



AGENDA

Planning and Zoning Board City of St. Augustine, Florida

Alcazar Room

Tuesday, July 5, 2022 at 2:00 p.m.

Regular Agenda

1. Roll Call

2. General Public Comments for Items Not on the Agenda

3. Approval of Minutes

- a. Regular Meeting Minutes from June 7, 2022.

4. Preliminary Plat Approval

- a. 2022-0040

James G. Whitehouse, Esq. – Applicant
c/o St. Johns Law Group
Lion Gate of St. Augustine LLC – Owner
[Sidney Street / PID 125210-0010](#)

To approve a preliminary subdivision plat at Sidney Street/Madeore Street PID 125210-0010 to create two conforming lots within the Residential single-family-two (RS-2) zoning district.

5. Variance

- a. 2022-0038

Randall & Laura Rupp – Owner & Applicant
[20 Bird Island Drive](#)

To reduce the rear setback from 10' to 6'6" on a Residential general-one (RG-1) lot to allow for the installation of a pool screen enclosure.

- b. 2022-0041

Oasis Equity Holdings LLC – Owner & Applicant
[93 Oneida Street](#)

To reduce the side yard setbacks from 4' to 1' on a Residential single-family-two (RS-2) lot to allow for the relocation of the existing home.

6. Use by Exception

- a. 2022-0039 Judith Dembowski – Applicant
St. Augustine Society Inc – Owner
[64 Washington Street](#)
To approve off-site parking within 400 feet as a permitted use by exception.

7. Conservation Overlay Zone Development

- a. 2022-0005 Jessica Shafer – Owner & Applicant
Continued from
February 1, 2022 Meeting
[40 Hildreth Way](#)
To approve a retaining wall/landscape feature adjacent to rip rap within Conservation Overlay Zone 1.
- b. 2022-0031 Ryan Carter – Applicant
Continued from
June 7, 2022 Meeting
c/o Carter Environmental Services
John Andrews – Owner
[97 Coquina Avenue](#)
To approve the construction of a 665 square foot dock and boat lift within Conservation Overlay Zone 1.
- c. 2022-0032 Ryan Carter – Applicant
Continued from
June 7, 2022 Meeting
c/o Carter Environmental Services
John Andrews – Owner
[99 Coquina Avenue](#)
To approve the construction of a 665 square foot dock and boat lift within Conservation Overlay Zone 1.
- d. 2022-0042 Jennifer White Conner – Applicant
White's Wharf – Owner
[135 Avenida Menendez](#)
To approve a modification of the walkway/access boardwalk to White's Wharf from Avenida Menendez within Conservation Overlay 1.
- e. 2022-0037 Kevin Marks – Applicant
c/o Shoreland Home Builders
Paul Thompson – Owner
Pelican Reef of St. Augustine LLC
[0 Pelican Reef Drive / PID 158573-0100](#)
To remove significant trees within Conservation Overlay 3.

8. Other Business

- a. Planning and Zoning Board discussion to consider recommending a change to the Zoning Code to allow Not-for-profit clubs as a permitted use or a permitted use by exception in Historic Preservation District-three (HP-3).

9. Adjournment

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

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

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

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

CITY OF ST. AUGUSTINE

Planning and Zoning Board Regular Meeting June 7, 2022

The Planning and Zoning Board (PZB) met in formal session Tuesday, June 7, 2022, at 2:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Mike Davis, Vice-Chairperson and the following were present:

1. Roll Call: Mike Davis, Vice- Chairperson
Jon DePreter
Sarah Ryan
Carl Blow
Charles Pappas
Christina Griggs

Absent: Grant Misterly, Chairperson

City Staff: Amy Skinner, Director, Planning & Building Department
Jacob Fredriksson, Planning & Building Planner
Isabelle Lopez, City Attorney
Elyse Wiemann, Recording Secretary

2. General Public hearings for Items Not on the Agenda

(None)

3. Approval of Minutes

MOTION

Ms. Ryan MOVED to APPROVE the April 5, 2022, minutes as presented. The motion was SECONDED by Mr. DePreter and APPROVED BY UNANIMOUS VOICE VOTE.

MOTION

Ms. Ryan MOVED to APPROVE the April 19, 2022, Special Board meeting minutes as presented. The motion was SECONDED by Mr. Blow and APPROVED BY UNANIMOUS VOICE VOTE.

MOTION

Ms. Ryan MOVED to APPROVE the May 3, 2022, meeting minutes as presented. The

motion was SECONDED by Mr. Pappas and APPROVED BY UNANIMOUS VOICE VOTE.

4. Variance

4. (a) 2022-0030 – Lloyd & Veronika Feltner– Applicant & Owner 10 First Street

To increase the lot coverage on a Residential single-family-two (RS-2) lot from 26.5% to 52% to allow for an addition to a single-family residential structure.

Mr. Fredriksson read the staff report and said based on a review of Section 28-29 and without the support of evidence to the contrary, staff finds that the Board can APPROVE a variance to the maximum lot coverage at 10 First Street/ PID 193170-0010 from 26.5% to 52%.

Lloyd Feltner reviewed the application.

The Board provided their ex parte communication.

18 certified notices were sent, 2 were returned in favor, 0 returned opposed and 2 had comments.

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

The Board discussed:

- Home would be permanent residence for the applicant
- Rear yard had a four-foot set back from the fence and north a ten-foot set back from the existing
- A five-foot setback would exist from the addition
- Was a corner lot with two front and two sides the sides became ten percent of the lot width
- Addition not an issue as the yard was small
- Neighbors were in support
- Application met the Code criteria
- Home was next to a busy short-term rental
- Did not want property to become a short-term rental
- Back of the lot was open and there was twenty feet before another home

MOTION

Mr. DePreter MOVED to APPROVE Variance 2022-0030 as it meets the criteria for the variance application. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Ms. Skinner announced that there were some changes to the agenda. She said 18 Park Avenue was withdrawn and 0 Seminole Drive, for Conservation Zone Development, and the applicant asked for the item to be continued to the August meeting as they were unable to attend.

Mr. Blow said this property looked to be in an estate sale and was trying to settle. He thought it would be fair to continue the item.

The representative for 0 Seminole Drive application said they had attempted to have the application continued.

Ms. Skinner said during the last communication with Mr. Stancil, he asked for a continuance.

Mr. Pappas said since there was a representative for the applicant, he suggested looking into other building methods.

Ms. Lopez suggested not having the hearing as they did not want to have a disjointed hearing, and it was best to keep it as one comprehensive hearing. She said if the Board was inclined to continue the application that should be the motion.

MOTION

Mr. DePreter MOVED to CONTINUE application 2022-0027 0 Seminole Drive, continue to the August 2, 2022 PZB meeting at the applicant's request. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Use by Exception

5. (a) 2022-0035 – Chris & Laura Jennings – Applicant & Owner
58 Saragossa Street

To approve two (2) off-site parking spaces either with the use of the Saragossa Street residential parking pass program or in the City parking garage for a short-term rental.

Mr. Fredriksson read the staff report and said based on a review of Section 28-29, and without the support of evidence to the contrary, staff finds that the Board can APPROVE a use by exception for two (2) short term rental offsite parking spaces in the municipal parking garage for 58 Saragossa Street/ PID 203670-0000.

Kathryn Mitchell, representative, reviewed the application.

Ex Parte Communication:

(None)

23 certified notices were sent, 1 were returned in favor, 1 returned opposed and 2 had comments.

Public hearing was opened.

Barbara Tanner said she hoped the Board would not allow them to obtain a parking pass for Saragossa Street as she had to pay \$90.00 annually for two parking passes, and often she had to find other parking as Saragossa Street parking was full. She said it was a detriment to those who owned property and lived there. She was not in favor of the parking on the street.

Van Cogley spoke in opposition to the application and said parking near the property was reserved for residential use. He said the applicant was requesting to use the residential parking program or the City parking garage. He said parking on the street should be for residents. He was not opposed to the City parking garage but was against street parking.

BJ Kalaidi said if it was a short-term rental, they should not be allowed to use the residential parking passes, and thirty-four parking spaces in the parking garage was a lot. She said short-term rentals were out of control and downtown parking was unavailable.

Melinda Rakoncay said parking was an issue and felt short-term rentals were a commercial entity. She said if commercial businesses were required to provide onsite parking, so should they. She felt if they were unable to provide parking then they should not be allowed. She felt guests would not park in the garage and thought the Board had no control over the parking issue, but something needed to be done. She said the short-term rentals should have to advertise the parking location and the distance.

Lauren Giber said she lived in Lincolnville and parking for short-term rentals was unavailable. She said first responders should have room to get in the area, and short-term rentals were businesses, and if parking could not be provided then they should not be allowed. She said parking should be advertised correctly.

Public hearing was closed.

