b. Hospitals and medical clinics, medical and dental offices, and intermediate care facilities.
 - c. Professional offices, such as accountant, architect, attorney, engineer, land surveyor, optometrist and similar uses.
 - d. Business offices, such as real estate broker, insurance agent, stockbroker, manufacturer's agent and similar uses.
 - e. Radio or television broadcasting office.
 - f. Marinas, including food service incident to operation of a marina.
 - g. Hotels and motels with or without kitchenettes (maximum thirty (30) units).
 - h. Restaurants and/or bars in connection with hotels or motels, with a maximum of three (3) seats per hotel or motel unit.
 - i. Hair salons, barbershops, interior decorators, photographic and art studios, and dance and music studios.
- (4) Minimum lot requirements:
 - a. Single-family dwellings:
 1. Minimum lot width, fifty (50) feet.
 2. Minimum lot area, five thousand four hundred fifty (5,450) square feet.
 - b. Multiple-family dwellings:
 1. Minimum lot width, fifty (50) feet.
 2. Minimum lot area, seven thousand two hundred fifty (7,250) square feet for the first two (2) units and one thousand seven hundred fifty (1,750) square feet for each additional unit to a maximum of sixteen (16) units per acre.
 - c. Nonresidential uses:
 1. Minimum lot width, fifty (50) feet.
 2. Minimum lot area, five thousand four hundred fifty (5,450) square feet.
- (5) Maximum lot coverage by all buildings and structures. Thirty-five (35) percent.
- (6) Minimum yard requirements:
 - a. Residential uses:
 1. Front, fifteen (15) feet.
 2. Side, ten (10) feet.
 3. Rear, ten (10) feet.
 - b. Nonresidential uses:
 1. Front, fifteen (15) feet.

2. Side, ten (10) feet.
 3. Rear, ten (10) feet.
- (7) Maximum height of structures:
- a. Single-family dwellings. Thirty-five (35) feet.
 - b. Multiple-family dwellings. Thirty-five (35) feet.

FLUE Policy 6.4.3

Residential Low Density

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 such as churches, child care centers, public and institutional uses, including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate so as to create and maintain a stable low intensity residential character.

For Residential Uses a maximum of **8 single family dwellings per acre.**; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.

FLUE Policy 6.4.4

Residential Medium Density

This district is intended to apply to those neighborhoods designated for single and multiple family dwellings and uses, as well as those nonresidential uses compatible and complementary with medium density residential uses, so as to create and maintain a diverse medium intensity residential character. A maximum of thirty percent (30%) of the Residential Medium Density land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity commercial, public and institutional uses including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation), as appropriate.

For Residential Uses a maximum of **16 units per acre**; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.



CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$400 (plus advertising costs) Project Number: 2022-0004
 Receipt Number: 2278868 Meeting Date: Feb. 1, 2022
 Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Billy Zeits Contact Number: (904)551-2540
 Business (if applicable): Flagler Multifamily LLC.
 Address: 1819 Goodwin Street City: Jacksonville State: FL Zip: 32204
 E-Mail Address: wzeits@cornerlotdevelopment.com

2. NAME OF PROPERTY OWNER: Flagler Multifamily LLC. Contact Number: (904) 551-2540
 Business (if applicable): _____
 Address: 1819 Goodwin St. City: Jacksonville State: FL Zip: 32204
 E-Mail Address: aallen@bellsouth.net

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
 Lot: See Attached Legal Description & Survey Block: _____
 Subdivision: _____ Parcel Number: _____

4. PROJECT STREET ADDRESS: 0 San Sebastian VW

5. SPECIFIC PROPOSED USE: Residential Medium Density Land Use & RG-1 Zoning

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

7. DESCRIPTION OF ACTION REQUESTED: This application is a request to amend the future land use designation of the subject property from RLD-MU to RMD, with a companion rezoning to RG-1 to be compatible with the proposed land use.
These amendments allow the site to be developed with similar density to neighboring developments. Additionally, the proposed land use amendment and rezoning will provide the applicant the ability to increase the density of the site without changing the approved civil site plans, limit or any impacts to the existing conservation area. A mobility variance is requested to allow the parking spaces in front of the garages that are available for lease to be considered towards the parking count.

8. JUSTIFICATION FOR ACTION REQUESTED: These amendments allow the site to be developed with similar density to neighboring developments. Additionally, the proposed land use amendment and rezoning will provide housing to meet the demand in the area. The proposed site is near the intersection of San Sebastian and US-1 N., which provide the site with adequate roadway capacity and is already forecasted to have a traffic signal installed.

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: _____

PLEASE SEE ATTACHMENT

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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


Signature of Applicant

1-7-2021
Date

Signature of Property Owner

1-7-2021
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.

William Zeitz

Print name of applicant

WZ

Signature of applicant

1-7-2021

Date



Owner's Authorization For Agent

William Zeitz is/are hereby authorized TO ACT ON BEHALF
OF Flagler Multifamily 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:
75 King Street, St. Augustine, FL 32084

BY: [Signature]
Signature of Owner
Andy Allen
Print Name of Owner
904-551-2540
Telephone Number

State of Florida

County of Duval

Signed and sworn before me on this 7th day of January, 2022

By Christian Allen

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature:

[Signature]

My Commission expires:

2/3/24



PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

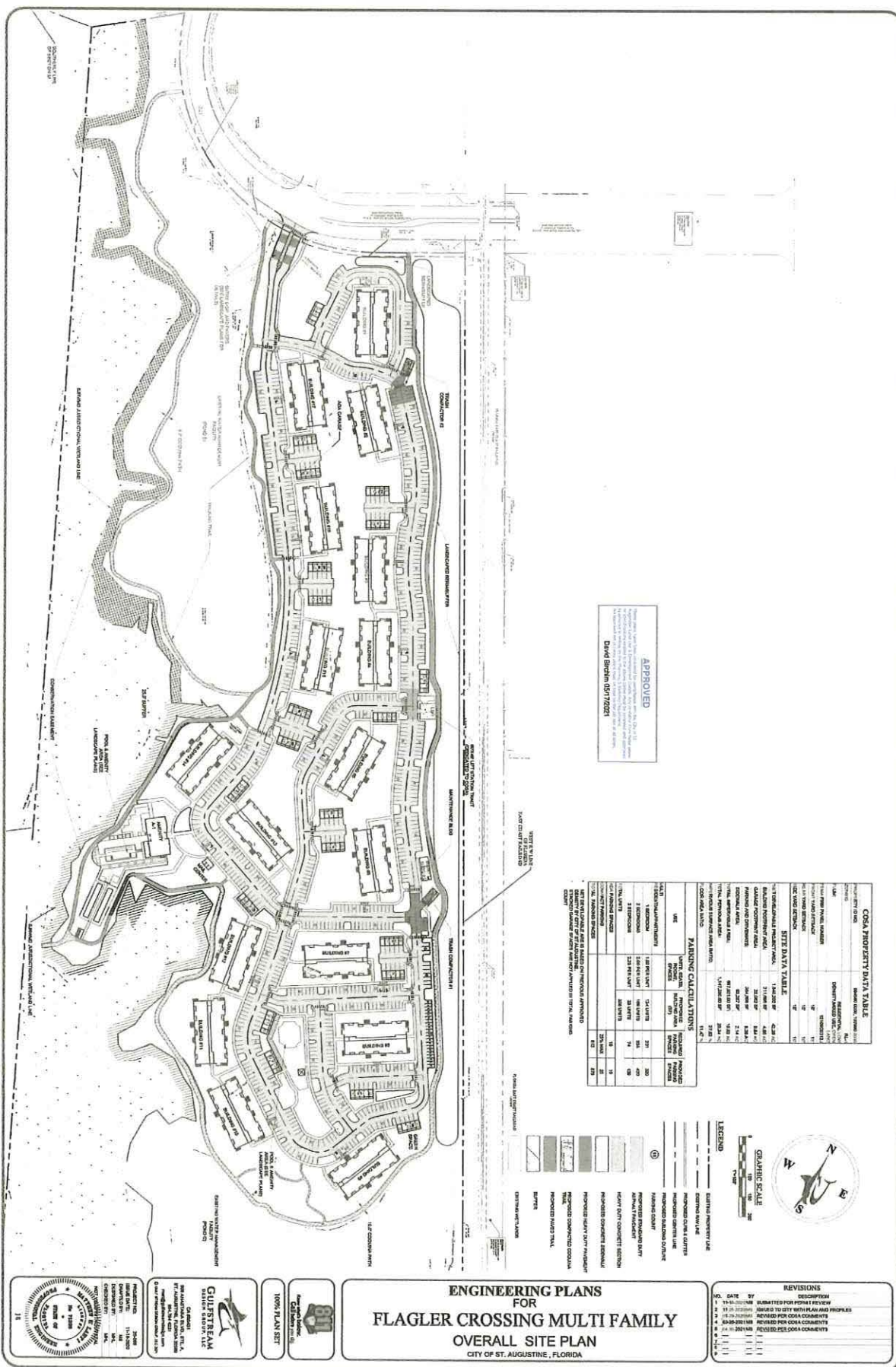
By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

