



AGENDA

Planning and Zoning Board City of St. Augustine, Florida

Alcazar Room

Tuesday, May 3, 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. no minutes to be reviewed.

4. Variance

- a. 2022-0025

John Antonio – Applicant
c/o Ancient City Construction
Christina Fuqua – Owner
[404 Arredondo Avenue](#)

To approve a reduction of side and rear yard setbacks for an accessory structure to include a guesthouse from 15' and 20' to 8' and 9.5' respectively in the Residential single-family-one (RS-1) zoning district.

5. Use by Exception

- a. 2022-0022

Kathleen Robinson – Applicant
c/o Fait Bien, LLC
Kathleen Robinson dba
c/o Fait Bien, LLC
[73 Weeden Street](#)

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

b. 2022-0024

Thomas Horton – Applicant
c/o Seaside Adventures Florida LLC
Luis Cosado – Owner
[606 N Ponce de Leon Boulevard](#)

To approve a use by exception for a business where automotive vehicles are offered for rent or sale within the Commercial Medium-two (CM-2) zoning district.

6. Rezoning

a. 2022-0026

Gary B. Davenport – Applicant
c/o Gary B. Davenport PA
36 Granada LLC – Owner
c/o Alsop Properties
[36 Granada Street](#)

To amend an existing Planned Unit Development (PUD) adopted November 8, 2021 at 36 Granada Street to change the site plan, text and elevations related to flood protection and flood resiliency.

7. Other Business

- a. Review of Historic Preservation Division Work Plan 2022-2023 as discussed by the Historic Architectural Review Board (HARB) April 2022.

8. Adjournment

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

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

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

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

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: May 3, 2022

RE: **VARIANCE 2022-0025**

AGENDA ITEM 4(a)

APPLICANT John Antonio
c/o Ancient City Construction

OWNER Christina Fuqua

LOCATION 404 Arredondo Avenue / PID 215720-0000

REQUEST To reduce the side and rear yard setbacks for an accessory structure to include a guesthouse from 15' and 20' to 8' and 9.5' respectively in the Residential single-family-one (RS-1) zoning district.

LAND USE Residential Low Density

ZONING Residential single-family-one: RS-1

APPLICABLE CODES/ORDINANCES

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

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

(b) Variances:

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

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

- a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
- c. This disadvantage does not exist because of conditions created by the owner or applicant; and
- d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.

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

- (2) Written application. All applications for variance from this chapter shall be in writing and in such form as may be determined by the board.
- (3) Public hearing. Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider an application for a zoning variance within not more than thirty (30) days from the date of filing of the complete application. Notice of such public hearing shall be made as provided in section 28-59(a) and (b), and any party shall be heard in person or by agent or attorney.
- (4) Violations of variances. The violation of the terms of a variance, including any conditions and safeguards which may be made a part thereof, shall be deemed a violation of this chapter and punishable as provided in this chapter.

Sec. 28-161. - 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.
- (2) *Permitted accessory uses and structures.* See [section 28-348](#).
- (3) *Permissible uses by exception.* See [section 28-347](#).
- (4) *Minimum lot requirements (width and area):*
 - a. Minimum lot width, seventy-five (75) feet.
 - b. Minimum lot area, one-quarter acre (10,890 square feet).
- (5) *Maximum lot coverage by all buildings and structures.* Twenty-five (25) percent.
- (6) *Minimum yard requirements:*

- a. Front, twenty (20) feet minimum.
 - b. Side, fifteen (15) feet minimum.
 - c. Rear, twenty (20) feet minimum.
- (7) *Maximum height of structures.* Thirty-five (35) feet.

Sec. 28-348. - Accessory uses and structures.

Accessory uses and structures are permitted in all districts provided such uses and structures are of a nature customarily incidental and clearly subordinate to a permitted or permissible principal use or structure and, unless otherwise provided, are located on the same lot (or contiguous lot in the same ownership) as such principal use. Where a building or portion thereof is attached to a building or structure containing such principal use, such building or portion shall be considered as a part of a principal building and not an accessory building. Accessory uses shall not involve operations or structures not in keeping with the character of the district where located and shall be subject to the following:

- (1) Accessory uses and structures shall not be located in required front or side yards, or within three (3) feet of rear property lines, in any residential district except as follows:
 - a. On multiple-frontage lots, through lots and corner lots, accessory uses and structures may be located in any required side yard but not less than three (3) feet from any side lot line.
 - b. Accessory structures for residential purposes such as guesthouses shall not be located in any required yard.**

STAFF SUMMARY AND ANALYSIS

The applicant is requesting a variance to the minimum setback requirements for residential purposes within the Residential single-family-one: RS-1 zoning type. The applicant hopes to convert an existing garage into an accessory apartment to be used by their children in college and other family members that may come to visit.

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;

This particular property does have a unique shape, specifically the portion on the southwest corner which gives the parcel enough area to be a conforming RS-1 property.

- The disadvantage of the abnormal shape of the parcel proves difficult for finding enough room for required yards in the side and rear of the property and does not give the owner the ability to make reasonable use of the affected property.*

- This lot was created before the current owner purchased it and the current zoning has been in place since 1975, twenty years after the primary home was originally built.*

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

- d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.

Granting a variance would not adversely affect neighboring properties in a significant way due to the nature of the request and the overall minimal change to the site.

STAFF RECOMMENDATION

Based on a review of Section 28-29 and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a variance to the setback requirements for residential use at 404 Arredondo Avenue / PID 215720-0000 from 15-foot side and 20 foot rear setbacks down to 8 feet and 9.5 feet respectively.



Jacob Fredriksson
Senior Planner
Planning and Building Department



CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$350 (plus advertising costs) Project Number: 2022-0025
 Receipt Number: 2351955 Meeting Date: May 3, 2022
 Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: John Antonio Contact Number: 9048087333 OFFICE
 Business (if applicable): ANCIENT CITY CONSTRUCTION 9046699401 CELL
 Address: 2614 Joe Ashton Rd City: ST AUGUSTINE State: FL Zip: 32092
 E-Mail Address: ANCIENTCITY@ATT.NET (COPY) JACK@ANCIENTCITYCONSTRUCTION
2. NAME OF PROPERTY OWNER: Christian Fugua Contact Number: 626-664-8898 .COM
 Business (if applicable): N/A
 Address: 404 ARREDONDO AVE. City: ST AUGUSTINE State: FL Zip: 32080
 E-Mail Address: MC-fugua@yahoo.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
 Lot: 1 + 3 Block: 10
 Subdivision: DAVIS SHORES Parcel Number: 215720000
4. PROJECT STREET ADDRESS: 404 ARREDONDO AVE
5. SPECIFIC PROPOSED USE: EXTRA BEDROOM FOR VISITING FAMILY.
6. ACTION REQUESTED:
☐ Conservation Zone Development ☐ Appeal of Staff Determination
☐ Exception ☐ Land Use Plan Amendment
☒ Variance ☐ Rezoning
☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: THE EXISTING GARAGE SET BACKS ARE:
REAR 9' 8", SIDE 8' 2" NEW CONSTRUCTION IS 20' REAR
SIDE 15'.
WE ARE ASKING THAT THE EXISTING SETS BE ALLOWED
8. JUSTIFICATION FOR ACTION REQUESTED: HOME OWNER RECEIVES OUT OF
TOWN VISITATION FROM THEIR COLLEGE STUDENT CHILDREN AND
FAMILY MEMBERS AND WOULD LIKE TO HAVE THE
PROPER ACCOMMODATIONS.

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
THE EXISTING GARAGE DOES NOT MEET TODAY'S NEW CONSTRUCTION SETBACKS.

(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 THE BLOCK CEMENT GARAGE IS IN GOOD CONDITION WITH A NEW ROOF AND WOULD BE A NICE IMPROVEMENT FOR VISITING FAMILY MEMBERS.

(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: THE PROPERTY IS WELL FENCED AND FOR THE ACC. & SOCIAL USE FROM OUT OF TOWN FAMILY MEMBERS IT SHOULD NOT BE A PROBLEM TO THE NEIGHBORS.

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Signature of Applicant

John S. ANTONIO
ANCIENT CITY CONST.

4/1/22
Date

Signature of Property Owner

[Signature]

4/5/22
Date

04/18/2019



Owner's Authorization For Agent

John S. Antonio is/are hereby authorized TO ACT ON BEHALF
OF Christine Fuqua, 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: X [Signature]
Signature of Owner
CHRISTINE J. FUQUA
Print Name of Owner
626-664-8898
Telephone Number

State of FLORIDA

County of ST. JAMES

Signed and sworn before me on this 5th day of APRIL, 2022

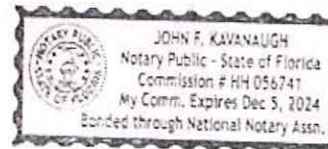
By CHRISTINE FUQUA

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: [Signature]

My Commission expires: DEC 05 2024





**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.

John Antonio

Print name of applicant

[Signature]

Signature of applicant

4/1/22

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: 404 ARRODANDO AVE.

Applicant's Name: John Antonio Applicant's Signature: [Signature]

Owner's Name: Christine Fagua Owner's Signature: X [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

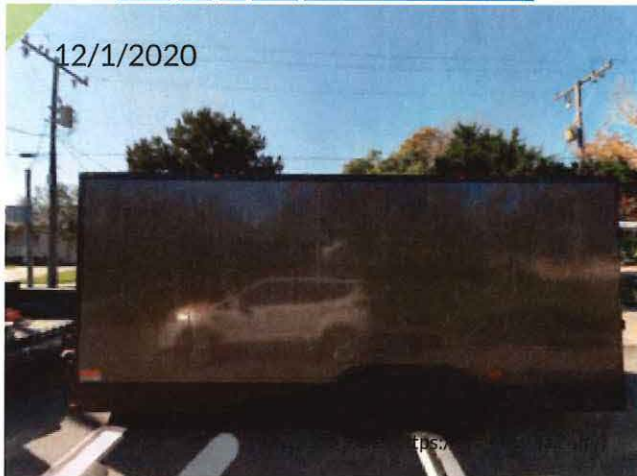
[Sales Questionnaire](#)

2021 TRIM Notice

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

Summary

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



Parcel ID 2157200000
 Location Address 404 ARREDONDO AVE
 SAINT AUGUSTINE 32080-0000
 Neighborhood Davis Shores North (589.01)
 Tax Description* 3-97 DAVIS SHORES LOT 2 (EX DB192/291) & ALL LOT 3 BLK 10 OR4965/1470
**The Description above is not to be used on legal documents.*
 Property Use Code Single Family (0100)
 Subdivision Davis Shores Ocean View Section
 Sec/Twp/Rng 17-7-30
 District City of St Augustine (District 452)
 Millage Rate 19.3368
 Acreage 0.250
 Homestead Y

Owner Information

Owner Name Fuqua Christine, Martin 100%
 Fuqua Martin 100%
 Mailing Address 404 ARREDONDO AVE
 SAINT AUGUSTINE, FL 32080-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



Valuation Information

	2022
Building Value	\$204,319
Extra Features Value	\$20,504
Total Land Value	\$232,458
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$457,281
Total Deferred	\$78,577
Assessed Value	\$378,704
Total Exemptions	\$50,000
Taxable Value	\$328,704

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	\$150,050	\$20,254	\$197,370	\$0	\$0	\$367,674	\$367,674	\$50,000	\$317,674
2020	\$152,051	\$18,486	\$166,668	\$0	\$0	\$337,205	\$220,446	\$166,759	\$170,446
2019	\$31,759	\$17,063	\$166,668	\$0	\$0	\$215,490	\$215,490	\$50,000	\$165,490
2018	\$102,997	\$18,007	\$157,896	\$0	\$0	\$278,900	\$266,932	\$61,968	\$216,932
2017	\$80,766	\$12,910	\$142,545	\$0	\$0	\$236,221	\$236,221	\$50,000	\$186,221
2016	\$59,665	\$12,743	\$142,545	\$0	\$0	\$214,953	\$200,083	\$14,870	\$200,083
2015	\$62,575	\$12,749	\$109,650	\$0	\$0	\$184,974	\$181,894	\$3,080	\$181,894
2014	\$61,634	\$12,755	\$92,106	\$0	\$0	\$166,495	\$165,358	\$1,137	\$165,358
2013	\$63,003	\$12,760	\$74,562	\$0	\$0	\$150,325	\$150,325	\$0	\$150,325
2012	\$65,742	\$12,766	\$65,724	\$0	\$0	\$144,232	\$144,232	\$0	\$144,232
2011	\$67,112	\$12,771	\$73,027	\$0	\$0	\$152,910	\$152,910	\$0	\$152,910
2010	\$69,852	\$12,777	\$81,141	\$0	\$0	\$163,770	\$163,770	\$0	\$163,770

Building Information

Building 1
 Year Built 1955
 Actual Area 2334
 Conditioned Area 1934
 Use Single Family Residence
 Style 01
 Class N
 Exterior Wall Brick

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

Description	Square Footage
BASE AREA	1934
FINISHED CARPORT	280
FINISHED OPEN PORCH	120
Total SqFt	2334

Room Type
FINISHED OPEN PORCH
FINISHED CARPORT
Base

The floor plan consists of several interconnected rectangular areas. The main structure is a large rectangle with a width of 25 and a height of 60. A smaller rectangle with a width of 24 and a height of 5 is attached to the bottom left. A vertical strip with a width of 5 and a height of 14 is attached to the bottom right. A horizontal strip with a width of 13 and a height of 17 is attached to the right side. A purple-shaded rectangle with a width of 14 and a height of 20 is attached to the right side of the horizontal strip. The dimensions are labeled as follows: 25 (top left), 32 (right side of main rectangle), 60 (left side of main rectangle), 24 (bottom left), 5 (bottom left), 14 (bottom right), 13 (horizontal strip), 17 (vertical strip), 16 (bottom right), 3 (top right), 14 (top right), 20 (right side of purple rectangle), and 14 (bottom right of purple rectangle).

Code Description	Status	Value
Patio		487
Deck (Unattached)		769
Garage Unfinished (Average)		6480
Pool (Concrete)		11057
Kool Deck		1711

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	86	130	86	EF	\$232,458

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/16/2020	6/15/2020	\$453,500.00	WARRANTY DEED	4965	1470	Q	I	BARNES ROBERT M	FUQUA CHRISTINE,MARTIN BARNES ROBERT M
4/3/2018	3/30/2018	\$205,000.00	WARRANTY DEED	4524	1423	Q	I	CAMP JONATHAN,ELIZABETH	BARNES ROBERT M
8/16/2016	8/15/2016	\$200,000.00	WARRANTY DEED	4240	606	Q	I	TWIGG BARBARA J	CAMP JONATHAN,ELIZABETH
	8/2/2010	\$0.00	QUIT CLAIM DEED	3358	1882	U	I	MATTOX ALICE	TWIGG BARBARA J
	6/15/2000	\$130,000.00	WARRANTY DEED	1504	576	Q	I	FOUSE R DANIEL,LAURA M	TWIGG BARBARA J
	12/16/1997	\$115,000.00	WARRANTY DEED	1284	624	Q	I	DORNAN ANNE C	FOUSE R DANIEL & LAURA M
	3/14/1995	\$0.00	DEATH CERTIFICATE	1284	621	U	I	DORNAN BERNARD J(DEC D 3/14/95),ANNE C	DORNAN ANNE C
	8/1/1988	\$81,500.00		792	1121	Q	I		DORNAN BERNARD J,ANNE C

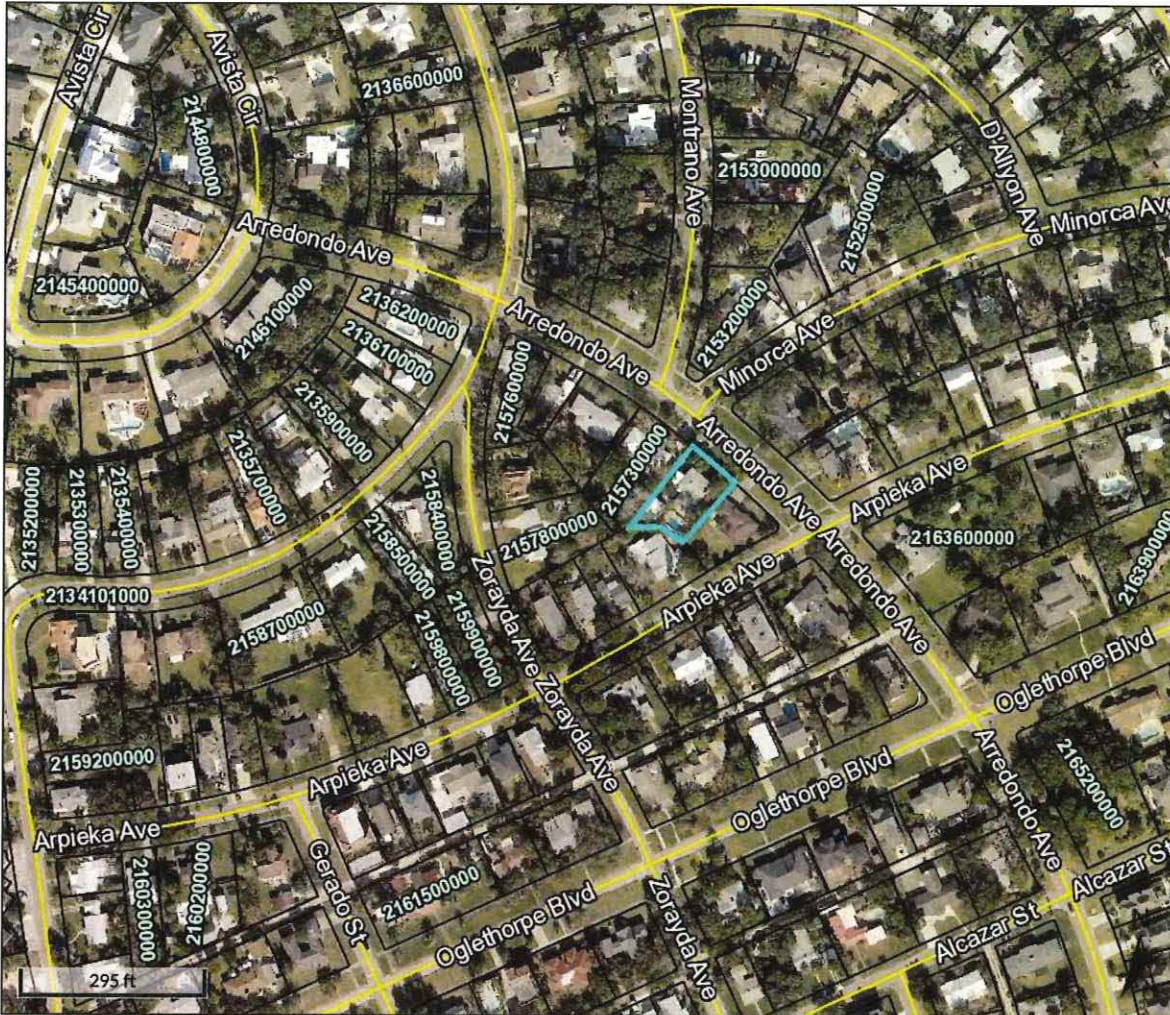
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 Schneider
 GEOSPATIAL

Version 2.3.185



Overview



Legend

□ Parcels

Parcel ID	2157200000	Physical	404 ARREDONDO AVE	Building Value	\$204,319	Last 2 Sales			
Property	0100 - Single	Address	SAINT AUGUSTINE	Extra Feature	\$20,504	Date	Price	Reason	Qual
Class	Family	Mailing	FUQUA CHRISTINE, MARTIN	Value		6/15/2020	\$453500	01	Q
Taxing	City of St	Address	404 ARREDONDO AVE	Total Land Value	\$232,458	3/30/2018	\$205000	03	Q
District	Augustine		SAINT AUGUSTINE FL 32080-0000	Just Value	\$457,281				
Acres	0.25			Total Deferred	\$78,577				
				Assessed Value	\$378,704				
				Total	\$50,000				
				Exemptions					
				Taxable Value	\$328,704				

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: 4/7/2022

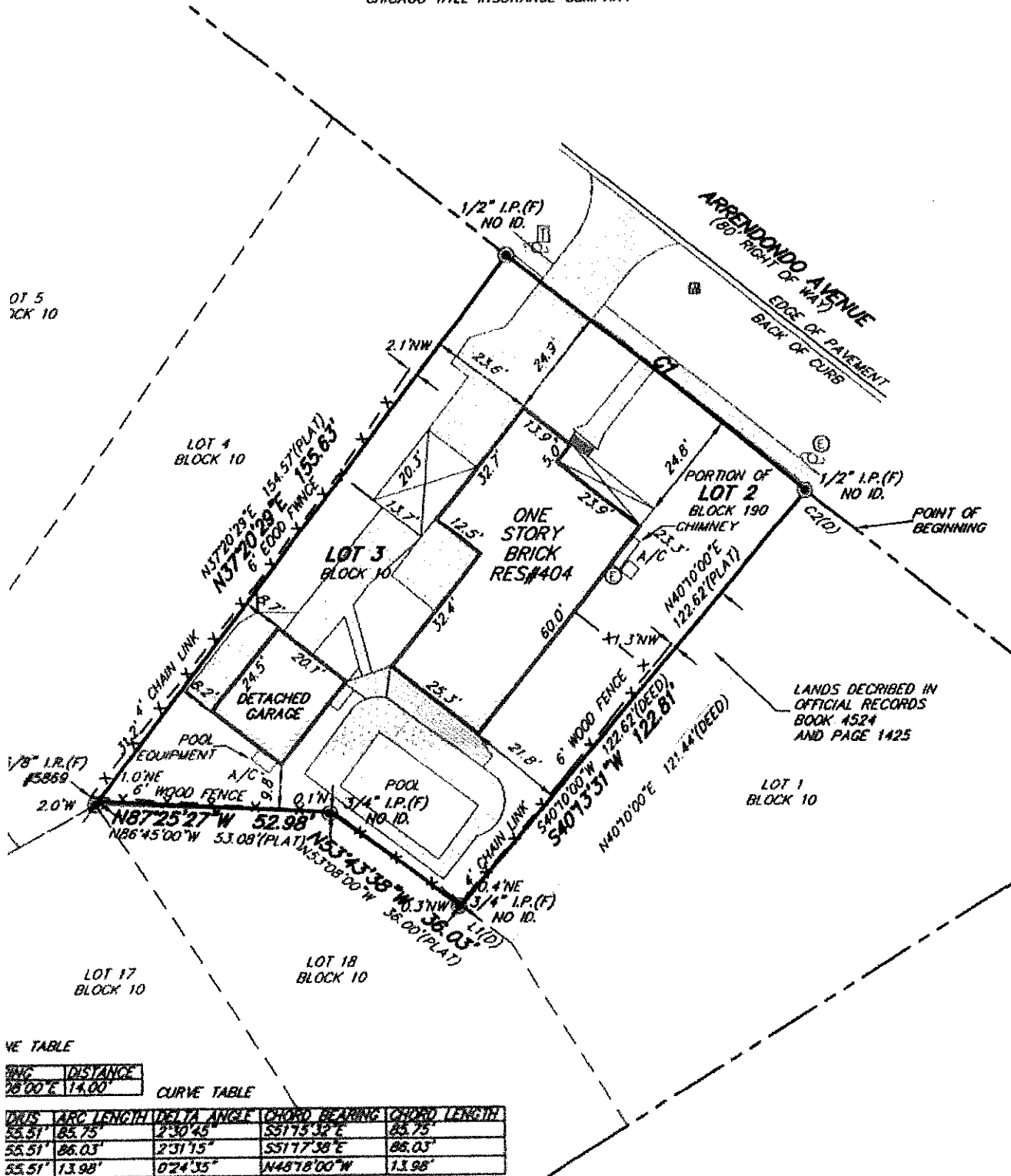
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GEOSPATIAL

MAP SHOWING SURVEY OF

ALL OF LOTS 2 AND 3, OF BLOCK 10, DAVIS SHORES SUBDIVISION, ACCORDING TO BOOK 3, PAGE 97 ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA; EXCEPT THAT PART OF LOT 2 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF ARRENDONDO AVENUE, SAID POINT BEING THE MOST EASTERLY CORNER OF SAID LOT 2, THENCE RUN NORTHWESTERLY BY AND WITH THE ARC OF A CURVE HAVING A RADIUS OF 1955.51 FEET AND ALONG THE LINE OF ARRENDONDO AVENUE, 14.0 FEET, THENCE SOUTH 40 DEGREES 10 MINUTES WEST 122.62 FEET TO THE LINE BETWEEN LOTS 2 AND 18; THENCE SOUTH 53 DEGREES 08 MINUTES EAST 14.0 FEET ALONG THE LINE BETWEEN LOTS 2 AND 18 TO THE MOST SOUTHERLY CORNER OF LOT 2, THENCE NORTH 40 DEGREES 10 MINUTES EAST 121.44 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO:
CHRISTINE FUGUA & MARTIN FUGUA
SEA GLASS TILE, LLC
CHICAGO TITLE INSURANCE COMPANY

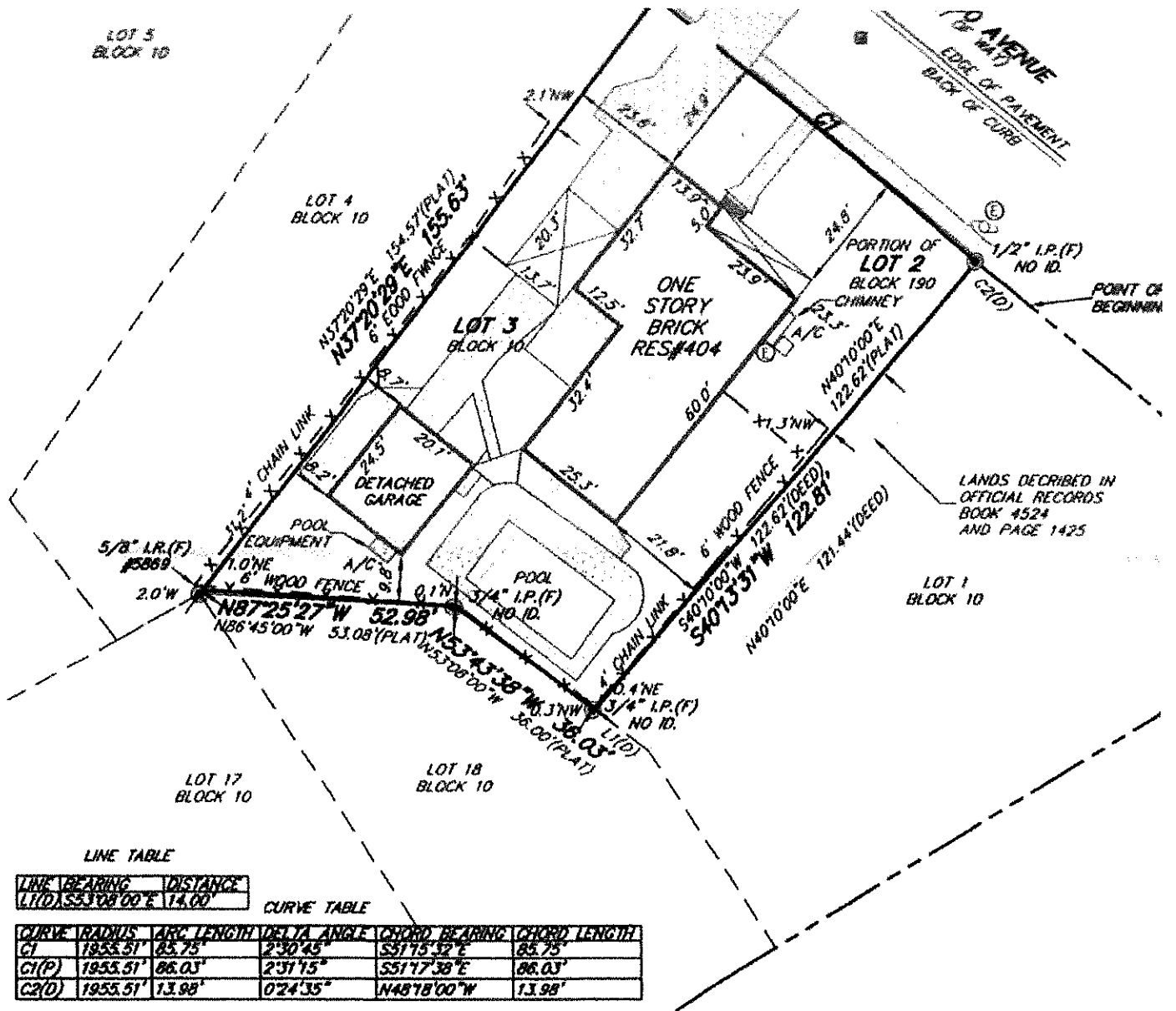


VE TABLE

ARC	DISTANCE
20.00° E	14.00'

CURVE TABLE

CHORD	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
55.51'	85.75'	2°30'45"	S57°15'32"E	85.75'
55.51'	86.03'	2°31'15"	S57°17'38"E	86.03'
55.51'	13.98'	0°24'35"	N48°18'00"W	13.98'



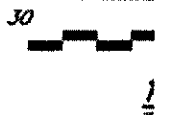
LEGEND

- AC - AIR CONDITIONER PAD
- I - IDENTIFICATION
- N.A.V.D. - NORTH AMERICAN VERTICAL DATUM
- (F) - IRON ROD FOUND
- (F) - IRON PIPE FOUND
- (S) - 5/8" IRON ROD SET (PSM# 4520)
- C - POINT OF CURVATURE
- T - POINT OF TANGENCY
- W - WELL
- D - WOOD POWER POLE
- E - ELECTRIC METER

- sq. ft. - SQUARE FEET
- R - RADIUS
- Δ - DELTA
- L - ARC LENGTH
- T - TANGENT
- CD - CHORD DISTANCE
- CB - CHORD BEARING
- EXPOSED CONCRETE
- COVERED AREA
- WATER METER
- OVERHEAD ELECTRIC
- TELEPHONE RISER

AREA = 0.0

GRAPH



NOTES

Survey made without benefit of an abstract of title. No right-of-way or easements were furnished to this firm except as shown. Certification of this survey is a professional opinion based on the existing field documentary evidence available at the time this survey was prepared. Office has not abstracted this parcel of land for any recorded claims of title, liens or restrictions. This surveyor shall not be held liable for the existence of such claims. This survey is for purposes other than that which it was intended, without verification, will be at the user's sole risk and without liability to this surveyor. No person shall be intended to give any rights or benefits to anyone other than the surveyor was prepared for. Disputes hereunder shall be resolved by binding arbitration in accordance with the rules of the American Arbitration Association. Underground structures, utilities or foundations were located or determined by survey. Building setbacks and the appropriate county codes enforcement office. Distances, bearings or angles are as field measured. Deed or plot measurements noted if different. Measurements for this survey were made in accordance with the United States Standards. Comments as shown herein are only those above ground. Visible objects used by the surveyor.

- This survey is certified in the last field date.
- This survey does not reflect or determine ownership.
- The specific rights implied by this survey are not transferable.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTE:

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

- According to the Federal Emergency Management Agency effective date 12/07/2018, the property described is in a flood zone.
- Basis of bearing structure: **REFER TO SURVEY**

Basis of elevation: N.A.V.D. 88			
788 MS	LAST FIELD DATE	SCALE	788
50-0823	06/12/20	1" = 30'	LL
TYPE: BOUNDARY			

© COPYRIGHT 2020. ALL RIGHTS RESERVED.

NICHOLAS H. FRANKLIN
 6170 A1A SOUTH #316
 ST. AUGUSTINE, FLORIDA 32086
 (904) 471-6877 FAX (904) 471-6878

Not valid unless a Florida license is shown in this map. Prohibited with this license.

NICHOLAS H. FRANKLIN
 FOR LAND SURVEYOR

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: May 3, 2022

RE: **USE BY EXCEPTION 2022-0022**

AGENDA ITEM 5(a)

APPLICANT Kathleen Robinson
c/o Fait Bien, LLC

OWNER Kathleen Robinson dba
c/o Fait Bien, LLC

LOCATION 73 Weeden Street / PID 206740-0000

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

LAND USE Residential Low Density

ZONING Residential single-family-two: RS-2

APPLICABLE CODES/ORDINANCES

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

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

(a) Zoning exceptions:

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

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

(3) Public hearing. Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application

for a zoning exception within not more than thirty (30) days from the date of filing of the completed application. Notice of public hearing shall be made as provided in section 28-59(a) and (b), and any party shall be heard in person or by agent or attorney.

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

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

- (i) Each vacation rental, except as provided in subparagraph (iii) below, will provide at least one (1) stabilized parking space per bedroom offered for rent.
- (ii) Stabilized parking for vacation rentals may not consist of unimproved dirt, sand, or grass. For the purposes of this Division, stabilized parking shall be defined as a space that is covered and graded by semi-permeable or impervious materials such as asphalt, concrete, pavers, gravel, or a similar material.
- (iii) Vacation rentals in all zoning districts that otherwise have on-site parking requirements will provide stabilized parking on the site of their rental property. If on-site parking is not feasible, the owner may make an application to the Planning and Zoning Board for a use by exception for offsite parking. The application to the Planning and Zoning Board for a use by exception for offsite parking may include in the alternative, parking permits to the municipal parking garage, or, if on-street parking permits for vacation rentals are provided pursuant to City regulations, residential street parking permits. Issuance of the necessary permits will meet the required parking for the vacation rentals.

STAFF SUMMARY AND ANALYSIS

Sec. 28-151. - Parking.

- (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.

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 73 Weeden Street. The property was a single-family home which was built in 1910.
- 3 parking spaces are required for a short-term rental with 3 bedrooms being offered for rent.
- There are two parking spaces available to the owner on the property, leaving them one parking space short of the requirement. According to the applicant there is not enough room in the front yard for an additional parking space and cites maneuverability concerns.

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 one (1) parking space within the municipal parking garage.*
- 3) On-street parking permits within established Residential Permit Program Areas.
 - a. *There is no established residential parking permit program on Weeden Street for the use of short-term rentals.*

Information Only: As of the date of this report the Planning & Zoning Board has approved 31 offsite parking spaces within the municipal parking garage and approval of this application would result in a total of 32.

STAFF RECOMMENDATION

Based on a review of Section 28-29, and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a use by exception for one (1) short term rental offsite parking space in the municipal parking garage for 73 Weeden Street / PID 206740-0000.