Ms. Mitchell replied the property was zoned Residential General Office (RG1) and after speaking with the Planning and Building Department they decided not to build a driveway as that would take away parking from the neighborhood. She said they were willing to purchase parking garage passes and state where the parking was located.

Mr. Davis asked if the application was being reviewed as a short-term.

Ms. Skinner replied in the affirmative. She said the applicant had asked about adding a driveway; however, that would remove parking from the neighborhood. She said the short-term rental ordinance tried to address the parking issues. She said parking was required on site and if not available the option was to have offsite parking within 400 feet, use the residential parking program if available by using the public right-of-way with approval from PZB, or at the City parking garage. She said there was a residential parking program on Saragossa Street and that could be utilized or the parking garage.

Ms. Lopez said if there was ample on street parking through the residential program, the Board should review the evidence to conclude if there was substantial parking on the street. She said the issue was the Board had to determine if there was enough parking near the home for the residential parking, and if not, the parking garage was an option.

Mr. Davis said State law required providing an option which was the parking garage if parking was unavailable, and the City Commission had designated the PZB to hear these types of cases.

Ms. Lopez said if there was a residential parking program for the street it was the Boards job to determine if there was sufficient on street parking for the short-term rental or was the street already limited or strained, and if so, then the parking garage was the option.

Mr. Davis thought the applicant had not followed all the steps for a short-term rental and the applicant should have to follow the rules that had been set.

Mr. Pappas said that could be added to the motion like it had been done previously.

Ms. Skinner stated she was unaware of the properties short-term rental status but thought when it was purchased it was a short-term rental. She said she would have to check on the status, and they were working with Code Enforcement to obtain the documentation before the application was presented to the Board.

The Board discussed:

- Not in favor of on-street parking but supportive of utilizing the garage
- Felt the residential parking passes would not work per the testimony
- Realtors should not sell properties with no parking available if it was planned for a short-term rental

MOTION

Mr. Blow MOVED to APPROVE the Exception 2022-0035 to approve the parking pass in the parking garage and disapprove an application for on street parking and application for a driveway cut that would eliminate parking on Saragossa Street and surrender their garage parking pass if in the future decided to withdraw from short-term rental and the passes be granted until final short-term application. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Conservation Zone Development

Conservation	Overlay	Zone	3
<u>Development</u>			

6. (a) 2022-0014 – Nell Johnson– Applicant & Owner
0 McWilliams Street / PID 108920-0002

To approve the removal of a 24” dbh Red Cedar Tree in Conservation Overlay Zone 3.

Mr. Fredriksson read the staff report and said based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the Board can DENY the removal of a 24" Red Cedar tree given the availability of room on the site to build a single-family home at 0 Mc Williams Street/ PID 108920-0002.

Mr. Fredriksson said they had unable to reach the applicant and no additional documentation had been provided since June 1, 2022.

Mr. DePreter asked if there was a reason provided for being unavailable.

Mr. Fredriksson noted the applicants had been to City Hall twice in person, but other

than that, there had not been any other contact.

Mr. Davis stated the applicants were not present, nor there to ask for a continuance, he questioned the options if the Board denied the application.

Ms. Skinner replied the applicant could appeal the decision to the City Commission or re-apply if they wanted to construct the home. She said the Board had provided feedback regarding moving the home over which would require a Variance; however, no information had been received for a Variance.

The Board provided their ex parte communication.

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

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

Public hearing was closed.

The Board discussed:

- Board provided specific information to the applicant last time the application was heard
- Wanted to save the tree and would need to move the house
- Very disappointed there had been no response and would be inclined to deny the application
- No new information presented, and they favored a denial
- Questioned if the applicant could reapply in a twelve-month period, and if so, the Board would decide when the applicant reapplied
- If requesting a side yard variance, which the Board suggested, that would be a new application

MOTION

Mr. DePreter MOVED to DENY the Conservation Overlay Zone Development 2022-0014 on the ground that the applicant was not present, had not communicated with the City, but had options to apply for a side yard variance as the Board suggested. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Ms. Skinner said the twelve-month period applied to a variance and exception and if it was the same application the Board was unable to hear it.

6. (b) 2022-0033 – Charles Tabb – Applicant
c/o Coastal Construction of St. Augustine
John Thompson – Owner
18 Park Avenue

To approve the removal of a 32" dbh Magnolia tree to allow for the construction of a new single-family home in Conservation Overlay Zone 3.

Application withdrawn prior to meeting

6. (c) 2022-0036 – Guy A. Maltese, Exec, Dir. of Safety & Facilities – Applicant
c/o Florida School of the Deaf and Blind
Florida School for the Deaf & Blind– Owner
207 N San Marco Avenue

To approve the removal of a Red Cedar, a Laurel Oak, and a Live Oak tree(s) due to safety concerns in Conservation Overlay Zone 3.

Mr. Fredriksson read the staff report and said based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the Board can

APPROVE the removal of a Red Cedar, Laurel Oak, and Live Oak tree given the potential risks they each pose to an increase of recreational activity in the area and the planting of ten new Cedar Trees at 207 San Marco Avenue / PID 149335-0000.

Guy A. Maltese reviewed the application.

The Board provided their ex parte communication.

75 certified notices were sent, 3 were returned in favor, 1 returned opposed and 2 had comments.
Public hearing was opened.

BJ Kalaidi said if the tree was dangerous, she understood removal and was happy they had added more trees. She asked if it was a requirement to have an arborist indicate if the trees were safe or not.

Mr. Davis replied in the affirmative and confirmed the applicant had submitted an arborist report from Mr. Lippi.

Lauren Giber asked if there was a reason the trees were being removed or could they be saved. She said many people loved the area because of the trees and thought it would be good to have photos of the trees relative to the property.

Melinda Rakoncay provided pictures of the twelve trees that had been added to the site. She said the arborist report indicated the trees were not in immediate danger and she was concerned with why they needed to be removed. She said the property was zoned RS2 and did not think it could be a park, and it was important to keep the tree canopy.¹

Public hearing was closed.

Mr. Maltese replied out of the twelve red cedars, there were two dead which would be replaced. He said the arborist report noted each of the trees in questions had at least

one serious defect. He agreed with the City they were not building on the property and it was not a public park; however, it was part of their campus and the students used it.

The Board discussed:

- Viewed the trees and thought applicant was being overly cautious, but understood the caution as it was a school
- Felt the issues with tree #4293, and #4294 was caused by bad trimming
- Cedar tree from a distance was fine, but was dead in the center
- Thought trees that had been lost to storms on San Marco should be replaced
- Arborist report showed the Cedar tree would likely fail
- Suggested keeping the Live Oak #4294 tree but monitor it every couple of years and increase the health
- Thought it could be saved, but would have to add a fence around it to ensure safety and trimming regularly
- Laurel Oak had been overly trimmed, but understood why it needed to be removed although, it was not a safety issue
- Live Oak tree was alive and in the center of the property, but it could be saved
- Red Cedar was in the right-of-way but should not be removed
- In support of keeping the Oak tree if there was a fencing solution
- Proposed tree removal was based on the arborist report and a fence would be installed similar to the rest of the campus
- Unsure about the cedar tree remarks on the arborist report
- Space would have more student use
- Oak tree could be saved, but the structural integrity of the cedar had been compromised
- Damage in Cedar was similar to other cedar trees, but it was not near water and was surrounded by school buildings
- Nursery grown Cedar trees were perfect and did not have the same character as this one
- Not in favor of cutting trees down, but had a report that indicated it was dangerous

¹ Photos attached to packet

- Understood there was potential danger
- Laurel Oak should be removed and the concern for the cedar tree understood
- Arborist report indicated the Live Oak could be kept

MOTION

Mr. DePreter MOVED to APPROVE the removal of the Laurel Oak #4293 given testimony from Mr. Lippi, and the removal of the Southern Red Cedar tree #4292 identified by Mr. Lippi, certified arborist.

Mr. Pappas recommended a modification to the motion to include the removal of the Red Cedar based on the addition of the twelve new cedars added to the property.

Mr. DePreter added the recommendation to the motion. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: DePreter, Pappas, Griggs, Ryan, Davis

NAYES: Blow

MOTION CARRIED 5/1

Conservation Overlay Zone 2 Development

6. (d) 2022-0027 – Jason Stancil – Applicant c/o Colour Homes, LLC Darden Claire Harting Trust – Owner 0 Seminole Drive / PID 151370-0000

To approve the construction of a new single-family home within Conservation Overlay Zone 2.

Mr. Fredriksson read the staff report and said based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the Board can APPROVE the construction of a new single-family residence within Conservation Overlay Zone 2 at 0 Seminole Drive / PID 1513 70-0000 given the size of the house, appropriate buffers from jurisdictional wetland lines and adjacent development.

MOTION under Item 4(a).