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

Project Address: 0 San Sebastian View

Applicant's Name: William Zeit Applicant's Signature: [Signature]

Owner's Name: Andy Allen Owner's Signature: [Signature]



SURVEYORS DESCRIPTION

A PORTION OF SECTION 36 OF THE FRANCIS J. FATIO GRANT, SECTION 56 OF THE FATIO OR DELESPINE GRANT AND SECTION 98 OF THE J. DELESPINE GRANT, TOWNSHIP 6 SOUTH, RANGE 29 EAST, TOGETHER WITH A PORTION OF SECTION 1, SECTION 12, AND SECTION 50 OF THE J.S. SANCHEZ GRANT, A PORTION OF SECTION 52 OF THE FATIO OR DELESPINE GRANT, AND A PORTION OF SECTION 56 OF THE J. DELESPINE GRANT, TOWNSHIP 7 SOUTH, RANGE 29 EAST, TOGETHER WITH ALL OF SECTION 6, AND PORTIONS OF SECTION 7, SECTION 44 OF THE ESTOPA GRANT, AND SECTION 55, THE E. S. ROBINSON GRANT, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3849, PAGE 15274, ALL LYING IN ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE CENTERLINE INTERSECTION OF SAN MARCO AVENUE, ALSO KNOWN AS U.S. HIGHWAY NO. 1, (BEING A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED), WITH THE CENTERLINE OF STATE ROAD NO. 16, (BEING A VARIABLE WIDTH RIGHT OF WAY, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 78060-2505); THENCE SOUTH 77°33'46" WEST, ALONG SAID CENTERLINE OF STATE ROAD NO. 16, A DISTANCE OF 218.05 FEET; THENCE NORTH 12°26'14" WEST, DEPARTING SAID CENTERLINE, 53.75 FEET TO A POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 16; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: COURSE 1) THENCE SOUTH 77°33'46" WEST, 231.51 FEET; COURSE 2) THENCE SOUTH 12°26'14" EAST, 3.75 FEET; COURSE 3) THENCE SOUTH 77°33'46" WEST, 35.53 FEET TO A POINT ON THE WEST RIGHT OF WAY OF THE FLORIDA EAST COAST RAILROAD (BEING A 100 FOOT RIGHT OF WAY), SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 2914.79 FEET; THENCE NORTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 35.04 FEET (SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°38'36" WEST, 35.04 FEET) TO THE POINT OF BEGINNING; THENCE SOUTH 77°34'03" WEST, ALONG THE CURRENT NORTH RIGHT OF WAY LINE OF STATE ROAD 16, AFOREMENTIONED, A DISTANCE OF 129.33 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS AS DESCRIBED IN DEED BOOK 61, PAGE 512 OF SAID PUBLIC RECORDS; THENCE NORTH 33°13'24" WEST, ALONG LAST SAID LINE, A DISTANCE OF 37.98 FEET TO A POINT ON THE CURRENT NORTH RIGHT OF WAY LINE OF SAID STATE ROAD 16; THENCE SOUTH 77°34'03" WEST, ALONG LAST SAID RIGHT OF WAY LINE, A DISTANCE OF 375.14 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF PARCEL 3, ORDER OF RIGHT OF WAY TAKING, AS RECORDED IN OFFICIAL RECORDS BOOK 1462, PAGE 1783, OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTHERLY BOUNDARY OF LAST SAID LANDS, THE FOLLOWING THREE COURSES: COURSE 1) THENCE NORTH 12°25'57" WEST, A DISTANCE OF 60.45 FEET; COURSE 2) THENCE SOUTH 77°34'03" WEST, A DISTANCE OF 185.06 FEET; COURSE 3) THENCE SOUTH 12°25'57" EAST, A DISTANCE OF 60.45 FEET TO A POINT ON THE AFOREMENTIONED CURRENT RIGHT OF WAY LINE OF STATE ROAD 16; THENCE SOUTH 77°34'03" WEST, ALONG LAST SAID RIGHT OF WAY LINE, A DISTANCE OF 11.16 FEET TO A POINT ON THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 66, PAGE 168, OF SAID PUBLIC RECORDS, ALSO BEING A LINE FROM THE CENTERLINE OF A BRIDGE TO THE CENTERLINE OF THE DOME OF THE FLAGLER MEMORIAL CHURCH OF ST. 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COURSE 9) THENCE SOUTH 04°56'25" EAST, A DISTANCE OF 24.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 2914.79 FEET; COURSE 10) THENCE SOUTHERLY ALONG SAID CURVE, AN ARC DISTANCE OF 881.42 FEET (SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°38'10" EAST, 878.07 FEET) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 133.90 ACRES, MORE OR LESS.

BEING MORE ACCURATELY DESCRIBED AS FOLLOWS:

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THE ABOVE DESCRIBED LANDS CONTAIN 133.90 ACRES, MORE OR LESS.

LESS AND EXCEPT ANY SOVEREIGN LANDS OF THE STATE OF FLORIDA ASSOCIATED WITH THE SAN SEBASTIAN RIVER.

MOBILITY VARIANCE REQUEST
January 7, 2022

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:

The property is constrained by an existing rail line and an existing conservation area. In addition, the site is contaminated with arsenic by the historical use of a railroad maintenance yard, requiring the developer to remediate the property while working within the confines of the conservation area and the existing rail line. Remediation of the site facilitated the creation of large berm that separates the development from the rail line, further constraining the development area.

Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property

The owner's objective is to improve the conservation area in conjunction with the development, not negatively impact it; however, the disadvantages described above confine the development footprint, restricting further expansion without impacts to the conservation area.

The multifamily development, through the approval of the variance, will offer 52 more parking spaces than are required by code.

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

The disadvantages created by geography constraints, a rail line, and a conservation area existed prior to the current owner's purchase of the property.

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:

Granting of the variance will not be contrary to public interest or other parcels as the development is private property and intended for use primarily by the residents or associated visitors. In addition, the variance will contribute to the spirit, intent, and purpose by providing parking solutions and additional parking spaces for the development's residents.

Tracey Mullins

From: Billy Zeits <wzeits@cornerlotdevelopment.com>
Sent: Monday, January 10, 2022 10:38 AM
To: Tracey Mullins
Cc: Jacob Fredriksson
Subject: Re: Land Use Change

The request is to change the Land Use and Zoning for a portion of:

0845600020

0845600010

A sketch and legal will be provided that will be explicit to the 42.36 acres of developable area.

William "Billy" Zeits

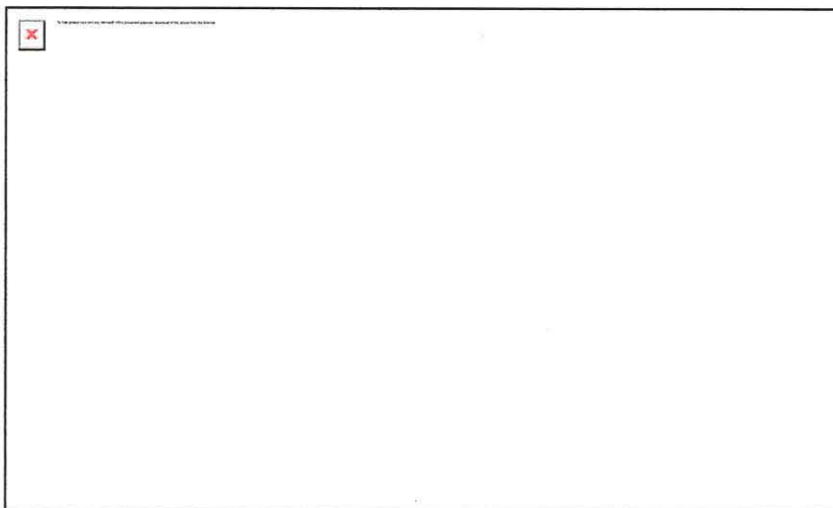
Sr. Project Manager
Corner Lot Development Group

w 904-551-2540 c 904-814-1299

wzeits@cornerlotdevelopment.com

www.thecornerlotcompanies.com

1819 Goodwin Street, Jacksonville, FL 32204



On Mon, Jan 10, 2022 at 10:23 AM Tracey Mullins <tmullins@citystaug.com> wrote:

Good morning Billy,

Please provide us with the parcel numbers related to this project.