Jacob Fredriksson
Senior Planner
Planning and Building Department

Kathleen Ann Robinson
547 Jefferson Avenue
New Orleans, LA 70115
(805) 722-5872
krobinsonwren@gmail.com

April 12, 2022

BY EMAIL: jfredriksson@citystaug.com

Mr. Fredricksson
City of St Augustine
St Augustine, FL 32084

Re: 73 Weeden Street
St Augustine, FL 32084
Parking Exception Application

Dear Mr. Fredriksson:

Per our conversation this morning, I am providing documentation to support my efforts to secure an additional parking space in order to market an STR at the subject address as a 3 bedroom.

Following is the narrative which coincides with the documentation:

1) 72 Weeden Street

Parcel ID 2066-200-000 - This is a vacant lot across the street from my property. The tax assessor's office website indicates the property was conveyed by Warranty Deed to Pensco Trust Company of Melbourne, FL on 2/16/16 (see attached property search).

Internet search for contact information for Pensco Trust stated that it had been acquired by Premier Pacific Bank (PPB) (see attached.)

"In 2020, **Pacific Premier Bank** acquired Opus Bank and its wholly-owned subsidiary, PENSCO Trust Company, now Pacific Premier Trust, expanding the capabilities of the 5th largest bank headquartered in the Western U.S.¹ Founded in 1983, Pacific Premier Bank® is one of the strongest-performing and fastest-growing banks in.."

March 14, 2002, I searched for contact information for PPB and sent an email via their website to inquire into the land's ownership. This resulted in the email threads inserted below.

March 15, 2022, Mariah Munoz of PPB Trust wrote that she was unable to find that PPB owned the land and to send additional information.

March 24, 2022, I sent the St John's County parcel search to corroborate that the parcel was owned by Pensco Trust which was acquired by PPB in 2020.

March 24, 2022, DJ Griffin emailed me that there was still no indication that the land was owned by Pacific Premier Trust and to call their Client Services Department, which I did. This resulted in a phone loop which required that I have an account with the bank in order to proceed further. At this point, I considered this effort to be fruitless.

2) Amerigas – 254 Riberia Street

March 10, 2022, I went to the office at this location and found a note on the door that this office is closed to the public and to contact them at a phone number (904-824-1601.) I called this number and was placed on a loop that got me nowhere.

March 23, 2022, I called again and was directed to the Riberia Sales Department (844-330-7620) who directed me to their HR Department (800-367-5690) who then sent me back to sales.

3) Bethel Baptist Church – 222 Riberia St (904-824-5304)

March 10, 2022, I drove by the church to see if anyone was around. When I was unable to find anyone, I called and there was no answer.

4) John Barnes – 12 Mulvey Street

March 23, 2022 – I contacted the property manager to inquire if the owner of this property, John Barnes, might be willing to rent one of their parking spaces for a monthly fee and sent the attached letter.

April 12, 2022 – I contacted the above to inquire into a decision and received the attached letter from Mr. Barnes stating they did not have an available parking space for rent.

At this time, I am in South Carolina assisting my daughter who has had surgery. Upon my return to St Augustine on April 20, 2022, I was planning to personally go to the church and Amerigas again.

Please let me know if there is anything further I should do to assist with the parking exception application. I am happy to do so. Thank you for your kind and careful consideration of this application.

Kindest personal regards,

Kathleen Robinson

Kathleen A. Robinson

Attachments

Cc: Gina Kans (w/attachments)

Pacific Premier Trust Contact Us Submission [ref:_00D30obue._5004V1DjRZR:ref]

Weeden/Licenses



PPT - Client Services clients@pacificpremiertrust.com via Tom.Hife@fl780.3-obueeaa.na138.bnc.salesforce.com 10:04 AM
to me

Good Morning,

Thank you for contacting Pacific Premier Trust.

Upon review, I am unable to locate that we currently hold this property on behalf of anyone. Please provide additional information regarding the property, or reach out to the County for further assistance.

Please let us know if we may assist you further.

Mariah Munoz | Senior Client Services Specialist
1801 California St, Suite 800, Denver, CO 80202
Phone: 1-800-962-4238
[Pacific Premier Trust](#)
[LinkedIn](#)



PACIFIC PREMIER TRUST

A Division of Pacific Premier Bank

___Original Message___

I own property across from 72 Weeden St St Augustine, FL 32084 (Parcel ID2066200000), which was sold to Pensco Trust in 2016, which was acquired by Pacific Trust in 2020. I would like to rent a parking space for a monthly/annual fee.

ref:_00D30obue._5004V1DjRZR:ref



Kathleen Robinson <krobinsonwren@gmail.com>

Thu, Mar 24,

12:06 PM

to PPT

Hello Mariah:

2/15/2016 - The property was acquired by Pensco Trust.

See the attached parcel search on St Johns County website or see the link at:
<https://qpublic.schneidercorp.com/Application.aspx?AppID=960&LayerID=21179&PageTypeID=4&PageID=9059&Q=730306823&KeyValue=2066200000>)

2020 - Pensco Trust was acquired by Pacific Premier Bank. (See attached internet reserach)

I am trying to reach the owner to inquire about renting a portion of this land. If you can help me figure out if PPT actually acquired the property or locate the owner, it would be very appreciated.

Thank you,

Kathleen Robinson
(805) 722-5872

2 Attachments



PPT - Client Services via 3n2q9tpyvr2n.3-obueeaa.na138.bnd.salesforce.com
24, 3:08 PM

to me

Good Afternoon,

Thank you for contacting Pacific Premier Trust.

Our records indicate that we do not hold the referenced asset at this time.

You may contact us directly at 1-800-962-4238 for any additional questions. A Client Services Representative is standing by to assist you Monday through Friday, 7:00 AM – 5:00 PM MST.

Thank you for your business,

DJ Griffin | SR. Client Services Specialist
1801 California St, Suite 800, Denver, CO 80202

Phone: 1-800-962-4238

[Pacific Premier Trust](#)

[LinkedIn](#)



PACIFIC PREMIER TRUST

A Division of Pacific Premier Bank

America's Best Banks, Forbes 2022 and 5-Star Rating from BauerFinancial 2021

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Facility Inquiry [ref:_00D30obue._5004V1DzYkx:ref]

Weeden/Licenses



Treasury Management <tmsupport@ppbi.com>

Wed, Mar
23, 6:59 PM

to me

Hi Kathleen,

Please contact the property owner for this type of request as we do not have the authority to request this.

If you are still in need of assistance, please call our Pacific Premier Trust [800.962.4238](tel:800.962.4238).

Have a great day.

Derek Galaz | Client Service Specialist

17901 Von Karman Ave Suite 1200, Irvine, CA 92614

Direct: (855) 343-4070

**John M Barnes
12 Mulvey Street
Saint Augustine, FL 32084
JMBarnes1889@outlook.com
904-347-6711**

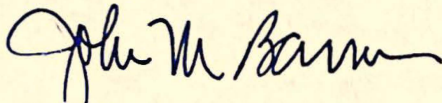
April 12, 2022

Kathleen Ann Robinson
547 Jefferson Avenue
New Orleans, LA 70115

Dear Kathleen:

In response to your letter requesting the rental of off-street parking at 12 Mulvey, I am afraid I cannot help you. I do have an extra space, but it used by the annual tenant who lives in the carriage house. Good luck in your endeavor to find off street parking. It is always a challenge.

Sincerely,



John Barnes

Kathleen Ann Robinson
547 Jefferson Avenue
New Orleans, LA 70115
(805) 722-5872
krobinsonwren@gmail.com

March 23, 2022

BY EMAIL

John Barnes
12 Mulvey Street
St Augustine, FL 32084

Re: 73 Weeden Street
St Augustine, FL 32084
Parking Exception

Dear John:

I am working to open an STR at the subject address and am in need of an additional parking space in order to market the STR as a 3 bedroom.

I understand that you have several parking spaces at your location at 12 Mulvey Street and am wondering if you would be willing to rent one of the spaces to me for a monthly or annual fee.

Please let me know if you are interested and what the fee would be.

Thank you for your kind consideration.

Kindest personal regards,

Kathleen Robinson

Kathleen A. Robinson

Facility Inquiry [ref:_00D30obue._5004V1DzYkx:ref]

Inbox



Treasury Management <tmsupport@ppbi.com>

Wed, Mar 23, 6:59 PM
(15 hours ago)

to me

Hi Kathleen,

Please contact the property owner for this type of request as we do not have the authority to request this.

If you are still in need of assistance, please call our Pacific Premier Trust [800.962.4238](tel:800.962.4238).

Have a great day.

Derek Galaz | *Client Service Specialist*

17901 Von Karman Ave Suite 1200, Irvine, CA 92614

Direct: (855) 343-4070

www.ppbi.com

[LinkedIn](#)



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$250 (plus advertising costs) Project Number: 2022-0022

Receipt Number: 2348538 Meeting Date: May 3, 2022

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

1. NAME OF APPLICANT: Kathleen Robinson Contact Number: 805-722-5872

Business (if applicable): Fait Bien, LLC

Address: 547 Jefferson City: New Orleans State: LA Zip: 70115

E-Mail Address: krobinsonwren@gmail.com

2. NAME OF PROPERTY OWNER: Kathleen Robinson dba Contact Number: 805-722-5872

Business (if applicable): Fait Bien, LLC

Address: same as above City: _____ State: _____ Zip: _____

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 5

Block: BLK B OR5424/1335

Subdivision: Dumas Tract

Parcel Number: 2067400000

4. PROJECT STREET ADDRESS: 73 Weeden 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: for parking

RECEIVED

MAR 30 2022

Planning/Building Dept.

7. DESCRIPTION OF ACTION REQUESTED: Exception for parking - Short term rental application

8. JUSTIFICATION FOR ACTION REQUESTED: I currently have 2 parking spaces allocated in my driveway.

I have a 3 bedroom STR. I need an additional parking 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

3/24/22

Date



Signature of Property Owner

3/24/22

Date

RECEIVED

MAR 30 2022

04/18/2019 Planning/Building Dept.



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

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

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

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

Kathleen Robinson dba Fair Brien, LLC

Print name of applicant

Kathleen Robinson

Signature of applicant

3/24/22

Date

RECEIVED

MAR 30 2022

Planning/Building Dept.

10/31/17



Owner's Authorization For Agent

Gina Kans is/are hereby authorized TO ACT ON BEHALF
OF Kathleen Robinson, 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
Kathleen Robinson dba Fait Bien, LLC
Print Name of Owner
805-722-5872
Telephone Number

State of SC

County of Greenville

Signed and sworn before me on this 24 day of March, 2022

By 

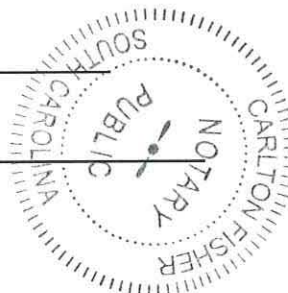
Identification verified:

Oath sworn: Yes No

Notary Signature: 

My Commission expires: 10/28/2030

Notary SC
exp 10/28/2030



RECEIVED

MAR 30 2022

Planning/Building Dept.

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.

73 Weeden Street, St Augustine, FL 32084

Project Address: _____

Kathleen Robinson

Applicant's Name: _____ Applicant's Signature: 

Kathleen Robinson dba Fait Bien, LLC

Owner's Name: _____ Owner's Signature: 

RECEIVED

MAR 30 2022



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	2067400000
Location Address	73 WEEDEN ST SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TRACT CITY LOT 5 BLK B OR5424/1335 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Dumas Tract
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.160
Homestead	N

Owner Information

Owner Name	Fait Bien LLC 100%
Mailing Address	547 JEFFERSON AVE NEW ORLEANS, LA 70115-0000

Map



Valuation Information

	2022
Building Value	\$368,518
Extra Features Value	\$0
Total Land Value	\$165,750
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$534,268
Total Deferred	\$0
Assessed Value	\$534,268
Total Exemptions	\$0
Taxable Value	\$534,268

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	\$215,030	\$0	\$132,600	\$0	\$0	\$347,630	\$175,524	\$222,106	\$125,524
2020	\$164,455	\$0	\$132,600	\$0	\$0	\$297,055	\$173,101	\$173,954	\$123,101
2019	\$140,238	\$0	\$132,600	\$0	\$0	\$272,838	\$169,209	\$153,629	\$119,209
2018	\$125,824	\$0	\$122,400	\$0	\$0	\$248,224	\$166,054	\$132,170	\$116,054
2017	\$125,393	\$0	\$110,160	\$0	\$0	\$235,553	\$162,639	\$122,914	\$112,639
2016	\$129,192	\$0	\$95,625	\$0	\$0	\$224,817	\$159,294	\$115,523	\$109,294
2015	\$131,092	\$0	\$76,500	\$0	\$0	\$207,592	\$158,187	\$99,405	\$108,187
2014	\$106,230	\$0	\$61,200	\$0	\$0	\$167,430	\$156,932	\$60,498	\$106,932
2013	\$107,727	\$0	\$47,430	\$0	\$0	\$155,157	\$154,613	\$50,544	\$104,613
2012	\$110,719	\$0	\$41,310	\$0	\$0	\$152,029	\$152,029	\$50,000	\$102,029
2011	\$134,947	\$189	\$45,900	\$0	\$0	\$181,036	\$181,036	\$50,000	\$131,036
2010	\$136,498	\$199	\$51,000	\$0	\$0	\$187,697	\$187,697	\$50,000	\$137,697

Building Information

Building	1
Year Built	1910
Actual Area	2359
Conditioned Area	1950
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Wood

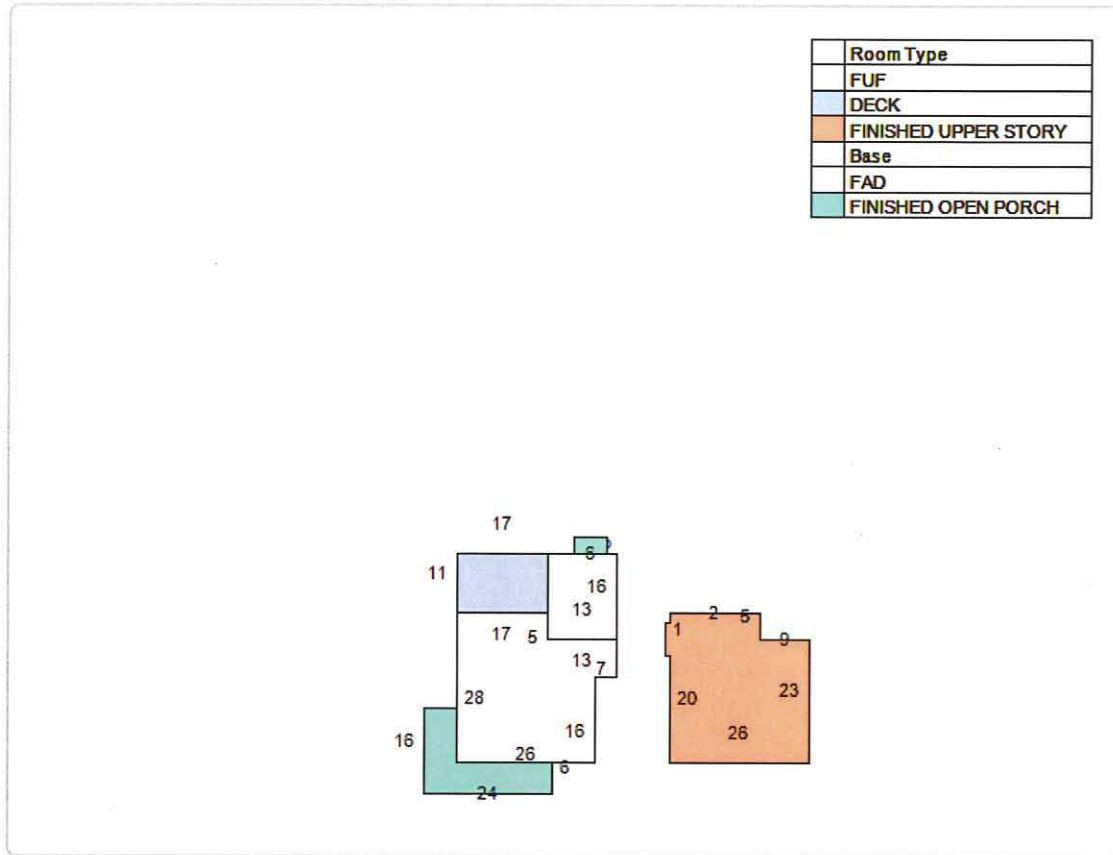
Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	2
Baths	2.5

Description	Square Footage
FINISHED OPEN PORCH	18
FRAME ADDITION	208
FINISHED OPEN PORCH	204
BASE AREA	711
FINISHED UPPER STORY	689
FINISHED DECK	187

FINISHED UPPER STORY - FORCED
Total SqFt

342
2359

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	51	125	51	EF	\$165,750

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/19/2021	11/19/2021	\$616,000.00	WARRANTY DEED	5424	1335	Q	I	POPE REBECCA LEE ET AL	FAIT BIEN LLC
7/5/2011	6/24/2011	\$160,000.00	WARRANTY DEED	3450	1689	U	I	PISCHKE RICHARD M, JULIE L ETAL	RICE JANESE ETAL
	12/13/2007	\$101,500.00	WARRANTY DEED	3019	797	U	I	PISCHKE RICHARD M, JULIE L	PISCHKE RICHARD M, JULIE L ETAL
	6/10/2004	\$262,500.00	WARRANTY DEED	2221	1391	Q	I	HOLT TIMOTHY S & CYNTHIA W	PISCHKE RICHARD M & JULIE L
	9/27/1996	\$74,000.00	WARRANTY DEED	1198	1267	Q	I	WEGER H A, JACQUELYN	HOLT TIMOTHY S, CYNTHIA W
	8/23/1991	\$43,500.00	WARRANTY DEED	906	807	Q	I	KRAMER LUTHER E, PEGGY P	WEGER H A, JACQUELYN
	6/1/1985	\$0.00		675	2008	U	I		KRAMER LUTHER E, PEGGY P
	3/1/1982	\$32,500.00		531	710	U	I		

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

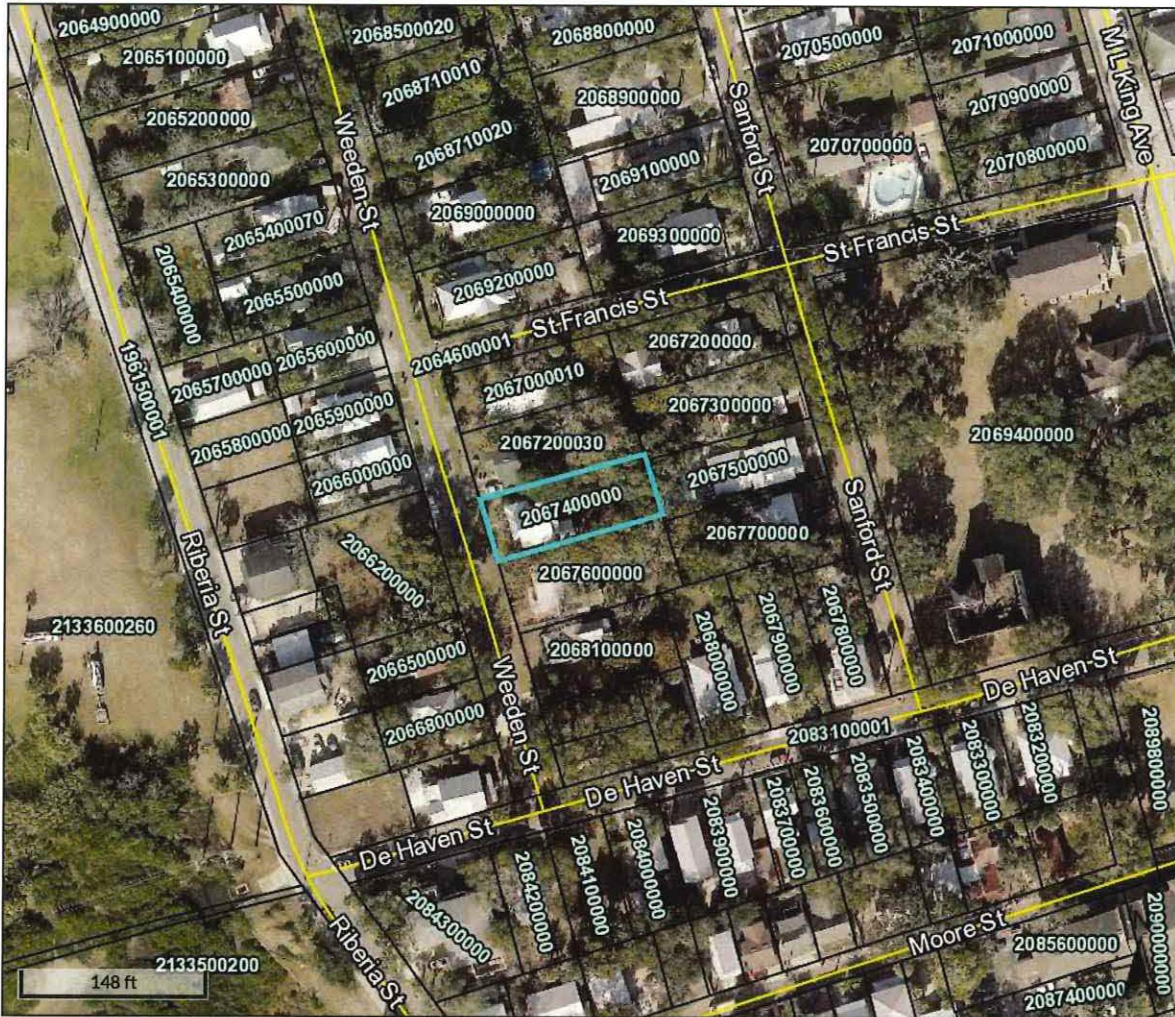
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Overview



Legend

 Parcels

Parcel ID	2067400000	Physical	73 WEEDEN ST	Building Value	\$368,518	Last 2 Sales			
Property	0100 - Single	Address	SAINT AUGUSTINE	Extra Feature	N/A	Date	Price	Reason	Qual
Class	Family	Mailing	FAIT BIEN LLC	Value		11/19/2021	\$616000	01	Q
Taxing	City of St	Address	547 JEFFERSON AVE	Total Land Value	\$165,750	6/24/2011	\$160000	38	U
District	Augustine		NEW ORLEANS LA 70115-	Just Value	\$534,268				
Acres	0.16		0000	Total Deferred	N/A				
				Assessed Value	\$534,268				
				Total Exemptions	N/A				
				Taxable Value	\$534,268				

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CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: May 3, 2022

RE: **USE BY EXCEPTION 2022-0024**

AGENDA ITEM 5(b)

APPLICANT Thomas Horton
c/o Seaside Adventures Florida LLC

OWNER Luis Cosado

LOCATION 606 N Ponce de Leon Boulevard / PID 203940-0000

REQUEST To approve a use by exception for a business where automotive vehicles are offered for rent or sale within the Commercial Medium-two (CM-2) zoning district.

LAND USE Commercial Medium Intensity

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. 28-209. – 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:

a. Retail outlets for the sale of general merchandise excluding new or used automobiles, trucks, boats and tractors (but not automobile wrecking or storage yards, junkyards, or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nursery, lumber and building supplies, supermarkets and convenience stores and similar products.

b. Service establishments of all kinds including automobile service station or truck stop (see section 28-338) excluding businesses where automotive vehicles are offered for rent or sale, repair and service garage, motor vehicle body shop, auto laundry, drive-in restaurant, laundry or dry cleaning establishments, veterinarian or animal boarding kennels in soundproof building, pest control, carpenter or cabinet shop, home equipment rental, ice delivery station, job printing or newspaper, marina, radio or television broadcasting transmitter, antenna, office and studio facilities, banks and financial institutions, video rentals, funeral homes, travel agencies, electronic equipment/TV repair shop, employment offices, upholstering, furniture refinishing and similar establishments.

...

(3) Permissible uses by exception:

...

j. Businesses that offer for sale new or used automobiles, trucks, boats and tractors.

STAFF SUMMARY AND ANALYSIS

The proposed use of the building and property at 606 N Ponce de Leon Boulevard is for the sales and rentals of Moke vehicles which allow for adventure experiences within St. Augustine as the applicant describes.

Previous businesses at this property include a gas station, Segway tours, a pawn shop, and a tabletop game store showcase the diverse business ventures which have operated at 606 N Ponce

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

de Leon Boulevard. Surrounding businesses include a tattoo and piercing studio, real estate office, and accounting firm all within close proximity to US Highway 1.

Staff finds that the applicant's business proposal not only contributes to the vital tourism industry of St. Augustine but will also provide a benefit in improved appearance of a vacant building along the established commercial US Highway 1 corridor. A business that provides vehicle rentals for the purpose of exploring the City of St. Augustine does fit within the character of the existing area and is also similar to previous businesses which operated at this property.

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 vehicle sale and rental business at 606 N Ponce de Leon Boulevard / PID 203940-0000.



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: 2022-0024
Receipt Number: 2351810 Meeting Date: May 3, 2022
Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Thomas Horton Contact Number: 904-955-2484
Business (if applicable): Seaside Adventures Florida LLC
Address: 6 Ponce De Leon Blvd City: St. Augustine State: FL Zip: 32084
E-Mail Address: tommy@seasideslingshots.com

2. NAME OF PROPERTY OWNER: Luis Cosado Contact Number: _____
Business (if applicable): _____
Address: 3821 Wahoo Drive City: St. Augustine State: FL Zip: 32084
E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: LOTS 3 & 4 Block: BLK D
Subdivision: Model Land Co.'s Subdivision Of A Part O Parcel Number: 2039400000

4. PROJECT STREET ADDRESS: 606 N Ponce de Leon Blvd

5. SPECIFIC PROPOSED USE: Sales, Tours, Rentals

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

7. DESCRIPTION OF ACTION REQUESTED: Adventure experience to see St. Augustine and
the surrounding areas with our vehicles. Customers will be equipped with interactive devices to guide themselves for self-guided
experiences. Retail shop will be located within the buildings first floor. The customers also may choose to purchase one of the Moke
vehicles.

8. JUSTIFICATION FOR ACTION REQUESTED: _____
The vehicles that we will be utilizing for our business bring a different vibe to
St. Augustine. The Moke more specifically, is an environmental friendly electric vehicle
that is much more quiet than traditional carts in the area. The Moke is more visible and
more safe than other carts currently in the area. St. Augustine is growing and with
growth we would like to display and offer a classier, cleaner visual to the area. We do
not want to have many vehicles which will decrease the number of vehicles on the road.

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

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

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

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

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

10. PREVIOUS APPPLICATIONS:

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

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

11. AGREEMENT:

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

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

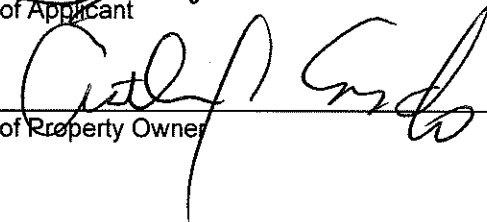
Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

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


Signature of Applicant

4-7-22

Date


Signature of Property Owner

4-7-22

Date

04/18/2019



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

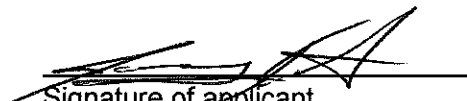
The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

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.

Thomas Horton

Print name of applicant



Signature of applicant

04/01/2022

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: 600 N. Ponce De Leon Blvd

Applicant's Name: Thomas Horton Applicant's Signature: 

Owner's Name: ARTHUR CASADO 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	2039400000
Location Address	606 N PONCE DE LEON BLVD SAINT AUGUSTINE 32084-0000
Neighborhood	Ponce Boulevard North (COM) (681.01)
Tax Description*	2-44 MODEL LAND CO SUB CITY LOTS 3 & 4 BLK D (EX R/W OF PONCE DE LEON BLVD IN DB209/70 & 212/432) OR3995/906 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Stores (1100)
Subdivision	Model Land Co's Subdivision Of A Part O
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.240
Homestead	N

Owner Information

Owner Name [Icw Enterprises LLC](#) 100%
Mailing Address 3821 WAHOO DR
SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2022
Building Value	\$45,278
Extra Features Value	\$9,277
Total Land Value	\$308,790
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$363,345
Total Deferred	\$123,250
Assessed Value	\$240,095
Total Exemptions	\$0
Taxable Value	\$240,095

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	\$28,293	\$8,501	\$308,790	\$0	\$0	\$345,584	\$218,268	\$127,316	\$218,268
2020	\$29,782	\$9,407	\$308,790	\$0	\$0	\$347,979	\$198,425	\$149,554	\$198,425
2019	\$27,980	\$10,313	\$308,790	\$0	\$0	\$347,083	\$180,386	\$166,697	\$180,386
2018	\$21,100	\$11,418	\$154,395	\$0	\$0	\$186,913	\$163,987	\$22,926	\$163,987
2017	\$36,909	\$6,832	\$102,930	\$0	\$0	\$146,671	\$146,671	\$0	\$146,671
2016	\$37,920	\$6,832	\$102,930	\$0	\$0	\$147,682	\$147,682	\$0	\$147,682
2015	\$32,988	\$6,832	\$67,837	\$0	\$0	\$107,657	\$92,623	\$15,034	\$92,623
2014	\$12,096	\$4,270	\$67,837	\$0	\$0	\$84,203	\$84,203	\$0	\$84,203
2013	\$13,751	\$4,270	\$67,837	\$0	\$0	\$85,858	\$85,858	\$0	\$85,858
2012	\$13,048	\$4,270	\$67,837	\$0	\$0	\$85,155	\$85,155	\$0	\$85,155
2011	\$15,470	\$4,270	\$76,883	\$0	\$0	\$96,623	\$96,623	\$0	\$96,623
2010	\$6,032	\$23,592	\$85,927	\$0	\$0	\$115,551	\$115,551	\$0	\$115,551

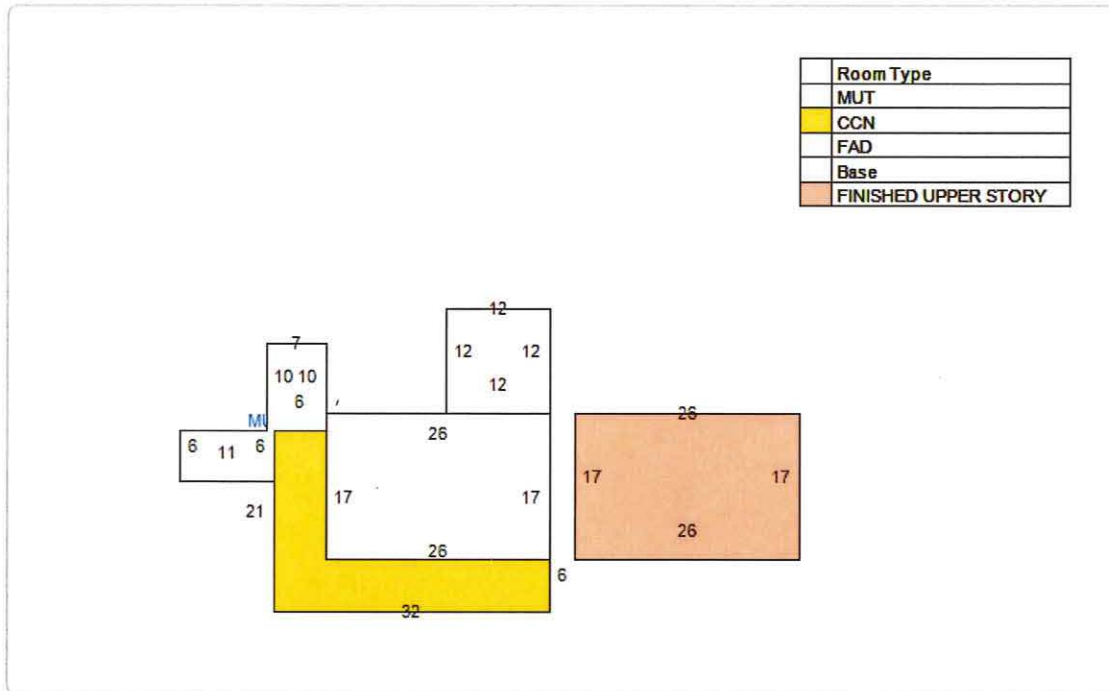
Building Information

Building 1
 Year Built 1900
 Actual Area 1446
 Conditioned Area 1028
 Use Stores (Retail)
 Style 04
 Class N
 Exterior Wall Stucco

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

Description	Square Footage
FINISHED UPPER STORY	442
BASE AREA	442
FRAME ADDITION	144
CANOPY (COMMERCIAL)	282
MASONRY UTILITY	136
Total SqFt	1446

Sketch Information



Extra Feature Information

Code Description	Status	Value
Masonry Wall		1087
Asphalt Paving		8190

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	0	0	10293	SF	\$308,790

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/5/2015	2/27/2015	\$170,000.00	WARRANTY DEED	3995	906	Q	I	GOLDEN OAK INVESTMENTS INC	ICW ENTERPRISES LLC
6/5/2013	5/31/2013	\$100.00	QUIT CLAIM DEED	3740	1764	U	I	MOSS BRUCE E	GOLDEN OAK INVESTMENTS INC
	1/19/2010	\$125,000.00	WARRANTY DEED	3278	1370	Q	I	PARTH & POOJA CORPORATION (DISSOLVED)	MOSS BRUCE E
	8/31/2003	\$100.00	CORRECTIVE DEED	2053	1604	U	I	WATKINS G DESAI INTERNATIONAL	PARTH & POOJA CORPORATION
	6/7/2000	\$155,000.00	WARRANTY DEED	1506	942	Q	I	WATKINS G DESAI INTERNATIONAL	PARTH & POOJA CORPORATION
	3/1/2000	\$125,000.00	WARRANTY DEED	1480	159	U	I	REECE LENNIE E	WATKINS G DESAI INTERNATIONAL INC
	6/1/1991	\$0.00		898	96	U	I		REECE LENNIE E
	4/1/1990	\$78,000.00		852	1660	Q	I		
	9/1/1986	\$100,000.00		717	630	Q	I		

No data available for the following modules: Exemption Information.