Conservation Overlay Zone 1 Development

6. (e) 2022-0029 – Ryan Carter – Applicant c/o Carter Environmental Services Mark Williams – Owner 47 Iroquois Avenue

To approve the construction of a 375 square foot boat lift on an existing dock within Conservation Overlay Zone 1.

Ms. Griggs recused herself for the three applications presented by Ryan Carter.

Mr. Fredriksson read the staff report and said based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the Board can APPROVE the construction of a new no-profile boat lift within Conservation Overlay Zone I at 47 Iroquois Avenue I PID 127881-0050.

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

Ryan Carter reviewed the application.

The Board provided their ex parte communication.

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

Public hearing was opened.

BJ Kalaidi said there were twelve slips at this condominium location. She questioned why the applicant wanted a dock that was 375 feet and asked why they were not utilizing the shipyard. She asked if the other docks there had come before the Board.

Lauren Giber said after reviewing the documentation she saw the applicant wanted to trim vegetation but was unsure what type

it would be trimmed and questioned the effect it could have on the ecosystem.

Mr. Cater said they were not trimming any vegetation and explained that the shipyard had a long waiting list.

Public hearing was closed.

The Board discussed:

- In support of the application
- Residents wanted space for their boats at their condo
- Boatlifts provided resting locations for birds which was criteria sixteen in the Code
- In favor of the application as it met the criteria
- Questioned if the other docks had been presented in front of the Board

MOTION

Mr. DePreter MOVED to APPROVE the Conservation Overlay Development 2022-0029 as it meets the seventeen criteria for Conservation Overlay Zone Development. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: DePreter, Pappas, Blow, Ryan, Davis

NAYES: NONE

MOTION CARRIED UNANIMOUSLY²

**6. (f) 2022-0031 – Ryan Carter – Applicant
c/o Carter Environmental Services
John Andrews – Owner
97 Coquina Avenue**

To approve the construction of a 665 square foot dock and boat lift within Conservation Overlay Zone 1.

Mr. Fredriksson read the staff report and said based on a review of section 11-29 and without the support of evidence to the

contrary, staff finds that the Board can APPROVE the construction of a new 665 square foot dock and boat lift within Conservation Overlay Zone 1 at 97 Coquina Avenue/ PID 223370-0000.

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

Ryan Carter reviewed the application.

The Board provided their ex parte communication.

20 certified notices were sent, 1 were returned in favor, 3 returned opposed and 3 had comments.

Public hearing was opened.

BJ Kalaidi asked who owned the property and the vegetation. She questioned what was being done to the mangroves, if an expert was needed, and the necessary requirements.

Giselle Thompson said the lots next door were previously one lot which was split into two. She said she was unsure if it was necessary to have two docks on smaller lots. She suggested having a shared dock instead.

Laruen Giber said the mangrove trees were important to the environment. She provided information regarding who and how the mangroves could be trimmed and felt the Board needed to consider the mangroves for the application.

Public hearing was closed.

Mr. Carter said the proposed south dock did not have mangroves within the footprint but the one to the north did have them. He said the best location for the dock was where the dock had been as there was an existing footprint. He said they would have to trim the mangroves which were protected under the Florida Mangrove Protection Act, by a

² Recusal form attached

landscape architect, arborist or professional wetland scientist, which was his profession. He said they would only be trimming the sides to reestablish the footprint of the existing boardwalk. He said shared docks were beneficial if everyone got along; however, that was not always the case. He said that was the reason they were seeking approval for both docks at 97 and 99 Coquina Avenue.

Ms. Ryan asked why there were fifty foot lots in Residential Single Family One (RS-1) zoning.

Ms. Skinner said the lots had been previously platted prior to 1975 and were existing non-conforming lots.

The Board and Mr. Carter discussed:

- Docks were large to be on the narrow lots
- Docks were not centered; riparian setbacks did not apply when a lot was a certain width
- Suggested a shared dock as a solution
- Lot was allowed twenty-nine percent since it was a non-conforming lot
- Thought most docks in the area were older, low profile, sitting docks which were different from the proposed docks
- Area had more observation piers versus boat docks and use by kayaks
- Questioned the width of the creek and dock and how much room there would be if the proposed dock was built

Mr. Carter said there would be thirty-three feet which was plenty of room for a boat to pass through. He said at the entrance to the creek during low tide boats would have to hug the dock, but there were many locations where people understood during lot tide there was no way to enter or exit.

Discussion continued:

- Docks would block the view and when a boat was added the boat and dock would be the view instead of a vista

- Thought the area was dense
- Justification for the proposed large dock was questionable as Board had testimony that area was mainly used by kayaks
- Open to having a shared dock instead of the two separate docks
- Dock was being installed before the house
- Would rather have a dock built after the home had an owner
- Asked if they could build without trimming the mangroves
- Previous dock was damaged during hurricane Matthew
- Only allowed to be built after a building permit had been issued
- Docks were an accessory use to a primary use
- Questioned if they were building for the most income or for an actual homeowner
- Should remember there was a five-foot tide range +/- which would impact where a boat could enter or exit
- Shared dock would need a written agreement between the two owners
- Could have two docks adjacent to each other about a foot off the property line, which were more compact without having a shared dock
- At low tide or close to low tide could be restricted for entry or exit but at high tide there was plenty of water
- Could have a flat bottom boat which was no more than twenty feet but would only be restricted by the tide

Ms. Lopez clarified the City did not protect an individual's private scenic vista, only the public scenic vista.

Mr. DePreter said the property was limited by fifty feet and the boat was twenty-four feet which meant that was about fifty percent of the site. He suggested considering a 'twin dock' instead and could shrink the linear feet or would they still request the twenty-four feet.

Mr. Carter said they would be requesting the twenty-four feet as it was impossible to have a twenty-two-foot boat on a smaller deck. He said the shared dock was a good solution previously and he would discuss that possible solution with the applicant or if the Board wanted the docks reduced. He said this situation was a different and they were trying to reduce the impact to the mangroves which was why they were using the existing footprint on the north and pushed the boardwalk alignment to the south. He said if they put the walkway over the mangroves, they would have to obtain a permit from the Department of Environmental Protection (DEP).

MOTION

Mr. Ryan MOVED to CONTINUE the application 2022-0031 to the revised design as discussed and present a shorter boat slip to the July 5, 2022. The motion was SECONDED by Mr. Pappas.

Mr. Davis advised there would be three Board members absent at the July meeting, and asked if Mr. Carter wanted to postpone to a later meeting date in order to have a full Board.

Mr. Carter replied he was fine with the July PZB meeting.

VOTE ON MOTION:

AYES: Ryan, Pappas, Blow, DePreter, Davis

NAYES: NONE

MOTION CARRIED UNANIMOUSLY³

**6. (g) 2022-0032 – Ryan Carter – Applicant
c/o Carter Environmental Services
John Andrews – Owner
99 Coquina Avenue**

³ Recusal form attached

To approve the construction of a 665 square foot dock and boat lift within Conservation Overlay Zone 1

Board discussion heard with Item 6(f).

Mr. Fredriksson read the staff report and said based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the Board can APPROVE the construction of a new 665 square foot dock and boat lift within Conservation Overlay Zone I at 99 Coquina Avenue/ PID 223370-0060.

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

Ryan Carter reviewed the application.

The Board provided their ex parte communication.

19 certified notices were sent, 1 were returned in favor, 1 returned opposed and 2 had comments.

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

MOTION

Mr. Blow MOVED to CONTINUE Conservation Overlay Zone Development 2022-0032 to the July 5, 2022 meeting. The motion was SECONDED by Ms. Ryan.

VOTE ON MOTION:

AYES: Blow, Ryan, Pappas, DePreter, Davis

NAYES: NONE

MOTION CARRIED UNANIMOUSLY^{4,5}

7. Rezoning

7. (a) 2022-0026 – Gary B. Davenport – Applicant c/o Gary B. Davenport PA

⁴ Recusal form attached

⁵ Break from 4:18p.m.-4:28p.m.

36 Granada LLC – Owner c/o Alsop Properties
36 Granada Street/ PID 203240-0000 & 203230-0000

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

Mr. Fredriksson stated staff does not make recommendations concerning the rezoning of land. The Board is responsible for making a recommendation based on the following:

- (1) The need and justification for the change.
- (2) The relationship of the proposed amendment or rezoning to the city's general planning program and such comprehensive plans as may from time to time be adopted by the city commission.
- (3) Consistency with the Comprehensive Plan.

Gary B. Davenport, attorney, and James McGarvey reviewed the application.

The Board provided their ex parte communication.

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

Public hearing was opened.

Lauren Giber spoke in opposition to the application and read a letter from a neighbor in the area. She said the changes in the documentation increased the square footage and she questioned if there would be sixty parking spaces available. She was concerned with having only four bathrooms in the building with 250 seats and asked if that met the guidelines for the Code.⁶

⁶ Letter attached to packet

Public hearing was closed.