FLAGLER CROSSING APARTMENTS

PLANNING & ZONING BOARD PRESENTATION

FEBRUARY 1, 2022
ML+H Project 20.31.0



AGENDA

PLANNING & ZONING BOARD

REQUEST FOR REZONING AND MOBILITY VARIANCE

- APPROVED PLANS
 - SITE PLAN + LAYOUT
 - CONSERVATION OVERLAY
- ARCHITECTURE
- ZONING + FUTURE LAND USE
- PARKING
- TRAFFIC
- UTILITIES

REQUESTED APPROVALS

FUTURE LAND USE

CURRENT: RESIDENTIAL LOW DENSITY

REQUESTED: RESIDENTIAL MEDIUM DENSITY

ZONING

CURRENT: RL-1

REQUESTED: RG-1

MOBILITY VARIANCE

ALLOW STACKING OF 80 PARKING SPACES FRONTING COVERED GARAGES

SITE PLAN:

AS APPROVED AT JANUARY 5, 2021 PZB MEETING

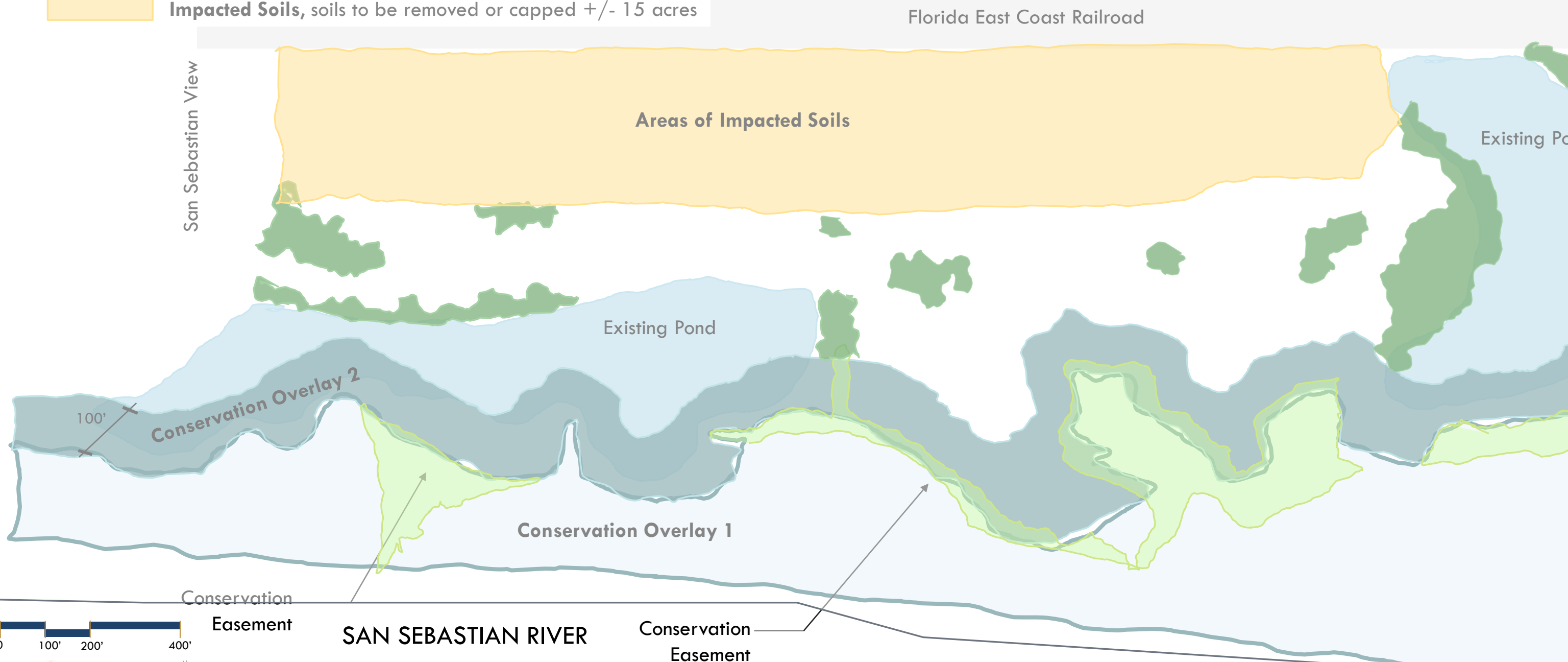


SITE PLAN: PROPOSED – NO CHANGES

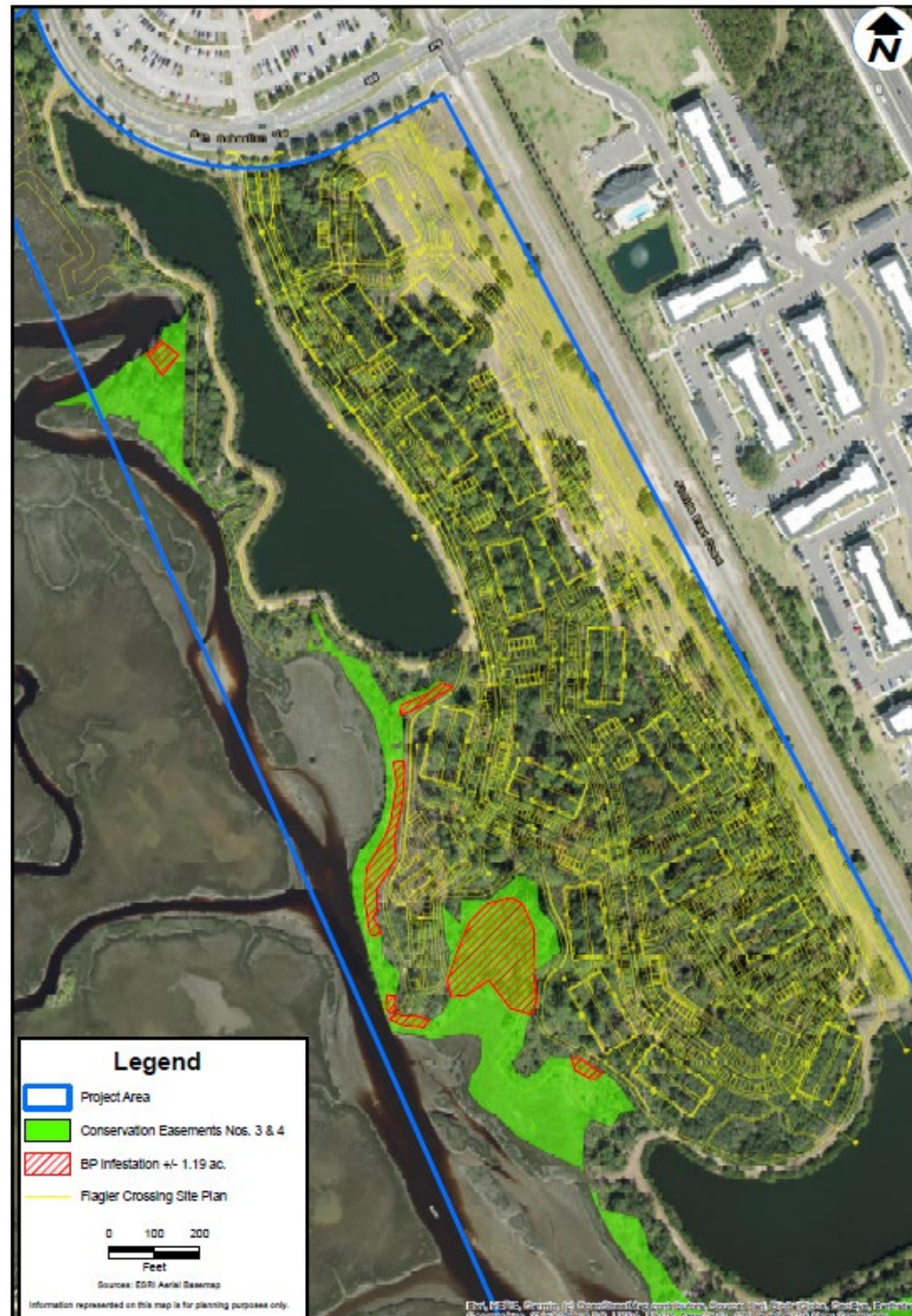


SITE PLAN: CONSERVATION OVERLAY – NO CHANGES

-  Conservation Overlay **Zone 1** (Waterward of MHWL or Wetland Line)
-  Conservation Overlay **Zone 2** (Within 100' of most restrictive jurisdictional line – either MHWL –or- Wetlands Line, in this case)
-  Conservation Overlay **Zone 3** (Trees)
-  **Conservation Easements** 19.80+/- acres
-  **Impacted Soils**, soils to be removed or capped +/- 15 acres