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Overview



Legend

□ Parcels

Parcel ID	2039400000	Physical Address	606 N PONCE DE LEON BLVD	Building Value	\$45,278	Last 2 Sales			
Property Class	1100 - Stores		SAINT AUGUSTINE	Extra Feature Value	\$9,277	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Mailing Address	ICW ENTERPRISES LLC 3821 WAHOO DR SAINT AUGUSTINE FL 32084-0000	Total Land Value	\$308,790	2/27/2015	\$170000	01	Q
Acres	0.24			Just Value	\$363,345	1/19/2010	\$125000	01	Q
				Total Deferred	\$123,250				
				Assessed Value	\$240,095				
				Total Exemptions	N/A				
				Taxable Value	\$240,095				

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CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Planning and Zoning Board

DATE: May 3, 2022

RE: **Item Number 6(a) 2022-0026**

Item referred to as 36 Granada Street

Due to process and administrative concerns, Staff is requesting that this item be administratively continued to the June 7, 2022, Planning and Zoning Board meeting.

Thank you for your attention to this matter. If you have any questions, please call me at (904) 209-4320 or email at askinner@citystaug.com.



Amy McClure Skinner, AICP
Director
Planning and Building Department

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Planning and Zoning Board

DATE: May 3, 2022

RE: **Other Business Item Number 7(a)**

**Review of Historic Preservation Division Work Plan 2022-2023 as discussed
by the Historic Architectural Review Board (HARB) April 2022**

For your information, please find attached a summary of the status of priorities set by the Historic Preservation Division based on the *St. Augustine Historic Preservation Master Plan* for this Fiscal Year and an outline for next Fiscal Year 2022-2023. This item was discussed at the April 21, 2022, Historic Architectural Review Board (HARB) meeting. The HARB will continue to discuss these priorities in May.

Also find attached for your information a brochure created by our department with a grant administered by the Florida Department of State, Division of Historic Resources and a consultant for the City, Preservation Design Partnership, LLC, that provides basic flood guidance specific to historic properties. Additionally, please find attached information created at the same time titled "Flood Mitigation Design Guidance for Historic Resources", which discusses the impacts of flooding and mitigation options in more detail.

These items are provided to illustrate the level of work provided by our historic preservation staff, as well as, providing good information to the board and the public. Staff is also distributing this information to the Planning and Zoning Board (PZB) in an effort to keep the PZB apprised of broader efforts by the department and the HARB regarding preservation and sustainability. These efforts are consistent with the City's adopted 2040 Comprehensive Plan.

Thank you for your attention to this matter. If you have any additional recommendations let us know or if you have any questions, please call me at (904) 209-4320 or email at askinner@citystaug.com, or Julie Courtney, Historic Preservation Officer, at (904) 209-4283 or jcourtney@citystaug.com.



Amy McClure Skinner, AICP
Director
Planning and Building Department



St. Augustine
Historic
Preservation
Master Plan:
FY2022-2023
Work Plan
Summary to PZB

Planning and Building Department

City of St. Augustine

May 3, 2022



Julie Courtney, Historic Preservation Officer
904.209.4283 jcourtney@citystaug.com

Andrea White, City Archaeologist
904.823.2263 awhite@citystaug.com

Planning and Building Department
City of St. Augustine



Historic Preservation Activity

The Historic Preservation Division of the Planning and Building Department remains very active with development activity in the private and public sectors. The Archaeology Program reviewed the highest number of projects in the Program's 35-year history, increasing the knowledge of the city's rich history and heritage. In addition to development review, some comprehensive planning projects were begun, including the start of the phase I update to the Architectural Guidelines for Historic Preservation (AGHP) and a partial demolition ordinance proposal, with related public workshops/forums offered on each, as well as a two-part public survey conducted. The Division has been working at completing projects and making the deliverables from previously awarded grants accessible to the public. Combined, these 5 grant projects total over \$700,000 of value to the City of St. Augustine. The Archaeology Program expanded their digital media messaging and outreach efforts and will launch several websites that were completed with preservation grant funds. The Waterworks Rehabilitation Grant Project was successfully completed, culminating in a public open house (September 14, 2021). Other major grant-funded projects for archaeology and National Register Historic Districts resurveys are close to completion. One of the grant's project scope included the printing of a flood mitigation guidance booklet and an associated brochure, which was mailed to 1100 property owners with additional hard copies available from the Planning and Building Department. Both documents are available on the city's website along with a storymap to help interpret the information in a dynamic platform. All efforts further the priorities identified in the 2018 Historic Preservation Master Plan.

Status of 8 Goals from 2021-2022



Include Preservation as a Priority in Hazard Mitigation

- ❖ 2 National Park Service Grants for hazard mitigation completed February 2022 that included updated surveys and new outreach & education publications



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Reduce Demolitions

- ❖ Developed detailed guidance for preserving the 5 critical elements of the historic building envelope which will transition to ordinance update upon recommendation by PZB
- ❖ *Create preservation reinvestment opportunities (Economics)*



Expand Archaeology

- ❖ 2 Florida DHR archaeology grant projects completed in 2021
- ❖ Archaeology Program reviewed the highest number of projects in the Program's 35-year history
- ❖ Employed technology upgrades to digitize & curate archaeological records
- ❖ Improved curation & collections management in the lab

Status of Goals from 2021-2022



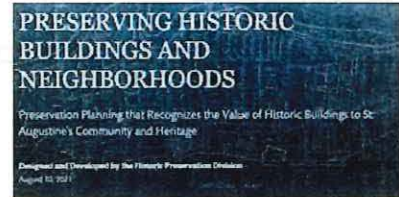
Complete City-Wide Recon Survey

- ❖ NRHD draft nomination updates for Lincolnville, Abbott Tract, and Model Land, as well as a draft Town Plan NHL, completed February 2022



Maintain & Advance GIS as a Tool

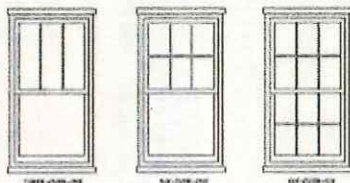
- ❖ Completed Florida DHR grant that mapped 35 years of archaeology work & provided historical map overlays to improve efficiency & enhanced GIS capabilities
- ❖ Archaeology Program is now mapping current projects in GIS



Improve Digital Media Messaging

- ❖ Archaeology Program launched Instagram page in 2021 grown to ~1000 followers in a year
- ❖ Published first of several StoryMap websites funded by Florida DHR Grant
- ❖ Proposed Partial Demolition Ordinance Online Map & StoryMap and Resilient Heritage StoryMap websites

3



Update the AGHP

- ❖ Held public meeting on AGHP update – May 2021
- ❖ Conducted 2 online surveys on St. Augustine's Design Guidelines
- ❖ Part 1 draft review is underway



Increase Awareness

- ❖ Partnership with FPAN to use photogrammetry to scan artifacts & increase archaeology outreach potential
- ❖ Co-sponsored historic window workshop – September 2021
- ❖ Conducted archaeology community outreach & presentations, including Resilience Family Fest
- ❖ Held open house/public tour of completed rehabilitation of the Water Works building



- ❖ 2 Preservation Forums in conjunction with online surveys with National Alliance for Preservation Commissions – September 2021
- ❖ Mass mailing & workshop meetings related to the Proposed Partial Demolition Ordinance

Upcoming:

- ❖ St. Augustine History Festival: May 11-15 staugustinehistoryfestival.com
- ❖ Develop awards program in partnership

4

Continue Goals into 2022-2023:



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GOAL:

RECOMMENDATION:

1. INCLUDE PRESERVATION AS A PRIORITY IN HAZARD MITIGATION

- Continue to evaluate flood mitigation design best practices for AGHP & ordinance updates

2. REDUCE DEMOLITIONS

- Continue to codify building envelope review standards to minimize partial demolitions
- Create preservation reinvestment opportunities – Economics goal

3. EXPAND ARCHAEOLOGY

- Conduct feasibility study for archaeology lab and enhance collections management & curation (ongoing)
- Rebuild volunteer program post-pandemic
- Request financial support for temporary staff to supplement volunteers and heavy work loads
- Continued support for timely project completion in field & lab

4. COMPLETE CITY-WIDE RECON SURVEY

- Complete NRHD and NHL update process through State and NPS
- Convert data from historic surveys into accessible maps

5. MAINTAIN AND ADVANCE GIS AS A TOOL

- Continue to expand capabilities to digitize & manage archaeological data spatially
- City staff will continue to build resources & share data through GIS platforms

6. IMPROVE DIGITAL MEDIA MESSAGING

- Will continue as on-going basis
- Launching additional StoryMaps in 2022

7. UPDATE THE AGHP

- Finalize Part 1 of AGHP update and begin Part 2

8. INCREASE AWARENESS

- Continue to expand awareness: important results from NRHD/NHL surveys, local landmark designations, start awards program with other preservation partners...



FLOOD MITIGATION DESIGN GUIDANCE FOR HISTORIC RESIDENCES

CITY OF ST. AUGUSTINE, FLORIDA

August 2021



The *Guidance document* was prepared in response to flood damage by Hurricane Matthew in 2016 and Hurricane Irma in 2017 in the city's Abbott Tract, Lincolnville, and Model Land Company Historic Districts. However, the information presented in this document can be applied to all of the city's historic properties.



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All components of the *Flood Mitigation Design Guidance for Historic Residences* including all text, graphic design, photography and illustrations unless noted otherwise were prepared by Dominique M. Hawkins, FAIA, LEED AP.



We would like to express our appreciation to the City of St. Augustine and its Preservation Officer, Jenny Wolfe, as well as the Florida Department of State, Division of Historical Resources, for their support in the completion of this project.

Preservation Design Partnership, LLC
Philadelphia, Pennsylvania
www.pdparchitects.com



This material is based upon work assisted by a grant from the Department of the Interior, National Park Service. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior.

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Lincolnville: Lincolnville is defined by a period of rapid growth beginning in 1866 with the settlement of former black slaves and ending around 1930 as a solidly black community. Lincolnville consists primarily of wood frame vernacular residences from this period as well as some churches, commercial structures and other buildings that contribute to the neighborhood's historic character. The close proximity to Maria Sanchez Creek and tidal marshes of the Matanzas and San Sebastian Rivers makes Lincolnville prone to regular flooding.

Model Land Co.: Construction in this area began in 1873 when E.F. Joyce subdivided and sold lots for residential development resulting in about a dozen houses by 1885. Henry Flagler purchased the property and following the construction of the Hotel Ponce de Leon, he constructed elaborate winter residences for senior officials of the Flagler organization. He later expanded his landholdings to the west by filling in marshes of the San Sebastian River and Maria Sanchez Creek. In 1903, he conveyed title of the undeveloped thirty-seven acres to his Model Land Co. real estate firm, which then built residences for the working class of St. Augustine from 1914 to 1930, many in the Bungalow and Mediterranean Revival styles. Today, the northern portion of the neighborhood is primarily residential with Flagler College dominating land holdings to the south.



View of the City of St. Augustine, Fla. Norris, Weller & Swift. Brockton, Mass. 1885 (Image courtesy of City of St. Augustine.) The earliest settlement was concentrated around what is now known as the Town Plan Historic District and continued to the north, in the Abbott Tract, followed by Lincolnville and later Model Land Company. To maximize development potential during the city's periods of growth, marshy lands were infilled to allow for the construction of additional housing and hotels. The proximity to waterways make all of these historic districts susceptible to flooding.

Abbott Tract: The Abbott Tract Historic District is the first development outside of the colonial city and includes the largest concentration of 19th century buildings in St. Augustine. The district's buildings are largely residential, ranging from one-story framed residences on small lots to more elaborate monumental residences. Some of the former residences on San Marco Avenue have been adapted for commercial purposes.



Flooding has been an ongoing issue for St. Augustine as demonstrated by this 1944 photograph. (Photograph courtesy of Florida Memory.)

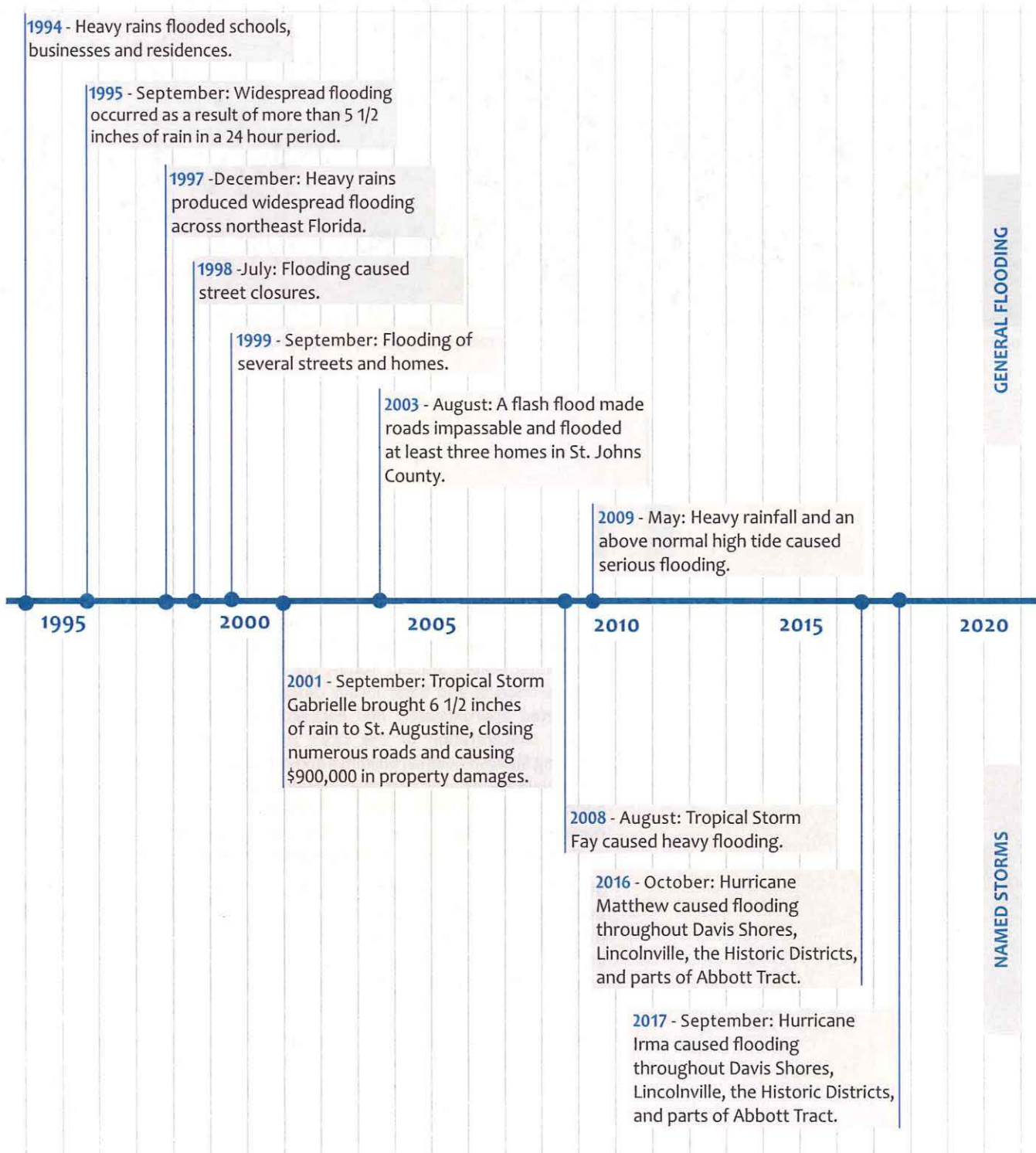
1 Introduction

Founded on September 8, 1565, St. Augustine is the oldest, continuously occupied European-established settlement within the borders of the continental United States. Today, the City of St. Augustine has five local Historic Districts and three locally designated Landmark Buildings and has completed approximately 800 excavations at archaeological sites. The largest concentration of the City's most significant historic resources, including Spanish Colonial buildings and archaeological remains, can be found in the National Historic Landmark designated Town Plan Historic District. In addition, there are seven National Register Historic Districts. There are also numerous individual properties designated as National Historic Landmarks and structures listed in the National Register of Historic Places.

St. Augustine is a low-lying city, crisscrossed by waterways. As the city was built-out to meet the ongoing housing demands, marshy land was infilled to maximize development opportunities. Recent hurricanes and the noticeable impacts of climate change, including more frequent and intense storms coupled with sea level rise, has increased the awareness of the vulnerability of many of St. Augustine's historic properties.

The information presented in this *Guidance* document was prepared to provide information to owners and tenants on evaluating options to minimize the impact of flooding on residential properties in the city's 19th and 20th century Historic Districts. It includes an overview of flood insurance and floodplain management requirements, and identifies strategies for minimizing the impact on historic integrity when implementing flood mitigation measures. This *Guidance* document should be considered as a supplement to consultation with architects and engineers; the St. Augustine City Code, the Florida Building Code; and, where applicable, the Historic Architectural Review Board (HARB) review process.

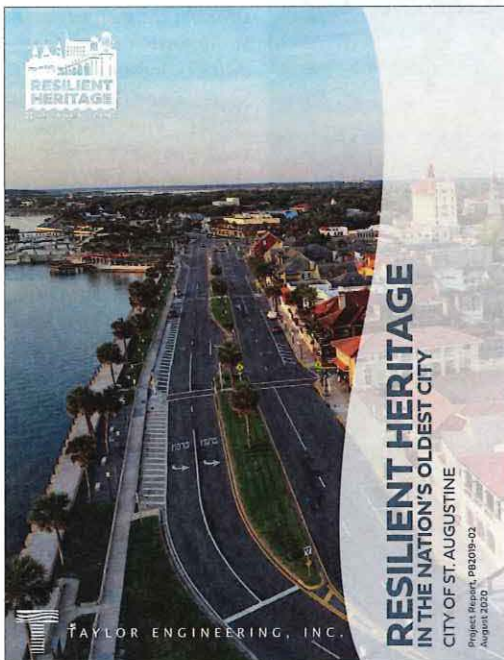
ST. AUGUSTINE: RECENT FLOOD EVENTS (1994- PRESENT)





Floodplain management within a historic residential setting strives to balance each property owner's desire to protect their home with maintaining the historic character of the neighborhood.

2 Flooding



The city commissioned Resilient Heritage to assess the impact of flooding on St. Augustine's historic resources. (www.citystaug.com/733/Preservation-Projects.)

Over 76% of the parcels located within St. Augustine's local and National Register Historic Districts are located within a floodplain, making many of the city's historic buildings vulnerable to flooding and associated damage. (*Resilient Heritage*, page 11.) The waterways surrounding the city can be affected by normal rainfall coinciding with peak tides, tidal surges accompanying coastal storms, intense rainfall, tropical storms and hurricanes, resulting in overbank flooding that can impact roadways and buildings. This is exacerbated by the City's high water table and poor drainage qualities of some local soil that impedes groundwater absorption, resulting in stormwater being directed to the city's stormwater collection system. Like many of the country's older cities, St. Augustine's aging and undersized infrastructure is unable to handle the needs of its residents and businesses as well as the every increasing demands associated with stormwater collection from its roadways.

Two recent events, Hurricane Matthew in 2016 and Hurricane Irma in 2017 impacted many of the city's historic properties including those found in the city's National Register and locally designated Historic Districts. *The economic impact assessment of the recent hurricanes presented in Resilient Heritage found there was a significant increase in building permits in a storm year, representing approximately \$11.7 million dollars more in construction related activity, greatly impacting the city's property owners. Similarly, there is a significant impact on tourism, resulting in forgone economic loss of approximately \$20 million in tourist expenditures, resulting in a loss of jobs and estimated salaries of approximately \$12.27 million.*



The pale blue areas, covering the majority of St. Augustine's historic districts, indicate the Special Flood Hazard Areas (SFHAs). The SFHA (also known as the 1% annual chance flood, 100-year flood and base flood zone), has historically been subject to a 1% chance of flooding during any given year. In this case, the SFHA is generally defined as Zone AE, in which the base flood elevations are determined. The light brown represents areas of historically 0.2% annual chance flood (also known as the 500-year flood zone). The areas defined by the yellow boundaries represent the Abbott Tract, Lincolnville, and Model Land Company Historic Districts. (Flood Insurance Rate Maps are also available through FEMA's Map Service Center at <https://mcs.fema.gov/portal/home>.)

FLOOD-PRONE WATERWAYS

- Hospital Creek
- Maria Sanchez Lake
- Matanzas Bay
- Oyster Creek
- Salt Run
- San Sebastian River

SPECIAL FLOOD HAZARD AREAS

An area in the floodplain subject to a 1 percent or greater chance of flooding in any given year. Special flood hazard areas are shown on FIRMs as Zone A, AO, A1-A30, AE, A99, AH, V1-V30, VE or V. [Also defined in Florida Building Code, Building Section 202.] [- SAFM]

The Special Flood Hazard Area (SFHA) is based upon historical data. It includes two different flood zones on the FIRMs: A Zones and V Zones. The difference between the two zones is that V Zones are subject to storm-induced velocity wave action (for example, a beach front house that could be inundated in a storm), while A Zones are not. **Nearly all of St. Augustine's Historic Districts are within AE Zones.**

AE ZONE

Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

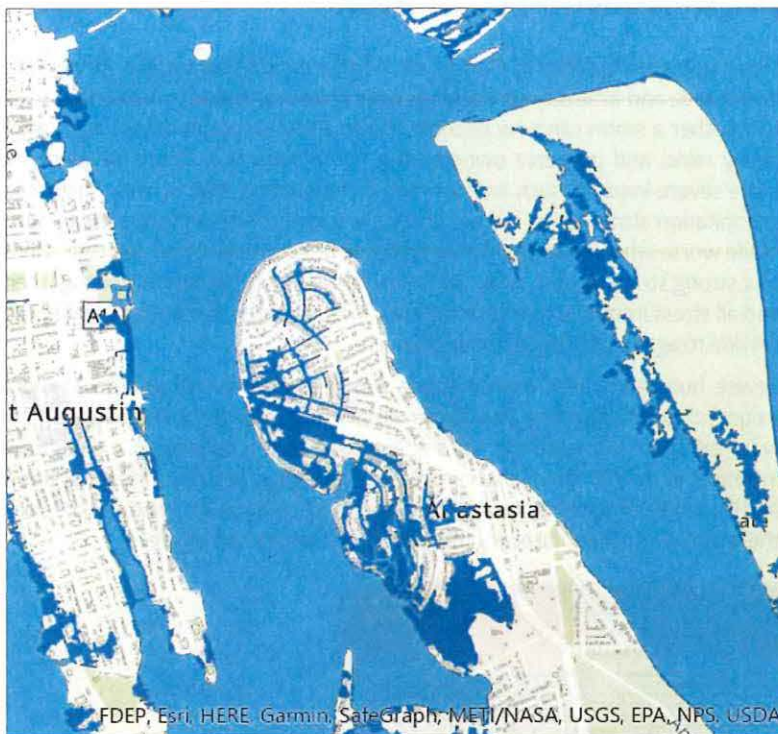
FLOODSMART

FloodSmart, administered by FEMA, is the official website of the National Flood Insurance Program (NFIP). It is a valuable resource for property owners and includes information regarding flood risk, flood insurance, and reducing flood risk. (www.floodsmart.gov/)

PRE-FIRM STRUCTURES

A building for which construction or substantial improvement occurred on or before December 31, 1974 or before the effective date of an initial Flood Insurance Rate Map (FIRM). [- NFIP]

Buildings constructed or substantially improved after the community's initial FIRM should have been constructed in compliance with the local floodplain ordinance. Most historic buildings are pre-FIRM structures.



St. Augustine is susceptible to flooding from multiple directions. The map indicates potential flood water pathways.

Identifying Flood Risk

Flooding can occur from a variety of natural sources including storms, precipitation, the ocean, bays, harbors, rivers, streams, and creeks. Flooding can also occur as a result of failures of man-made infrastructure such as water and storm water systems. Although flood threat from infrastructure failure is often sudden and unpredictable, low-lying, flood prone areas located adjacent to or near waterways, also known as floodplains, are mapped by the Federal Emergency Management Agency (FEMA). Information regarding a property's flood vulnerability can be found on FEMA's Flood Insurance Rate Maps (FIRMs) available online through FEMA's Flood Map Service Center, which can be searched by street address. FIRMs serve as the basis for floodplain regulation and management, as well as a tool for determining flood insurance premiums. **However, FIRMs are based upon historical or current flood data and do not address future threats such as subsidence and sea level rise.**

The FIRMs identify the extent of the 1% floodplain of the ground, also known as the 100-year floodplain, or Special Flood Hazard Area (SFHA), representing the properties at the greatest risk of flooding. Buildings outside of the SFHA with levels below grade, such as crawlspaces and garages, may be equally vulnerable to flooding while buildings that are a few steps above grade (such as many of St. Augustine's residences) are less vulnerable. In addition, properties outside of designated floodplains often experience flooding during major storm events, such as hurricanes and tropical storms.

INCREASING FLOOD RISK

Like many communities in Florida, St. Augustine is experiencing an increase in the rate and intensity of flooding over historical trends. Roads that used to weather a storm can now become impassable; temporary ponds form after heavy rains; and property owners have to address new, more frequent, or more severe impacts, such as flood waters inundating their homes. Increased precipitation attributed to climate change is one of the key contributing factors, made worse when occurring during high tide or accompanied by the high winds of a strong storm or hurricane. These factors can occur separately or together, and all stress infrastructure systems that, in some cases, have already begun to fail due to age and/or lack of maintenance.

Severe hurricane winds and changing wind patterns can contribute to more frequent coastal flooding and higher storm surge, while St. Augustine's high watertable can decrease the soil's ability to absorb a downpour. Significant increases in rainfall can overwhelm rivers, waterways and stormwater systems and lead to flash flooding. While disruptive to property owners and visitors alike, there is also a substantial economic impact on the City as a whole.



"Along the Atlantic and Gulf Coasts of Florida, the land surface is also sinking. If the oceans and atmosphere continue to warm, sea level along the Florida coast is likely to rise one to four feet in the next century. Rising sea level submerges wetlands and dry land, erodes beaches, and exacerbates coastal flooding."

- Environmental Protection Agency, August 2016

ELEVATION CERTIFICATE

The best way to obtain an accurate flood risk assessment for a specific property is to acquire an Elevation Certificate, typically prepared by a licensed surveyor, but they can be obtained from an architect or engineer. The Elevation Certificate will identify the height of the lowest floor relative to the Base Flood Elevation (BFE) or SFHA. **The height of the lowest occupied floor, which may be the basement, can be used to calculate flood insurance rates and determine the height to which the building must be protected to comply with St. Augustine's floodplain management regulations. Elevation Certificates are also required when constructing a new building or an addition to an existing building to ensure compliance with floodplain regulations. They can also be commissioned by owners of existing properties within a floodplain whose lowest occupied floor is above the BFE to potentially take advantage of flood insurance rate reduction.** Elevation Certificates are not performed by city officials, however the Planning and Building Department may have a copy on file associated with recent permit activities.

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1560-0008
Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-8.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION		FOR INSURANCE COMPANY USE	
A1. Building Owner's Name		Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.		Company NAIC Number:	
City	State	ZIP Code	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)			
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)			
A5. Latitude/Longitude: Lat _____ Long _____		Horizontal Datum: ☐ NAD 1927 ☐ NAD 1983	
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.			
A7. Building Diagram Number _____			
A8. For a building with a crawlspace or enclosure(s):			
a) Square footage of crawlspace or enclosure(s) _____ sq ft			
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____			
c) Total net area of flood openings in A8b _____ sq in			
d) Engineered flood openings? ☐ Yes ☐ No			
A9. For a building with an attached garage:			
a) Square footage of attached garage _____ sq ft			
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____			
c) Total net area of flood openings in A9b _____ sq in			
d) Engineered flood openings? ☐ Yes ☐ No			
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION			
B1. NFIP Community Name & Community Number	B2. County Name	B3. State	
B4. Map Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date
B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone A/O, Flood Depth)		
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in item B9: ☐ FIS Prefix ☐ FIRM ☐ Community Determined ☐ Other Source: _____			
B11. Indicate elevation datum used for BFE in item B9: ☐ NGVD 1929 ☐ NAVD 1983 ☐ Other Source: _____			
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or otherwise Protected Area (OPA)? ☐ Yes ☐ No Designation Date: _____ CBRS OPA			

FEMA Form 086-0-33 (12/16) Replaces all previous editions. Form Page 1 of 6

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1560-0008
Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

Important: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

City State ZIP Code Company NAIC Number

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)		FOR INSURANCE COMPANY USE	
C1. Building elevations are based on: ☐ Construction Drawings ☐ Building Under Construction ☐ Finished Construction		Policy Number:	
C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), V1-V30, V (with BFE), AR, AR1, AR2, AR3, AR4, AR5, AR6, AR7, AR8, AR9, AR10, AR11, AR12, AR13, AR14, AR15, AR16, AR17, AR18, AR19, AR20, AR21, AR22, AR23, AR24, AR25, AR26, AR27, AR28, AR29, AR30, AR31, AR32, AR33, AR34, AR35, AR36, AR37, AR38, AR39, AR40, AR41, AR42, AR43, AR44, AR45, AR46, AR47, AR48, AR49, AR50, AR51, AR52, AR53, AR54, AR55, AR56, AR57, AR58, AR59, AR60, AR61, AR62, AR63, AR64, AR65, AR66, AR67, AR68, AR69, AR70, AR71, AR72, AR73, AR74, AR75, AR76, AR77, AR78, AR79, AR80, AR81, AR82, AR83, AR84, AR85, AR86, AR87, AR88, AR89, AR90, AR91, AR92, AR93, AR94, AR95, AR96, AR97, AR98, AR99, AR100, AR101, AR102, AR103, AR104, AR105, AR106, AR107, AR108, AR109, AR110, AR111, AR112, AR113, AR114, AR115, AR116, AR117, AR118, AR119, AR120, AR121, AR122, AR123, AR124, AR125, AR126, AR127, AR128, AR129, AR130, AR131, AR132, AR133, AR134, AR135, AR136, AR137, AR138, AR139, AR140, AR141, AR142, AR143, AR144, AR145, AR146, AR147, 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Flood insurance, which is available through the National Flood Insurance Program (NFIP) and private companies, can allow property owners the financial means to more quickly recover from a flood.

Federal Flood Regulations

ACRONYMS

BFE: Base Flood Elevation
CRS: Community Rating System
DEM: Division of Emergency Management
DFE: Design Flood Elevation
DHR: Division of Historical Resources
FBC: Florida Building Code
FEMA: Federal Emergency Management Agency
FIRM: Flood Insurance Rate Map
GIS: Geographic Information System
HARB: Historic Architectural Review Board
LiMWA: Limit of Moderate Wave Action
NFIP: National Flood Insurance Program
NOAA: National Oceanic and Atmospheric Administration
NPS: National Park Service
SAFM: St. Augustine Floodplain Management Ordinance
SFHA: Special Flood Hazard Area

NATIONAL FLOOD INSURANCE PROGRAM

Established in 1968, the National Flood Insurance Program (NFIP) offers repair assistance for flood-damaged properties; provides maps of floodplain areas, delineating zones of risk; and makes flood insurance available to property owners.

The intent of the NFIP was to:

- Allow property owners to purchase flood insurance from the Federal government where private insurance was unavailable or cost prohibitive;
- Provide a national insurance funding pool to distribute the risk across a larger geographic area, thus reducing premium costs; and
- Provide incentives for flood risk management, thus reducing the overall costs of flooding.

In many ways, flood insurance works like other types of insurance. In exchange for the payment of a premium, the insurance provider guarantees compensation or partial compensation for a covered loss. The cost of premiums varies with the level of risk; for example, less flood-prone properties will have lower premiums than those in more vulnerable locations. With flood insurance, a property owner or tenant is eligible to receive funds for recovery following a flood event. Flood insurance is typically available to cover damage to both the property (i.e., residential and commercial buildings) and contents (i.e. furnishings and objects). As a participant in the Community Rating System, St. Augustine's property owners and tenants are eligible for discounted flood insurance premiums. (*Refer to Community Rating System, sidebar page 2.7.*)



The first floor of this home was built above today's anticipated height of floodwater and may benefit from lower flood insurance premiums if the lower level is unoccupied.

PROPERTY FLOOD INSURANCE

NFIP insurance is currently available to all owners and tenants of eligible residential and commercial properties throughout St. Augustine, regardless of the property's flood risk. *Flood insurance is required for some properties, such as mortgaged properties located within high-risk areas, but it should be considered by owners of all properties at risk for flooding. In cases where flood insurance is not required, each property owner must assess their property's level of risk and their ability to financially recover from a flood event when considering forgoing coverage. In addition, all property owners and tenants should consider flood insurance for their contents. In the event of a flood, any flood-related damage not covered by insurance is largely the responsibility of the owner and/or tenant.*

Some alterations required to protect a property from flooding (e.g., elevation, wet floodproofing, or dry floodproofing) and to achieve lower insurance premiums can sometimes be at odds with best practices for historic preservation. The key is to balance the extent of change required for flood protection with the historic character. (Refer to *Building Elevation*, page 4.1, and *Wet Floodproofing*, page 5.1.) Alterations can jeopardize the historic character and integrity of a building, property, and setting. If the changes cause the building to no longer meet the definition of a "Historic Structure," full floodplain management requirements must be met. All contributing properties in St. Augustine's National Register and locally designated historic districts in addition to all individually Landmarked properties meet the criteria of "Historic Structures" under the NFIP. (Refer to *Local Floodplain Management*, page 2.7, *Floodplain Management for Historic Properties*, page 2.8, and *Substantial Improvement*, sidebar page 2.8.)

WIND INSURANCE

The most severe flooding in St. Augustine typically occurs when the city is impacted by either a tropical storm or hurricane. Severe winds can cause damage to buildings both directly and indirectly with falling tree limbs and airborne debris. Unlike flood insurance, in the state of Florida wind insurance is included as part of a typical homeowner's insurance policy. Property owners should verify the adequacy of their coverage.

FLOOD INSURANCE COVERAGE

Subsidized flood insurance is available for tenants and property owners from the National Flood Insurance Program (NFIP) for buildings and contents at qualified properties in the following coverage amounts:

	Commercial	Residential
Building	\$500,000	\$250,000
Contents	\$500,000	\$100,000

Flood insurance is also available from private companies, although amounts may vary. Properties identified as repetitive loss properties, may have potential claim limits.