Mr. McGarvey said the number of seats would conform to the amount of parking and there would be fewer seats as they had lost five parking spaces. He said because they had lost parking spaces, they would have less than 200 seats and they would conform 4-1 as stipulated by Code.

The Board discussed:

- Did not see any major changes to the PUD
- Lake Maria Sanchez was a major stormwater project which could help address the flooding the applicant was experiencing
- City had funding for the three-year Back Bay study
- Solution to flooding problem was coming but would be sometime in the future
- PUD had minor modifications
- Terrace extending down the alley was a good improvement to the site plan
- Would not have increased seating
- Hours of operation condition had been changed and the parking was addressed
- Resiliency was a goal for the City and applicant was planning for it
- Questioned if changes would have to be reviewed by Historic Architectural Review Board (HARB)

Ms. Skinner stated they would review to see if it needed to return to HARB for the changes. She said there were other issues that had to be reviewed such as the mural, elevations, and changing the agreement for the right-of-way because the awnings had changed. She said that was a condition of the partial demolition request and if PZB made a recommendation to approve the application would go before the City Commission.

Discussion continued:

- HARB had discussed maintaining the general look of the building and the front windows

- Concerned about voting on the application if HARB was not going to review the changes
- Appearance changes were an issue as HARB had spent a lot of time on the application
- Preferred landscaping over awnings on Granada Street
- Landscaping was narrowed to add back two parking spaces

Mr. Pappas expressed the importance of the application returning to HARB for the changes in the visual appearance. He said without assurance HARB would rehear the changes, he could not support the application.

Mr. McGarvey asked why the application needed to return to HARB as the building was not in a historic district.

Mr. Pappas said HARB reviewed the partial demolition application and that was the only chance to retain part of the building. He said it was important to know if the spirit of the building was kept.

Ms. Skinner noted the building was fifty years old or older and the extent of work was a partial demolition and HARB applied conditions to the approval of partial demolition. She said those conditions were not a zoning issues related to the PUD. She said the elevations had changed which were directly related to the PUD and the Board could approve those changes. She said if the Historic Preservations Officer felt the elevations changes were significant and had changed the conditions that were added to the demolition permit, then it may have to return to HARB.

Mr. DePreter said this could be approved and the Historic Preservation Officer would determine if the application needed to return to HARB.

Mr. Pappas said the partial demolition by HARB was based on their ruling and

conditions but thought with the changing of the windows and the opening it would need to return as that was one of the conditions.

MOTION

Mr. DePreter MOVED to RECOMMEND APPROVAL the proposed changes to the PUD rezoning application 2022-0026 with the knowledge it will go before the City Historic Preservation Officer to determine if it needs to return to HARB. The motion was SECONDED by Mr. Davis.

VOTE ON MOTION:

AYES: DePreter, Davis, Griggs, Blow, Ryan

NAYES: Pappas

MOTION CARRIED 5/1

**7. (b) 2022-0108 – Ellen Avery-Smith, Esq.
– Applicant c/o Rogers Towers, P.A.
Flagler College, Inc. – Owner
97 Cedar Street and 7 ML King Avenue/
PID201850-0000, 201860-0000, and
201860-0150**

To amend an existing Planned Unit Development (PUD) and to remove one (1) significant tree (Laurel Oak) in Conservation Overlay Zone 3.

Mr. Davis recused himself from the application.⁷

Mr. Fredriksson read the staff report and said based on a review of Section 11-29, and without the support of evidence to the contrary, staff finds that the Board can APPROVE removal of one (1) significant tree(s) at the subject property within Conservation Overlay Zone 3 located at 7 ML King Avenue/ PID 201850-0000.

Ellen Avery- Smith, attorney, and Beth Sweeny reviewed the application.

The Board provided their ex parte communication.

⁷ Recusal form attached

17 certified notices were sent, 2 were returned in favor, 0 returned opposed and 0 had comments.

Public hearing was opened.

BJ Kalaidi spoke in opposition to the application and asked the Board to deny the request. She said the students were not parking in the garage on Malaga Street and brought increased traffic. She said the students were not adding to the City environment. She noted the Oak tree had been there for a long time and would take away the character of the neighborhood.

Lauren Giber spoke in opposition to the application and pointed out there were many trees in the area that had restricted roots, but the trees survived. She said the tree was beautiful and was significant and it would be a shame for the City to allow removal of the tree. She said students parked in various locations but thought parking was oversold by the college.

Public hearing was closed.

Ms. Avery-Smith said most of the information was hearsay and should not be considered in the Board's determination. She noted there was an arborist report by Chuck Lippi, a certified arborist. She said there was plenty of parking for students, facility, handicap, and security.

The Board and applicants discussed:

- Questioned if the college sold out of parking passes each year
- College had 1,400 parking spaces, but parking permits were not limited; however, there were never that many people on campus at one time and parking was never at capacity
- In favor of keeping the tree but the report indicated the root zone was restricted and could have long term effects

- Concerned with having the tree close to the building as Laurel Oaks had shallow root systems
- Would be providing stormwater treatment for the building addition
- In favor as the addition would provide more living space for students
- In support of the modification as there were more positives than negatives for the community
- Number of beds had been reduced and the parking had been increased
- Had proposed a landscape plan and would mitigate for removal of the tree
- Would be beneficial for students as rental housing was not readily available
- Preferred having students closer to campus than all over town
- Suggested having ample room for bikes and bike racks
- Lot coverage for a Commercial Low was 60% but the PUD was 50%
- Building setbacks were slightly different
- The college was an asset to the community
- More students living on campus would help reduce vehicles traffic downtown
- Would help reduce the demand on housing
- Laurel Oaks did not live as long as Live Oaks and was not concerned where it was; however, lots of the trees in the City had restricted roots
- Confirmed with City staff the college would pay the mobility fee

MOTION

Ms. Griggs MOVED to RECOMMEND APPROVAL to the City Commission for Rezoning Conservation Overlay Zone Development 2022-0108 to amend an existing Planned Unit Development (PUD) and to remove one significant tree in Conservation Overlay Zone Three. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:

AYES: Griggs, Blow, Pappas, Ryan, DePreter

NAYES: NONE
MOTION CARRIED UNANIMOUSLY⁸

**8. Comprehensive Plan Land Use Plan
Amendment and Rezoning**

**8. (a) 2022-0028 – Courtney P. Gaver–
Applicant c/o Rogers Towers, P.A.
Wild Bills' s Investments, LLC– Owner
63 West Avenue/ PID 119480-0000
65 West Avenue/PID 119510-0000**

**To amend the current land use of
Residential Medium Density Mixed Use to
Commercial Medium Intensity and to
rezone parcels at 63 & 65 West Avenue
from an expired Planned Unit
Development (PUD) to Commercial
Medium-Two (CM-2).**

Mr. Fredriksson stated Staff does not make recommendations concerning comprehensive plan amendments or rezoning's of land. The Planning and Zoning Board makes formal recommendations to the City Commission regarding these items.

Courtney Gaver, attorney, reviewed the application.

Ex Parte Communication:

(None)

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

Public hearing was opened.

BJ Kalaidi said she wanted to make sure the property was not connected to US1 because Commercial Medium Two (CM2) zoning on US1 allowed adult entertainment. She said she was unsure of the plan for development and asked if it would be the fifty-foot height. Public hearing was closed.

Ms. Gaver said the property was owned by Mr. William Barber, who was a county resident. She said the property would not front US1 and the change in land use designation would reduce the height of the building. She said at this time there was no development plans as the property was currently rented and they were responding to the letter he received to renew the zoning to what it was previously.

The Board discussed:

- Felt this application was a house keeping item as the City had sent notice to the applicant regarding the zoning
- Thought the use of the property leaned more towards commercial
- Parcel by parcel was being rezoned
- Adjacent properties were CM-2
- Many parcels were in the expired PUD

MOTION

Mr. Davis MOVED to RECOMMEND to the City Commission a Land Use Change. The motion was SECONDED by Mr. DePreter.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

MOTION

Mr. Davis MOVED to RECOMMEND the Rezoning to the City Commission for this

⁸ Recusal form attached and Break from 5:26p.m.-5:45p.m.

parcel. The motion was **SECONDED** by Mr. DePreter.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Creation of a New Land Use Category to be Inserted into the Comprehensive Plan and including a Compatible Zoning District and a Subsequent Comprehensive Plan Land Use Plan Amendment and Rezoning of Certain Property

9. (a). Discussion and recommendation related to the Creation of a Mobility Oriented Development (MOD) Future Land Use Category to be inserted into the Comprehensive Plan and a Compatible MOD Zoning District⁹

Mr. Davis recused himself for Item 9(a) and Item 9(b).