SITE PLAN: CONSERVATION OVERLAY – REHABILITATION UNDERWAY



ARCHITECTURE:

3 STORY – 35' HEIGHT

ZONING COMPLIANT



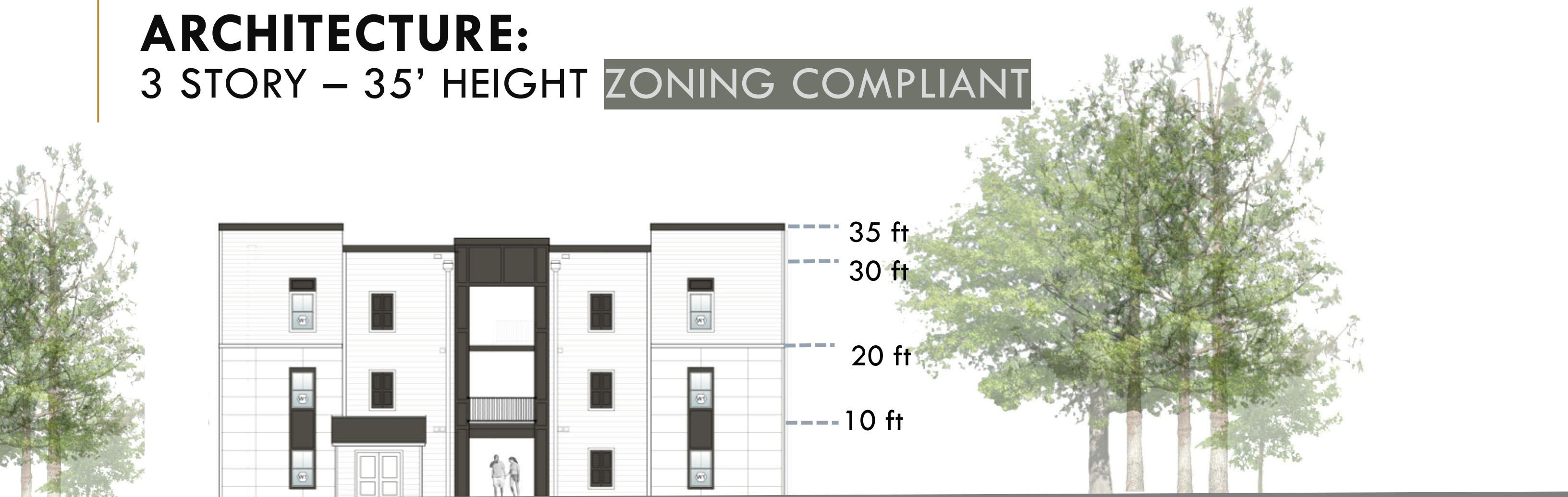
30 ft

20 ft

10 ft

ARCHITECTURE:

3 STORY – 35' HEIGHT ZONING COMPLIANT



REQUEST:

ZONING & LAND USE: INCREASE IN DENSITY

PARKING: ALLOW STACKED PARKING AT GARAGES

PROPERTY INFORMATION		
	CURRENT	REQUESTED
FUTURE LAND USE	Residential Low Density	Residential Medium Density
ZONING	Residential Low One (RL-1)	Residential General One (RG-1)
FRONT SETBACK	20'	no change
REAR SETBACK	10'	no change
SIDE SETBACK	5'	no change
SITE AREA CALCULATIONS		
	CURRENT	REQUESTED
NET DEVELOPABLE PROJECT AREA	42.36 AC	no change
BUILDING FOOTPRINT AREA	4.86 AC	no change
GARAGE FOOTPRINT AREA	0.64 AC	no change
PARKING AND DRIVEWAYS	8.37 AC	no change
SIDEWALK AREA	2.14 AC	no change
TOTAL IMPERVIOUS AREA	16.02 AC	no change
TOTAL PERVIOUS AREA	26.34 AC	no change
IMPERVIOUS SURFACE AREA RATIO	37.82%	no change
FLOOR AREA RATIO	137.82%	no change

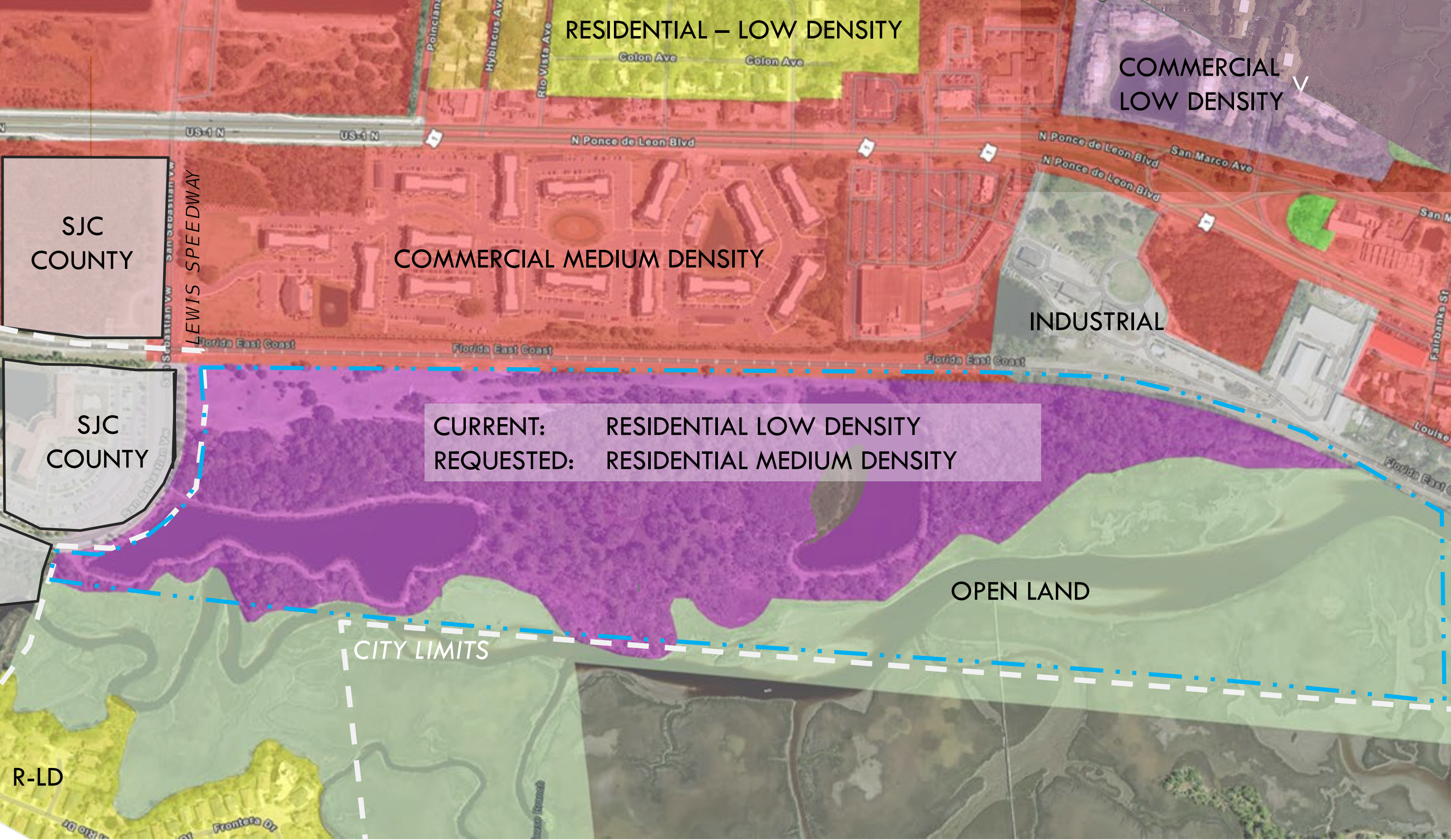
PARKING REQUIREMENT					
		CURRENT		REQUESTED	
UNIT TYPES	PARKING/UNIT	QTY	REQ. PARKING	QTY	REQ. PARKING
1 BEDROOM	1.50	134	201	204	306
2 BEDROOM	2.00	169	338	255	510
3 BEDROOM	2.25	33	74	51	115
TOTALS		336	613	510	931

PARKING SUPPLIED		
	# OF SPACES	NOTES
ADA PARKING	22	19 REQUIRED
COMPACT	25	25% MAXIMUM
GARAGES (INTERIOR)	105	
GARAGES (STACKED)	80	REQUIRES VARIANCE
REGULAR SPACES	727	
TOTAL SPACES	959	(28 MORE SPACES THAN 931 REQUIRED)