PRESIDENTIAL DISASTER DECLARATION FUNDING

The federal government provides financial assistance only in the event of a Presidential Disaster Declaration. *However, most incidents of flooding do not warrant the declaration and even with a disaster declaration, not every impacted property will qualify for assistance. In both cases the property owner would be financially responsible for necessary repairs through flood insurance or other means.*

Following a Presidential Disaster Declaration, federal funding may be available from the:

- **Individuals and Households Program (IHP):** Administered by FEMA, IHP provides financial and direct services to eligible individuals and households affected by a disaster who have uninsured or under insured necessary expenses and serious needs. In 2018, the IHP program grant limit was increased to \$34,900. (www.fema.gov)
- **U.S. Small Business Administration (SBA):** The SBA makes long-term, low-interest loans for both residential and commercial use through its Disaster Loan Assistance program to address both physical and economic damage from a declared disaster. (www.sba.gov)
- **U.S. Department of Housing and Urban Development (HUD):** HUD can provide funding through its Community Development Block Grant Disaster Recovery (CDBG-DR) Program. To be eligible for funding, the proposed project must be a CDBG eligible activity and meet a CDBG national objective. (www.hudexchange.info/programs/cdbg-dr/)



Nuisance flooding is a regular part of life in St. Augustine.

COMMUNITY RATING SYSTEM

The Community Rating System (CRS) program. The CRS is a voluntary program that recognizes and encourages community floodplain management activities that exceed NFIP requirements. A goal of the CRS is to reduce a property's vulnerability to flooding. One of the ways that municipalities achieve the goal is to require that buildings be elevated or constructed above the BFE, lessening the potential impact.

The City of St. Augustine has established a Design Flood Elevation (DFE) that is one foot above the Base Flood Elevation (BFE). The additional height requirement is referred to as freeboard. The city's higher standards have allowed St. Augustine to achieve a CRS rating of 5, providing property owners with up to a 25% reduction in their flood insurance premiums. The rating will vary to reflect flood protection measures implemented by the city and regular NFIP audits.

To be compliant with St. Augustine's floodplain regulations, the lowest floor of residences must be at or above the city's DFE or wet-floodproofed. However, a variance can be sought for designated historic properties. Dry floodproofing is not a compliant option for residences seeking to participate in the NFIP nor under St. Augustine's regulations. (Refer to *Wet Floodproofing*, page 5.1, and *Appendix A: Glossary*, page A.4, for *Dry Floodproofing*.)

Local Floodplain Management

Floodplain management requirements are intended to reduce the risk to human life, property, and building contents related to flooding. The City of St. Augustine's Planning and Building Department administers the floodplain management regulations that have been adopted by the city. The adoption of local floodplain management requirements allows the city to participate in the National Flood Insurance Program (NFIP), thus allowing its residents to apply for flood insurance and the community to receive assistance in the event of a disaster. (Refer to *National Flood Insurance Program*, page 2.5.) Although the NFIP establishes minimum requirements for floodplain management, the city's regulations are more stringent, encouraging increased protection for the city's properties and expedited recovery in the event of a flood. (Refer to *Community Rating System*, sidebar at left.)

Although property owners are encouraged to implement floodplain management requirements pro-actively and as part of minor construction and repair projects, there are some construction activities that require compliance. *Proposed property improvements within a SFHA must comply with all applicable St. Augustine City Code requirements, including the floodplain management regulations, found in the City of St. Augustine's Code of Ordinances.*

Within a designated floodplain, there are many types of work subject to floodplain management regulations that are applicable to all properties, including those designated as historic within the city unless a variance is granted. (Refer to *Floodplain Management for Historic Properties*, page 2.8.) Flood Examples include, but are not limited to:

- Modifying or adding any building system or equipment, including electrical, plumbing, heating, air conditioning, and generators (refer to *Relocation of Critical Systems & Equipment*, page 3.4, and *Back Flow Prevention*, page 3.5);
- Installed finishes, doors, and windows vulnerable to flooding (refer to *Use of Flood Damage-Resistant Materials in Flood-Prone Locations*, page 18);
- Limiting the use of basements and flood-prone areas to parking, building access, and storage (refer to *Wet Floodproofing*, page 5.1);
- Undertaking substantial improvements to existing structures (refer to *Substantial Improvement*, sidebar, page 2.8);
- Constructing an addition to an existing structure; and
- Erecting a new building.

Property owners considering complex alterations and new construction should contact the Planning and Building Department to determine the floodplain management regulations applicable to a proposed project and to better understand the permit review process. In addition, there are numerous helpful resources available from the city and the federal resources. (Refer to *Appendix B: Resources*, page B.1, and *Construction Approval in the Floodplain (SFHA)*, sidebar page 2.12.)

FLOODPLAIN MANAGEMENT FOR HISTORIC PROPERTIES

Historic properties in St. Augustine include those designated as a contributing resource to a National Register Historic District, a local historic district, an individually designated National Register property, or an individually Landmarked property. *Although the NFIP provides provisions for historic properties, all properties in St. Augustine are subject to the City's floodplain regulations, including historic properties unless granted a variance based upon their historic designation.* It should be noted that any variance for floodplain compliance:

- Leaves buildings vulnerable to flooding and damage;
- Does not otherwise relieve property owners from obtaining flood insurance if otherwise required; and
- May foster a false belief that the flood risk is somehow reduced or eliminated.

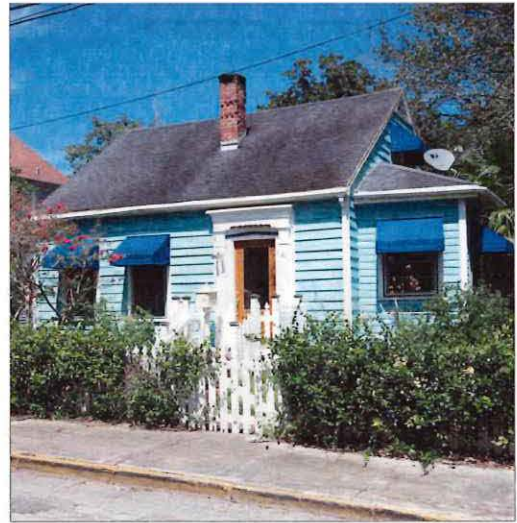
If a property has been substantially damaged and the necessary repairs would cause the building to lose its historic designation, a flood protection variance can be sought to forego full floodplain management compliance. However, *if alterations occur at a property as a result of substantial damage or as part of a substantial improvement causing it to lose its historic designation, the property must comply with all requirements of the city's Floodplain Management Ordinance and the Florida Building Code. To minimize future costs of flood recovery for all buildings, including those granted a variance to maintain historic integrity, it is recommended that mechanical equipment and systems be located at least 18" above the Base Flood Elevation (BFE).* In addition, flood damage-resistant materials should be used in areas up to 18" above BFE. (Refer to Basic Improvements, page 3.1.)

HISTORIC ARCHITECTURAL REVIEW BOARD

Historic preservation review by the St. Augustine Historic Architectural Review Board (HARB) for flood mitigation is only applicable to those properties that would otherwise be subject to review. The goal of historic preservation review is to improve the resilience to flood hazards while minimizing the impact on historic setting, materials, features, and finishes.

The St. Augustine HARB has jurisdiction over all proposed exterior alterations to properties in locally designated historic districts. Proposed exterior improvements to address flood mitigation, whether proactively to provide protection, emergency repairs following a flood event, or larger projects to make buildings serviceable, fall within HARB's jurisdiction. Immediately following a flood, HARB encourages stabilization repairs, including the installation of temporary shoring and roof tarps. Quick action has the potential to reduce additional damage and secondary damage such as mold.

In its review of flood mitigation measures, HARB utilizes the same criteria as it does for other types of alterations. Their goal is to maintain integrity, or the ability of a property to convey its historic significance. This includes proposed additions intended to offset loss of usable space at existing buildings. However, HARB recognizes that mitigation interventions at each historic property are unique and HARB will consider each application on a case by case basis during their review process. (Refer to Maintaining Historic Character, page 4.4.)



Floodplain management for historic properties balances the protection of human life and property with the maintenance of historic character.

FLORIDA DIVISION OF HISTORICAL RESOURCES REVIEW

The Florida Division of Historical Resources (DHR) reviews flood mitigation and repair measures for historic properties to ensure, to the degree possible, that the proposed alterations do not affect the property's historic character, integrity, and eligibility for funding. DHR reviews properties that are:

- Receiving federal tax credits;
- Receiving state or federal funding; or
- Receiving state or federal permits.

Prior to undertaking any further work, DHR should be contacted to review properties under their jurisdiction. DHR review is not a substitute for local HARB review. If there are differences of opinion between HARB and DHR review, the more stringent option will typically apply. (Refer to Presidential Disaster Declaration Funding, sidebar page 2.6.)



Sandbags are a mitigation measure that can reduce the impact of flooding. However, sandbags and associated plastic sheets must be properly installed to be effective. (Photograph courtesy of the City of St. Augustine.)

LOCATION DEFINITIONS

Base Flood Elevation (BFE): The elevation of the base flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the flood insurance rate map (FIRM). [- SAFM]

Design Flood Elevation (DFE): The elevation of the "design flood," including wave height, relative to the datum specified on the city's legally designated flood hazard map. In areas designated as zone AO, the design flood elevation shall be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as zone AO where the depth number is not specified on the map, the depth number shall be taken as being equal to two (2) feet. [- SAFM]

Freeboard: An additional amount of height above the Base Flood Elevation (BFE) used as a factor of safety (e.g., 1 foot above the Base Flood) in determining the level at which a structure's lowest floor must be elevated or floodproofed to be in accordance with St. Augustine's floodplain management regulations.

Lowest Floor: The lowest floor of the lowest enclosed area of a building or structure, including basement, but excluding any unfinished or flood-resistant enclosure, other than a basement, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation of the non-elevation requirements of the Florida Building Code or ASCE 24. [- SAFM]

Flood Mitigation

Flood mitigation entails actions taken by municipalities and individuals that decrease the negative effects of flooding, with the primary aim of protecting of human life and property. *Mitigation projects can be undertaken as protective measures, in anticipation of potential flooding, but are more often a reaction to flooding, during or immediately following the recovery process.*

When considering mitigation after a flood, there is a tendency to strive to return to "normal" pre-flood conditions. Although emotionally comfortable, reinstating a condition that is prone to flood damage is not necessarily in a property owner's best long-term interest. The careful selection of mitigation options allows both a community and its constituents to be forward-thinking, particularly in considering rising flood vulnerability associated with increased storms, precipitation, and development in flood-prone areas.

A wide range of mitigation measures can be implemented to address flooding of various types and extents. *Community-wide mitigation options tend to be larger and beneficial to an expanded area, such as the seawall along the Mantazas River, the Lincolnville drainage improvement project, and more rigorous construction codes that improve a structure's ability to withstand a flood or storm. By contrast, property-specific mitigation options initiated by an owner or tenant are typically implemented to reduce flood impact at a single parcel. In some circumstances, community-wide mitigation may alleviate the need for individual property mitigation, but are usually completed in conjunction with complementary property-specific mitigation options for the best long-term protection.*

WIND MITIGATION

Many of St. Augustine's most significant flood events are related to severe storms, accompanied by high winds. Both wind gusts and flying debris can be damaging to properties, particularly to a building's roof and windows.

- **Roofs:** At roofs, wind can cause shingles and tiles to be removed, creating and opening for stormwater to enter a building. In more severe cases, uplift can dislodge a roof if it is not properly secured. To reduce potential wind damage at roofs, it is recommended that self-adhered underlayment be installed in lieu of roof felt when roof replacement is undertaken. The roofing contractor should also verify whether roofs are properly secured with tie downs and gable braces.
- **Windows:** Windows are highly vulnerable to breakage during a storm, particularly from flying debris. Although plywood is often installed at window openings preceding a storm, there are several semi-permanent options that can be considered. These include plastic barriers and hurricane fabrics, both of which require anchor installation in advance of a storm. It may also be possible to install hurricane-resistant windows or hurricane shutters where historic windows are no longer extant and historic integrity would not be impacted.



Larger properties with generous setbacks provide more opportunities for stormwater absorption and can easily accommodate extended stairs when elevation is considered as a mitigation option.

HISTORIC PROPERTY FLOOD MITIGATION CONSIDERATIONS

Property-specific mitigation options are determined by individual owners or tenants within the requirements of local zoning, floodplain, and building code, and where applicable, the Historic Architectural Review Board (HARB). If the property-mitigation receives federal funding, review by Florida's Department of Historic Resources may also be required. *(Refer to Florida Division of Historical Resources, sidebar page 2.8.)* Implementation of property mitigation measures may have the added benefit of reducing flood insurance rates if compliant with the National Flood Insurance Program (NFIP).

Some of the considerations when evaluating flood mitigation options for properties include:

- **Level of flood vulnerability:** The level of a building's flood vulnerability can be determined by documenting the height of floodwater at a building during a prior storm event, consulting a Flood Insurance Rate Map (FIRM), or obtaining an Elevation Certificate. *(Refer to Identifying Flood Risk, page 2.3, and Elevation Certificate, page 2.4.)* It should be noted that FIRMs identify the flood risk at the ground on which a building sits, while Elevation Certificates identify the vulnerability at the habitable floor level. Basic improvements may be sufficient to protect buildings with lower vulnerability, while those with higher vulnerability may need to be elevated or wet floodproofed to protect from flooding.
- **Size and setbacks of parcel:** Floodproofing measures should protect a property without increasing the potential for flooding on adjacent parcels. Larger parcels with generous setbacks tend to facilitate stormwater absorption and increased options for floodproofing. Additionally, if considering building elevation, it is easier to add extended access stairs and ramps at large parcels. *(Refer to Stair Configurations, page 4.20.)*
- **Historic configuration:** At single-family homes, individual property owners can pursue the flood mitigation measures they feel are most appropriate. At attached or semi-attached homes that share a party wall(s) it is typically not possible to elevate unless all of the neighbors agree to work together.



Buildings whose first floors are located close to the surrounding ground level are more vulnerable to flooding than neighboring buildings on piers.



Queen Anne houses, which often include towers, chimneys and porches, can be more challenging to elevate than buildings with simpler geometries.

FLOODPROOFING CERTIFICATE

Documentation of certification by a registered professional engineer or architect that the design and methods of construction of a nonresidential building are in accordance with accepted practices for meeting the floodproofing requirements in the community's floodplain management ordinance. This documentation is required for both floodplain management requirements and insurance rating purposes. [- FEMA]

For insurance rating purposes, a building's floodproofed design elevation must be at least (12" - St. Augustine as of the date of this publication) above the Base Flood Elevation (BFE) to receive full rating credit for the floodproofing. If the building is floodproofed only to the BFE, the flood insurance rates will be considerably higher.

GUIDELINES FOR FLOOD ADAPTATION FOR REHABILITATING HISTORIC BUILDINGS

In June 2021, the National Park Service released the *Guidelines for Flood Adaptation for Rehabilitating Historic Buildings*, providing further direction for communities, property owners and tenants considering the impact of flood mitigation projects. (www.nps.gov/orgs/1739/upload/flood-adaptation-guidelines-2021.pdf) The *Guidelines* include information on some mitigation options for non-residential properties that are not included in this document.

PRESERVATION RECOMMENDATIONS

- ☐ Retain historic building features
- ☐ Salvage and reuse features that cannot be retained
- ☐ Reconstruct features that cannot be salvaged, including foundation transitional features such as wood skirt boards and masonry water tables
- ☐ Minimize alteration of character defining features
- ☐ Integrate required new design elements and materials that are visually appropriate for the historic character



The best option for vulnerable wood-framed buildings is usually elevation.

- **Building type and style:** The historic relationship of a building to the ground will vary based on the type, style, and massing, with some forms of elevation lending themselves to some options. For example, slab-on-grade construction tends to be more challenging to elevate than a house supported by piers.
- **Historic building material:** Wood-framed buildings cannot be wet floodproofed nor are they good candidates for temporary barriers and shields, but they do tend to be easier to elevate. Temporary barriers and shields may offer protection to masonry and concrete buildings, which may be good candidates for wet floodproofing or elevation.
- **Potential for flood insurance premium reduction:** Residential property owners can achieve flood insurance rate reductions for an approved building elevation or wet floodproofing project. (Refer to *Floodproofing Certificate, sidebar at left.*) Others measures, such as basic improvements, can reduce damage from floodwater but will not result in insurance premium reductions. (Refer to *Basic Improvements, page 3.1.*)
- **Implementation costs:** Many of the basic repairs that can reduce the impact of flooding are relatively inexpensive, although the more complex options, such as building elevation and wet floodproofing, are significantly more costly. (Refer to *Construction Approval in the Floodplain (SFHA), sidebar page 2.12, for funding for opportunities for elevating existing buildings.*)
- **Impact on historic integrity:** It is important to keep in mind that the practice of flood mitigation has not traditionally taken a building's historic character into account. Flood mitigation strategies tend to require change, often radical change, that can damage or destroy the integrity or character of historic properties. If a property is altered to the point it is no longer eligible to be designated as historic, the owner must comply with the city's Floodplain Management ordinance. When selecting flood mitigation options, every effort should be made to minimize the impacts on the building's historic integrity. (Refer to *Floodplain Management for Historic Properties, page 2.8.*)



Although basic improvements can improve the flood resilience of many properties, elevation is often the best long-term mitigation option for vulnerable wood-framed buildings.

RESIDENTIAL FLOOD MITIGATION OPTIONS

There are three general categories of flood mitigation options for residential properties, all of which should be planned in a manner that is compatible with the historic building and its setting.

- Basic Improvements:** *Simple, low-impact strategies that can be applied to almost all properties and are relatively easy and inexpensive to complete*
 Basic improvements do not typically require the services of a design professional. The location of building systems and equipment above floodwater are required for both building elevation and wet floodproofing. Basic improvements on their own can reduce the impact of flooding and facilitate recovery, however, it is unlikely that they will result in reduced flood insurance premiums.
- Building Elevation:** *Raising a building so the lowest habitable floor and building systems are located above the Base Flood Elevation (BFE)*
 Although all buildings can be elevated, it is typically easier and less costly to elevate a wood-framed building than a masonry or concrete building. Both residential and non-residential buildings may be elevated for flood insurance premium reductions.
- Wet Floodproofing:** *Measures applied to a building that allows floodwater to enter a building and rise at the same rate and to the same level as floodwater outside of a building*
 Wet floodproofing can be applied to masonry or concrete buildings, and may be the best option for residential and non-residential buildings that are difficult to elevate. Both residential and non-residential buildings may be wet floodproofed for flood insurance premium reductions.

The majority of 19th and 20th century historic residences are wood-framed, lending themselves to building elevation as the most effective flood mitigation option. Most new residential construction tends to be wet floodproofed. *Building alterations, such as elevation and wet floodproofing are more complex, require the assistance of a design professional, and typically have the greatest impact on the integrity of historic properties.* The historic property tax exemption can be used to help offset more costly mitigation options.

CONSTRUCTION APPROVAL IN THE FLOODPLAIN (SFHA)

The Planning and Building Department is available to assist applicants in determining the flood mitigation option that is most appropriate for their circumstances. The Planning and Building Department may be able to assist residential property owners in obtaining a federal grant to finance up to 75% of the cost of elevating their home. (Refer to *Florida Division of Historical Resources Review*, sidebar, page 2.8.)

DESIGN PROFESSIONALS

Given the unique characteristics of each property, some mitigation options will be more effective than others. Consultation with a licensed architect or engineer can identify a mitigation strategy best suited to a property's conditions and needs.

The National Flood Insurance Program (NFIP) has established specific compliance requirements for flood mitigation projects. *In addition to complying with the Florida Building Code, alterations to buildings located within locally designated floodplains must also comply with the floodplain management and historic property regulations found in the St. Augustine City Code.*

The review process for elevation and wet floodproofing, requires the preparation of drawings by a licensed architect or structural engineer. Improperly installed or constructed elevation or wet floodproofing alterations can result in significant damage to an existing building and prevent owners from benefiting from reduced flood insurance premiums. *To expedite the review process, consultation with an architect or structural engineer who has specific experience with flood mitigation alterations and St. Augustine requirements is highly recommended.*

A licensed architect, engineer, or surveyor is also required to prepare an Elevation Certificate to take advantage of reduced flood insurance rates. (Refer to *Elevation Certificate*, page 2.4.)



Poorly maintained buildings are more susceptible to storm damage from floodwater and high winds due to wear and tear on roof, clapboards, and associated fasteners.

3 Basic Improvements

BASIC IMPROVEMENT REQUIREMENTS

Some basic improvements are required as part of a building elevation or wet floodproofing project including the location of systems and equipment above the DFE and use of flood damage-resistant materials.

In addition, Planning and Building Department approval may be required for some work subject to the St. Augustine City Code and Florida Building Code including:

- Installation of building systems and equipment;
- Installation of back-flow preventers;
- Installation of solar panels and generators;
- Changes to impervious surface coverage; and
- Modification of site drainage patterns.

HARB approval may also be required for exterior modifications of properties under their jurisdiction. (Refer to *Historic Architectural Review Board*, page 2.8.)

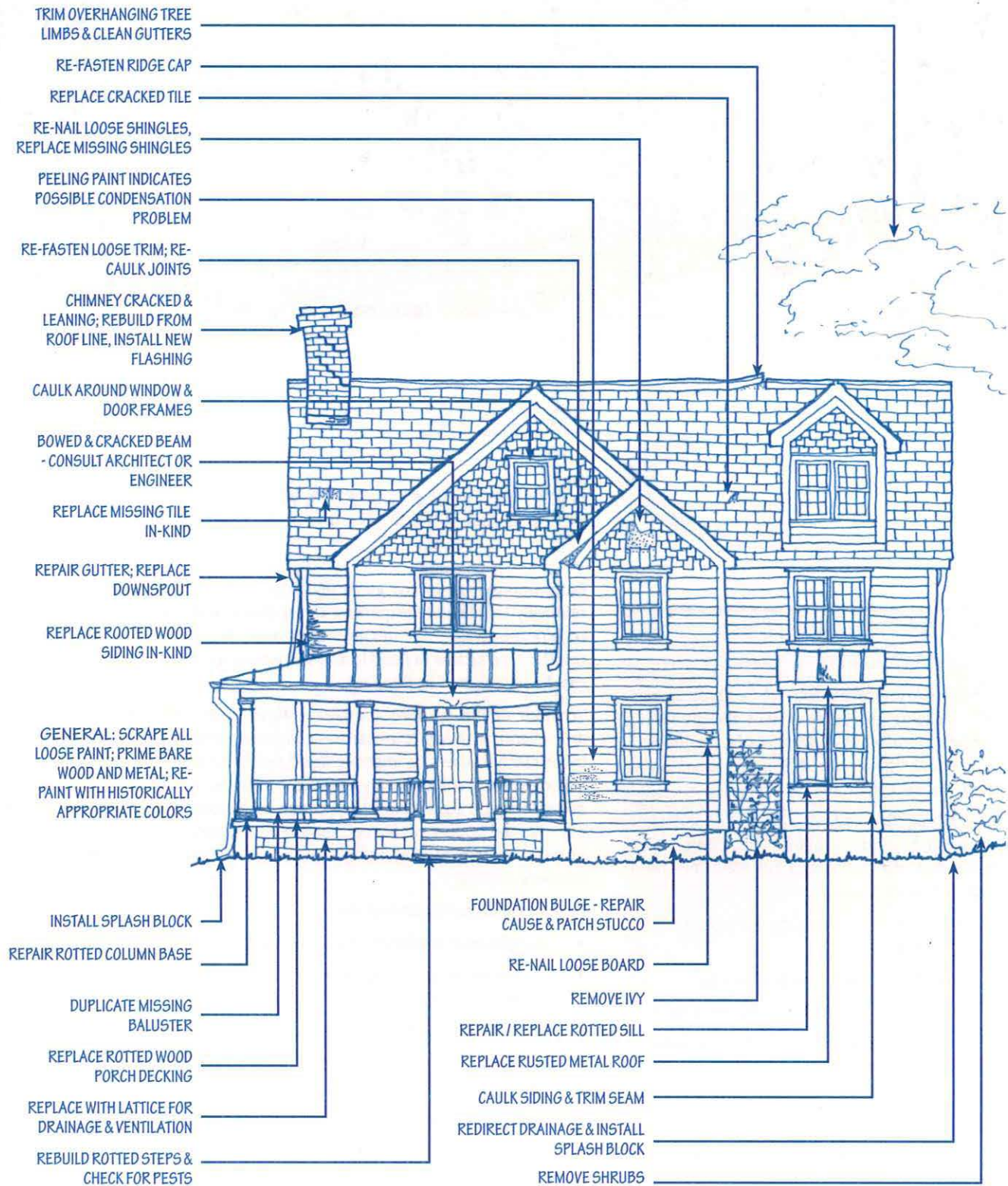
Basic improvements are generally simple, low-impact strategies that are relatively simple and inexpensive to complete, and in some instances, do not require the services of a design professional. Although they typically will not result in a reduction in flood insurance premiums, they can potentially reduce the damage caused by flooding.

Whether or not a more complex mitigation project is anticipated, there are several relatively low-cost basic improvements that can be undertaken by property owners to improve flood resilience and recovery. These basic improvements are relatively easy to complete, and if carefully executed, do not require significant modification of historic residences and typically have limited impact on historic integrity. *Multiple basic improvements can often be implemented at a single property, improving its resiliency and flood recovery success.*

Basic improvements can include:

- Maintenance of historic resources and properties;
- Relocation of critical systems and equipment above the Design Flood Elevation (DFE);
- Installation of back flow preventers;
- Installation of secondary power sources to allow electrical independence in the aftermath of a storm;
- Use of flood damage-resistant materials in flood-prone locations;
- Temporary door and window barriers; and
- Landscape improvements.

TYPICAL BUILDING MAINTENANCE NEEDS





Downspouts should be oriented to discharge stormwater to allow flow away from and not towards building foundations.



High winds associated with tropical storms and hurricanes can topple and uproot trees.



Replacing damaged or missing siding can prevent stormwater infiltration and prevent it from becoming airborne debris.

MAINTENANCE

Regular maintenance helps to:

- Preserve buildings, structures, and properties;
- Protect real estate values and the investment;
- Protect buildings, structures, and properties from flood damage; and
- Keep St. Augustine an attractive place to live, work, and visit.

Flooding is often accompanied by secondary factors, such as high winds, and can be followed by fire. There are simple maintenance measures that can reduce the vulnerability of historic properties to primary and secondary hazards that should be completed at all properties, including:

- Grading land to promote positive drainage away from historic buildings (City approval should be sought for potential impact on neighboring properties, sidewalks, archaeology, or roadways, as required);
- Trimming overhanging tree limbs that might crash through a roof or take down electric and telephone lines in a wind storm;
- Clearing site debris that might become waterborne or airborne (if high winds accompany the flood), clog storm drains, provide fuel for a fire, and harbor pests or cause damage to the historic building or surrounding buildings;
- Ensuring oil and propane tanks, including barbecue grills, and associated connections, are well maintained and anchored to prevent flotation;
- Removing clutter and unnecessary storage in a building, particularly if items are hazardous, highly flammable, or located in a flood-prone area;
- Maintaining roofing, flashing, gutters, and downspouts to direct stormwater away from buildings and allow absorption on the property;
- Reinforcing roof framing to support wind loads;
- Repointing masonry and repairing stucco, including chimneys, walls, foundations, and piers, to prevent collapse and stormwater infiltration;
- Replacing or securing missing or dislodged siding to prevent stormwater infiltration and potential wind-borne debris;
- Replacing cracked window glass that can shatter in a wind storm and allow water infiltration;
- Sealing openings between building components or around penetrations such as hose bibs or conduits through walls;
- Maintaining shutters in an operational condition to protect windows from airborne debris in a wind storm;
- Replacing cracked pipes to prevent plumbing leaks or sewer failure; and
- Replacing batteries in smoke and carbon monoxide detectors to provide notification of a fire or gas leak.

Regular maintenance is an important factor in the long-term protection of all buildings and structures. However, a poorly maintained building, particularly one that is structurally compromised, is a poor candidate for floodproofing since the floodwater can more easily enter a building and further destabilize its structure.



The height of the floodwater impacted the electrical service for this house. (Photograph courtesy of the City of St. Augustine.)

RELOCATION OF CRITICAL SYSTEMS & EQUIPMENT

Damage to building systems and equipment can be a potentially costly effect of flooding. Traditionally, building systems and equipment are often located in a crawlspace, on the first floor, or at exterior grade. **Even short-term exposure to floodwater can permanently damage any of these systems, making them useless in the flood recovery process.** In addition, relocating equipment to a higher elevation level may limit an environmental hazard by preventing gas, oil, and chemicals from mixing with flood water, in addition to electrification.

The types of systems and equipment that could be impacted include:

- Heating;
- Hot water;
- Air conditioning;
- Electrical / Security / Communications; and
- Kitchen / Laundry Appliances.

Relocation will often require raising the systems and equipment to higher levels, at a minimum to the DFE. This includes not only major equipment but raising secondary elements such as electrical outlets, junction boxes, switches, disconnects, panels, and meters. Care should also be taken to identify locations that minimize potential damage resulting from wind damage to the roof and windows. (Refer to *Wind Mitigation*, page 2.9.)

All relocated equipment should be installed in a manner that meets the Florida Building Code, the St. Augustine City Code, and the manufacturers' requirements including clearances, access, and ventilation. At the interior of a building, the equipment and appliances can be placed on raised platforms or relocated to upper floors can result in the loss of habitable space. This can include boilers, water heaters, electrical panels, washers, and dryers.

Relocation of exterior equipment may require mounting on roofs, freestanding platforms, or wall platforms. Every effort should be made to minimize the visibility of all equipment by selecting a visually inconspicuous location and screening materials such as shrubs and fencing from both the public way and neighboring properties. (Refer to *Foundation Screening*, page 4.12.)



Exterior equipment should be installed so that it is elevated above the anticipated floodwater height. As the shrubs grow, they will provide visual screening.



Building systems and equipment are vulnerable to damage from floodwater and can be costly to replace.

PROTECTING BUILDING SYSTEMS

FEMA publication P-348, Edition 2, Protecting Building Utility Systems From Flood Damage Principles and Practices for the Design and Construction of Flood Resistant Building Utility Systems (February 2017) provides guidance on the protection of residential systems and equipment.



Municipal back flow preventers can protect contaminated water from entering the water supply in a neighborhood. Individual property owners can also install back flow preventers at water lines to protect their homes.



Propane tanks can provide an alternative fuel source however, they should be secured, such as the strap tie-down in this example, to prevent floatation during a flood event.

BACK FLOW PREVENTION

During a heavy rain or storm condition in which the flow in the sewer system exceeds the available pipe capacity, plumbing fixtures are vulnerable to backups. This is particularly true in cities with combined water and sewer systems like St. Augustine. In addition, the fresh water supply can become contaminated if inundated with flood water.

To minimize the potential for sewage backup through floor drains, toilets, and sinks, it is prudent to have drainage systems and associated vent pipes cleaned on a regular basis. To protect water supply lines, a back flow preventer, or a backwater valve, can be installed. A back flow preventer is a device that's installed on pipes that allows water to flow in one direction but never in the opposite direction to prevent the water supply from becoming contaminated.



Secondary power sources, such as solar panels, can facilitate recovery from a flood. The visual impact of solar panels can be mitigated with placement on secondary elevations; installation parallel to the roof surface; selecting a frame-less panel that matches the roof color; and maintaining a consistent minimum offset of 6-inches from eaves, rakes, and ridges.

INSTALLATION OF SECONDARY POWER SOURCES

Loss of power often occurs as the result of flooding, particularly when accompanied by high winds. This could be property specific – loss of power at a building – or impact multiple properties – downed electrical lines in a neighborhood. An independent power source, such as solar collectors or a generator, can provide a means of facilitating recovery after a flood, allowing equipment such as sump pumps and fans to remain operational, thus, speeding up a return by occupants. Like the relocation of critical systems, every effort should be made to minimize the visibility of secondary power sources and propane tanks.

Care should be taken when repowering building systems after a flood event. Water logged power sources can be hazardous and cause accidental injury, electrical overload, and system and equipment damage.



Following a flood, dumpsters collect damaged materials and furnishings and temporary storage units hold salvageable items while the house is repaired.

USE OF FLOOD DAMAGE-RESISTANT MATERIALS IN FLOOD-PRONE LOCATIONS

Certain materials are less affected by being submerged in water than others. FEMA categorizes building materials in one of five levels to rank their potential resistance to flood, ranging from those that require a constant dry environment to those that can withstand high flood exposure. Several interior materials popularized during the mid-20th century that appear to be water resistant are also rated “unacceptable” for flood resistance including solid wood doors and flooring, linoleum tile, and regular plywood.

Brick, which is a common exterior material for historic buildings, is classified as having an “Acceptable” flood resistance without the application of any coatings. It should be noted that FEMA’s material ratings are for individual materials rather than wall and floor assemblies. Therefore, each component in an assembly should be evaluated for flood resistance. For example, although individual bricks may be acceptable, brick walls can only provide protection if all components of the wall assembly are acceptable, and well maintained. This includes ensuring that mortar joints are repointed and that joints and penetrations are sealed.



Lower portion of wall finish removed in Lincolnville home to allow the cavity to dry out following a flood revealing sub-standard work from prior recovery effort. Electrical service should be elevated if home remains at current elevation. It is always prudent to use licensed contractors. (Photograph courtesy of the City of St. Augustine.)



Although the brick may be an acceptable flood resistant material, the lack of mortar provides a path for flood water ingress. (Photograph courtesy of the City of St. Augustine.)

FLOOD-RESISTANT MATERIALS

Materials identified by FEMA as flood resistant and available in the following documents:

FEMA Technical Bulletin 2: “Flood Damage-Resistant Material Requirements for Buildings Located in Special Flood Hazard Areas in accordance with the National Flood Insurance Program” (2008)

FEMA Technical Bulletin 7: “Wet Floodproofing Requirements for Structures Located in Special Flood Hazard Areas in accordance with the National Flood Insurance Program” (1993)

Compliance with NFIP non-structural elevation wet floodproofing requirements may necessitate replacement of historic materials with alternative flood damage resistant materials below the BFE/DFE.

COQUINA

Coquina, found at many of St. Augustine’s oldest buildings, is a sedimentary limestone rock composed almost entirely of shell and fossil fragments. It can be a fairly porous material that allows water to flow through, particularly when submerged for extended periods of time. Although not characterized by FEMA for flood resistance, it should be treated as an “unacceptable” material and be protected from prolonged exposure to floodwater.

Flooding and Historic Buildings



In the 2015 publication *Flooding and Historic Buildings*, Historic England's conclusions differ from FEMA's Technical Bulletin 2, *Flood Damage-Resistant Materials Requirements*, regarding historic materials and flooding.