Ms. Skinner reviewed the topic with the Board regarding the creation of a New Land Use Category to be added to the Comprehensive Plan and to create a compatible zoning district that would be added to the City of St. Augustine's zoning code. She advised the conversation was not specific to a certain parcel; however, the next item on the agenda would be to apply if the Board chose to recommend the creation of the categories. She listed a few items the Board could address which were as follows:

- Proposed height
- Proposed density
- Proposed mandatory and optional listed mobility features
- Permitted uses and Uses by Exception in the Proposed Categories and Zoning Districts

- Relationship to King Street and West King Street

Ms. Skinner continued the PZB may want to clarify the statement in the land use category stating "PZB will make a recommendation to the City Commission regarding a public benefit gained by the mobility station component". She said for future applicants, if their proposal had to return to the Board for specific recommendations, it need to be clear to staff as to what would be required.

Mr. DePreter asked if this was a discussion of a zoning category and should the Board disclose ex parte communication.

Ms. Lopez said there were two parts and the first was a legislative decision and ex parte was not needed; however, if the Board wanted to disclose ex parte communications they could but it was not required.

The Board provided their ex parte communication.

Public Comment was opened.

Judith Wilmot said she was in favor of the change and was happy about the pedestrian walkway. She was concerned with the traffic pulling on to King Street as it was already difficult. She asked if there would be a red light added to help people get in and out.

Mr. Blow clarified the current discussion was regarding the change in the code and not the next application.

Mr. DePreter reiterated public comment was open for the proposed changes to the City Code and public comment regarding the Broudy Project would take place after the discussion concluded.

Ms. Avery-Smith said there was a combined presentation for both items and a lot of questions could be answered as a part of the presentation.

⁹ Recusal form attached

James McGarvey felt this was a game changer and encouraged the Board to keep an open mind as they listen to the presentation. He said this was a great opportunity for the City.

Ms. Lopez advised Ms. Avery-Smith had a blended presentation for the change in the code and for a specific project. She said the Board could allow more than three minutes for the presentation.

Mr. Pappas noted he thought hearing the presentation would be confusing as it would be related to a specific parcel. He said he felt these two items should not have been on the same agenda.

Ms. Avery-Smith said they had brought in people from other agencies to speak and the first part of the presentation was an overview from Jacksonville Transportation Authority (JTA), Mobility from the City of St. Augustine and the goals. She said that way the Board could hear from them and then pause for the rest of the presentation.

Mr. DePreter said as long as the presentation would be regarding the zoning and nothing else, he was willing to proceed.

Mr. Blow said he only wanted to clarify that this was not a PUD but was for a new zoning category.

There was Board consensus to allow the presentation and ample time to explain.

Ms. Avery-Smith said Reuben Franklin, City of St. Augustine, and Richard Clark, Jacksonville Transportation Authority, were available to speak regarding mobility. She said they would discuss the City's Commitment to Mobility and the Connectivity in the Region.

Reuben Franklin, Public Works Director, City of St. Augustine, provided context to the mobility plan and how this fit into the City's goals. He said having people park on the periphery and having access the City by other means of transportation. He said these

were general areas of where they thought this could be applied. He said the next component was the biking and pedestrian connections and where these modes were applied. He reviewed the transit circulator map and discussed how these could tie into the area. He updated the Board and said they were working on the Route One and having a circulator running from the existing parking garage. He said additional routes would be added in the future to help meet the goals of the 2040 Mobility Plan.

Richard Clark, Jacksonville Transportation Authority (JTA), Director of Economic Development, said Duval County had changed their Comprehensive Plan for the County about a year and half ago and they just went through what the City of St. Augustine was doing now. He said there was around 40,000 people going north and 15,000 people entering St. Johns County for work each day and the roads were constrained. He said Florida Department of Transportation (FDOT) had a plan to expand I95 with one lane heading north and south. He said they had started looking at alternative modes of transit that were denser. He said the idea was to provide a commuter rail service and provide micro mobility solutions. He noted from a mobility and safety standpoint, it was important to have people cross US1 and still have access to the core of the City. He said he thought this was the right course of action for the future.

Ellen Avery-Smith said she had reviewed Transit Oriented Design (TOD) codes, Land Use, Comprehensive Plan Amendments, and Zoning Codes throughout Florida and the Country and for them to be successful they needed the following:

- Have a certain residential density around the station
- Would activate the station to have people living around it; with commercial uses within mixed uses in the area
- Designed to be a Mixed-Use-High-Density area

- Would need building height and lot coverage to have the density

Bruce McGuire spoke in favor of a mobility ordinance and thought it was a good idea. He was concerned with the public not being heard regarding the major land use change. He felt that not many people understood what was taking place. He questioned how this was publicized and presented to the people as this was a major change and concern. He said his other concern were the details in the zoning category. He disagreed with the density that was being proposed for the property, which was more than double of anywhere else in the City and was unsure how this zoning category was reliant on fifty units per acer. He said he did not feel that should be a requirement for the property. He stated he did not see a mobility issue that resulted in doubling the maximum use of density for apartments in the City. He expressed concern regarding the seventy-five-foot height and fifty units per acer. He noted he was in favor of the concept but not the size and encouraged the Board to question that too.

Greg White said he was in favor of the change and believed in economic development moving west of US1. He said with every journey there was a first step and he thought this was the first step. He said this could provide jobs and people could walk or bike to the location. He said the goal for the core group in West Augustine was to create a historic destination where Dr. Hayling lived. He said in addition, they wanted to have a Civil Rights Museum located in historic West Augustine. He said he was in support of the change

Virginia Whetstone said her family owned two parcels across from the Broudy project and was in favor of having a parking garage on the property. She said her concern was how this was being rushed though and the Board was voting on a new classification and then following up with an applicant who wanted to use it. She said this had not been vetted with the people and as a property

owner, she unaware and only found out when notice was provided for the Broudy project. She said notice was not provided for the new zoning category. She said she was opposed to allowing fifty units per acer as this was three times anywhere else in the City, allowing the height to be seventy-five feet tall was inappropriate for the property, and allowing 80% density was unacceptable and too much for the area. She said all of these were not necessary to make the parking garage and transit facility successful.

Melinda Rakoncay said she was in favor of a parking garage on the periphery; however, her concern with having an applicant wanting to use the zoning category before having the actual category. She said the height limit was to help preserve the skyline but allowing the building to be seventy-five feet tall, the skyline would be ruined.

Jeremy Marquis said to go with the MOD it had to have a mobility station, which was in the 2040 Comprehensive Plan and

Steven Mandoza said density was important as it helped with vibrancy. He said West King was in need of a reboot and thought it would take a drastic change and the City was used by County and City residents along with many others. He said by increasing the density use on West King, it could help elevate the overcrowding and this could help West King.

BJ Kalaidi said allowing the lawyer to have more time than the pubic was disrespectful. She said there was no reason for this to be passed and if so, it should not be on the same agenda as the next application. She said transparency was important and she did not believe this would benefit anyone and this would take away from the character and history of the town.

Public Comment Closed.

Board Discussion:

- Understood the frustration from the public
- Was a follow-up to the Comprehensive Plan that had been discussed over the past year
- Parking garage would be in the general area
- Concerned with the density, height, and lot coverage

Discussion continued:

- Wanted the Corridor Review Committee (CRC) to have architectural design/control of the review over the projects
- Instead of the entire site being seventy-five feet, the heights could step down
- CRC had a map that it covered but it could be expanded but that would require a code amendment
- Discussion of the mobility plan had been taken place for the past two years
- Other areas were beyond thirty-five feet tall and it was a balancing act when it came to planning and could help resolve the mobility issues
- Density should be kept on a major corridor
- A proposed project would have to have a mobility station and that would have to be at a future rail station site
- Two areas proposed were on a major corridor but felt language should be added that specified 'a major highway corridor'
- Park and ride, bicycle station, pedestrian connectivity, and ride share hub were mandatory and that was why the language should be added as it should not be in a residential area
- Should add language regarding charging stations for bikes and vehicles
- New modes of transportation were discussed in the Comprehensive Plan
- Questioned the reason for Permitted Uses
- Goal was to assist with the mobility issues

- Affordable housing and having residential density were good as that would bring vitality and increase safety
- Should limit short-term rentals; however, the City was preempted by State Law
- Would have multifamily component but no percentage was required
- Perhaps excluding hotels and conference centers
- Felt this was limited if the City wanted to make a mobility zoning category
- Was 100% geared towards tourism and not for residents and mobility should be for livability
- Did not feel this helped residents get to jobs outside of town
- Did not help get to places where residents lived
- Felt it was overworked for what the City wanted to achieve

Mr. Pappas asked if one of the items did not exist, was the project still allowed to be there. He said for example if the transit dropped out, would the high-density project be allowed.

Ms. Lopez answered in the affirmative. She said once it was built it would not be torn down.

Mr. Pappas said he understood wanting to combine density and affordable housing, but it was written very specific. He said putting it all in a mobility district was too much. He said mobility needed to be for all.