DENSITY

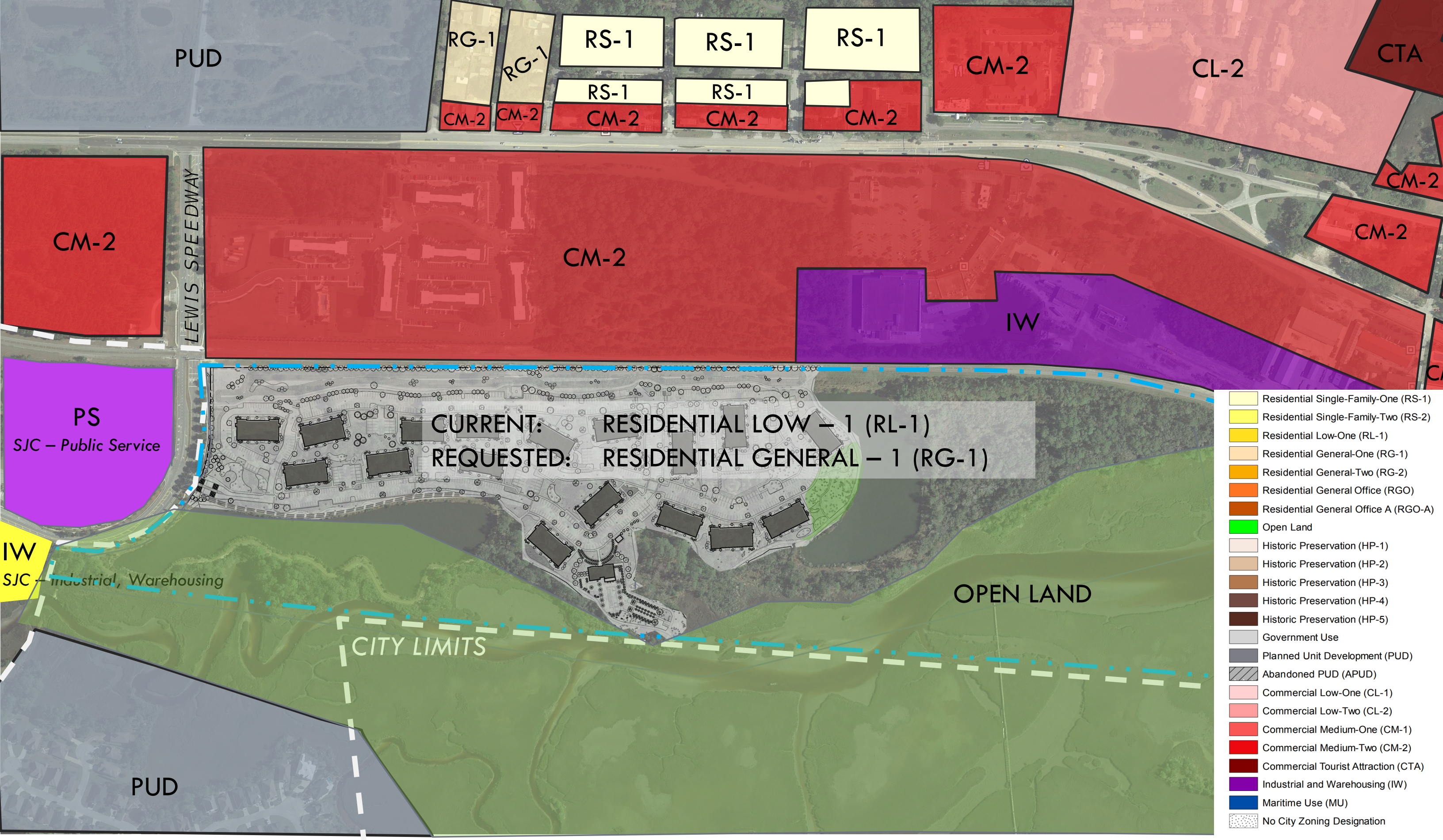
RL-1: 8 UNITS/ACRE

RG-1: 16 UNIT/ACRE



FUTURE LAND USE





- Residential Single-Family-One (RS-1)
- Residential Single-Family-Two (RS-2)
- Residential Low-One (RL-1)
- Residential General-One (RG-1)
- Residential General-Two (RG-2)
- Residential General Office (RGO)
- Residential General Office A (RGO-A)
- Open Land
- Historic Preservation (HP-1)
- Historic Preservation (HP-2)
- Historic Preservation (HP-3)
- Historic Preservation (HP-4)
- Historic Preservation (HP-5)
- Government Use
- Planned Unit Development (PUD)
- Abandoned PUD (APUD)
- Commercial Low-One (CL-1)
- Commercial Low-Two (CL-2)
- Commercial Medium-One (CM-1)
- Commercial Medium-Two (CM-2)
- Commercial Tourist Attraction (CTA)
- Industrial and Warehousing (IW)
- Maritime Use (MU)
- No City Zoning Designation

ZONING

REQUEST: ALLOW STACKED PARKING AT GARAGES

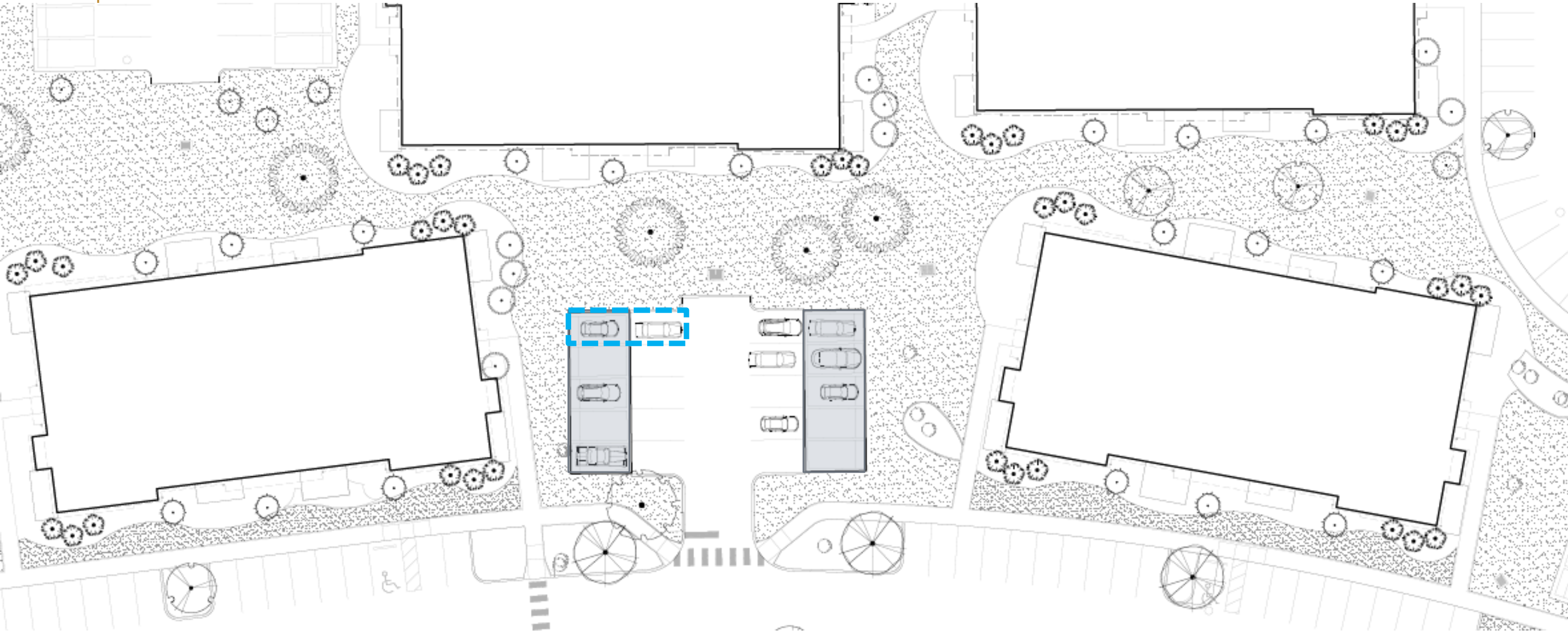


LEGEND

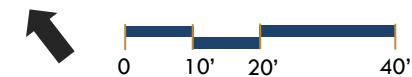
-  5-CAR GARAGE + STACKED SPACES (16 STRUCTURES)
-  5-CAR GARAGE WITH NO STACKED SPACES (5 STRUCTURES)