FLOOD RESISTANT MATERIALS: AN ALTERNATIVE APPROACH

To best preserve historic building components, English Heritage recommends a slow, temperature-controlled, carefully monitored process of drying-out. Although they acknowledge that there will be some material degradation, particularly for high floods or if the floodwater contains salts or other contaminants, they argue that many historic materials can be saved with proper care. This approach may be an appropriate alternative to material replacement where not otherwise required for NFIP compliance.

Flooding and Historic Buildings

Although relatively resistant to flood damage, historic-building materials can all suffer some degradation and may need appropriate treatment. These materials include stone, solid brick-and-mortar walls, timber frames, wattle-and-daub panels, timber boarding and paneling, earthen walls and floors, lime-plaster walls and ceilings and many decorative finishes.

Organic materials such as timbers swell and distort when wet and suffer fungal and insect infestations if left damp for too long. If dried too quickly and at temperatures that are too high, organic materials can shrink and split, or twist if they are restrained in panels. Inorganic porous materials do not generally suffer directly from biological attack.

Significant damage can occur when inherent salt and water (frost) crystals carried through the substrate are released through inappropriate drying or very cold conditions.

- Historic England, 2015

(www.historicengland.org.uk/advice/technical-advice/flooding-and-historic-buildings/)



Removable baseboards and cornices can help dissipate standing interior water and promote air circulation, thus reducing the potential for mold.

Property owners should consider both interior and exterior materials, furnishings, and equipment and where they are installed to improve their resiliency and ability to recover from a flood. Options to consider include:

- **Floors:** Selecting flood finishes that are easy to clean and disinfect. A possibility would be to install a solid-surface material including tile or polished concrete flooring instead of carpet or wood laminate.
- **Walls:** Drywall (gypsum board) walls, and to a lesser extent plaster walls, are particularly vulnerable to flooding, particularly if exposed to flood water for long periods of time. Not only does the material deteriorate, but the inside of the wall cavity is often prone to developing mold. A method of reducing the possibility of mold is to remove any standing water and ventilate the room and wall cavity as quickly as possible. This can include installing baseboards and room cornices in a manner so they can easily be removed and installing dehumidifiers and fans to keep air circulating.



Furnishings can be carefully selected to reduce costly replacement. This can include chairs and storage units, such as shelving and drawers, raised above the floor on metal legs instead of resting directly on the floor. Electronics and power cords should be located above floodwater levels and vulnerable items stored in plastic bins.



Sandbags are often used as part of a barrier system to reduce or prevent floodwater from entering through doors and windows. They must be properly installed to be effective, and treated as hazardous waste if they come in contact with floodwater.

BARRIERS & SHIELDS – DOORS & WINDOWS

Even a few inches of floodwater entering a home can have a devastating impact, necessitating costly repairs. To protect masonry and concrete buildings from low-level flooding, temporary barriers and shields can be installed at vulnerable door and window openings. ***Although not compliant with the NFIP at residential buildings and therefore not eligible for a reduction in flood insurance premiums, temporary barriers and shields can reduce flood damage.***

Barriers and shields can be engineered to withstand several feet of floodwater for long durations of time. However, at residential buildings, far simpler alternatives, such as sandbags, are employed for protection. Relying on sandbags can be problematic. They must be obtained and positioned prior to a flood event, must be properly stacked to prevent water seepage, and disposed of as contaminated waste if they come in contact with floodwater. As a relatively low-cost alternative to sandbags, it may be possible to install a metal plate barrier at vulnerable door and window openings. ***If properly fitted and sealed, these barriers can be effective to relatively low flood water heights of a couple of feet, for relatively short durations of time before seepage becomes serious.***

To minimize potential seepage, the barrier and shield systems typically include gaskets at the junction of components and where they meet the building wall, door or window sill, or ground surface. To be effective, the installation of barriers and shields should be combined with the sealing of openings at the perimeter of the building including open mortar joints and crevices around penetrations such as hose bibs and conduits, as well as regular maintenance. (Refer to *Maintenance*, page 3.1, and *Joint Sealers*, sidebar at right.)



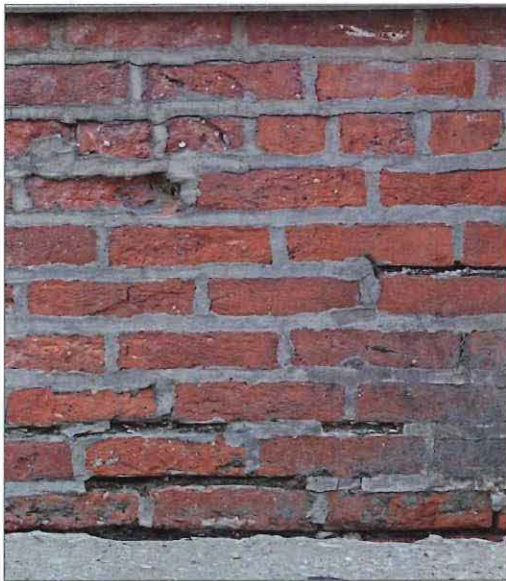
Sealing opening around penetrations such as hose bibs is recommended to reduce floodwater seepage, particularly if a barrier or shield system will be employed to minimize floodwater damage.

JOINT SEALERS

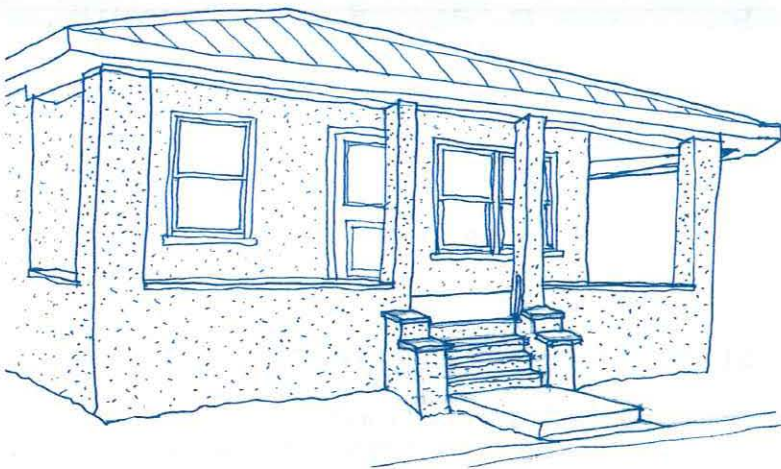
Many buildings have joints or gaps at penetrations, where dissimilar materials meet, or where different elements are joined. To improve the effectiveness of dry floodproofing, all crevices and gaps must be sealed to provide a continuous barrier at the wall and slab.

Joint sealers generally come in two categories, sealants and gaskets. Sealant is typically a flexible, putty-like material that adheres to surfaces and forms a watertight seal. Gaskets are generally rubber and are compression fit to form a water-resistant seal between two materials. While sealants adhere to adjacent materials, gaskets can be utilized as a sealer between two joining parts, such as around an operable door or window, or between components of a flood gate or barrier. (Refer to *Door Barrier diagram*, sidebar page 3.9.)

One of the difficulties associated with sealants and gaskets is that they tend to degrade and fail relatively quickly. As they begin to fail, they can become brittle, crack and lose their water tightness, lowering their effectiveness as a water barrier. As a result, they require frequent replacement, and become a long-term maintenance obligation.

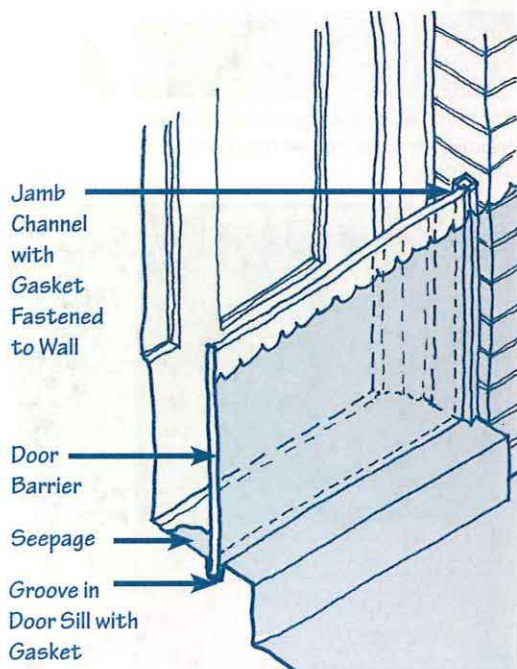


Openings at the perimeter of a building including open joints between bricks and openings between paving and walls can provide paths for floodwater ingress. Regular maintenance at vulnerable areas, including repointing and sealing gaps, can reduce floodwater entry.

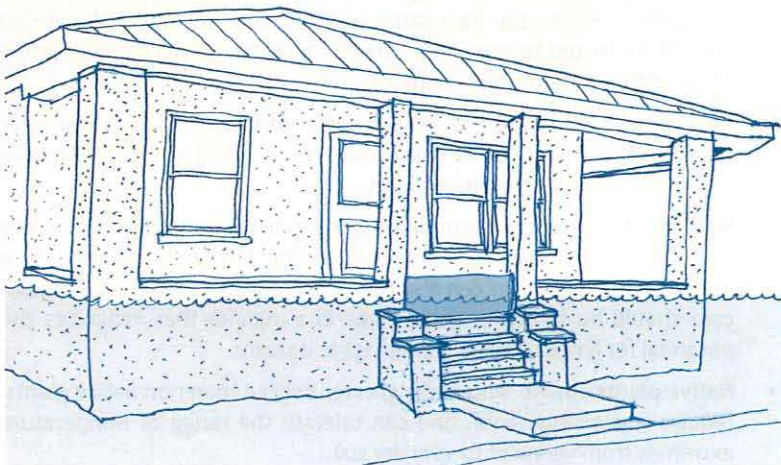


Although not compliant with the National Flood Insurance Program, temporary barriers can be installed at openings in masonry porches on masonry buildings in lieu of sandbags. To maximize effectiveness, the height of the barrier should be similar to the height of the knee wall and similar barriers should be added to all low openings, such as back doors. Barriers should not be installed unless the structure is well maintained since the water pressure could result in significant wall pressure that can compromise the roof supports.

Similar to the door example, at left, a gasketed channel should be installed on the porch piers and a groove cut into the top landing. Flood barriers should be installed immediately in advance of the flood. It is prudent to have a sump pump available to remove any seepage.



Door barriers can provide temporary protection from rising floodwater. Simpler versions can be fabricated with channels permanently mounted in sealant to the door jambs with a groove cut into the sill. The panel, which can be metal or marine grade plywood, slots into the channel and groove. Water seepage can be reduced by a gasket at the perimeter of the panel.



Tree Species	Gallons of Water Intercepted in Year 1	Gallons of Water Intercepted in Year 15	Gallons Intercepted Over 15 Years
4" Live Oak	481	7,283	48,375
8" Live Oak	1,491	9,349	71,949
12" Live Oak	2,843	11,507	98,772
4" Yaupon Holly	155	486	5,676
8" Yaupon Holly	548	548	8,226

Planting trees and shrubs can aid in stormwater absorption by intercepting water through their root systems. (Resilient Heritage, 2020, page 39.)

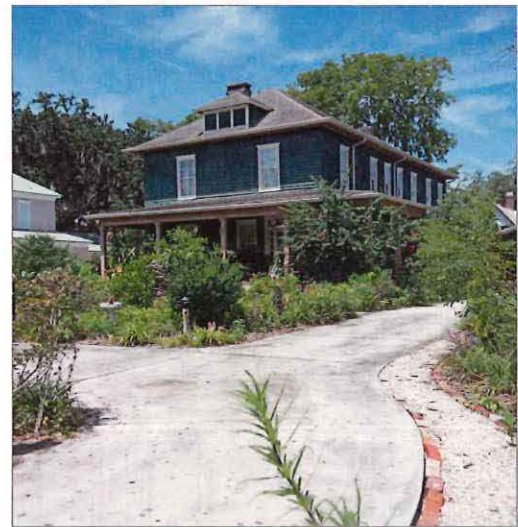
LANDSCAPE IMPROVEMENTS

Landscape improvements can be relatively low impact, inexpensive to implement, and integrated into a designed landscape, particularly at new areas of development. Many properties in St. Augustine's Historic Districts have very little land area that is not covered by buildings, sidewalks, walkways, patios, driveways, and swimming pools. As a result, the opportunity to improve flood resilience with landscape improvements in this densely built-out setting is very limited, and generally relies on capturing stormwater for on site absorption to prevent it from running into a street drain or onto a neighboring property.

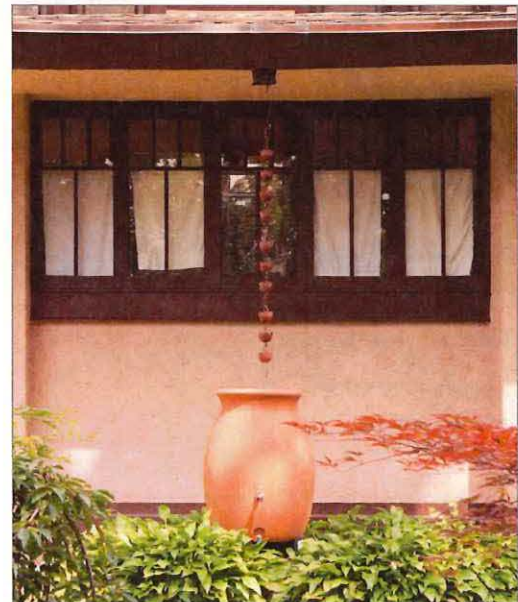
- **Reduction of impervious surfaces and introduction of permeable surfaces** provides a means of increasing infiltration and decreasing stormwater runoff. Impervious surfaces include roofed buildings and structures, roadways, parking areas, and paved surfaces. Any rainfall or other form of water that hits these impervious surfaces becomes runoff, increasing the propensity for neighborhood flooding. Because of their limited absorption, impervious surfaces have the added effect of reducing infiltration into the ground, thus reducing the replenishment of aquifers. Berms can be located to promote stormwater absorption and trees planted to provide a vertical landscape feature and improve absorption. (Refer to table above.)
- **Rain gardens** are gardens located in depressed areas of land, often near paved surfaces, that collect stormwater runoff and promote infiltration; they often incorporate native plants.
- **Shade trees** can be environmentally beneficial by promoting stormwater absorption, thus reducing runoff and the ambient temperature. If tree limbs shade a roof, they can also reduce interior temperatures although care should be taken to locate trees in a manner that minimizes the potential for limbs damaging buildings in a storm.
- **Native plants** absorb water to a greater degree than non-native plants, require less maintenance, and can tolerate the range of temperature extremes from very wet to very dry soil.
- **Rain barrels** are located at the base of buildings to collect stormwater discharged from roof surfaces through downspouts, that can then be used to water gardens rather than being directed to storm drains. Rain barrels should not be located in the right-of-way where they may block the pedestrian flow on sidewalks, and to the extent possible that limits their visibility from the public way should be limited.



Gravel between driveway pavers is an attractive way to promote stormwater absorption and reduce runoff.



The gravel along the edge of this driveway and lush plantings reduces stormwater runoff by promoting absorption.



Rain barrels can collect stormwater discharge from roof surfaces and be used to water gardens.



Slab-on-grade ranch houses, and their chimneys, can be successfully elevated. Care should be taken when addressing the raised foundation. (Photograph courtesy of the City of St. Augustine.)

4 Building Elevation

Historic buildings and structures are increasingly vulnerable to the effects of environmental change including flooding from high tides and severe storms. As individual property owners are struggling with how to best protect their homes, they are challenged with balancing the level of desired protection with the maintenance of their community's historic character.

Building elevation is a common option considered by residential property owners to improve flood resilience. Elevation is the process of raising the habitable portion of a building above the anticipated flood level to minimize future loss. **One of the benefits of properly completed building elevations are that they can significantly decrease future flood damage and flood insurance premiums.** However, elevation can be both costly and significantly impact the historic character of individual properties and surrounding neighborhoods, and negatively impact archaeological resources. (Refer to *Presidential Disaster Declaration Funding*, sidebar page 2.6, and *Construction Approval in the Floodplain (SFHA)*, sidebar page 2.12, for potential elevation funding options.) Property owners should balance the practical implications of elevations with maintaining the historic character of their residence within their neighborhood context. This includes avoiding extreme building elevation heights to minimize the impact on historic character.

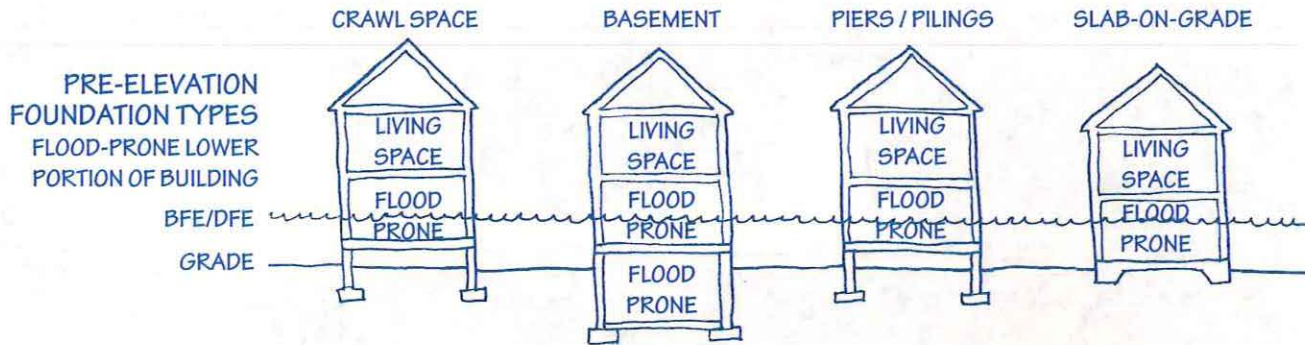
The majority of properties in each of St. Augustine's Historic Districts maintain their historic integrity. As more properties complete mitigation projects, including building elevation, that integrity can be compromised, threatening their National Register designation. If the districts are no longer eligible to be characterized as "historic," property owners will be required to comply with all of the city's floodplain management requirements and those of the Florida Building Code. (Refer to *Floodplain Management for Historic Properties*, page 2.8.)

ELEVATED BUILDING

A building that has no basement and that has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns. Solid (perimeter) foundations walls are not an acceptable means of elevating buildings in V and VE zones.

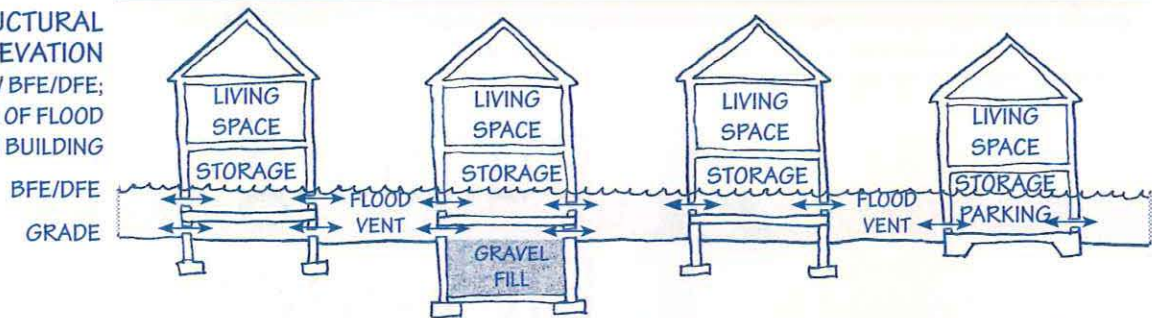
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ZONE A ELEVATION OPTIONS



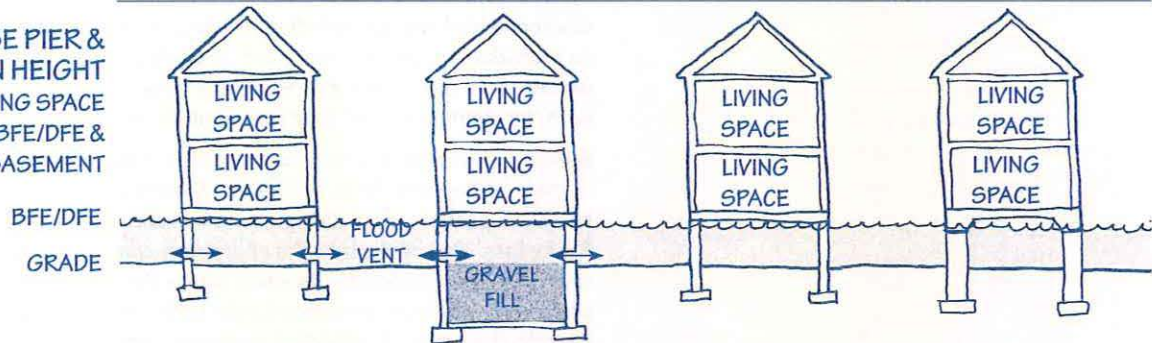
Areas below BFE/DFE are more vulnerable to flooding. Higher insurance premiums would apply to properties with occupied areas below the BFE.

NON-STRUCTURAL ELEVATION
LIMIT USE BELOW BFE/DFE;
FREE PASSAGE OF FLOOD
WATER THROUGH BUILDING



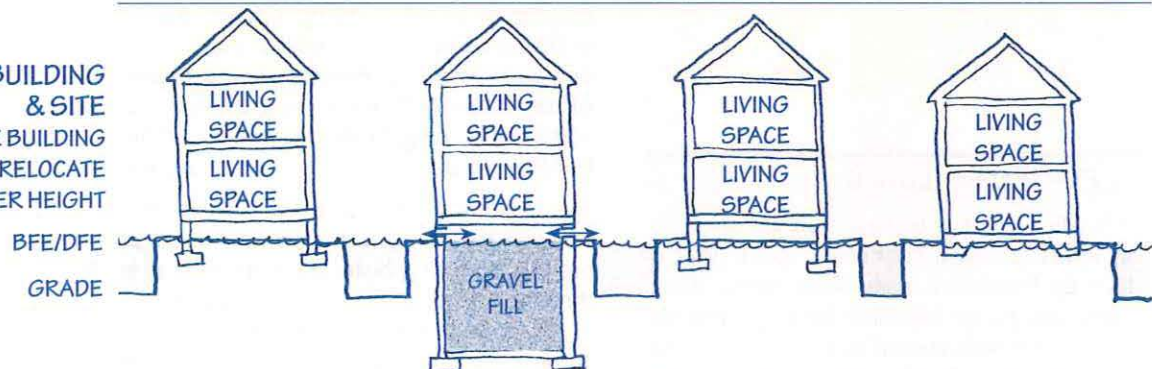
The abandonment of flood-vulnerable areas reduces the habitable space and limits the use below the BFE/DFE to storage and parking. Flood vents are installed to allow the free flow of water in and out of the building, and basements are often infilled with gravel to prevent potential wall collapse.

INCREASE PIER & FOUNDATION HEIGHT
ELEVATE LIVING SPACE
ABOVE BFE/DFE &
ABANDON BASEMENT



Supporting the building on higher piers, piles, or foundation walls can reduce vulnerability at habitable spaces.

ELEVATE BUILDING & SITE
RE-GRADE BUILDING
PERIMETER & RELOCATE
HOUSE AT HIGHER HEIGHT



The elevation of the grade at the perimeter of the raised building can help retain its context to the site. This is typically only feasible at larger parcels. Care should be taken to prevent stormwater runoff onto adjacent parcels.



This one-story house has been elevated on piers. The piers and building base have been painted dark brown, reducing their visibility. The spaced driveway pavers allow for stormwater absorption.



A few buildings in St. Augustine were constructed on elevated sites. Elevating both a building and site maintains the historic context but it can increase stormwater runoff onto neighboring properties. Public Works should be consulted regarding potential stormwater runoff from a parcel when alterations are being considered.

PRESERVATION RECOMMENDATIONS

- ❑ Limit elevation of the first floor of existing buildings to the DFE + 1-foot
- ❑ Limit the first floor height of potential new construction or additions that must meet floodplain requirements to the DFE + 1-foot

ELEVATION OPTIONS

There are four general categories for building elevation:

- Non-structural elevation by abandoning flood-vulnerable areas of a building and relocating uses to higher, non-vulnerable areas – This could be as simple as abandoning portions of the basement or vulnerable first floor areas;
- Elevating the building and supporting it on piers or piles;
- Elevating the building and supporting it on higher foundation walls; and
- Elevating the site and building.

Each of these elevation types may be utilized on their own, or in combination, to suit local conditions. For a residence with a floor height that is vulnerable to flooding, raising all equipment and systems above the BFE/DFE, whether wall mounting or to a higher floor level, is a simple option with little or no impact on the exterior of the building. (Refer to *Relocation of Critical Systems & Equipment*, page 3.4.) In instances where the flood vulnerability is greater, such as a traditional masonry home with a wood porch and a basement, it may be appropriate to elevate a masonry building onto a higher foundation wall; support the wood porch on higher piers; relocate all of the systems to upper floor levels and abandon the first floor. Similarly, a wood framed residence may be elevated on higher piers while the masonry chimney would require an extended foundation, ideally matching the chimney material. (Refer to *Historic Property Flood Mitigation Considerations*, page 2.10, *Elevation Case Studies*, page 4.13.)

HEIGHT OF BUILDING ELEVATION

Individual property owners will make personal determinations regarding whether to elevate their buildings and there will be a period in which some properties are elevated, and others are not. One of the greatest challenges is limiting building elevation to a height that provides the community-identified level of safety while minimizing the impact on the historic character.

Some of the height considerations when considering elevation include:

- The St. Augustine City Code identifies the maximum allowable building height, currently established as 35-feet measured from the DFE.
- All additions to existing residential buildings and new residences, and substantially improved residences are required to have their lowest habitable floors elevated either to or above the DFE, or be wet floodproofed unless granted a variance as a historic property. (Refer to *Substantial Improvement*, sidebar page 2.8, and *Wet Floodproofing*, page 5.1.)
- Substantial elevation, such as raising a one-story cottage by a full story, can dramatically impact its historic integrity and dwarf its neighbors, negatively impacting the character of the surrounding streetscape, particularly in neighborhoods with a lot of small parcels, such as Lincolnville or the Abbott Tract.

Consistency regarding the goals of elevation and design parameters that work for the individual characteristics of a neighborhood can improve the outcome. Therefore, applying a height standard consistent with the BFE/DFE for new construction will limit the “lollipop” houses that often loom over smaller-scale historic residences, particularly in neighborhoods with one-story residences on smaller parcels.



The houses are all different but share similar features. They have similar forms, setbacks, gable roofs, and materials.

MAINTAINING HISTORIC CHARACTER

Owners of historic properties need to balance the practical implications of building elevations with maintaining the historic character of their residence and within their neighborhood context. This can be best achieved by identifying clear parameters related to appropriate flood mitigation measures to provide for safety without destroying neighborhood character. These parameters consider localized flood risk; floodplain management requirements; parcel site limitations; as well as building type, style, and materials.

Property owners must consider an enormous number of administrative and design factors in their decision-making process when considering elevating a historic building, some of which may be conflicting. An understanding of the varying requirements can help assess the long-term benefits of different elevation options.

Proposed alterations should be considered holistically for their impact on the individual building as well as within the larger neighborhood context. To the extent possible, proposed alterations to historic buildings should retain:

- The overall building proportions, appropriate to typology and style;
- Historic access and orientation;
- The composition of character-defining building elements;
- Historic building features, including appendages such as porches, bays, and chimneys; and
- Character-defining materials and features.

When retention in place is not possible, it may be feasible to salvage character-defining elements for sensitive reuse as required to accommodate the building elevation. Where salvage is not feasible, historic elements can be reconstructed in an integrated manner with the elevation.

As appropriate, design elements and features at the existing building should be thoughtfully copied, complemented, or contrasted to accommodate the increased building height.

WHAT IS HISTORIC?

For the purposes of flood mitigation projects, a historic building is a building or structure that is:

1. Individually listed in the National Register of Historic Places; or
2. A contributing property in a National Register of Historic Places listed district; or
3. Designated as historic property under an official municipal, county, special district or state designation, law, ordinance or resolution either individually or as a contributing property in a district; or
4. Determined eligible by the Florida State Historic Preservation Officer for listing in the National Register of Historic Places, either individually or as a contributing property in a district. [FBC]

PRESERVATION DEFINITIONS

Historic character refers to all visual aspects and physical features that comprise the appearance of historic properties and extends to the setting of historic properties to include a building's relationship to the environment and adjacent streets and buildings, landscape plantings, views, and the presence of accessory features.

Historic integrity is the authenticity of a property's identity, evidenced by the survival of physical characteristics that existed during the property's historic period including evaluation of any changes that may have occurred through time which could contribute to the building's later-acquired historic character and significance. An overall sense of past time and place are evident in the composite of seven qualities: location, design, setting, materials, workmanship, feeling, and association.

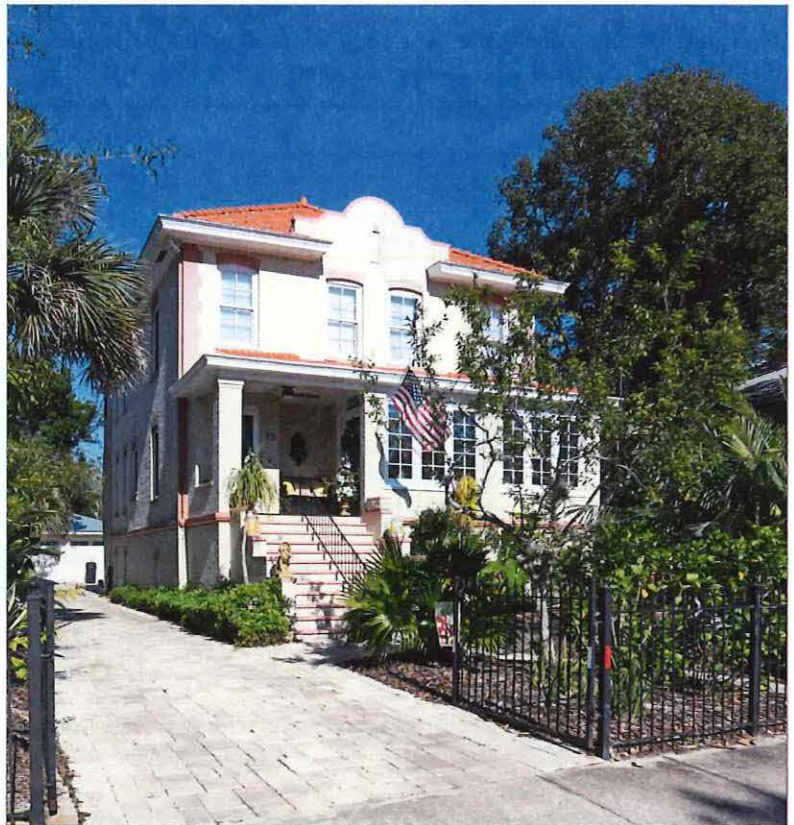
Historic period is the primary time line for which the historic building derived its historic association with an event, person, place, pattern of development or other historic context.

PRESERVATION RECOMMENDATIONS

- ☐ Identify a property's character-defining elements
- ☐ Retain or integrate key elements into elevation strategy
- ☐ Minimize destruction of archaeological resources



Many of St. Augustine's historic residences are plain wood-framed buildings. This house includes Victorian-period detailing at the front gable and two-story porch.



The building type is a foursquare in the Mediterranean Revival style.

TYPE VS. STYLE

A building type addresses the overall size, shape, and proportions of a building. Style refers to the decorative elements applied to a specific form, such as brackets or a type of window or door and is often associated with specific construction periods. A front-gabled house can have an Italianate bracketed cornice, a Greek Revival Frieze, or Colonial Revival pedimented door surround.

PRESERVATION RECOMMENDATIONS

- ❑ Identify building type and style - The City of St. Augustine has information available regarding the type and style of buildings in the local and National Register Historic Districts
- ❑ Understand the building's character-defining characteristics and context
- ❑ Identify examples that are appropriate within the historic context

BUILDING TYPES & STYLES

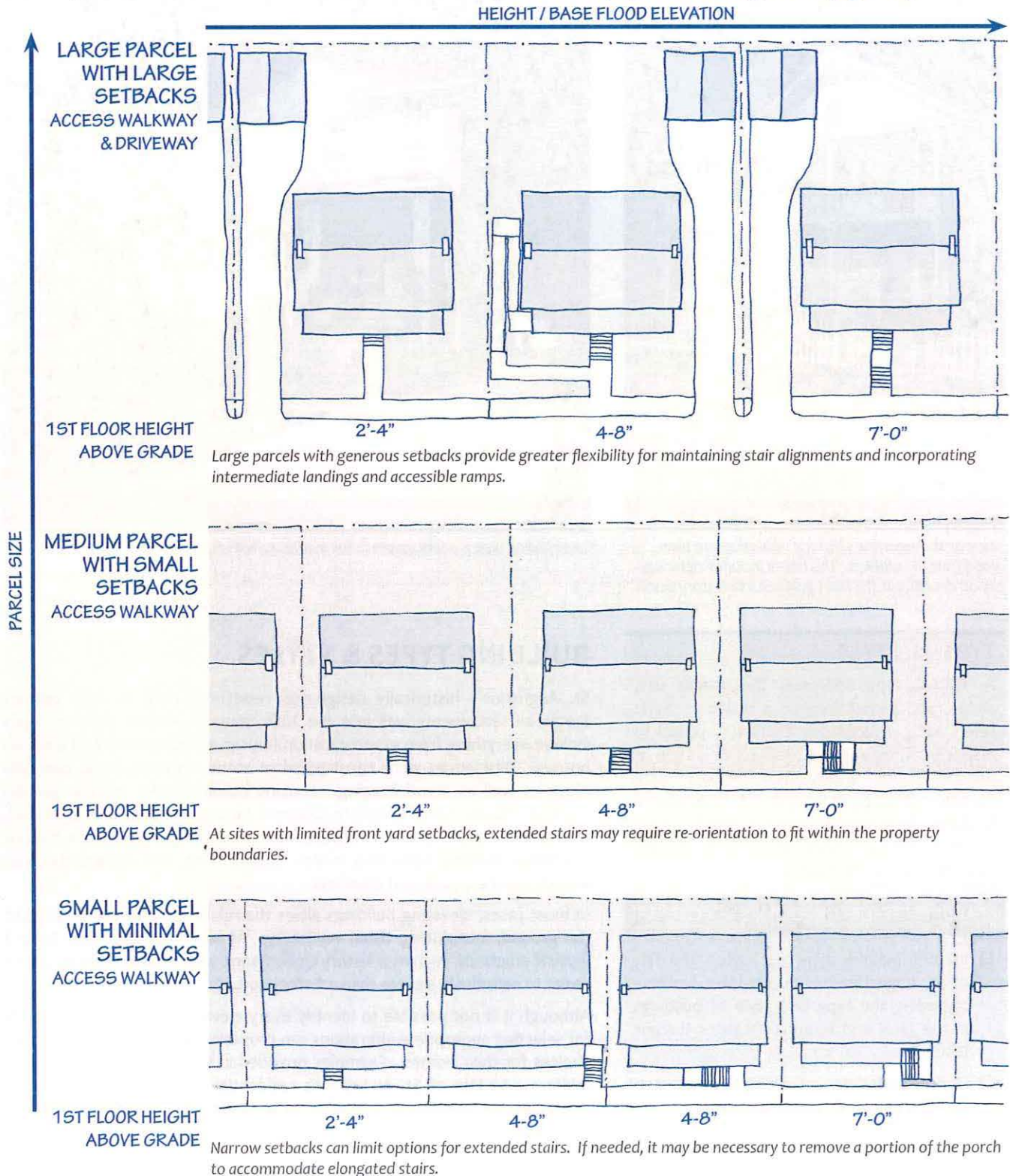
St. Augustine's historically designated residences date to 16th century European settlements well into the 20th century. Historic building types include everything from grand vacation houses, to bungalows and shotgun houses. Residences were constructed of stone, coquina, brick, concrete block as well as wood framing. Historic building styles include Spanish Colonial, Queen Anne, Italianate, Colonial Revival, Mediterranean Revival, and Mid-Century Modern. The characteristics of St. Augustine's historic residential building types vary in size, height, form, and appendages that include porches, bays, and chimneys.