Discussion continued:

- Questioned how the City determined the height and density
- Not focused on the mobility issues within the City but more on the perimeter parking area
- Benefit for people to enter by railway and not by vehicles
- Fifty units per acre was dense but having a transit station close to the City made sense

- Unsure if it should be a hotel, residential, or retail
- Goal was to see if mobility could be improved, having less vehicles in the City, and to a perimeter garage
- Economic standpoint should have a public/private partnership
- Could improve the quality of life for those who lived here
- Lots of people worked elsewhere, and transit could potentially assist in other transportation
- Questioned if other TOD areas would be true mixed use and not only a hotel
- Designed to be an integrated project
- Zoning and Land Use categories were designed to be at the two rail stations identified in the transit plan

Ms. Skinner noted the transit plan which had four circles that identified the general areas for a potential peripheral parking but the blue dots on the map showed where the potential railway could be located.

Mr. DePreter clarified these were the only two locations where this could be used.

Ms. Skinner replied in the affirmative and said it would meet all the criteria outlined in the land use plan.

Mr. Pappas asked if there were only two locations what was the reason for the zoning.

Ms. Skinner said the Land Use in the Zoning District set the other perimeters like the height, and density which were different from other categories in the City.

Mr. Pappas asked why a Planned Unit Development (PUD) could not be done where more control would be allowed.

Ms. Skinner advised a PUD would have to be consistent with the Land Use Category. She said this location only allowed sixteen units per acre and thirty-five feet in height which would not allow for a higher density which

was needed for a rail station and the multi model concept.

Mr. DePreter questioned who this would benefit, residents or tourism, because it was hard to separate. He said if people could park on the outside of town there would be less vehicles on the road, and it would be easier for the residents inside the perimeter. He said this could be part of a larger mobility plan for tourist and residents.

Mr. Pappas reiterated he applauded everything this could achieved; however, felt this was not heavily discussed when talking of the Mobility Plan, and that was his reason for hesitation.

MOTION

Mr. DePreter MOVED to RECOMMEND to the City Commission for the Mobility Future Land Use District with these items:

- **Design and architectural review included in the language**
- **Possible “step down” language to blend in more**
- **Mandatory access on US1**
- **Clarify meaning of public parking**
- **Discussion on if a residential minimum percentage**
- **Charging stations**

The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:

AYES: DePreter, Blow, Griggs, Ryan

NAYES: Pappas

MOTION CARRIED 4/1

MOTION

Mr. DePreter MOVED to RECOMMEND the Zoning Code Change with the same points as the Future Land Use. The motion was SECONDED by Ms. Ryan.

VOTE ON MOTION:

AYES: DePreter, Ryan, Griggs, Blow

NAYES: Pappas

MOTION CARRIED 4/1¹⁰

9.(b). 2022-0034 – Ellen Avery-Smith, Esq– Applicant
c/o Rodgers Towers, P.A.
Broudy Bros., Ltd.– Owner
Portions of N Ponce de Leon Boulevard and W King Street/ PID 111190-0000, 111200-0000, 111130-0000, 111110-0000, 111225-0120, 111220-0000, 111225-0000

To amend the current land use from Commercial Medium Intensity and Industrial Warehouse to the newly created Mobility Oriented Development: MOD land use category and to rezone the property from Commercial medium-two: CM-2 and Industrial and warehousing: IW to the newly created Mobility Oriented Development: MOD zoning district.

Mr. Davis recused himself for Item 9(a) and Item 9(b). ¹¹

Mr. Fredriksson stated staff does not make recommendations concerning Comprehensive Plan Amendments or Land Rezoning's, the PZB makes formal recommendations to the City Commission regarding these items.

Mr. Pappas asked if the Board could recommend something that had not been created.

Ms. Lopez replied this was a theoretical recommendation, and should the City Commission change, the applicant might not want to proceed or revise the plan.

¹⁰ Break from 7:35p.m.- 7:44p.m.

¹¹ Recusal form attached

Ellen Avery-Smith, Jermei Marquis, and Barry Broudy reviewed the application.

Ms. Lopez said the frontage would be within the entry corridor but would the back of the building.

Mr. Marquis said it was existing Commercial Medium (CM) Zoning. He provided more details with a map for clarity and said the building seen would have to be reviewed by the CRC.

Mr. DePreter asked if the new zoning required the project to have architectural review, if this would that superseded the corridor.

Ms. Lopez said these would take place simultaneously for a change to the boundary for the parcel.

Ms. Avery-Smith stated they had no objection for the entire project to be subjected to the CRC.

The Board provided their ex parte communication.

22 certified notices were sent, 2 were returned in favor, 0 returned opposed and 2 had comments.

Public hearing was opened.

Melinda Rakoncay said she was for the parking, but the drawings were deceptive, and it would be massive from street level, but seventy-five feet was too large and it almost twice the size of the current parking garage. She was in favor of the project but thought the height needed to be adjusted.

Robert Depiazza said he knew the neighborhood well and supported the application. He said the biggest complaint was the height, but that was more of an aesthetic issue that could be completed tastefully. He felt the density was a tale of the times as other historic areas had mixed residential and were a trend and reality of modern times.

Steven Mendoza spoke in favor of the application and felt it was very forward thinking. He said the area businesses were closed by 5:00 p.m. except for one. He said a development like this allowed businesses to grow and the area would become more vibrant. He said the area was growing as young families were moving to the area rapidly and this would offer many amenities and could provide relief from the downtown area and another outlet for people. He was in support of keeping the project as it was.

BJ Kalaidi felt 9(a) was clearly written for Mr. Broudy and he could have built other buildings in the area. She said Commercial Medium (CM) and Industrial and Warehouse (IW) would have allowed him to build and make a profit. She stated this would not be historical, and this would not be for locals. She encouraged the Board to include a line that would not allow people to enter or exit from West King Street.

Amy Tarmey spoke in support of the project and thought it would be beneficial for the locals as it could create jobs and parking. She said it was described as a vibrant gateway, but it could not be described as that now. She said the vision would be an extreme upgrade in the area and beneficial to those who lived in the City and County. She felt it could improve the quality of life of those working and living in the area.

Public hearing was closed.

Ms. Avery-Smith said the businesses on West King Street would benefit from the public parking and it could help them thrive and grow. She said the site needed a certain density and height to be financially feasible. She said a stand-alone parking structure would not bring vibrancy to West Augustine, but a mixed-use project would, which from a planning tool and a financially feasible tool was needed.

Mr. Marquis said it was understandable to want to know how it would feel from ground level. He said as this was developed the

CRC would be interested as well. He said the livable parts would be what people experienced from West King Street.

The Board discussed:

- Only concerned with the zoning change as the renderings shown the Board could not have input
- In favor of changing the zoning for the plot of land
- Area would be allowed with or without the railway
- Required public parking in order to qualify
- Railway referenced narrowed down the locations, but railways were not required
- Required mobility station
- Land Use and Zoning made sense and vision for the property was needed
- Pedestrian bridge over US1 was not an applicant obligation, but a government obligation
- Project would be beneficial to West Augustine
- Applicants were sincere and should be sent to the City Commission with the Board's recommendations
- Applicants had objections to review by the CRC
- In favor of the multifamily component
- Railway was out of their control but was a public benefit
- Met the Mobility goals and the public benefit
- Located in the Mobility Plan and compatible with the long-term planning goals and Comprehensive Plan
- Favored the project and hoped for regeneration in the area
- Leading development into West King helped meet some of the resiliency goals

MOTION

Mr. DePreter MOVED to RECOMMEND Land Use from Commercial Medium Intensity and Industrial Warehouse to the newly created Mobility Orientated Development Land Use Category. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: DePreter, Pappas, Griggs, Blow, Ryan

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Mr. Blow asked if the automotive shop was included.

Ms. Lopez stated he was a co-applicant.

Ms. Avery- Smith stated they had the owner's authorization form.

MOTION

Mr. DePreter MOVED to RECOMMEND to the City Commission the REZONING of the property from Commercial Medium and Industrial Warehouse to the newly created Mobility Orientated Development (MOD) Zoning district if it passes. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: DePreter, Pappas, Griggs, Blow, Ryan

NAYES:

MOTION CARRIED UNANIMOUSLY

10. Other Business

Mr. Davis announced there would be four Board members at the July meeting. He said all four were needed to have a quorum, and he asked staff to have the agenda out earlier in case of a conflict.

Mr. Pappas said he was bothered by the zoning and an applicant requesting the zoning, since the zoning had not been approved by the City Commission.

Mr. Blow said he agreed but this zoning was unique.