**GARAGE SPACE + STACKED SPACE ARE
LEASED TO INDIVIDUAL UNITS**

REQUEST: ALLOW STACKED PARKING AT GARAGES



**GARAGE SPACE + STACKED SPACE ARE
LEASED TO ONE INDIVIDUAL UNITS**



REQUEST:

ALLOW STACKED PARKING AT GARAGES

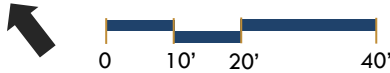
PARKING REQUIREMENT

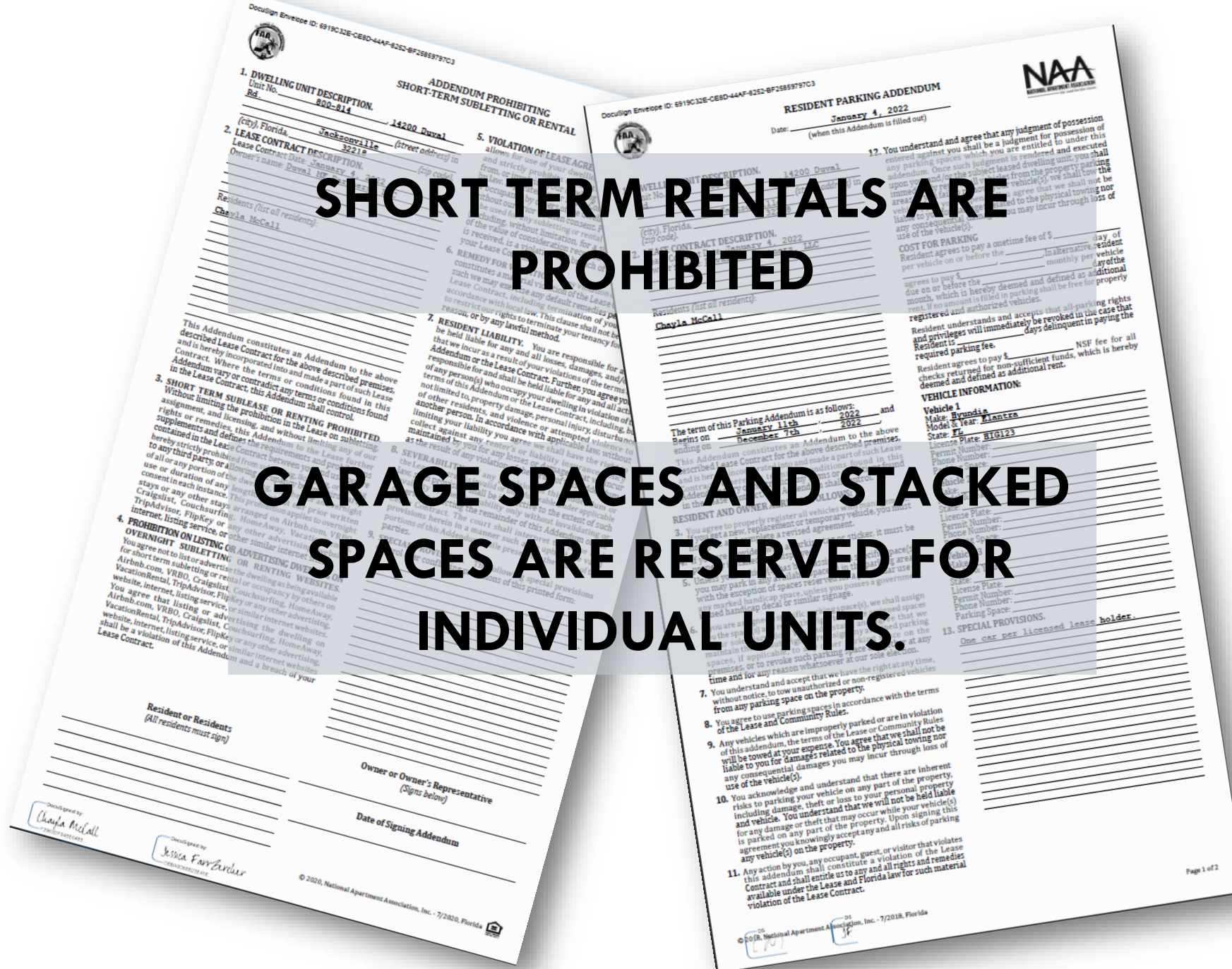
UNIT TYPES	PARKING/UNIT	CURRENT		REQUESTED	
		QTY	REQ. PARKING	QTY	REQ. PARKING
1 BEDROOM	1.50	134	201	204	306
2 BEDROOM	2.00	169	338	255	510
3 BEDROOM	2.25	33	74	51	115
TOTALS		336	613	510	931

PARKING SUPPLIED

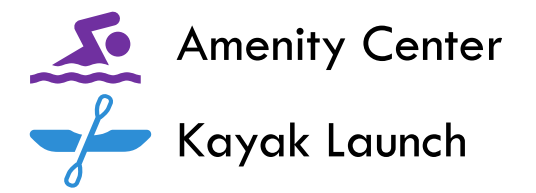
	# OF SPACES	NOTES
ADA PARKING	22	19 REQUIRED
COMPACT	25	25% MAXIMUM
GARAGES (INTERIOR)	105	
GARAGES (STACKED)	80	REQUIRES VARIANCE
REGULAR SPACES	727	
TOTAL SPACES	959	(28 MORE SPACES THAN 931 REQUIRED)

**GARAGE SPACE + STACKED SPACE ARE
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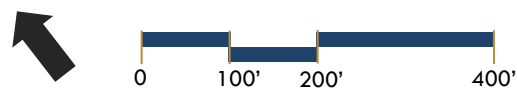




STATUS: SITE PLAN



NO CHANGE



IN SUMMARY

PROPERTY INFORMATION

	CURRENT	REQUESTED
FUTURE LAND USE	Residential Low Density	Residential Medium Density
ZONING	Residential Low One (RL-1)	Residential General One (RG-1)
FRONT SETBACK	20'	<i>no change</i>
REAR SETBACK	10'	<i>no change</i>
SIDE SETBACK	5'	<i>no change</i>

SITE AREA CALCULATIONS

	CURRENT	REQUESTED
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TOTAL IMPERVIOUS AREA	16.02 AC	<i>no change</i>
TOTAL PERVIOUS AREA	26.34 AC	<i>no change</i>
IMPERVIOUS SURFACE AREA RATIO	37.82%	<i>no change</i>
FLOOR AREA RATIO	137.82%	<i>no change</i>

REQUESTED APPROVALS

FUTURE LAND USE

CURRENT: RESIDENTIAL LOW DENSITY
REQUESTED: RESIDENTIAL MEDIUM DENSITY

ZONING

CURRENT: RL-1
REQUESTED: RG-1

MOBILITY VARIANCE

ALLOW STACKING OF 80 PARKING SPACES FRONTING COVERED GARAGES



FLAGLER CROSSING APARTMENTS

PLANNING & ZONING BOARD PRESENTATION

FEBRUARY 1, 2022
ML+H Project 20.31.0



ORDINANCE NO. 2022-XX

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 28, SECTION 28-2 TO PROVIDE A DEFINITION FOR HOME-BASED BUSINESS; AMENDING CODE SECTIONS 28-161, 28-162, 28-163, 28-164, 28-165, 28-166, 28-167, 28-183, 28-184, 28-185, 28-187, 28-206, 28-207, 28-208, 28-209, 28-226, AND 28-246 TO ALLOW FOR HOME-BASED BUSINESS AS A PERMITTED USE; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, § 166.041, Florida Statutes, provides for procedures for the adoption of ordinances and resolutions by municipalities; and

WHEREAS, the Florida legislature has expanded the types of permitting opportunities for Florida home-based businesses; and

WHEREAS, the City of St. Augustine in order to clarify the intent of the regulations, the City wishes to adopt an amendment of terms to clearly define the zoning regulations in accordance with Florida Statute 559.955; and

WHEREAS, in order to clarify the intent of the regulations, the City wishes to adopt an amendment of terms to clearly define the applicable law as it relates to zoning districts for home-based businesses; and

WHEREAS, on February 1, 2022 the Planning and Zoning Board acting as the designated land planning agency for the City of St. Augustine recommended the included additions and revisions to Chapter 28, the Zoning Code to the City Commission; and

WHEREAS, the City Commission for the City of St. Augustine finds that it is in the best interest of public health, safety, and general welfare that the following amendments be adopted consistent with the requirements of Section 166.021(4), Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION FOR THE CITY OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:

Section 1. Amending the Code of the City of St. Augustine. Sections 28-2, 28-161, 28-162, 28-163, 28-164, 28-165, 28-166, 28-167, 28-183, 28-184, 28-185, 28-187, 28-206, 28-207, 28-208, 28-209, 28-226, 28-246 of the Zoning Code of the City of St. Augustine are hereby amended, as follows:

“Sec. 28-2. - Definitions.