In most cases, elevating buildings alters the relationship of the building to the ground, introducing visual verticality. As such, buildings that have a vertical emphasis, such as a 3-story Queen Anne with a corner tower, can be easier to sensitively elevate than a 1-story cottage.

Although it is not possible to identify every elevation option, a framework for selecting appropriate alterations can property owners make appropriate choices for their homes. Examples provided in the Elevation Case Studies address a variety of St. Augustine's residential building types to identify strategies for addressing elevation in a variety of contexts. ([Refer to Elevation Case Studies, page 4.13.](#))

PARCEL CONFIGURATIONS

The diagrams below depict the same sized house on three parcel sizes in the rows, large, medium and small. To show different levels of flood risk, each house is elevated either 2'-4", 4'-8" or 7'-0" above grade. It becomes more challenging to install extended stairs as parcels and setbacks become smaller and elevation heights increase. (Refer to *Stair Configurations*, page 4.20.)



PRESERVATION RECOMMENDATIONS

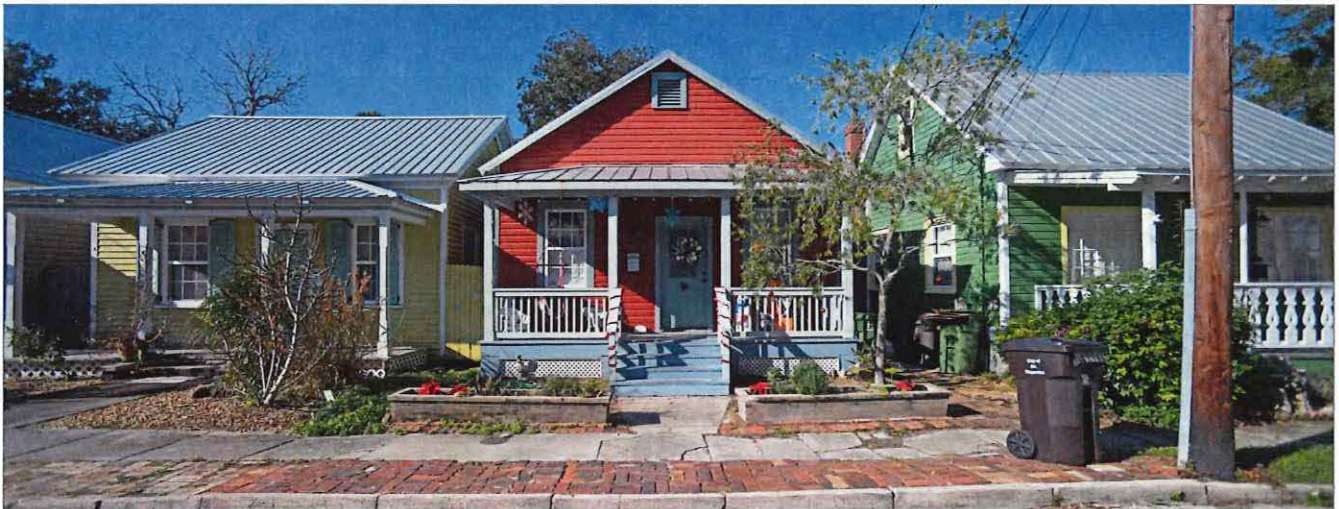
- ❑ Maintain relative visual setbacks and building heights between adjacent parcels
- ❑ Consider potential options for building relocation while maintaining the surrounding historic character and visual relationship between adjacent parcels at larger properties
- ❑ Work with Planning and Building Department to identify appropriate options for extended stairs located within front or side yard setbacks that maintain historic character
- ❑ Identify screening elements to conceal expanded foundation walls, piers, stairs, and mechanical equipment that are consistent with the space limitations and historic character

PARCEL SIZE & CONFIGURATION

Like topography, the size of parcels in historic districts and at historic parcels can vary dramatically from closely spaced, compact residences on relatively small lots and minimal setbacks, to generous suburban style lots with larger setbacks. When considering options for elevation, the size and configuration of parcels can have a substantial impact on elevation options and screening possibilities.

At larger parcels, it may be possible to elevate the grade beneath the residence, relocate it onto a higher portion of the parcel (although building on fill is discouraged), or relocate it away from vulnerability. If the distance between the building and the ground is not dramatically altered, it is easier to screen including higher foundations or pier supports, expanded stairs, and raised mechanical equipment. If modifying the height of a site by regrading, care should be taken to prevent stormwater runoff onto adjacent properties.

Smaller sites do not provide the same opportunity for relocation, and if a residence could be relocated, their relationship with adjoining parcels may be compromised. Those with narrow front and/or side yard setbacks, can present a significant challenge, particularly to accommodate extended stairs and associated screening required for higher elevations.



The houses are all different but share similar features. They have similar forms, small setbacks, gable roofs, front porches, and materials. Given the small parcel size, adding stairs to an elevated house would be a challenge.

PRESERVATION RECOMMENDATIONS

- ❑ Minimize alteration of existing walkways, driveways and parking areas to the extent possible to maintain historic setting
- ❑ Provide landscape screening to visually minimize the impact of required alteration
- ❑ Maintain existing curb cuts and limit front yard paving
- ❑ Maintain front porches
- ❑ Limit additional garage doors under living story, particularly front-facing garage doors

ACCESS & PARKING

St. Augustine's historic homes can be entered directly from a sidewalk or may include a walkway to the front entrance and potentially a driveway with a parking area near the house. Based upon the size and configuration of the site and relative height of a proposed elevation, it may be necessary to utilize existing walkways, driveways, and parking areas to accommodate extended stairs, requiring the alteration of historic alignments.

Property owners will often seek increased building elevation to allow for parking beneath their residences. This will typically necessitate relocated and potentially wider curb cuts, front yard paving for vehicular access, and the elimination of front porches. Furthermore, the addition of garage doors under the living story facing the street can greatly alter the historic character of the streetscape particularly when introduced at the front elevation.



The porch is located approximately 3 1/2-feet above grade. The split stairs accommodate the stair length without discharging into the street.

STAIRS, PORCHES & STOOPS

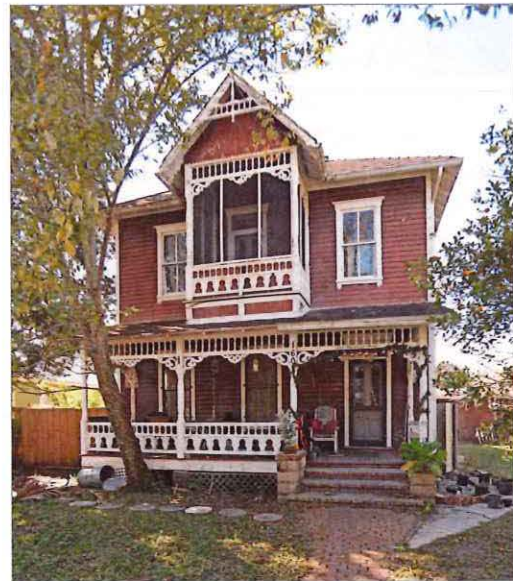
Stairs are often a character-defining feature, leading to a porch or stoop to access a primary entrance door. The combination of stairs, porches and/or stoops can be key elements in defining a building's type and style. Increased building elevation heights require longer stair runs to access the raised living floor level. To the extent possible, extended stairs should retain the original orientation and configuration, as well as relationships to the primary entrance door, walkways, and sidewalks. This can pose significant challenges when the parcel size and setbacks are restricted. (Refer to *Parcel Size and Configuration*, page 4.6.)

Building codes establish the minimum number of steps required and their associated length relative to the height of the living surface above exterior grade. For example, a floor surface that is 4-feet above grade requires a minimum of 7 steps, at a minimum length of 6'-5". (Refer to *Stair Configurations*, page 4.20.)

Handrails and guardrails are an important component of stairs, porches, and stoops. With the extended height, it may be necessary to extend or introduce handrails and guardrails where they did not previously exist. Handrails and guardrails should be compatible to the building type, style, and location, with attention the typical historic materials and features, such as newel posts. Additionally, their height must meet Florida Building Code requirements.

Accessibility

Providing access to an elevated building to individuals with physical disabilities is especially challenging. The length of ramps meeting accessibility requirements to accommodate extended heights can be prohibitive, particularly at smaller parcels. A ramp for an elevation of 4-feet above grade must be at least 53-feet long. If the installation of a ramp is not feasible, an accessible lift or elevator can be installed. When installing a lift or elevator, consideration should be given to limiting the visibility of roof penetrations and installing associated mechanical equipment above the DFE.



Porches and stairs can be significant components of historic residences and should be retained whenever possible.



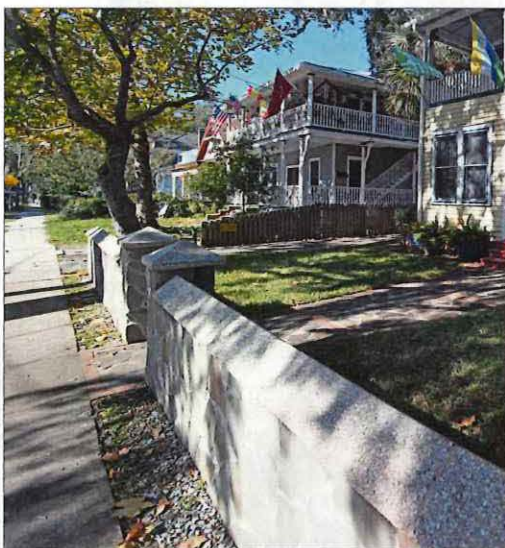
Ramps become very long as buildings are elevated.

PRESERVATION RECOMMENDATIONS

- ☐ Extend stairs in a manner that maintains historic alignments and relationship with the entrance door to the extent possible
- ☐ Align extended piers with vertical elements such as porch columns or posts and corners of stair landings
- ☐ Install screening to visually minimize porch piers, stair supports, and ramps
- ☐ Install railings that are compatible with the historic building type and style
- ☐ Minimize visual impact of accessible elevators or lifts

PRESERVATION RECOMMENDATIONS

- ❑ Extend stairs in a manner that maintains historic alignments and relationship with the entrance door to the extent possible
- ❑ Locate extended foundation of building walls, bays, and chimneys to align with existing wall plane
- ❑ Locate extended piers to align with vertical elements such as porch columns or posts
- ❑ Maintain the existing fenestration pattern and reflect it in the extended foundation as appropriate



Historic landscape features, such as this wall and shade tree, should be retained if possible as flood mitigation measures are implemented.

PRESERVATION RECOMMENDATIONS

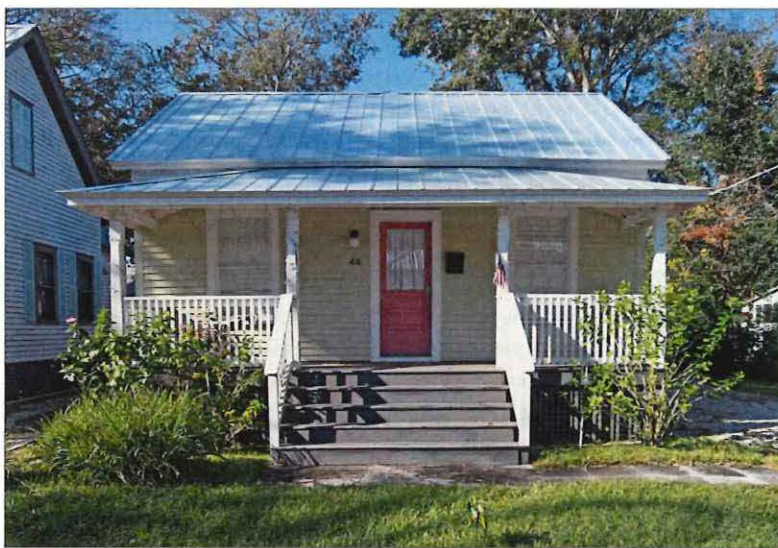
- ❑ Minimize alteration of character-defining landscape features to the extent possible to maintain historic setting
- ❑ Prevent stormwater drainage onto neighboring parcels and minimize drainage onto the roadway

PROMINENT ALIGNMENTS & ARRANGEMENTS

A street façade often includes a home's most ornate and significant building elements, helping to define its style. Significant building features, their alignments, and decorative elements on the street façades can guide the parameters of an elevation. Some of these elevation features may include:

- The primary entrance door;
- The porch (or stoop), and associated steps, railings, columns, and piers;
- Chimneys;
- Projecting bays;
- Towers; and
- Windows.

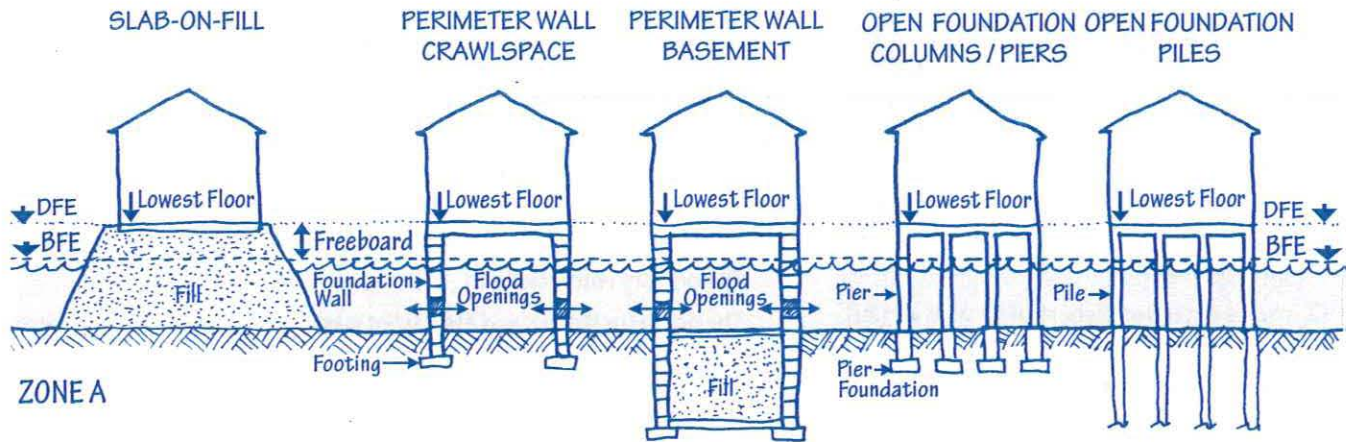
Historic arrangements can be symmetrical, as in a Colonial Revival home with central doors and aligned windows, or asymmetrical, typical of Queen Anne and many Arts and Crafts bungalows. Alterations associated with a building elevation should complement the alignments, arrangements, and materials of the historic structure.



The entrance stairs are often oriented towards the primary entrance door.

LANDSCAPE FEATURES

Landscape features at a historic property can be significant in defining a sense of place. Landscape features can include a tree canopy over a roadway, fences and walls marking a property's boundaries, and mature shrubs at the foundation. Significant landscape features may need to be removed and/or relocated to implement certain elevation strategies. Raising the grade beneath the building may have the most significant impact on landscape features, including trees, landscape walls, and fences. It may be possible to relocate plantings to accommodate building elevation activities and extended stairs. *(Refer to Foundation Screening, page 4.12, for landscaping utilized for screening and Landscape Improvements, page 3.10, for additional resilient design recommendations for landscapes.)*



Examples of NFIP-compliant homes in Zone A where the top of the lowest floor is located above the BFE. (Base diagram obtained from FEMA.)

BUILDING FOUNDATIONS

Foundations support buildings above the ground but in some instances, also must be designed to restrain buildings from the force of floodwater and wave action and high winds. In addition to holding a building up, a flood resilient foundation resists buoyancy to prevent a building from floating off its foundation. Given the significant role they play in the structural performance of a building, foundations must be engineered to ensure a building's long-term stability. Any building required to be in full compliance with NFIP requirements must meet or exceed NFIP foundation design criteria. This includes all new construction as well as any existing building determined to be Substantially Damaged or Substantially Improved unless a variance is granted for a historically-designated property. (Refer to *Substantial Improvement*, sidebar page 2.8, and *Substantially Damaged*, Appendix A, Glossary, page A.1.)

In evaluating compliance, FEMA classifies foundations as either open or closed.

- **Open foundations**, found at buildings supported by piers or piles, allow flood water to freely pass under the building. Open foundations are often found at wood-framed buildings, porches, and in coastal environments. Although not appropriate for all building types, styles, and materials, open foundations typically allow for increased elevation heights and are less susceptible to flood damage, particularly in coastal zones, where foundation are vulnerable to wave storm surge damage. (Refer to *Foundation Screening*, page 4.12, for NFIP requirements for architectural treatments, such as lattice.)
- **Closed foundations** have perimeter masonry or concrete construction that enclose all or part of a building's perimeter that prohibit the flow of flood water. Closed foundations can be found at buildings with basements and crawlspaces, and depending on their design, slab-on-grade construction.

Closed foundations are vulnerable to lateral pressure of raised floodwater against building walls. This could lead to structural failure or collapse. A manner of reducing the pressure is to allow the unimpeded flow of water in and out of the foundation so that the interior and exterior water heights rise and fall at the same rate and to the same levels. The unimpeded transfer of floodwater through flood openings equalizes the lateral forces, significantly reducing the strain on the building's structure.



This open foundation house is supported by brick piers. Brick is a common pier material at historic homes. When elevating a house, brick can be applied over concrete to maintain the historic appearance.



This home has a closed foundation with regularly-spaced flood openings along the side elevation.

FOUNDATION REQUIREMENTS

FEMA's **Hurricane Sandy Recovery Fact Sheet No. 2, Foundation Requirements and Recommendations for Elevated Homes** (May 2013), provides guidance on foundation design to improve flood resistance.

NFIP FLOOD OPENING REQUIREMENTS

The minimum requirements for flood openings as established by the National Flood Insurance program (NFIP) are as follows:

A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding,

The bottom of all openings shall be no higher than one foot above grade. Garage doors do not meet the National Flood Insurance Program (NFIP) minimum requirements for openings.

Flood water must be able to freely flow in and out of all enclosed areas without requiring electrical, mechanical, or manual operation. This includes exterior walls as well as interior walls separating enclosed spaces. To allow the free flow of water, a minimum of two flood openings are required and they must be located on different walls. Any modification to or covering of flood openings such as louvers, screens, or netting, should be installed in a manner that does not impede the free flow of flood water.

FEMA's **Technical Bulletin No 1, Requirements for Flood Openings in Foundation Walls and Walls of Enclosure: Below Elevated Buildings in Special Flood Hazard Areas in Accordance with the National Flood Insurance Program** (March 2020) provides guidance that conforms within accordance with the National Flood Insurance Program, addressing the requirements for flood openings for enclosed foundations.

PRESERVATION RECOMMENDATIONS

- ❑ Extend foundations and piers in a manner that is consistent with the existing building foundation
- ❑ Cover concrete or concrete block foundation elements with stone, brick, or stucco to be more compatible with the historic building materials or utilize tinted concrete
- ❑ Locate flood openings in a manner that minimizes visibility without impeding functionality, typically at both side elevations
- ❑ Provide foundation screening to minimize visual impact of elevation and flood vents without impeding their function



The size of the building and area of free water flow of the flood openings is key to determining the number of required flood vents. When proposing the installation of a non-traditional flood opening, care should be taken to verify there is adequate water flow.

Flood openings allow the passage of floodwater in and out of a building without mechanical intervention such as sump pumps. They must be of sufficient size, number, and location to be able to quickly equalize interior and exterior water levels. They will typically be located around the perimeter of a building or foundation, no more than 12-inches above the adjacent exterior grade height, and may also be needed between adjacent, enclosed spaces, such as in interior foundation walls. In the case of a filled or abandoned basement, the installation of flood openings and drainage through the basement slab may be required.

Many manufactured flood openings are metal louvers or vents. Some flood openings are designed to be more in keeping with the architectural character of historic buildings. They should be selected and installed to allow the free flow of water and to prevent animal infestation. Care should be used if considering insect screening as it can trap debris, hindering water flow.

In addition to providing openings for flood water, it is important to ensure that all building spaces are well ventilated after a flood. Secondary damage after a flood such as mold and rot can be reduced with adequate ventilation. Operable windows can typically be used to ventilate inhabited spaces, while ventilation of abandoned basements or areas below raised finished floors can be more challenging. Some flood vents are designed to allow ventilation and can eliminate the need for additional air vents.

To improve resilience, piers, piles, and most closed foundations are constructed with either concrete or filled concrete block, which are typically not compatible with historic stone and brick foundation materials. To improve visual compatibility, it is possible to install a stone or brick veneer, stucco, or colored concrete to match the historic material.

When evaluating elevation options for historic buildings, the consideration must balance safety with historic character. To the extent possible, the visual qualities of historic building foundation materials should be continued at the foundation. However, NFIP design parameters that minimize damage in the event of a flood are often not historically sensitive.



This custom lattice provides foundation screening between the piers. The use of diagonal or square lattice should be appropriate for the building's style.

FOUNDATION SCREENING

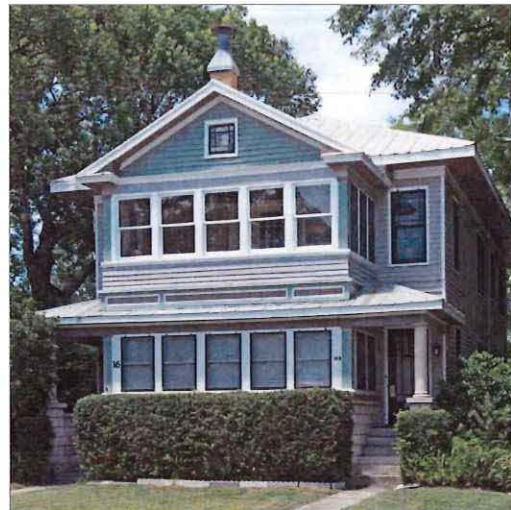
Screening of extended foundations can serve to mitigate the adverse impact of a building elevation and elevated mechanical equipment. Screening can be achieved utilizing landscaping or architectural elements. However, the use of screening elements must be designed in a manner that does not impede the flow of flood water, particularly in Coastal High Hazard Areas (Refer to *Special Flood Hazard Areas*, sidebar page 2.3.) At parcels with narrow setbacks, raised planter walls can be utilized to mitigate the visual impact of elevations, incorporating stairs “buried” into the landscape, although care should be taken to prevent stormwater run-off onto adjacent parcels. (Refer to *Landscape Improvements*, page 3.10.)

Landscape screening can be utilized at the base of a building and can be scaled to minimize the visual impact of the elevation. For example, the use of taller plantings and small trees will likely be more successful than just low ground cover at higher building elevation projects. Similarly, utilizing vegetation native to St. Augustine, will generally be more appropriate, encourage stormwater absorption, and require less maintenance. If it is not possible to locate mechanical equipment away from public view, it can be screened with vegetation or architectural elements such as fencing.

Architectural screening, in the form of lattice or panels, is generally utilized on pier or piling support systems. Similar to building foundation walls, extended piers, either those supporting a residence or an appendage such as a porch, should be screened in a manner that is sensitive to the character of the building. Lattice should be installed at the rear of or between and recessed from outer face of piers. Additionally, the walls, lattice or screening should be designed and installed in a manner that allows them to break-away or collapse to allow unimpeded water flow. (Refer to *Building Foundation Screening Requirements*, sidebar at right.)



Decorative concrete block is used as foundation screening between the piers at this residence.



The evergreen hedge provides manicured, year-round foundation screening.



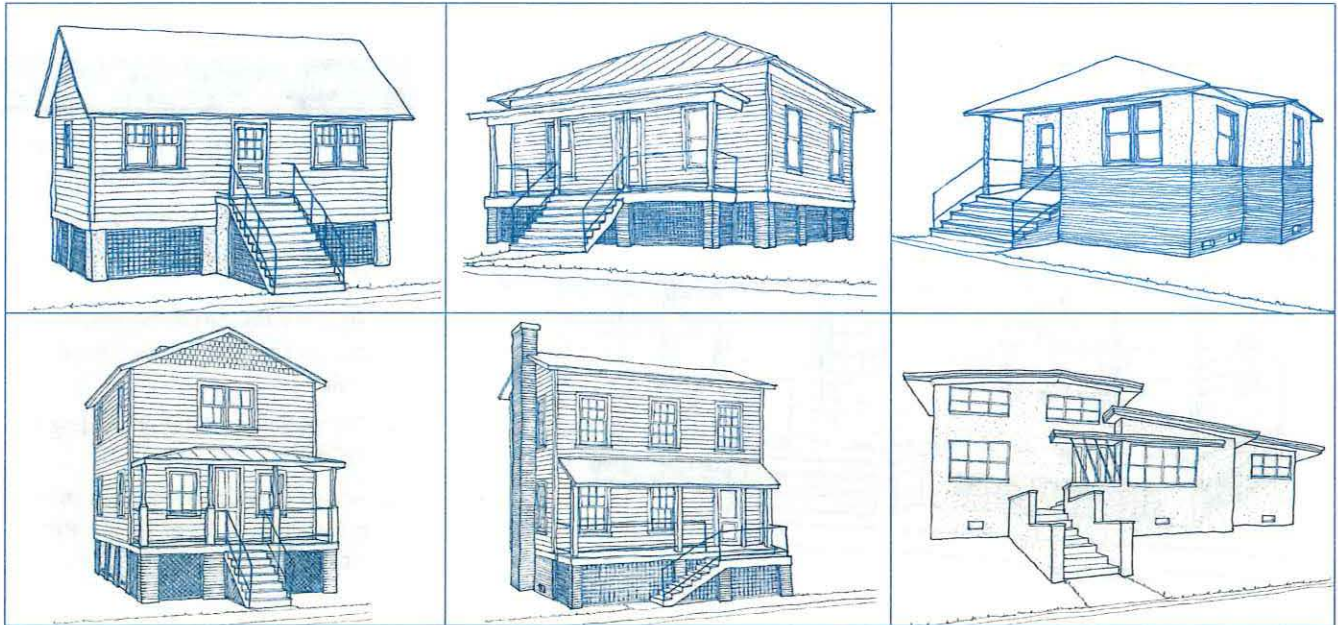
The landscaping around the house is very lush and conceals the foundation.

BUILDING FOUNDATION SCREENING REQUIREMENTS

FEMA's **Technical Fact Sheet No. 27, Enclosures and Breakaway Panels** (December 2010) summarizes design and building code requirements for architectural screenings, differentiating requirements for various hazard zones.

PRESERVATION RECOMMENDATIONS

- ☐ Utilize landscape screening that is scaled to the proposed elevation
- ☐ Indigenous plantings, including evergreens, as appropriate to the location
- ☐ Install architectural foundation screening between or behind piers that is consistent with the building type and style



Elevation Case Studies

The following pages include illustrations of a variety of house types similar to those that can be found in St. Augustine's Historic Districts. Each example is elevated approximately 1-foot above the DFE, approximately three to five feet above adjacent grade in compliance with freeboard requirements at the time of this publication. Many of the examples include limited front yard setbacks, making stair configurations more challenging.

For elevation each type, it is assumed that:

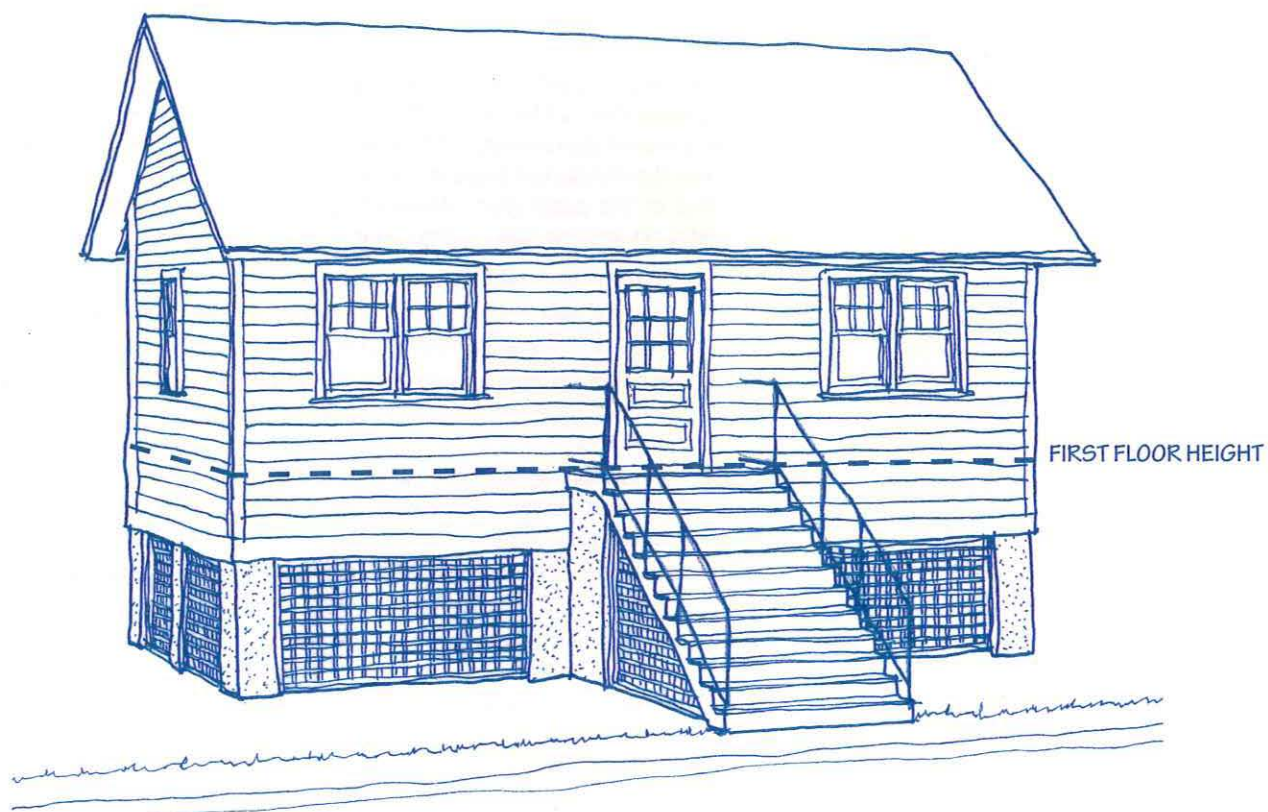
- Existing basements, where they exist, will be abandoned and infilled (*refer to Building Foundations, page 4.10*);
- Building systems and equipment will be elevated in an inconspicuous manner (*refer to Relocation of Critical Building Systems & Equipment, page 3.4*);
- Stylistically appropriate railings, simplified for drawing clarity, will be included at stairs, landings, and porches (*refer to Stairs, Porches & Stoops, page 4.8*);
- Flood openings will be installed at side elevations where possible (*refer to Building Foundations, page 4.10*);
- Parking and garage doors will not be introduced at street-facing façades (*refer to Access & Parking, page 4.7*); and
- Landscape screening will be introduced to obscure extended foundations and lattice will be installed at the rear of or between and recessed from outer face of piers (*refer to Foundation Screening, page 4.12*).

The recommendations in the case studies are intended to meet the requirements of the NFIP and the St. Augustine floodplain management regulations. However, property owners should work with a professional architect or engineer to ensure municipal compliance.