11. Adjournment

Having no further business, Mr. Misterly adjourned the meeting at 8:42 P.M.¹²

Grant Misterly, Chairperson

¹² Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: July 5, 2022

RE: **PRELIMINARY SUBDIVISION PLAT 2022-0040**

AGENDA ITEM	4(a)
APPLICANT	James G. Whitehouse, Esq. c/o St. Johns Law Group
OWNER	Lion Gate of Saint Augustine LLC
LOCATION	Sidney Street / PID 125210-0010
REQUEST	To approve a preliminary subdivision plat (replat) at Sidney/Madeore Street PID 125210-0010 to create two conforming lots within the Residential single family-two (RS-2) zoning district.
LAND USE	Residential Low Density
ZONING	Residential, single-family-two: RS-2

APPLICABLE CODES/ORDINANCES

Section 23-36 Generally.

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

Section 23-38 Preliminary plat.

- (a) All of the following city departments must approve preliminary plats prior to submitting to the planning and zoning board. A preliminary plat submittal meeting is recommended involving the appropriate city departments and the agent(s) of the developer.
 - (1) Planning and building department.
 - (2) Public works department.
 - (3) City manager
 - (4) City attorney
 - (5) City fire department
 - (6) City police department
- (b) The city manager shall receive two (2) copies and each of the remaining offices shall be provided with one (1) legible reproduced copy of the proposed preliminary plat a minimum of three (3) weeks prior to submittal to the planning and zoning board for approval. Should any of these city offices or utility companies need to be involved, they may make necessary contacts and/or request additional reproduced copies for these offices and/or companies.
- (c) This preliminary plat shall be prepared on sheet sizes of twenty-four (24) inches by thirty-six (36) inches with at least a one-inch margin on the left side of the plat for binding purposes, and shall be in accordance with F.S. 177.091.
- (d) The plat will be reviewed by the city offices during the three week period prior to submittal of the preliminary plat to the city planning and zoning board. The developer or his agent will be contacted during this period of time should any discrepancies be apparent that would affect preliminary approval. However, the reviewing offices' agreement as to acceptability of format and content is not to be construed as assurance of final acceptance by the city.

Sec. 28-2. Definitions

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

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

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

- (1) Permitted uses and structures. Single-family dwellings; home office, private.
- (2) Permitted accessory uses and structures. See section 28-348.
- (3) Permissible uses by exception. See section 28-347; housing for the elderly; neighborhood recreation facility.
- (4) **Minimum lot requirements (width and area):**
 - a. **Minimum lot width, fifty (50) feet.**

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

- b. Minimum lot area, one-eighth acre (5,450 square feet).**
- (5) Maximum lot coverage by all buildings:
 - a. Thirty (30) percent.
- (6) Minimum yard requirements. All permitted or permissible uses and structures:
 - a. Front, fifteen (15) feet.
 - b. Side, ten (10) feet.
 - c. Rear, ten (10) feet.
- (7) Maximum height of structures:
 - a. Thirty-five (35) feet.

STAFF SUMMARY AND ANALYSIS

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

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

STAFF RECOMMENDATION

Based on a review of the applicable city codes, and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** the preliminary subdivision plat (replat) at 0 Sidney Street / PID 125210-0010.



Jacob Fredriksson
Senior Planner
Planning and Building Department



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$275 (plus advertising costs)

Project Number: 2022-0040

Receipt Number: 2398744

Meeting Date: July 5, 2022

Advertising Costs: \$ _____

Paid On: _____

Receipt Number: _____

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

Business (if applicable): St. Johns Law Group

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

E-Mail Address: jameswhitehouse@sjlawgroup.com

2. NAME OF PROPERTY OWNER: LION GATE OF ST AUGUSTINE LLC Contact Number: _____

Business (if applicable): _____

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

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 40

Block: 12

Subdivision: HUERTAS GRANT SUBD

Parcel Number: 125210-0010

4. PROJECT STREET ADDRESS: Sydney Street - Parcel Number 125210-0010

5. SPECIFIC PROPOSED USE: Two single family residential units

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☐ Variance

☐ Rezoning

☒ Other: Preliminary Plat Approval

7. DESCRIPTION OF ACTION REQUESTED: _____

PRELIMINARY PLAT APPROVAL — SEE ATTACHED

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8. JUSTIFICATION FOR ACTION REQUESTED: _____ Planning/Building Dept.

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

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.

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6/8/2022

Signature of Applicant

Date

Signature of Property Owner

Date

Owner's Authorization Attached



Owner's Authorization For Agent

James G. Whitehouse, Esq. _____ is/are hereby authorized TO ACT ON BEHALF
OF Lion Gate Of St Augustine LLC, the owner(s) of those lands described within
☒ the attached application, or ☐ described within the previously filed
Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located at:
Sydney Street - Parcel # 125210-0010

BY: 
Signature of Owner

GREG LEO FOR LION GATE OF ST AUGUSTINE LLC
Print Name of Owner

973 865 5748
Telephone Number

State of FLORIDA

County of ST. JOHNS

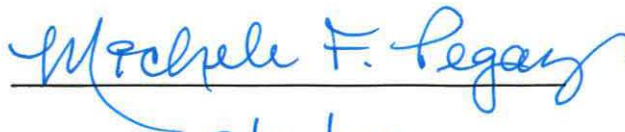
Signed and sworn before me on this 10TH day of June, 2022

By Gregory Leo, Jr.

Identification verified: FL Driver's License

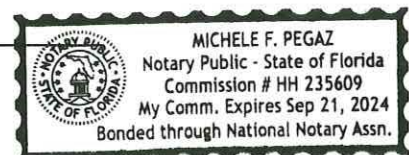
Oath sworn: ☒ Yes ☐ No

Notary Signature:



My Commission expires:

9/21/24



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

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

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

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

JAMES G. WHITEHOUSE

Print name of applicant

[Signature]

Signature of applicant

6/8/2022

Date

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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.

SYDNEY STREET - PARCEL # 1252100010

Project Address: _____

James G. Whitehouse, Esq.

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

Owner's Authorization Attached

Owner's Authorization Attached

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

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Prepared by:
Wayde Carter Jr.
Land Title of America, Inc.
2495 US Highway 1 South
Saint Augustine, FL 32086
File Number: 22-851-WC

Parcel ID: 125210-0010

Warranty Deed

This Indenture made this 12th day of May, 2022 BETWEEN **Jonathan W. Stamps and Claudia Toller Tavares Stamps, husband and wife**, GRANTOR*, whose post office address is 35 Madeore St., St. Augustine, FL 32084 and **Lion Gate of St. Augustine, LLC, a Florida limited liability company**, GRANTEE*, whose post office address is 21 Davis Street, St. Augustine, FL 32084.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of St. Johns, State of Florida, to-wit:

BEGINNING AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SIDNEY (FORMERLY MOORE) AND MADEORE STREETS IN THE CITY OF SAINT AUGUSTINE, FLORIDA; THENCE RUN SOUTH 04 DEGREES, 10 MINUTES, 21 SECONDS EAST, 165.20 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 85 DEGREES, 10 MINUTES, 04 SECONDS WEST, 92.00 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 04 DEGREES, 09 MINUTES, 04 SECONDS WEST, 165.13 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 85 DEGREES, 11 MINUTES, 07 SECONDS EAST, 91.94 FEET TO THE POINT OF BEGINNING.

Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2022 and Subsequent Years.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable, as context requires.

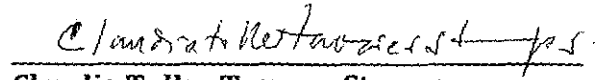
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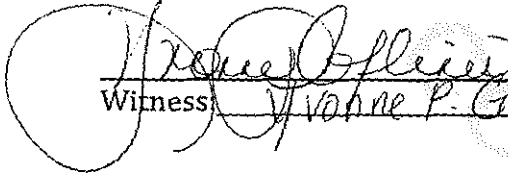
Planning/Building Dept.

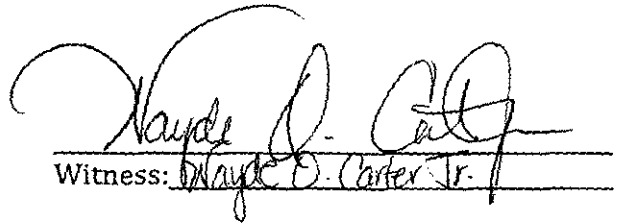
In Witness Whereof, Grantor, has hereunto set grantor's hand and seal this day and year first above written.


Jonathan W. Stamps


Claudia Toller Tavares Stamps

WITNESSES

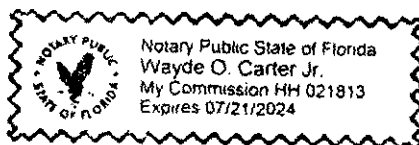

Witness: Vianne P. Glines

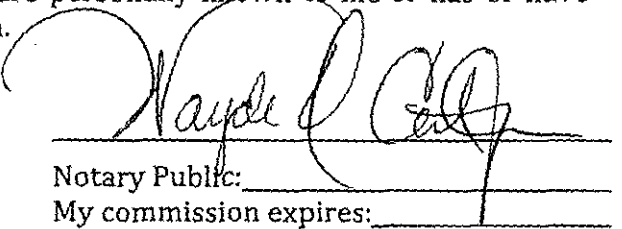

Witness: Wayde O. Carter Jr.