For the purpose of this chapter, certain words and terms used herein shall be interpreted to have meanings as defined below. Where words or terms are not defined, they shall have their ordinarily accepted meanings or such as the context may imply. Words used in the present tense include the future; the singular number includes the plural and the plural includes the singular. The word ‘shall’ is mandatory; the word ‘may’ is permissive. The word ‘used’ or ‘occupied’ includes the words ‘intended, designed or arranged to be used or occupied.’ The word ‘lot’ includes the word ‘plot’ or ‘parcel.’ The word ‘structure’ includes the word ‘building’ as well as other things constructed or erected on the ground, attached to something having location on the ground, or requiring construction or erection on the ground. The word ‘land’ includes the word ‘marsh,’ ‘water’ or ‘swamp.’ The word ‘map’ shall mean the ‘Zoning Maps of the City of St. Augustine, Florida’ and the ‘city’ shall mean the City of St. Augustine, Florida, a corporation of the State of Florida.

...

Home for the aged means a facility for the care of the aged with routine nursing or medical care provided.

Home-based business means a business that operates, in whole or in part, from a residential property and meeting all the criteria as established in Florida Statute 559.955, as may be amended.

Home occupation means a business, profession, occupation or trade conducted for gain or support and located entirely within a residential building, or a structure accessory thereto, which use is accessory, incidental and secondary to the use of the building for dwelling purposes and does not change the essential residential character or appearance of such building.

...”

“Sec. 28-161. – Residential, single-family-one: RS-1.

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

- (1) *Permitted uses and structures.* Single-family dwelling; home office, private, Home-based business.

...”

“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, Home-based business.

...”

“Sec. 28-163. Residential, general-one: RG-1.

Intent. This district is intended to apply to those neighborhoods designated for multiple-family dwellings and uses, as well as those nonresidential uses compatible and complementary with medium density residential uses, so as to create and maintain a medium intensity residential character.

(1) *Permitted uses and structures:*

...

- i. Home-based business.

...”

“Sec. 28-164. Residential, general-two: RG-2.

Intent. This district is intended to apply to those neighborhoods designated for multiple-family dwellings and uses, as well as those nonresidential uses compatible and complementary with medium density residential uses, so as to create and maintain a diverse medium intensity residential character.

(1) *Permitted uses and structures:*

...

- j. Home-based business.

...”

“Sec. 28-165. Residential and general office: RGO.

Intent. This district is intended to apply to those neighborhoods designated for mixed residential and commercial uses so as to create a medium intensity residential and low intensity commercial mix of uses.

(1) *Permitted uses and structures:*

...

- l. Home-based business.

...”

“Sec. 28-166. Residential, low-one: RL-1.

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

(1) *Permitted uses and structures:*

...

- e. Home-based business.

...”

“Sec. 28-167. Residential and general office-A: RGO-A.

(a) *Intent.* This district is intended to apply to those neighborhoods designated for mixed residential and commercial uses so as to create a medium intensity residential and low intensity commercial mix of uses.

(1) *Permitted uses and structures.*

...

- I. Home-based business.

...”

“Sec. 28-183. - Historic preservation district: HP-1.

Intent. This district is intended to provide primarily residential uses that will encourage the preservation and restoration of historic structures in the district.

...

(2) *Permitted uses and structures:*

- a. Single-family. Owner occupied or rental dwelling unit. If a rental dwelling unit, rentals on a monthly or greater period of time.
- b. Accessory apartments, apartments and duplexes, rental dwellings being rented on a monthly or greater period of time.
- c. Home-based business.

...”

“Sec. 28-184. Historic preservation district: HP-2.

Intent. This district 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.

...

(2) *Permitted uses and structures:*

...

- m. Home-based business.

...”

“Sec. 28-185. Historic preservation district: HP-3.

Intent. This district 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.

...

(2) *Permitted uses and structures:*

...

- I. Home-based business.

...

“Sec. 28-187. - Historic preservation district: HP-5.

Intent. This district is intended to provide a mix of residential and nonresidential uses compatible with the existing historic structures and the district's relationship with surrounding neighborhoods and traffic circulation.

...

(2) Permitted uses and structures:

...

- i. Home-based business.

...”

“Sec. 28-206. - Commercial low-one: CL-1.

Intent. This district is intended to apply to areas where small groups of low intensity commercial uses may be appropriately located to serve within convenient traveling distance from one (1) or several neighborhoods. The CL-1 district is not intended for use by medium intensity commercial uses such as service stations, vehicle repair and sales, etc. However, professional and business offices and similar uses are encouraged.

(1) Permitted uses and structures:

...

- p. Home-based business.

...”

“Sec. 28-207. - Commercial low-two: CL-2.

Intent. This district is intended to apply to areas where low intensity commercial uses may be located to serve one (1) or more neighborhoods. The CL-2 district is not intended for use by medium intensity commercial uses but low traffic generating commercial uses are encouraged.

(1) Permitted uses and structures:

...

- r. Home-based business.

...”

“Sec. 28-208. - Commercial medium-one: CM-1.

Intent. This district is intended to apply to areas where adequate lot depth is available to provide meaningful development for service-oriented automotive uses, tourist accommodations, attractions and supporting facilities. It is not intended that this district become or be used for strip commercial purposes.

(1) Permitted principal uses and structures:

...

- r. Home-based business.

...

“Sec. 28-209. - Commercial medium-two: CM-2.

Intent. This district is intended to apply where adequate traffic circulation capacity is available to provide medium intensity automotive oriented commercial and service uses and related facilities. It is not intended that this district become or be used for strip commercial purposes.

(1) *Permitted uses and structures.* As for CM-1 (section 28-208), and in addition:

...

o. Home-based business.

...”

“Sec. 28-226. - Industrial and warehousing: IW.

Intent. This district is intended to allow light manufacturing and related service, storage and commercial uses.

(1) *Permitted uses and structures:*

...

n. Home-based business.

...”

“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:*

...

p. Home-based business.

...”

Section 2. Inclusion in Code. The City Commission intends that the provisions of this ordinance shall become and shall be made part of the Code of the City of St. Augustine, that repealed language shall be removed and that the sections of this ordinance may be re-numbered or re-lettered and that the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 3. Conflict with Other Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 5. Effective Date. This ordinance shall become effective upon passage, pursuant to § 166.041(4), Florida Statutes.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2022.

ATTEST:

Tracy Upchurch, Mayor-Commissioner

Darlene Galambos, City Clerk
(SEAL)

ORDINANCE NO. 2022-XX

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 28, SECTION 28-2 TO PROVIDE A DEFINITION FOR MOBILE FOOD DISPENSING VEHICLE; AMENDING CODE SECTIONS 28-165, 28-167, 28-206, 28-207, 28-208, 28-209, 28-311, AND 28-312 TO ALLOW FOR MOBILE FOOD DISPENSING VEHICLE AS A PERMITTED USE; AMENDING CODE SECTIONS 28-163, 28-164, 28-226 AND 28-246 TO ALLOW FOR MOBILE FOOD DISPENSING VEHICLE AS A PERMITTED USE BY EXCEPTION; AMENDING CODE SECTION 28-347 TO PROVIDE FOR SUPPLEMENTARY REGULATIONS OF MOBILE FOOD DISPENSING VEHICLES; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, § 166.041, Florida Statutes, provides for procedures for the adoption of ordinances and resolutions by municipalities; and

WHEREAS, Section 509.102, Florida Statutes has defined the term Mobile food dispensing vehicle and preempted local ordinances with regard to regulation of mobile food dispensing vehicles; and

WHEREAS, in order to clarify the intent of the regulations, the City wishes to adopt an amendment of terms to clearly define the applicable law as it relates to zoning districts for mobile food dispensing vehicles; and

WHEREAS, on February 1, 2022 the Planning and Zoning Board acting as the designated land planning agency for the City of St. Augustine recommended the included additions and revisions to Chapter 28, the Zoning Code to the City Commission; and

WHEREAS, the City Commission for the City of St. Augustine finds that it is in the best interest of public health, safety, and general welfare that the following amendments be adopted consistent with the requirements of Section 166.021(4), Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION FOR THE CITY OF ST. AUGUSTINE, FLORIDA, AS FOLLOWS:

Section 1. Amending the Code of the City of St. Augustine. Sections 28-2 of the Zoning Code of the City of St. Augustine are hereby amended, as follows:

“Sec. 28-2. - Definitions.