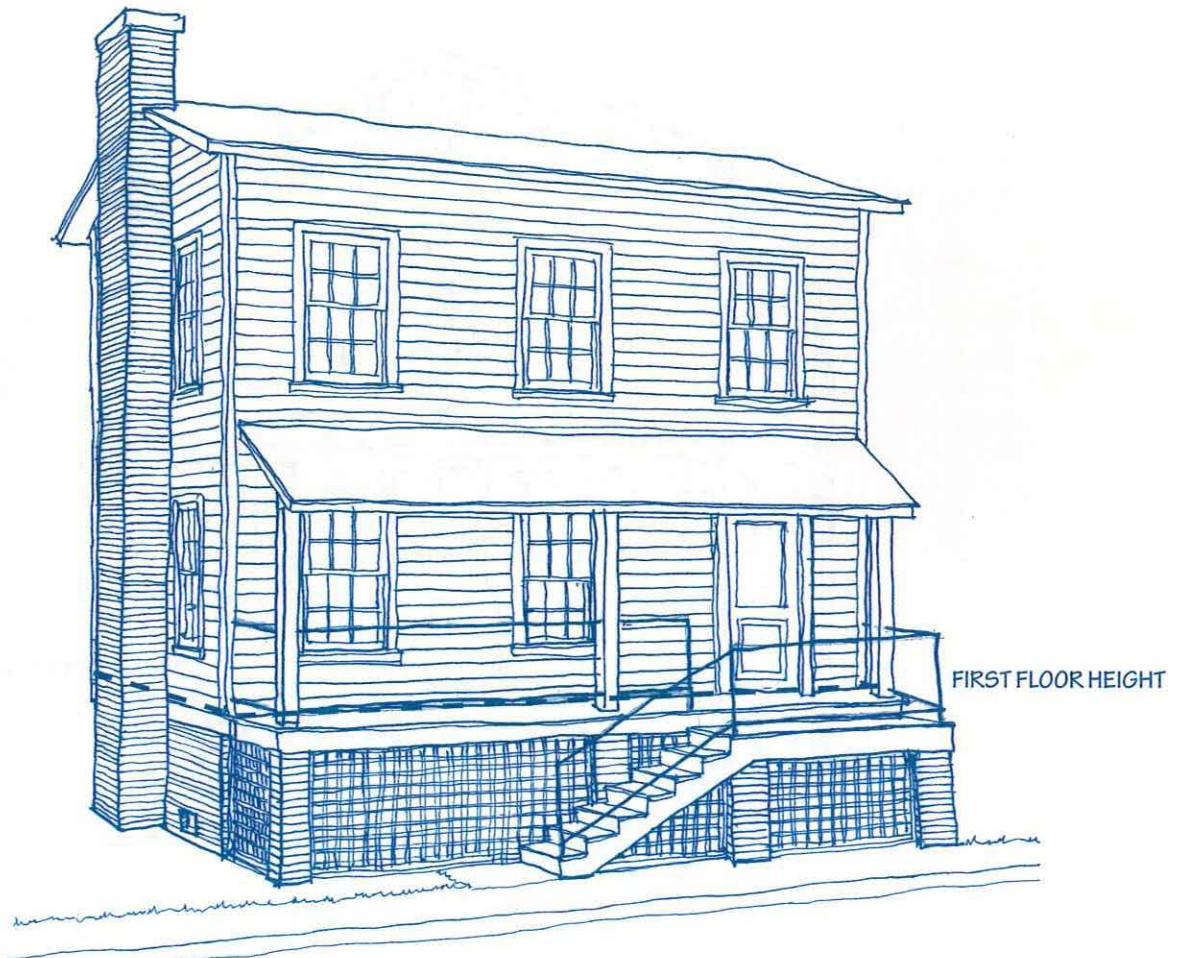
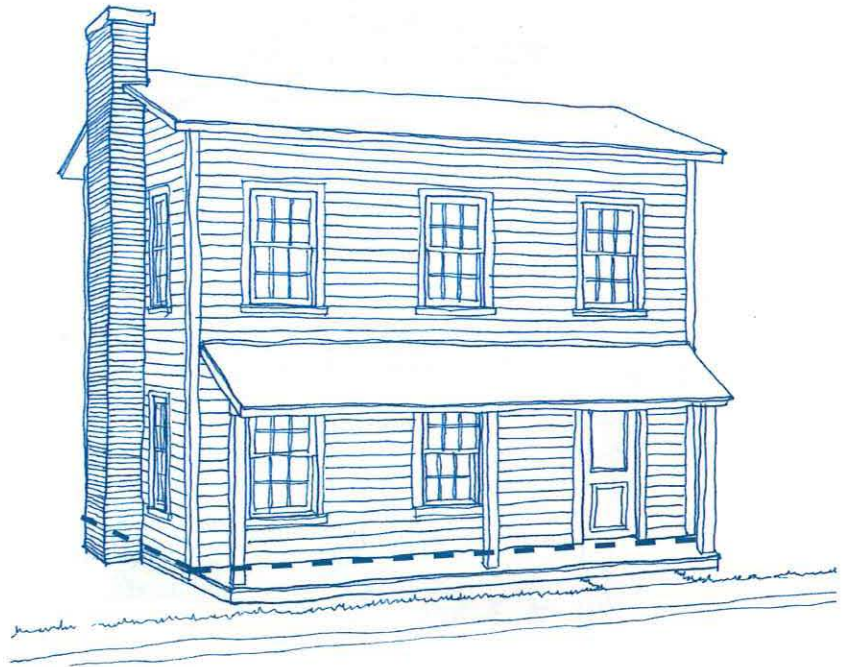
7'-0" ABOVE ADJACENT GRADE

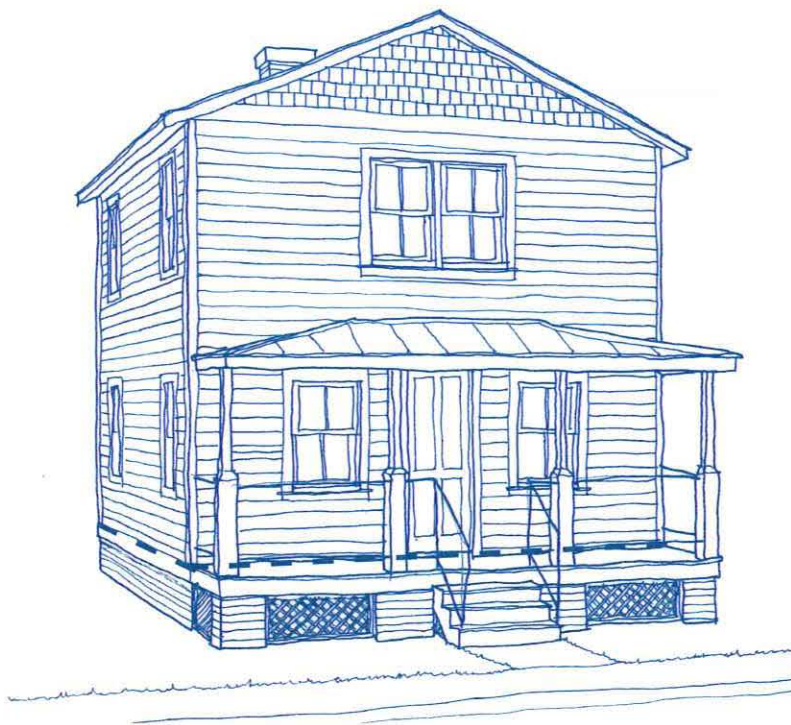
- ☐ Historic building features retained including door, windows & siding
- ☐ Extended piers with colored stucco or concrete to match historic condition
- ☐ Square wood lattice between building piers and under wood stair
- ☐ Compatible wood stair, landing & railing
- ☐ Access orientation towards street maintained requires 14'-6" setback from sidewalk edge



4'-8" ABOVE ADJACENT GRADE

- ☐ Historic porch retained
- ☐ Historic chimney retained & extended
- ☐ Historic building features retained including door, windows & siding
- ☐ Extended brick foundation walls with flood vents at side elevations
- ☐ Extended brick piers at porch
- ☐ Square wood lattice between building piers and under wood stair
- ☐ Compatible wood stair, landing & railing
- ☐ Access stair re-orientation towards side to allow setback to remain





4'-8" ABOVE ADJACENT GRADE

- ☐ Historic porch retained
- ☐ Historic chimney retained
- ☐ Historic building features retained including door, windows & siding
- ☐ Extended brick piers with stucco foundation walls & flood vents at side elevations
- ☐ Extended brick piers at porch
- ☐ Diagonal wood lattice between building piers and under wood stair
- ☐ Compatible wood stair, landing & railing



4'-8" ABOVE ADJACENT GRADE

- ❑ Historic building features retained including door, windows & siding
- ❑ Extended brick piers to match historic condition
- ❑ Square wood lattice between building piers
- ❑ Compatible wood stair, landing & railing
- ❑ Access orientation towards street maintained



FIRST FLOOR HEIGHT





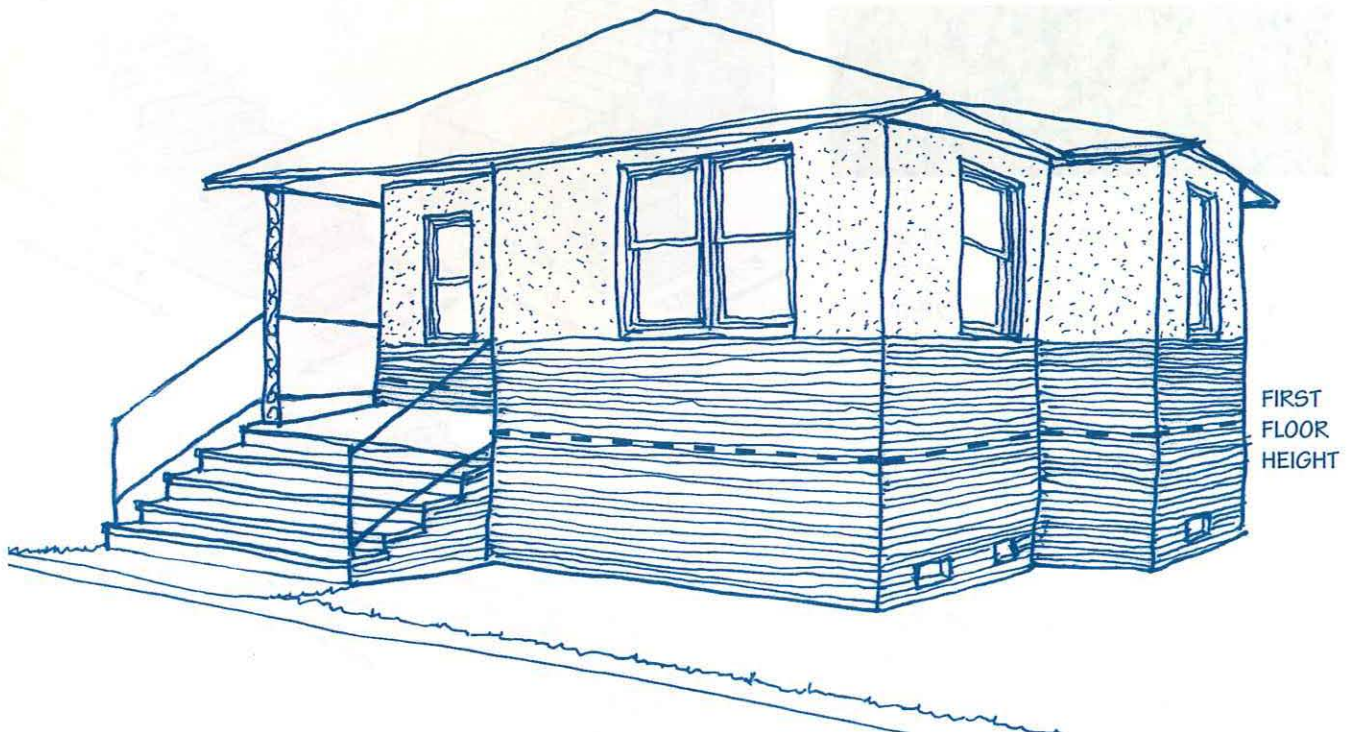
7'-0" ABOVE ADJACENT GRADE

- ☐ Maintained building geometry inset porch & projecting bay
- ☐ Historic building features retained including windows, stucco wall surfaces & diagonal porch braces
- ☐ Extended foundation walls with matching stucco
- ☐ Flood vents at front elevation should be relocated to side if possible
- ☐ Compatible masonry stair, landing & railing
- ☐ Access orientation towards street maintained with stair complementing building materials



3'-6" ABOVE ADJACENT GRADE

- ❑ Maintained inset porch & projecting bay
- ❑ Historic building features retained including windows & masonry wall surfaces
- ❑ Extended foundation walls with matching masonry
- ❑ Flood vents at side elevations
- ❑ Compatible masonry stair, landing & railing
- ❑ Access orientation towards street maintained requires 7'-0" setback from street edge



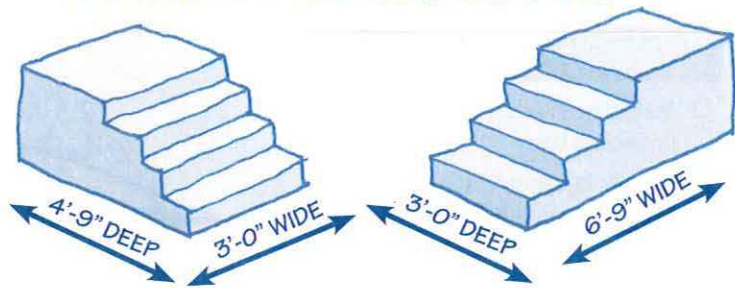
STAIR CONFIGURATIONS

THE CONFIGURATIONS & DIMENSIONS OF STAIRS INCLUDED IN THE ILLUSTRATED CASE STUDIES CAN PROVIDE ASSIST IN DETERMINING APPROPRIATE OPTIONS FOR EXISTING SITE CONSTRAINTS AT AN ELEVATED HOUSE.

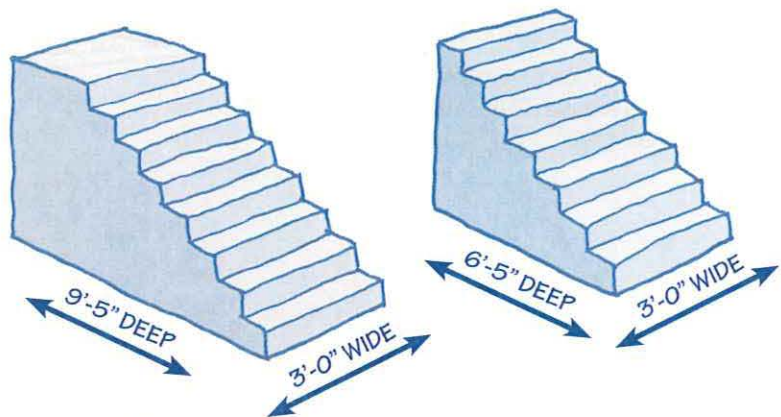
THE FOLLOWING ASSUMPTIONS WERE MADE REGARDING DIMENSIONS:

- LANDINGS ARE 3'-0" DEEP
- STAIRS ARE 3'-0" WIDE
- STAIR TREADS ARE 11" DEEP AND RISERS 7" HIGH
- THERE IS A STEP UP ONTO A PORCH FOR STAIRS WITHOUT A TOP LANDING

FIRST FLOOR 2'-4" ABOVE ADJACENT GRADE



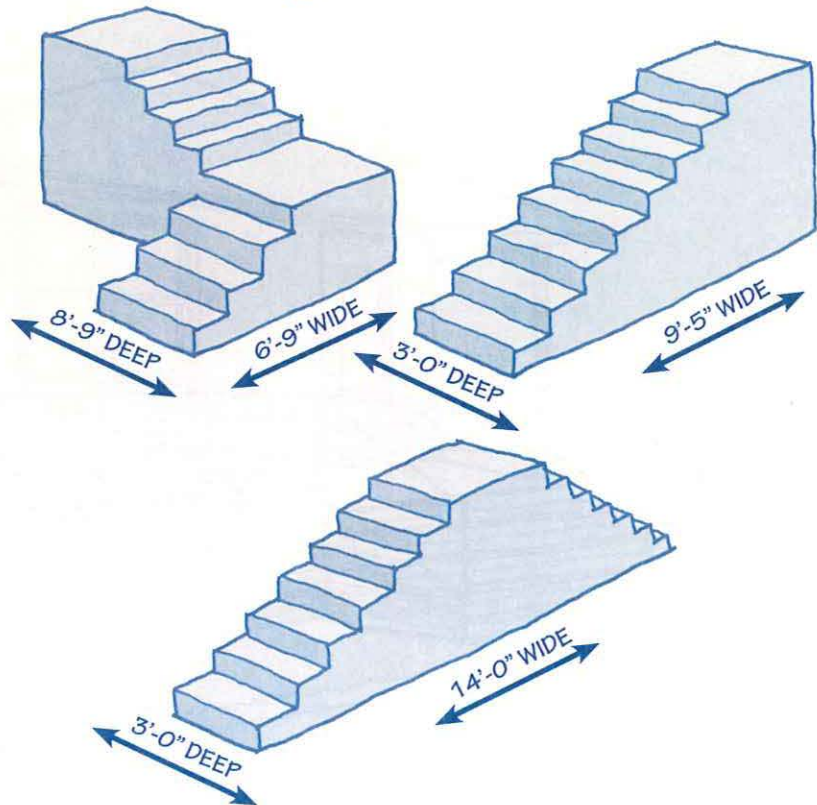
FIRST FLOOR 4'-8" ABOVE ADJACENT GRADE



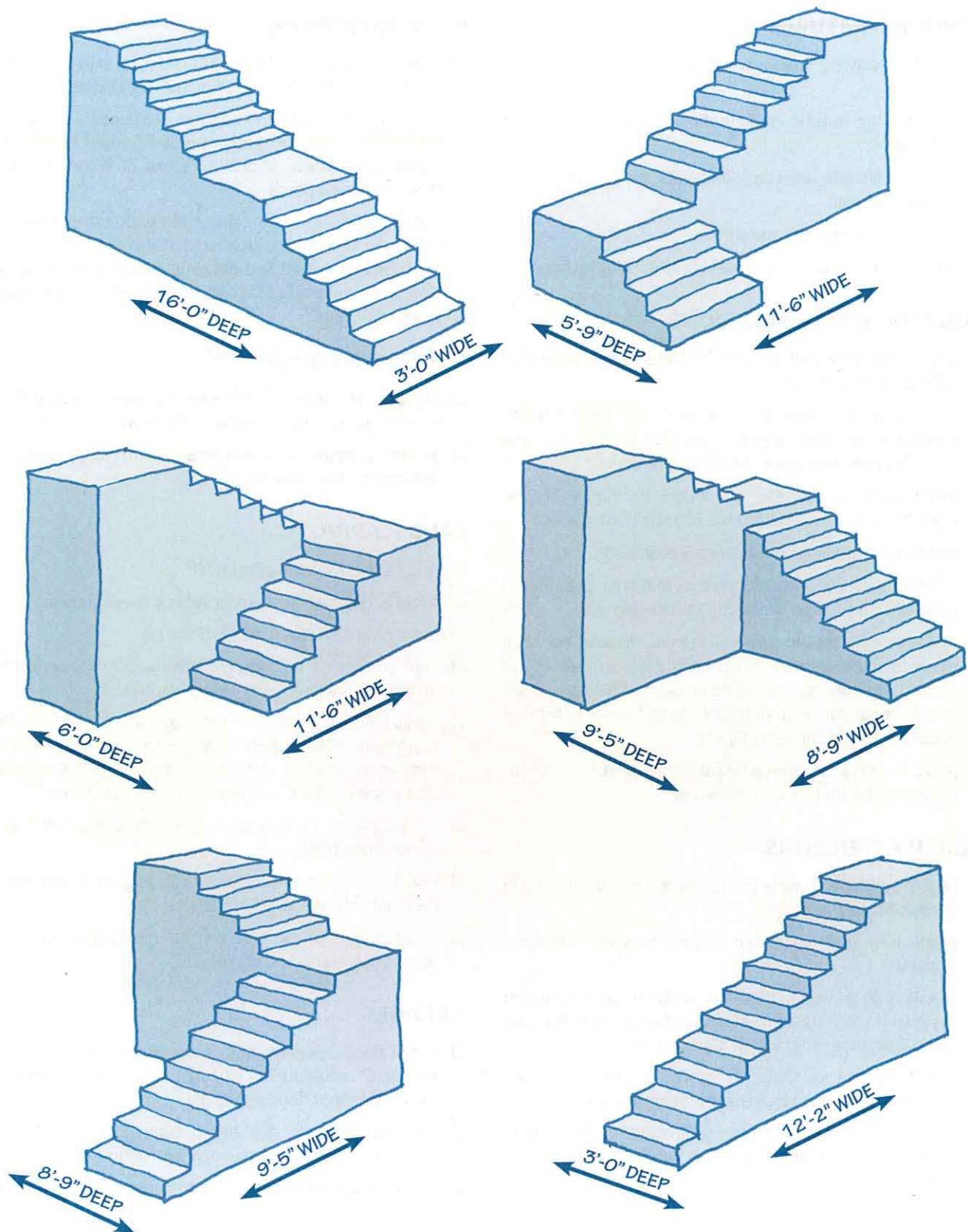
STAIR DIMENSION MATRIX

THE MATRIX BELOW CAN BE UTILIZED TO PLAN FOR EXTENDED STAIRS.

Height to Living Floor from Grade	Number of Steps	Stair Length Excluding Landings	Ramp Length Including Minimum Required Landings
7"	1	11"	7'-0"
1'-2"	2	1'-10"	14'-0"
1'-9"	3	2'-9"	21'-0"
2'-4"	4	3'-8"	28'-0"
2'-11"	5	4'-7"	35'-0"+5'
3'-6"	6	5'-6"	42'-0"+5'
4'-1"	7	6'-5"	49'-0"+5'
4'-8"	8	7'-4"	56'-0"+5'
5'-3"	9	8'-3"	63'-0"+10'
5'-10"	10	9'-2"	70'-0"+10'
6'-5"	11	10'-1"	77'-0"+0'
7'-0"	12	11'-0"	84'-0"+10'
7'-7"	13	11'-11"	91'-0"+15'
8'-2"	14	12'-10"	98'-0"+15'
8'-9"	15	13'-9"	105'-0"+15'



FIRST FLOOR 7'-0" ABOVE ADJACENT GRADE



BUILDING ELEVATION CHECKLIST FOR HISTORIC PROPERTIES

EXISTING FEATURES

- ☐ Maintain existing house walls, porches, chimneys, and bays
- ☐ Maintain the historic configuration of window and door openings
- ☐ Maintain historic landscape elements such as walkways, fences, and walls
- ☐ Maintain mature trees and shrubs
- ☐ Limit on-site driveways and parking to existing locations

BUILDING WALL EXTENSIONS

- ☐ Extend masonry wall material or piers to be compatible with existing material
- ☐ Install true or veneer brick or stone to match historic material if concrete support is installed to meet National Flood Insurance Program (NFIP) requirements
- ☐ Install colored concrete or stucco to match historic material if brick or stone finish is financially infeasible
- ☐ Install flood openings on secondary elevations
- ☐ Install metal louvers and flood vents that are compatible in color with the wall to minimize the visual impact
- ☐ Install wood lattice or similar screening material between extended piers or piles that is compatible to style of the house - Typically, square lattice at Colonial Revival houses and diagonal lattice at Victorian period houses behind or recessed from outer face of piers
- ☐ Avoid installing horizontal board lattice, which is typically inappropriate for historic residences

PORCH EXTENSIONS

- ☐ Locate porch piers under the center line of columns and at corners of stair landings
- ☐ Install new piers to match historic masonry whenever possible
- ☐ Install true or veneer brick or stone to match historic material if concrete support is installed to meet National Flood Insurance Program (NFIP) requirements
- ☐ Install colored concrete or stucco to match historic material if brick or stone veneer is financially infeasible
- ☐ Install wood railings that are compatible to the style of the house in style and detailing, as required by the Florida Building Code

STAIR EXTENSIONS

- ☐ Maintain the principal exterior building access orientation and features for stairs, including railings, and landings
- ☐ Construct new stairs and landings of materials compatible for house - Typically wood at wood framed houses and porches and stone or brick at stone or brick houses or those without a porch
- ☐ Install railings that are compatible with existing historic railings or the historic character of the house that are of traditional materials and detailing including terminations such as newel posts at wood railings and lambs tongues at metal railings

SYSTEMS & EQUIPMENT

- ☐ Relocate all building systems and equipment out of flood prone areas to an inconspicuous location
- ☐ Screen systems and equipment with landscaping or fencing to minimize visibility

LANDSCAPING

- ☐ Avoid elevating a building on fill
- ☐ Avoid adding parking in front yards or under houses
- ☐ Avoid new curb cuts in front of houses
- ☐ Replace asphalt or concrete driveways with permeable material to improve storm water absorption
- ☐ Install landscaping of varying heights and forms, including evergreens like Youpon holly, palms, and magnolias to add visual interest along the sidewalk complementing arrangement of building façade and entrance path
- ☐ Locate plants so they do not interfere with flood vent operation as they grow
- ☐ Install vegetation that is native to St. Augustine to minimize the need for watering and fertilizers
- ☐ Install fences or walls to conceal raised foundations or relocated systems and equipment.

GARAGES

- ☐ Install flood openings below the BFE to be compatible with NFIP requirements - Garage doors do not meet the requirements of flood openings
- ☐ Construct garages that are compatible to the historic nature of the residence and neighborhood character
- ☐ Orient garage doors away from the primary building façade



This home has three levels, two in the main block and an intermediate level at the one-story section to the right. The lower level of the main block is most vulnerable to flooding and it could be wet floodproofed. Wet Floodproofing would include relocating any systems or equipment to a higher level.

5 Wet Floodproofing

Wet floodproofing is a flood mitigation alternative that can comply with St. Augustine's floodplain management requirements for residential and non-residential buildings that does not have an enclosure below grade on all four sides. **Wet floodproofing allows floodwaters to enter an enclosed area of a building and rise at the same rate, and to the same levels, as floodwaters outside of the building.** The unimpeded transfer of floodwater through flood openings equalizes the lateral and buoyancy forces, significantly lessening strain on the building's structure. (Refer to *Building Foundations*, page 4.10.)

To be compliant with the NFIP, wet floodproofing relies on automatic passage of floodwater in and out of a building. **In addition, spaces located below the flood protection elevation should be considered "wet," use of these spaces should be limited to non-living functions, and flood damage-resistant materials utilized. Potential uses include parking, building access including stairs and elevators, and incidental, low-value storage.** (Refer to *Use of Flood Damage-Resistant Materials in Flood-Prone Locations*, page 3.6.) In addition, building systems and equipment should be located above the Design Flood Elevation (DFE). (Refer to *Relocation of Critical Systems & Equipment*, page 3.4.) These criteria apply to all wet floodproofed floor levels, including basements.

Wet floodproofing is often utilized for new residential buildings and may be the best alternative for masonry or concrete buildings that are required to comply with NFIP design criteria and are technically difficult to elevate or relocate. This can include very large or complex buildings, or slab on grade buildings. To meet wet floodproofing requirements, it may be necessary to abandon or limit the use of a portion of a building. Any newly constructed addition to replace abandoned space must comply with floodplain management requirements and is subject to compliance with the St. Augustine City Code and the Florida Building Code.

WET FLOODPROOFING

Wet floodproofing includes permanent or contingent measures applied to a structure or its contents that prevent or provide resistance to damage from flooding while allowing floodwaters to enter the structure or area. Generally, this includes properly anchoring the structure, using flood resistant materials below the Base Flood Elevation (BFE), protection of mechanical and utility equipment, and use of openings or breakaway walls.

[- NFIP]



If elevation of a 1-story masonry building is not an option, there are alternatives that can improve resilience. It may be possible to add a second floor addition, add flood openings to the current first floor, and limit its use to parking, storage and entry. Adding a second floor would be a substantial improvement and would result in the loss of historic designation, resulting in the requirement for full compliance with floodplain management requirements.

USES BELOW DESIGN FLOOD ELEVATION

To be considered wet floodproofed, the allowable uses of enclosed space below the flood protection elevation should be limited to minimize potential flood damage. (Refer to *Relocation of Critical Systems & Equipment*, page 3.4.) Uses that are permitted include building entrances, storage, and parking. To be considered wet floodproofed, all building systems must be located above the Design Flood Elevation (DFE). In the case of existing buildings, modification and/or abandonment of the lowest floor levels to comply with St. Augustine's floodplain management requirements can include the following options:

Potential Lower Level Modifications

- **Allow floodwater to freely enter and leave the building.** This might include adding flood openings in the walls and providing openings for floodwater to infiltrate the soil through the floor slab. In addition, a sump pump with a secondary power supply above the flood protection-elevation should be considered to expel residual water during and after an event. (Refer to *Building Foundations*, page 4.10.)
- **Modify lower level window and door openings.** Depending on their location, lower level windows and doors might require modification to allow drainage or ventilation to facilitate drying after a flood.

Potential First Floor Modifications

- **Raise the floor.** If sufficient first floor ceiling height is available, raise the floor level above the DFE. This may require the interior modification of stairs, adjustment of interior doors, and may potentially alter the relationship between the floor height and the windows.
- **Limit first floor use.** If the floor level is below the DFE and sufficient floor to ceiling height is not available to raise the floor, the use of the first floor may be limited to non-residential uses or if residential to a building entrance, parking, and storage. This may require re-configuration of upper building floors to accommodate formerly first floor public spaces, such as living rooms or kitchens.



If wet floodproofing were to be considered for this existing masonry building, the current use of the first floor as living space would need to be abandoned. The first floor could be modified to have the use limited to an entrance to the second floor, storage, or parking with the addition of a driveway.



In this example of wet floodproofing of a new residence in Lincolnville, the front elevation (at left) is compatible with scale, form, and stylistic components of many of the neighboring houses. The ground level parking area is accessed from the rear and could be largely concealed with vegetation.



New residences constructed in flood-vulnerable locations are often wet floodproofed. To the extent possible, the form, scale, and materials of new construction should be compatible with neighboring existing buildings. This example includes a small front porch at the entry. In addition, the site has been raised, reducing its flood vulnerability. Flood impacts to adjacent properties should be mitigated.

WET FLOODPROOFING IN A HISTORIC CONTEXT - NEW RESIDENCES

Most new residences in St. Augustine's flood-vulnerable neighborhoods are designed to be wet floodproofed. Although a goal of preservation in flood vulnerable areas is to retain historic residences that have been modified to the extent required for safety, new construction within a historic district can have a significant impact on the visual sense of a neighborhood. The following design principles should be considered for new construction when compared to neighboring buildings:

- **Scale: Height & Width:** The proportions of the new building.
- **Building Form & Massing:** The three-dimensional relationship and configuration of the new building, its walls and roof.
- **Setback:** The distance between the new building to the street and between adjacent property lines.
- **Orientation:** The location of the primary entrance door or front façade.
- **Architectural Elements & Projections:** The size, shape, proportions, and locations of entrances, porches, chimneys, dormers, and elements that contribute to an overall building's shape and silhouette.
- **Alignment, Rhythm & Spacing:** The effect the new building will have on the existing patterns on its block.
- **Façade Proportions:** The relationship of window and door patterns in their size, shape, and location of the new building façade and building elements to each other.
- **Trim & Detail:** The moldings, decorative elements, and features of a building that are secondary to major surfaces such as walls and roofs.
- **Materials:** The substance of which something is composed or constructed.

Considerations of style are excluded because new buildings should not imitate or replicate historic buildings.

WET FLOODPROOFING CHECKLIST FOR HISTORIC PROPERTIES

EXISTING FEATURES

- ☐ Maintain existing house walls, porches, chimneys, and bays
- ☐ Maintain the historic configuration of window and door openings
- ☐ Maintain historic landscape elements such as walkways, fences, and walls
- ☐ Maintain mature trees and shrubs
- ☐ Limit on-site driveways and parking to existing locations

SYSTEMS & EQUIPMENT

- ☐ Relocate all building systems and equipment out of flood prone areas to an inconspicuous location
- ☐ Screen systems and equipment with landscaping or fencing to minimize visibility

FLOOD OPENINGS

- ☐ Install flood openings on side elevations when possible
- ☐ Install metal louvers and flood vents that are compatible in color with the wall to minimize the visual impact

PARKING AT EXISTING BUILDING

- ☐ Install flood openings below the BFE to be compatible with NFIP requirements - Garage doors do not meet the requirements of flood openings
- ☐ Orient garage doors away from the primary building façade

LANDSCAPING

- ☐ Avoid adding parking in front yards or under houses
- ☐ Avoid new curb cuts in front of houses
- ☐ Replace asphalt or concrete driveways with permeable material to improve storm water absorption
- ☐ Install landscaping of varying heights and forms, including evergreens like Youpon holly, palms, and magnolias to add visual interest along the sidewalk complementing arrangement of building façade and entrance path
- ☐ Locate plants so they do not interfere with flood vent operation as they grow
- ☐ Install vegetation that is native to St. Augustine to minimize the need for watering and fertilizers
- ☐ Install fences or walls to conceal raised foundations or relocated systems and equipment

ADDITIONS & NEW RESIDENCES

- ☐ Avoid building on fill
- ☐ Construct additions that comply with floodplain management requirements in an unobtrusive manner to compensate for lost interior space
- ☐ Construct new residences in a manner that is compliant with wet floodproofing requirements and compatible with the character of the surrounding historic context including limiting the overall building height and integrating front porches
- ☐ Avoid installing parking or garages in a manner that is visible from the primary elevation or front façade

Appendix A Glossary

ACRONYMS

BFE: Base Flood Elevation
CRS: Community Rating System
DEM: Division of Emergency Management
DFE: Design Flood Elevation
DHR: Division of Historical Resources
FBC: Florida Building Code
FEMA: Federal Emergency Management Agency
FIRM: Flood Insurance Rate Map
GIS: Geographic Information System
HARB: Historic Architectural Review Board
LIMWA: Limit of Moderate Wave Action
NFIP: National Flood Insurance Program
NOAA: National Oceanic and Atmospheric Administration
NPS: National Park Service
SAFM: St. Augustine Floodplain Management Ordinance
SFHA: Special Flood Hazard Area

The definition sources referenced in the glossary:

- **FBC:** Florida Building Code
- **FEMA:** Federal Emergency Management Agency
- **NFIP:** National Flood Insurance Program
- **NOAA:** National Oceanic and Atmospheric Administration
- **NPS:** National Park Service
- **SAFM:** St. Augustine Floodplain Management Ordinance

Definitions provided herein are for reference only. Check source to confirm the most recent definitions for legal use.

1% Annual Chance Floodplain (100-year Floodplain). An area that has a 1% chance of flooding in any given year. Properties can experience a “100-year flood” in two consecutive years, just as it is possible for properties to flood even if they are located outside of the floodplain, particularly in a severe weather event such as a hurricane.

0.2% Annual Chance Floodplain (500-year Floodplain). An area that has a 0.2% chance of flooding in any given year.