For the purpose of this chapter, certain words and terms used herein shall be interpreted to have meanings as defined below. Where words or terms are not defined, they shall have their ordinarily accepted meanings or such as the context may imply. Words used in the present tense include the future; the singular number includes the plural and the plural includes the singular. The word ‘shall’ is mandatory; the word ‘may’ is permissive. The word ‘used’ or ‘occupied’ includes the words ‘intended, designed or arranged to be used or occupied.’ The word ‘lot’ includes the word ‘plot’ or ‘parcel.’ The word ‘structure’ includes the word ‘building’ as well as other things constructed or erected on the ground, attached to something having location on the ground, or requiring construction or erection on the ground. The word ‘land’ includes the word ‘marsh,’ ‘water’ or ‘swamp.’ The word ‘map’ shall mean the ‘Zoning Maps of the City of St. Augustine, Florida’ and the ‘city’ shall mean the City of St. Augustine, Florida, a corporation of the State of Florida.

...

Mobile food dispensing vehicle means any vehicle that is a public food service establishment as defined in section 509.013(5)(a), Florida Statutes, as may be amended, and that is self-propelled or otherwise moveable from place to place and includes self-contained utilities, including, but not limited to, gas, water, electricity, or liquid waste disposal, as defined in section 509.102, Florida Statutes as may be amended.

...”

Section 2. Amending the Code of the City of St. Augustine. Sections 28-165, 28-167, 28-206, 28-207, 28-208, 28-209, 28-311, and 28-312 of the Zoning Code of the City of St. Augustine are hereby amended, as follows:

“Sec. 28-165. - Residential and general office: RGO.

Intent. This district is intended to apply to those neighborhoods designated for mixed residential and commercial uses so as to create a medium intensity residential and low intensity commercial mix of uses.

(1) *Permitted uses and structures:*

...

m. Mobile food dispensing vehicle as per section 28-347(9).

...”

“Sec. 28-167. - Residential and general office-A: RGO-A.

(a) *Intent.* This district is intended to apply to those neighborhoods designated for mixed residential and commercial uses so as to create a medium intensity residential and low intensity commercial mix of uses.

(1) *Permitted uses and structures.*

...

m. Mobile food dispensing vehicles as per section 28-347(9).

...”

“Sec. 28-206. - Commercial low-one: CL-1.

Intent. This district is intended to apply to areas where small groups of low intensity commercial uses may be appropriately located to serve within convenient traveling distance from one (1) or several neighborhoods. The CL-1 district is not intended for use by medium intensity commercial uses such as service stations, vehicle repair and sales, etc. However, professional and business offices and similar uses are encouraged.

(1) Permitted uses and structures:

...

q. Mobile food dispensing vehicle as per section 28-347(9).

...”

“Sec. 28-207. - Commercial low-two: CL-2.

Intent. This district is intended to apply to areas where low intensity commercial uses may be located to serve one (1) or more neighborhoods. The CL-2 district is not intended for use by medium intensity commercial uses but low traffic generating commercial uses are encouraged.

(1) Permitted uses and structures:

...

s. Mobile food dispensing vehicle as per section 28-347(9).

...”

“Sec. 28-208. - Commercial medium-one: CM-1.

Intent. This district is intended to apply to areas where adequate lot depth is available to provide meaningful development for service-oriented automotive uses, tourist accommodations, attractions and supporting facilities. It is not intended that this district become or be used for strip commercial purposes.

(1) *Permitted principal uses and structures:*

...

s. Mobile food dispensing vehicle as per section 28-347(9).

...”

“Sec. 28-209. - Commercial medium-two: CM-2.

Intent. This district is intended to apply where adequate traffic circulation capacity is available to provide medium intensity automotive oriented commercial and service uses and related facilities. It is not intended that this district become or be used for strip commercial purposes.

(1) *Permitted uses and structures. As for CM-1 (section 28-208), and in addition:*

...

p. Mobile food dispensing vehicle as per section 28-347(9).

...”

“Sec. 28-311. - Maritime use district: MUD.

Intent: The city has a long history of marine uses, such as boat building, fishing, and seafood processing, to include the historic lighthouse. This zoning district is intended to recognize these uses, and establish areas where this industry, and associated uses are allowed.

(a) *Permitted uses and structures:*

...

(9) Mobile food dispensing vehicle as per section 28-347(9).

...”

“Sec. 28-312. - Maritime use district-A: MUD-A.

Intent: The city has a long history of marine uses, such as boat building, fishing, and seafood processing along its waterways. This zoning district is intended to recognize the historic maritime uses in our community and establish areas where this maritime industry, and similar uses that are compatible with maritime uses are allowed, but also recognize that a mix of commercial uses along the waterways protects the city's maritime heritage and promotes the working waterfronts and access to the waterfronts. To this end a ratio of sixty (60) percent of the gross land area of a site must be used for water dependent uses associated with maritime industries or working waterfronts with a maximum of forty (40) percent of the gross land area of a site allowed for non-water dependent uses as listed below.

(a) *Permitted uses and structures:*

...

Non-water dependent permitted uses:

...

(10) Mobile food dispensing vehicles as per section 28-347(9).

...”

Section 3. Amending the Code of the City of St. Augustine. Sections 28-163, 28-164, 28-226 and 28-246 of the Zoning Code of the City of St. Augustine are hereby amended, as follows:

“Sec. 28-163. Residential, general-one: RG-1.

Intent. This district is intended to apply to those neighborhoods designated for multiple-family dwellings and uses, as well as those nonresidential uses

compatible and complementary with medium density residential uses, so as to create and maintain a medium intensity residential character.

...

(3) *Permitted uses by exception:*

...

j. Mobile food dispensing vehicle as per section 28-347(9).

...”

“Sec. 28-164. Residential, general-two: RG-2.

Intent. This district is intended to apply to those neighborhoods designated for multiple-family dwellings and uses, as well as those nonresidential uses compatible and complementary with medium density residential uses, so as to create and maintain a diverse medium intensity residential character.

...

(3) *Permitted uses by exception:*

...

h. Mobile food dispensing vehicle as per section 28-347(9).

...”

“Sec. 28-226. - Industrial and warehousing: IW.

Intent. This district is intended to allow light manufacturing and related service, storage and commercial uses.

(1) *Permitted use by exception:*

o. Mobile food dispensing vehicle as per section 28-347(9).

...”

“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.

...

(3) *Permitted uses by exception:*

...

m. Mobile food dispensing vehicle as per section 28-347(9).

...”

Section 4. Amending the Code of the City of St. Augustine. Sections 28-347 of the Zoning Code of the City of St. Augustine are hereby amended, as follows:

“Sec. 28-347. - Supplementary regulations for certain uses.

In addition to the permissible uses by exception listed in the schedule of district regulations, (article III), the following uses shall be permissible by exception in the districts indicated; and, unless specific provision is made otherwise in the grant of exception, such uses, whether permitted or permissible by exception, shall conform to all supplementary regulations listed under such use:

...

(9) *Mobile food dispensing vehicle.* Where such use is permitted or permitted as a use by exception it shall be subject to the following conditions:

- a. Complete a Public Works Mobile Food Vendor Application on forms supplied by the Public Works department from time to time.
- b. Provide a site plan indicating where the mobile food dispensing vehicle will be located on the property.
- c. Identify any customer seats existing or proposed and pay applicable utility capacity charges applicable.
- d. No grease shall be released or disposed of in the City’s sanitary or stormwater systems. Each food dispensing vehicle must provide for grease interception by either:
 1. Install a grease interceptor approved by the city within the mobile food dispensing vehicle to receive drainage from fixtures and equipment with grease-laden waste.
 2. Discharge wastewater into an approved commissary grease interceptor. Approved commissary must be inside the city utility service area or within ten (10) miles of the mobile food dispensing location.
- e. Provide for recycling of used oil with a rendering company.
- f. Provide a reduced pressure backflow preventer on the potable water service used by the mobile food dispensing vehicle.
- g. Provide solid waste service pursuant to Chapter 30 of this code.

...”

Section 5. Inclusion in Code. The City Commission intends that the provisions of this ordinance shall become and shall be made part of the Code of the City of St. Augustine, that repealed language shall be removed and that the sections of this ordinance may be re-numbered or re-lettered and that the word ordinance may be

changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 6. Conflict with Other Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 7. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase, word or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 8. Effective Date. This ordinance shall become effective upon passage, pursuant to § 166.041(4), Florida Statutes.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2022.

ATTEST:

Tracy Upchurch, Mayor-Commissioner

Darlene Galambos, City Clerk
(SEAL)