100-Year Flood. See Base Flood. [NFIP]

Accessory Structure. An accessory structure is a structure which is on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure. For example, a residential structure may have a detached garage or storage shed for garden tools as accessory structures. Other examples of accessory structures include gazebos, picnic pavilions, boathouses, small pole barns, storage sheds, and similar buildings. National Flood Insurance Program (NFIP) regulations for new construction generally apply to new and substantially improved accessory structures. [NFIP]

Adaptive Reuse. The conversion of functional change of a building from the purpose or use for which it was originally constructed or designed. [FBC]

Adaptive Use. A use for a building other than that for which it was originally designed or intended. [FBC]

Addition. An extension or increase in floor area, number of stories, or height of a building or structure. [FBC]

Alteration. Any construction or renovation to an existing structure other than a repair or addition. [FBC]

Alteration of a Watercourse. A dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood. [SAFM]

Anchored. Adequately secured to prevent flotation, collapse or lateral movement. [NFIP]

Anchoring. If a proposed building site is in a flood-prone area, all new construction and substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. There are specific requirements for manufactured homes and structures in V Zones. [NFIP]

Appeal. A request for a review of the floodplain administrator's interpretation of any provision of this article. [SAFM]

ASCE 24. A standard titled flood resistant design and construction that is referenced by the Florida Building Code. ASCE 24 is developed and published by the American Society of Civil Engineers, Reston, VA. [SAFM]

Base Flood. A flood having a 1-percent chance of being equaled or exceeded in any given year. [Also defined in Florida Building Code, Building, Section 202.] The base flood is commonly referred to as the "100-year flood" or the "1-percent-annual chance flood." [SAFM]

Base Flood Depth (BFD). The depth shown on the Flood Insurance Rate Map (FIRM) for Zone AO that indicates the depth of water above highest adjacent grade resulting from a flood that has a 1% chance of equaling or exceeding that level in any given year. [NFIP]

Base Flood Elevation. The elevation of the base flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the flood insurance rate map (FIRM). [Also defined in Florida Building Code, Building, Section 202.] [SAFM]

Basement. The portion of a building having its floor subgrade (below ground level) on all sides. [Also defined in Florida Building Code, Building, Section 202; see "Basement (for flood loads)".] [SAFM]

Breakaway Wall. A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system. [NFIP]

Certifications. Certain activities (e.g., floodproofing design, V-Zone construction design, survey of building elevations, hydrologic and hydraulic analyses, survey and topographic data) require certification by a licensed professional architect, engineer, surveyor, or the community floodplain administrator. [NFIP]

Climate Change. Climate is determined by the long-term pattern of oceanic and atmospheric conditions at a location. Climate is described by statistics, such as means and extremes of temperature, precipitation, and other variables, and by the intensity, frequency, and duration of weather events. Over Earth's history, indications of climate change have been recorded in fossils and ice core samples. At one extreme, climate change can result in extended periods of heat and drought; at the other, extensive glaciation. Currently, our planet's global surface temperature is rising. This change is linked to human activities that increase the amount of greenhouse gases (e.g., carbon dioxide and methane) in the atmosphere. It is important to understand climatic processes because they have the potential to affect environmental conditions. [NOAA]

Coastal High Hazard Area. A special flood hazard area extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. Coastal high hazard areas are also referred to as "high hazard areas subject to high velocity wave action" or "V Zones" and are designated on flood insurance rate maps (FIRM) as zone V1-V30, VE, or V. [SAFM]

Coastal A Zone. Area within a special flood hazard area, landward of a V zone or landward of an open coast without mapped coastal high hazard areas. In a coastal A zone, the principal source of flooding must be astronomical tides, storm surges, seiches or tsunamis, not riverine flooding. During the base flood conditions, the potential for breaking wave height shall be greater than or equal to 1 ½ feet (457 mm). The inland limit of the coastal A zone is (a) the Limit of Moderate Wave Action if delineated on a FIRM, or (b) designated by the authority having jurisdiction. [FBC]

Coastal High Hazard Area. Area within the special flood hazard area extending from offshore to the inland limit of a primary dune along an open coast and any other area that is subject to high-velocity wave action from storms or seismic sources, and shown on a Flood Insurance Rate Map (FIRM) or other flood hazard map as velocity Zone V, VO, VE or V1-30. [FBC]

Community Rating System (CRS). A program developed by FEMA to provide incentives for those communities in the Regular Program that have gone beyond the minimum floodplain management requirements to develop extra measures to provide protection from flooding. [NFIP]

Crawlspace. Crawlspace foundations are commonly used in some parts of the nation to elevate the lowest floors of residential buildings located in Special Flood Hazard Areas (SFHAs) above the Base Flood Elevation (BFE). Crawlspaces should be constructed so that the floor of the crawlspace is at or above the lowest grade adjacent to the building. Crawlspaces that have their floors below BFE must have openings to allow the equalization of flood forces. [NFIP]

Cumulative Damage Building. Any building that has incurred flood-related damage as a result of two or more flooding events in which the cumulative amounts of payments equals or exceeds the fair market value of such building, as determined through use of the following procedure. To determine whether a building has been cumulatively damaged, a loss percentage will be calculated, for each loss, equal to the claim payment amount for that loss divided by the fair market value of such building on the day before each loss. [NFIP]

Cumulative Damage Property. Either a cumulative damage building or the contents within a cumulative damage building, or both. [NFIP]

Dangerous. Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:

1. The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.
2. There exists a significant risk of collapse, detachment or dislodgement of any portion, member, appurtenance or ornamentation of the building or structure under service loads. [FBC]

Design Flood. The flood associated with the greater of the following two (2) areas:
[Also defined in Florida Building Code, Building, Section 202.]

- (1) Area with a floodplain subject to a 1-percent or greater chance of flooding in any year; or
- (2) Area designated as a flood hazard area on the city's flood hazard map, or otherwise legally designated. [SAFM]

Design Flood Elevation (DFE). The elevation of the "design flood," including wave height, relative to the datum specified on the city's legally designated flood hazard map. In areas designated as zone AO, the design flood elevation shall be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as zone AO where the depth number is not specified on the map, the depth number shall be taken as being equal to two (2) feet. [Also defined in Florida Building Code, Building, Section 202.] [SAFM]

Development. Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, tanks, temporary structures, temporary or permanent storage of equipment or materials, mining, dredging, filling, grading, paving, excavations, drilling operations or any other land disturbing activities. [SAFM]

Digital Flood Insurance Rate Maps (DFIRMs). Digitally converted Flood Insurance Rate Maps developed in conjunction with FEMA.

Dry Floodproofing. A combination of design modifications that results in a building or structure, including the attendant utilities and equipment and sanitary facilities, being water tight with walls substantially impermeable to the passage of water and with structural components having the capacity to resist loads as identified in ASCE 7. [FBC]

Elevated Building. A building that has no basement and that has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns. Solid (perimeter) foundations walls are not an acceptable means of elevating buildings in V and VE zones. [NFIP]

Elevation Certificate. A community's permit file must have an official record that shows new buildings and substantial improvements in all identified Special Flood Hazard Areas (SFHAs) are properly elevated. This elevation information is needed to show compliance with the floodplain management ordinance. FEMA encourages communities to use the Elevation Certificate developed by FEMA to fulfill this requirement since it also can be used by the property owner to obtain flood insurance. [NFIP]

Encroachment. The placement of fill, excavation, buildings, permanent structures or other development into a flood hazard area which may impede or alter the flow capacity of riverine flood hazard areas. [SAFM]

Equipment or Fixture. Any plumbing, heating, electrical, ventilating, air conditioning, refrigerating, and fire protection equipment, and elevators, dumb waiters, escalators, boilers, pressure vessels and other mechanical facilities or installations that are related to building services. Equipment or fixture shall not include manufacturing, production, or process equipment, but shall include connections from building service to process equipment. [FBC]

Erosion. The collapse, undermining, or subsidence of land along the shore of a lake or other body of water. [FEMA]

Event Flooding. Occasional flooding that has a specific cause, typically a storm or a devastating failure of infrastructure.

Exceptional Hardship. The exceptional or unreasonable hardship associated with the land that would result from a failure to grant the requested variance. Mere economic or financial hardship alone is not unreasonable or exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an unreasonable or exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended. [SAFM]

Existing Building and Existing Structure. Any buildings and structures for which the "start of construction" commenced before October 6, 1972. [Also defined in Florida Building Code, Building, Section 202.] [SAFM]

Federal Emergency Management Agency (FEMA). The federal agency that, in addition to carrying out other functions, administers the National Flood Insurance Program. [SAFM]

Fill. Earthen fill is sometimes placed in a Special Flood Hazard Area (SFHA) to reduce flood risk to the filled area. The placement of fill is considered development and will require a permit under applicable Federal, state and local laws, ordinances, and regulations. Fill is prohibited within the floodway unless it has been demonstrated that it will not result in any increase in flood levels. Some communities limit the use of fill in the flood fringe to protect storage capacity or require compensatory storage. The use of fill is prohibited for structural support of buildings in V Zones. [NFIP]

Flood or Flooding. A general and temporary condition of partial or complete inundation of normally dry land from: [Also defined in Florida Building Code, Building, Section 202.]

- (1) The overflow of inland or tidal waters.
- (2) The unusual and rapid accumulation or runoff of surface waters from any source. [SAFM]

Flood Damage-Resistant Materials. Any construction material capable of withstanding direct and prolonged contact with floodwaters without sustaining any damage that requires more than cosmetic repair. [Also defined in Florida Building Code, Building, Section 202.] [SAFM]

Flood Elevation Determination. A determination by the Administrator of the water surface elevations of the base flood, that is, the flood level that has a one percent or greater chance of occurrence in any given year. (NFIP)

Flood Hazard Area. The greater of the following two areas: [Also defined in Florida Building Code, Building, Section 202.]

- (1) The area within a floodplain subject to a 1-percent or greater chance of flooding in any year.
- (2) The area designated as a flood hazard area on the city's flood hazard map, or otherwise legally designated. [SAFM]

Flood Insurance Rate Map (FIRM). The official map of the city on which the Federal Emergency Management Agency has delineated both special flood hazard areas and the risk premium zones applicable to the city. [Also defined in Florida Building Code, Building, Section 202.] [SAFM]

Flood Insurance Study (FIS). The official report provided by the Federal Emergency Management Agency that contains the flood insurance rate map, the flood boundary and floodway map (if applicable), the water surface elevations of the base flood, and supporting technical data. [Also defined in Florida Building Code, Building, Section 202.] [SAFM]

Floodplain. Any land area susceptible to being inundated by floodwaters from any source. [NFIP]

Floodplain Administrator. The office or position designated and charged with the administration and enforcement of this article (may be referred to as the floodplain manager). [SAFM]

Floodplain Development Permit or Approval. An official document or certificate issued by the city, or other evidence of approval or concurrence, which authorizes performance of specific development activities that are located in flood hazard areas and that are determined to be compliant with this article. [SAFM]

Floodplain Management.

- a. The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to, emergency preparedness plans, flood-control works and floodplain management regulations.
- b. Floodplain management is a decision-making process that aims to achieve the wise use of the nation's floodplains. "Wise use" means both reduced flood losses and protection of the natural resources and function of floodplains. [NFIP]

Floodplain Management Ordinances. Once FEMA provides a community with the flood hazard information upon which floodplain management regulations are based, the community is required to adopt a floodplain management ordinance that meets or exceeds the minimum NFIP requirements. The overriding purpose of the floodplain management regulations is to ensure that participating communities take into account flood hazards, to the extent that they are known, in all official actions relating to land management and use. [NFIP]

Floodplain Management Regulations. Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance), and other applications of police power. The term describes such State or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction. [NFIP]

Floodproofing. Any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents. [NFIP]

Floodproofing Certificate. Documentation of certification by a registered professional engineer or architect that the design and methods of construction of a nonresidential building are in accordance with accepted practices for meeting the floodproofing requirements in the community's floodplain management ordinance. This documentation is required for both floodplain management requirements and insurance rating purposes. [NFIP]

Flood-Resistant Material. Flood-resistant material includes any building product capable of withstanding direct and prolonged contact with floodwaters without sustaining significant damage. Prolonged contact is defined as at least 72 hours. Significant damage is any damage requiring more than low-cost cosmetic repair (such as painting). All structural and non-structural building materials at or below the Base Flood Elevation (BFE) must be flood resistant. [NFIP]

Floodway. The channel of a river or other riverine watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot. [Also defined in Florida Building Code, Building, Section 202.] [SAFM]

Floodway Encroachment Analysis. An engineering analysis of the impact that a proposed encroachment into a floodway is expected to have on the floodway boundaries and base flood elevations; the evaluation shall be prepared by a qualified Florida licensed engineer using standard engineering methods and models. [SAFM]

Flood Zones. Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. [NFIP]

Florida Building Code. The family of codes adopted by the Florida Building Commission, including: Florida Building Code, Building; Florida Building Code, Residential; Florida Building Code, Existing Building; Florida Building Code, Mechanical; Florida Building Code, Plumbing; Florida Building Code, Fuel Gas. [SAFM]

Foundation. Without a proper foundation, an elevated building can suffer damage from a flood due to erosion, scour, or settling. The National Flood Insurance Program (NFIP) regulations provide performance standards for anchoring new buildings and foundation and fill placement standards for buildings, for manufactured homes, and in V Zones. However, the NFIP performance standards do not specify how a building's foundations are to be constructed in A Zones. The national model building codes address building foundations and the proper placement, compaction, and protection of fill. [NFIP]

Foundation Walls. Masonry walls, poured concrete walls or precast concrete walls, regardless of height, that extend above grade and support the weight of a building. [NFIP]

Freeboard. An additional amount of height above the Base Flood Elevation used as a factor of safety (e.g., 2 feet above the Base Flood) in determining the level at which a structure's lowest floor must be elevated or floodproofed to be in accordance with state or community floodplain management regulations. [NFIP]

Functionally Dependent Use. A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities; the term does not include long-term storage or related manufacturing facilities. [SAFM]

Grade Elevation. The lowest or highest finished ground level that is immediately adjacent to the walls of the building. Use natural (pre-construction), ground level, if available, for Zone AO and Zone A (without BFE). [NFIP]

Grandfathering. An exemption based on circumstances previously existing. [NFIP]

Highest Adjacent Grade. The highest natural elevation of the ground surface prior to construction next to the proposed walls or foundation of a structure. [SAFM]

Historic Building. For the purposes of this code and the referenced documents, an historic building is defined as a building or structure that is:

1. Individually listed in the National Register of Historic Places; or
2. A contributing property in a National Register of Historic Places listed district; or
3. Designated as historic property under an official municipal, county, special district or state designation, law, ordinance or resolution either individually or as a contributing property in a district; or
4. Determined eligible by the Florida State Historic Preservation Officer for listing in the National Register of Historic Places, either individually or as a contributing property in a district. [FBC]

Historic Character. The essential quality of an historic building or space that provides its significance. The character might be determined by the historic background, including association with a significant event or person, the architecture of design, or the contents or elements and finishes of the building or space. [FBC]

Historic Context. A unit created for planning purposes that groups information about historic properties based on a shared theme, specific time period and geographical area. [NPS]

Historic Fabric. Original or added building or construction materials, features and finishes that existed during the period that is deemed to be most architecturally or historically significant or both. [FBC]

Historic Integrity. The authenticity of a property's identity, evidenced by the survival of physical characteristics that existed during the property's historic period including evaluation of any changes that may have occurred through time which could contribute to the building's later-acquired historic character and significance. An overall sense of past time and place are evident in the composite of seven qualities: location, design, setting, materials, workmanship, feeling, and association. [CoSA]

Historic Period. The primary time line for which the historic building derived its historic association with an event, person, place, pattern of development or other historic context. [CoSA]

Historic Preservation. A generic term that encompasses all aspects of the professional and public concern related to the maintenance of an historic structure, site or element in its current condition, as originally constructed, or with the additions and alterations determined to have acquired significance over time. [FBC]

Historic Site. A place, often with associated structures, having historic significance. [FBC]

Historic Structure. A building, bridge, lighthouse, monument, pier, vessel or other construction that is designated or that is deemed eligible for such designation by a local, regional or national jurisdiction as having historical, architectural or cultural significance. [FBC]

Integrity. The authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. [NPS]

Letter of Map Change (LOMC). An official determination issued by FEMA that amends or revises an effective flood insurance rate map or flood insurance study. Letters of map change include:

Letter of Map Amendment (LOMA). An amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective flood insurance rate map and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area.

Letter of Map Revision (LOMR). A revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.

Letter of Map Revision Based On Fill (LOMR-F). A determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer located within the special flood hazard area. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the city's floodplain management regulations.

Conditional Letter of Map Revision (CLOMR). A formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective flood insurance rate map or flood insurance study; upon submission and approval of certified as-built documentation, a letter of map revision may be issued by FEMA to revise the effective FIRM. [SAFM]

Limit of Moderate Wave Action (LiMWA). Line shown on FIRMs to indicate the inland limit of the 1 ½-foot (457 mm) breaking wave height during the base flood. [FBC]

Load-Bearing Element. Any column, girder, beam, joist, truss, rafter, wall, floor or roof sheathing that supports any vertical load in addition to its own weight or any lateral load. [FBC]

Local Floodplain Management Ordinance. An ordinance or regulation adopted pursuant to the requirements in Title 44 Code of Federal Regulations, Parts 59 and 60 for participation in the National Flood Insurance Program. [FBC]

Lowest Adjacent Grade. The lowest point of the ground level immediately next to a building. [NFIP]

Lowest Floor. The lowest floor of the lowest enclosed area of a building or structure, including basement, but excluding any unfinished or flood-resistant enclosure, other than a basement, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation of the non-elevation requirements of the Florida Building Code or ASCE 24. [Also defined in Florida Building Code, Building, Section 202.] [SAFM]

Lowest Floor Elevation (LFE). The measured distance of a building's lowest floor above the National Geodetic Vertical Datum (NGVD) or other datum specified on the FIRM for that location. [NFIP]

Lowest Horizontal Structural Member. In V Zones, new construction must have the elevation of the lowest horizontal structural member at or above the Base Flood Elevation (BFE). Horizontal structural members are obstructions and can transmit the force of wave impacts to rest of the structure. This elevation is used as the reference level to determine insurance rates. This contrasts with construction and insurance rating in A Zones, which uses the elevation of the lowest floor including basement as the reference level. [NFIP]

Market Value. The price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in this article, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value may be established by a qualified independent appraiser, actual cash value (replacement cost depreciated for age and quality of construction), or tax assessment value established by the St. Johns County Property Appraiser plus ten (10) percent. Appraisals by qualified independent appraisers shall not use the "income capitalization approach," which based value on the use of the property and not on the structure. [SAFM]

Map Revision. A change in the Flood Hazard Boundary Map (FHBM) or Flood Insurance Rate Map (FIRM) for a community which reflects revised zone, base flood or other information. [NFIP]

Masonry Walls. Walls constructed of individual components laid in and bound together with mortar. These components can be brick, stone, concrete block, etc. [NFIP]

Mean Sea Level. For purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced. [NFIP]

Mechanical Equipment. The National Flood Insurance Program (NFIP) requires that all mechanical equipment in new or substantially improved structures be elevated to above the BFE or designed so that floodwaters cannot infiltrate or accumulate within any component of the system. This would include electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities. [NFIP]

National Flood Insurance Program (NFIP). The program of flood insurance coverage and floodplain management administered under the Act and applicable federal regulations promulgated in Title 44 of the Code of Federal Regulations, Subchapter B. [NFIP]

National Geodetic Vertical Datum (NGVD) of 1929. National standard reference datum for elevations, formerly referred to as Mean Sea Level (MSL) of 1929. NGVD 1929 may be used as the reference datum on some Flood Insurance Rate Maps (FIRMs). [NFIP]

Natural Grade. The grade unaffected by construction techniques such as fill, landscaping or berming. [NFIP]

New Construction. For the purposes of administration of this article and the flood resistant construction requirements of the Florida Building Code, structures for which the "start of construction" commenced on or after October 6, 1972 and includes any subsequent improvements to such structures. [SAFM]

Nuisance Flooding. Minor, recurrent flooding that takes place at high tide. It occurs when the ocean has reached the "brim" locally. Because of sea level rise, nuisance flooding in the United States has become a "sunny day" event—not necessarily linked to storms or heavy rain. [NOAA]

Openings. In A Zones, all new construction and substantial improvements may have fully enclosed areas below the lowest floor that are usable solely for vehicle parking, building access, or storage, in an area other than a basement, which are subject to flooding. These enclosed areas must be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing the entry and exit of floodwaters. [NFIP]

Participating Community. A community for which FEMA has authorized the sale of flood insurance under the NFIP. [NFIP]

Participation in the NFIP. Participation in the National Flood Insurance Program (NFIP) is voluntary. To join, the community must:

1. Complete an application;
2. Adopt a resolution of intent to participate and cooperate with FEMA;
3. Adopt and submit a floodplain management ordinance that meets or exceeds the minimum NFIP criteria. The floodplain management ordinance must also adopt any FIRM or FHBM for the community.

Within participating communities, the Federal government makes flood insurance available throughout the community. [NFIP]

Permit for Floodplain Development. A permit is required before construction or development begins within any Special Flood Hazard Area (SFHA). If FEMA has not defined the SFHA within a community, the community shall require permits for all proposed construction or other development in the community including the placement of manufactured homes, so that it may determine whether such construction or other development is proposed within flood-prone areas. Permits are required to ensure that proposed development projects meet the requirements of the NFIP and the community's floodplain management ordinance. [NFIP]

Persistent Flooding. See Nuisance Flooding.

Positive Roof Drainage. The drainage condition in which consideration has been made for all loading deflections of the roof deck, and additional slope has been provided to ensure drainage of the roof within 48 hours of precipitation. [FBC]

Post-FIRM Building. A building for which construction or substantial improvement occurred after December 31, 1974 or on or after the effective date of an initial Flood Insurance Rate Map (FIRM), whichever is later.

Post-Flood Insurance Rate Map (FIRM) Buildings. New construction and those built after the effective date of the first FIRM for a community. Insurance rates for Post-FIRM buildings are dependent on the elevation of the lowest floor in relation to the Base Flood Elevation (BFE). [NFIP]

Pre-FIRM Building. A building for which construction or substantial improvement occurred on or before December 31, 1974 or before the effective date of an initial Flood Insurance Rate Map (FIRM). [NFIP]

Preservation. The act or process of applying measures necessary to sustain the existing form, integrity and materials of an historic building or structure. [FBC]

Proper Openings - Enclosures (Applicable to Zones A, A1-A30, AE, AO, AH, AR and AR Dual). All enclosures below the lowest elevated floor must be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. A minimum of 2 openings, with positioning on at least 2 walls, having a total net area of not less than 1 square inch for every square foot of enclosed area subject to flooding must be provided. The bottom of all openings must be no higher than 1 foot above the higher of the exterior or interior (adjacent) or floor immediately below the openings. [NFIP]

Provisional Rating. A method for placing flood coverage prior to the receipt of a FEMA Elevation Certificate. [NFIP]

Rehabilitation. Any work, as described by the categories of work defined herein, undertaken in an existing building.. [FBC]

Rehabilitation, Historic Building. The act or process of making possible a compatible use of a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural or architectural values. [FBC]

Repair. The reconstruction or renewal of any part of an existing building for the purpose of its maintenance or to correct damage. [FBC]

Repetitive Loss Structure. An NFIP-insured structure that has had at least 2 paid flood losses of more than \$1,000 each in any 10-year period since 1978. [NFIP]

Reroofing. The process of recovering or replacing an existing roof covering. See "Roof recover" and "Roof replacement. [FBC]

Resilience, Flood. The ability to withstand, respond to, and recover from a flooding or storm event.

Restoration. The act or process of accurately depicting the form, features and character of a property as it appeared at a particular period of time by means of the removal of features, and repair or replacement of damaged or altered features from the restoration period. [FBC]

Retrofit. The voluntary process of strengthening or improving buildings or structures, or individual components of buildings or structures, for the purpose of making existing conditions better serve the purpose for which they were originally intended or the purpose that current building codes intend. [FBC]

Roof Recover. The process of installing an additional roof covering over a prepared existing roof covering without removing the existing roof covering. [FBC]

Roof Repair. Reconstruction or renewal of any part of an existing roof for the purposes of its maintenance. [FBC]

Roof Replacement. The process of removing the existing roof covering, repairing any damaged substrate and installing a new roof covering. [FBC]

Roof Section. A separating or division of a roof area by existing expansion joints, parapet walls, flashing (excluding valley), difference of elevation (excluding hips and ridges), roof type or legal description; not including the roof area required for a proper tie-off with an existing system. [FBC]

Severe Repetitive Loss Building. Any building that:

1. Is covered under a Standard Flood Insurance Policy made available under this title;
2. Has incurred flood damage for which:
 - a. 4 or more separate claim payments have been made under a Standard Flood Insurance Policy issued pursuant to this title, with the amount of each such claim exceeding \$5,000, and with the cumulative amount of such claims payments exceeding \$20,000; or
 - b. At least 2 separate claims payments have been made under a Standard Flood Insurance Policy, with the cumulative amount of such claims payments exceed the fair market value of the insured building on the day before each loss. [NFIP]

Severe Repetitive Loss Property. Either a severe repetitive loss building or the contents within a severe repetitive loss building, or both. [NFIP]

Solid (Perimeter) Foundation Walls. Walls that are used as a means of elevating a building in A Zones and that must contain sufficient openings to allow for the unimpeded flow of floodwaters more than 1 foot deep. [NFIP]

Special Flood Hazard Area. An area in the floodplain subject to a 1 percent or greater chance of flooding in any given year. Special flood hazard areas are shown on FIRMs as zone A, AO, A1-A30, AE, A99, AH, V1-V30, VE or V. [Also defined in Florida Building Code, Building Section 202.] [SAFM]

Start of Construction. The date of issuance of permits for new construction and substantial improvements, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within one hundred eighty (180) days of the date of the issuance. The actual start of construction means either the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns.

Permanent construction does not include land preparation (such as clearing, grading, or filling), the installation of streets or walkways, excavation for a basement, footings, piers, or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main buildings. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Also defined in Florida Building Code, Building Section 202.] [SAFM]

Sea Level Rise. The increasing of the average global sea level. [NOAA]

Storm Surge. The abnormal rise in seawater level during a storm, measured as the height of the water above the normal predicted astronomical tide. The surge is caused primarily by a storm's winds pushing water onshore. The amplitude of the storm surge at any given location depends on the orientation of the coast line with the storm track; the intensity, size, and speed of the storm; and the local bathymetry. [NOAA]

Subsidence. Sinking of the ground because of underground material movement—is most often caused by the removal of water, oil, natural gas, or mineral resources out of the ground by pumping, fracking, or mining activities.

Subsidence can also be caused by natural events such as earthquakes, soil compaction, glacial isostatic adjustment, erosion, sinkhole formation, and adding water to fine soils deposited by wind (a natural process known as loess deposits). Subsidence can happen over very large areas like whole states or provinces, or very small areas like the corner of your yard. In the Chesapeake Bay area, for example, land subsidence may be caused by a combination of sediment loading (when rivers deposit sediment in an area that then sinks under the additional weight) and sediment compaction after groundwater is removed. [NOAA]

Substantial Damage. Damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed fifty (50) percent of the market value of the building or structure before the damage occurred. [Also defined in Florida Building Code, Building Section 202.] [SAFM]

Substantial Improvement. Any repair, reconstruction, rehabilitation, alteration, addition, or other improvement of a building or structure, the cost of which equals or exceeds fifty (50) percent of the market value of the building or structure before the improvement or repair is started. If the structure has incurred "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either: [Also defined in Florida Building Code, Building, Section 202.]

1. Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
2. Any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure. [SAFM]

Substantial Structural Damage. A condition where one or both of the following apply:

1. The vertical elements of the lateral force-resisting system have suffered damage such that the lateral loadcarrying capacity of any story in any horizontal direction has been reduced by more than 33 percent from its predamage condition.
2. The capacity of any vertical component carrying gravity load, or any group of such components, that supports more than 30 percent of the total area of the structure's floor(s) and roof(s) has been reduced more than 20 percent from its predamage condition and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by the Florida Building Code, Building for new buildings of similar structure, purpose and location. [FBC]

Substantially Damaged Property. Either a substantially damaged building or the contents within a substantially damaged building, or both. [NFIP]

Unsafe. Buildings, structures or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual structural members meet the definition of "Dangerous," or that are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed unsafe. A vacant structure that is not secured against entry shall be deemed unsafe. [FBC]

Variance. A grant of relief from the requirements of this article, or the flood resistant construction requirements of the Florida Building Code, which permits construction in a manner that would not otherwise be permitted by this article or the Florida Building Code. [SAFM]

V-Zone Certificate. National Flood Insurance Program (NFIP) regulations require coastal communities to ensure that buildings built in V Zones are anchored to resist wind and water loads acting simultaneously. Buildings in V Zones are subject to a greater hazard than buildings built in other types of floodplains. Not only do they have to be elevated above the Base Flood Elevation (BFE), they must be protected from the impact of waves, hurricane-force winds and erosion. [NFIP]

Watercourse. A river, creek, stream, channel or other topographic feature in, on, through, or over which water flows at least periodically. [SAFM]

Water Surface Elevation. The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, (or other datum, where specified) of floods of various magnitudes and frequencies in the flood plains of coastal or riverine areas. [NFIP]

Wet Floodproofing. Wet Floodproofing includes permanent or contingent measures applied to a structure or its contents that prevent or provide resistance to damage from flooding while allowing floodwaters to enter the structure or area. Generally, this includes properly anchoring the structure, using flood resistant materials below the Base Flood Elevation (BFE), protection of mechanical and utility equipment, and use of openings or breakaway walls. [NFIP]

Zone. A geographical area shown on a Flood Hazard Boundary Map (FHBM) or a Flood Insurance Rate Map (FIRM) that reflects the severity or type of flooding in the area. [NFIP]

Zone A. Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply. [NFIP]

Zone A99. Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. [NFIP]

Zone AE and A1-30. Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply. [NFIP]

Zone AH. Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply. [NFIP]

Zone AO. Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply. [NFIP]

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR. Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply. [NFIP]

Zone V. Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply. [NFIP]

Zone VE and V1-30. Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply. [NFIP]

Appendix B Flood Resources

The Federal Emergency Management Agency (FEMA) has numerous publications available to address construction in flood-prone areas available on their website at www.fema.gov.

Hurricane Sandy in New Jersey and New York: Mitigation Assessment Team Report - Recovery Advisories and Fact Sheets for Hurricane Sandy

- RA1. Improving Connections in Elevated Coastal Residential Buildings (February 2013)
- RA2. Reducing Flood Effects in Critical Facilities (April 2013)
- RA3. Restoring Mechanical, Electrical, and Plumbing Systems in Non-Substantially Damaged Residential Buildings (April 2013)
- RA4. Reducing Interruptions to Mid- and High-Rise Buildings During Floods (March 2013)
- RA5. Designing for Flood Levels Above the BFE After Hurricane Sandy (April 2013)
- RA6. Protecting Building Fuel Systems from Flood Damage (April 2013)
- RA7. Reducing Flood Risk and Flood Insurance Premiums for Existing Residential Buildings in Zone A (November 2013)
- Fact Sheet 1. Cleaning Flooded Buildings (May 2013)
- Fact Sheet 2. Foundation Requirements and Recommendations for Elevated Homes (May 2013)

FEMA Fact Sheets

- Community Rating System (June 30, 2017)
- Historic Structures and The Biggert-Waters Flood Insurance Reform Act of 2012
- Historic Preservation and Cultural Resources: Protecting Our Heritage (July 2016)
- Technical Fact Sheet 1.2: Summary of Coastal Construction Requirements and Recommendations

FEMA Technical Bulletins

- Technical Bulletin 0: User's Guide to Technical Bulletins (July 2019)
- Technical Bulletin 1: Requirements for Flood Openings in Foundation Walls and Walls of Enclosure: Below Elevated Buildings in Special Flood Hazard Areas in Accordance with the National Flood Insurance Program (March 2020)
- Technical Bulletin 2: Flood Damage-Resistant Materials Requirements (August 2008)
- Technical Bulletin 3: Non-Residential Floodproofing - Requirements and Certification (1993)
- Technical Bulletin 4: Elevator Installation (November 2010)
- Technical Bulletin 5: Free-Of-Obstruction Requirements (August 2008)
- Technical Bulletin 6: Below-Grade Parking Requirements (1993)
- Technical Bulletin 7: Wet Floodproofing Requirements (1993)
- Technical Bulletin 8: Corrosion Protection for Metal Connectors in Coastal Areas (1996)
- Technical Bulletin 9: Design and Construction Guidance for Breakaway Walls (June 2019)
- Technical Bulletin 10: Ensuring That Structures Built on Fill in or Near Special Flood Hazard Areas Are Reasonably Safe from Flooding (May 2001)
- Technical Bulletin 11: Crawlspace Construction (November 2001)

FEMA P-234: Repairing Your Flooded Home (October 2010)

FEMA P-259, 3rd Edition: Engineering Principles and Practices of Retrofitting Floodprone Residential Structures (2012)

FEMA P-312, 3rd Edition: Homeowner's Guide to Retrofitting: Six Ways to Protect Your Home from Flooding (2014)

FEMA P-348, Edition 1, Protecting Building Utilities from Flood Damage (2019)

FEMA 386-6, Integrating Historic Property and Cultural Resource Considerations into Hazard Mitigation Planning (2006)

FEMA P-467-2, Floodplain Management Bulletin: Historic Structures (2008)

FEMA P-499 Home Builder's Guide to Coastal Construction (2010)

FEMA P-758 Substantial Improvement/Substantial Damage Desk Reference (2010)

FEMA P-1037 Reducing Flood Risk to Residential Buildings That Cannot Be Elevated (September 2015)

ADDITIONAL RESOURCES

City of St. Augustine. Resilient Heritage in the Nation's Oldest City. (Taylor Engineering, 2020)
www.citystaug.com/DocumentCenter/View/4058/St-Augustine-Resilient-Heritage-Report

Historic England. Flooding and Historic Buildings. (2015)
www.historicengland.org.uk/advice/technical-advice/flooding-and-historic-buildings/

Historic Scotland. Flood Damage to Traditional Buildings. (2014)
www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=13349883-20bf-48ec-afd9-a59500e9a44e

Livingston, Dennis. Rebuilding Water-Damaged Homes. (2009)
www.hud.gov/sites/documents/AFHH_WATER_DAMAGED.PDF

National Park Service. Guidelines for Flood Adaptation for Rehabilitating Historic Buildings. (2021)
www.nps.gov/orgs/1739/upload/flood-adaptation-guidelines-2021.pdf

National Park Service. Secretary of the Interior's Standards for the Treatment of Historic Properties. (2017)
www.nps.gov/tps/standards/treatment-guidelines-2017.pdf

National Trust for Historic Preservation. Treatment of Flood Damaged Older and Historic Buildings. (Information Booklet No. 82, 1993)
www.ncptt.nps.gov/wp-content/uploads/NTHP-Information-Booklet-82-Flood-Damage-and-Older-Homes.pdf?b5c287



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