State of Florida
County of Saint Johns

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or [] online notarization on May 12, 2022 by Jonathan W. Stamps and Claudia Toller Tavares Stamps who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]




Notary Public: _____
My commission expires: _____

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St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

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

[Sales Questionnaire](#)

Summary

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



Parcel ID	1252100010
Location Address	SIDNEY ST
Neighborhood	SAINT AUGUSTINE 32084-0000
Tax Description*	Madore-Columbus Street (SF) (2510) (6-7A) E1/2 HUERTAS GRANT SUBD BLK 12 E92FT OF LOT 40 OR5559/276 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	Huertas Grant, East 1/2
Sec/Twp/Rng	45-7-29
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.350
Homestead	N

Owner Information

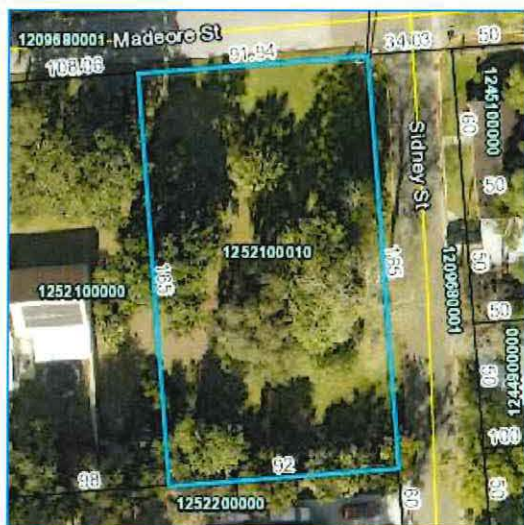
Owner Name	Lion Gate Of St Augustine LLC 100%
Mailing Address	21 DAVIS ST SAINT AUGUSTINE, FL 32084-0000

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Map



Valuation Information

	2022
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$82,207
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$82,207
Total Deferred	\$0
Assessed Value	\$82,207
Total Exemptions	\$0
Taxable Value	\$82,207

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

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	92	165	92	EF	\$82,207

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/16/2022	5/12/2022	\$215,000.00	WARRANTY DEED	5559	276	Q	V	STAMPS JONATHAN W,CLAUDIA TOLLER TAVARES	LION GATE OF ST AUGUSTINE LLC
2/3/2022	2/3/2022	\$100.00	WARRANTY DEED	5485	1021	U	V	STAMPS JONATHAN W,CLAUDIA TOLLER TAVARES	STAMPS JONATHAN W,CLAUDIA TOLLER TAVARES

No data available for the following modules: 2021 TRIM Notice, 2020 TRIM Notice, Exemption Information, Historical Assessment Information, Building Information, Sketch Information, Extra Feature Information.

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

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[GDPR Privacy Notice](#)

Last Data Upload: 6/7/2022, 12:59:41 AM

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

Detail by Entity Name

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

Filing Information

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

Principal Address

21 DAVIS STREET
ST AUGUSTINE, FL 32084 UN

Mailing Address

21 DAVIS STREET
ST AUGUSTINE, FL 32084 UN

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGR

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

Title MBR

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

Annual Reports

Report Year	Filed Date
--------------------	-------------------

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2022

03/04/2022

Document Images[03/04/2022 -- ANNUAL REPORT](#)[View image in PDF format](#)[06/07/2021 -- Florida Limited Liability](#)[View image in PDF format](#)

Florida Department of State, Division of Corporations

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LION GATE ON SIDNEY

A REPLAT OF THE EASTERLY PORTION OF LOT 40, BLOCK 12, HUERTAS GRANT SUBDIVISION
PLAT BOOK 6 PAGE 7A
SECTION 45, TOWNSHIP 7 SOUTH, RANGE 29 EAST
ST. JOHNS COUNTY, FLORIDA

MAP BOOK ____ PAGE ____

SHEET 1 OF 2 SHEETS

DESCRIPTION BY SURVEYOR

A REPLAT OF THE EASTERLY PORTION OF LOT 40, BLOCK 12, HUERTAS GRANT SUBDIVISION, SECTION 45, TOWNSHIP 7 SOUTH, RANGE 29 EAST, AS RECORDED IN OFFICIAL RECORDS MAP BOOK 6, PAGE 7A, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SIDNEY (FORMERLY MOORE) AND MADEORE STREETS IN THE CITY OF SAINT AUGUSTINE, FLORIDA; THENCE RUN SOUTH 04 DEGREES, 10 MINUTES, 21 SECONDS EAST, 165.20 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF SIDNEY STREET (A 30 FOOT RIGHT OF WAY), TO THE SOUTHEAST CORNER OF SAID LOT 40; THENCE SOUTH 85 DEGREES, 10 MINUTES, 04 SECONDS WEST, 92.00 FEET; THENCE NORTH 04 DEGREES, 09 MINUTES, 04 SECONDS WEST, 165.23 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF MADEORE STREET (A 30 FOOT RIGHT OF WAY WIDTH); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY NORTH 85 DEGREES, 11 MINUTES, 07 SECONDS EAST, 91.94 FEET TO THE POINT OF BEGINNING. CONTAINS 0.35 ACRES, MORE OR LESS.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT LION GATE OF ST. AUGUSTINE, LLC, ("OWNER"), IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION SHOWN HEREON WHICH SHALL HEREAFTER BE KNOWN AS LION GATE ON SIDNEY, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

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

IN WITNESS WHEREOF, THE "OWNER" HAS CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY ITS DULY ELECTED OFFICERS, ACTING BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

WITNESSES: OWNER: LION GATE OF ST. AUGUSTINE, LLC.

BY: _____

PRINT NAME _____ PRINT NAME _____

STATE OF FLORIDA, COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, A.D., 2022, BY GREGORY G. LEO, MANAGER OF LION GATE OF ST. AUGUSTINE, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, AND WHO IS PERSONALLY KNOWN TO THE UNDERSIGNED AND OR PRODUCED IDENTIFICATION.

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____ NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINTED NAME: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, CURRENT FLORIDA STATUTES.

SIGNED AND SEALED THIS ____ DAY OF ____, A.D., 2022.

RUSSELL D. FUNT, FLORIDA PSM # 7324
FLINT SURVEYING & MAPPING, LLC
2692 U.S. HWY 1 SOUTH #208, ST. AUGUSTINE, FLORIDA 32086

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING FOR THE CITY OF ST. AUGUSTINE, FLORIDA ON THIS ____ DAY OF ____, 2022.

BY: _____

PRINT NAME: _____

CERTIFICATE OF THE CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, FLORIDA STATUTES AND IS RECORDED IN MAP BOOK ____ PAGES ____ OF THE PUBLIC RECORDS ST. JOHNS COUNTY, FLORIDA ON THIS ____ DAY OF ____, 2022.

BY: _____

ST. JOHNS COUNTY CLERK OF THE CIRCUIT COURT

CERTIFICATE OF THE CITY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY ATTORNEY FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS ____ DAY OF ____, 2022.

BY: _____

ATTORNEY FOR CITY OF ST. AUGUSTINE, FLORIDA

CERTIFICATE OF CITY FINANCE DIRECTOR

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY FINANCE DIRECTOR FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS ____ DAY OF ____, 2022.

BY: _____

CITY OF ST. AUGUSTINE FINANCE DIRECTOR

CERTIFICATE OF CITY MANAGER

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY MANAGER FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA ON THIS ____ DAY OF ____, 2022.

BY: _____

PRINT NAME: _____

CITY MANAGER FOR THE CITY OF ST. AUGUSTINE

CERTIFICATE OF APPROVAL OF THE CITY PUBLIC WORKS DEPARTMENT

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

BY: _____

PRINT NAME: _____

CITY OF ST. AUGUSTINE DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF THE BUILDING DEPARTMENT

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

BY: _____

CITY OF ST. AUGUSTINE, DIRECTOR OF PLANNING & BUILDING DEPARTMENT

CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF ____, 2022, THE FOREGOING PLAT WAS APPROVED AND ACCEPTED BY THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA. THIS ACCEPTANCE OF DEDICATED AREAS IF ANY, SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY THE CITY OF SAID AREAS.

CITY COMMISSIONER OF ST. AUGUSTINE FLORIDA

BY: _____

MAYOR/COMMISSIONER

BY: _____

CITY CLERK

VICINITY MAP



SCALE: 1" = 1000'

PREPARED BY:



Flint Surveying
& Mapping, Inc.

2692 U.S. HWY 1 SOUTH #208
ST. AUGUSTINE, FL 32086
PHONE (904) 348-3444

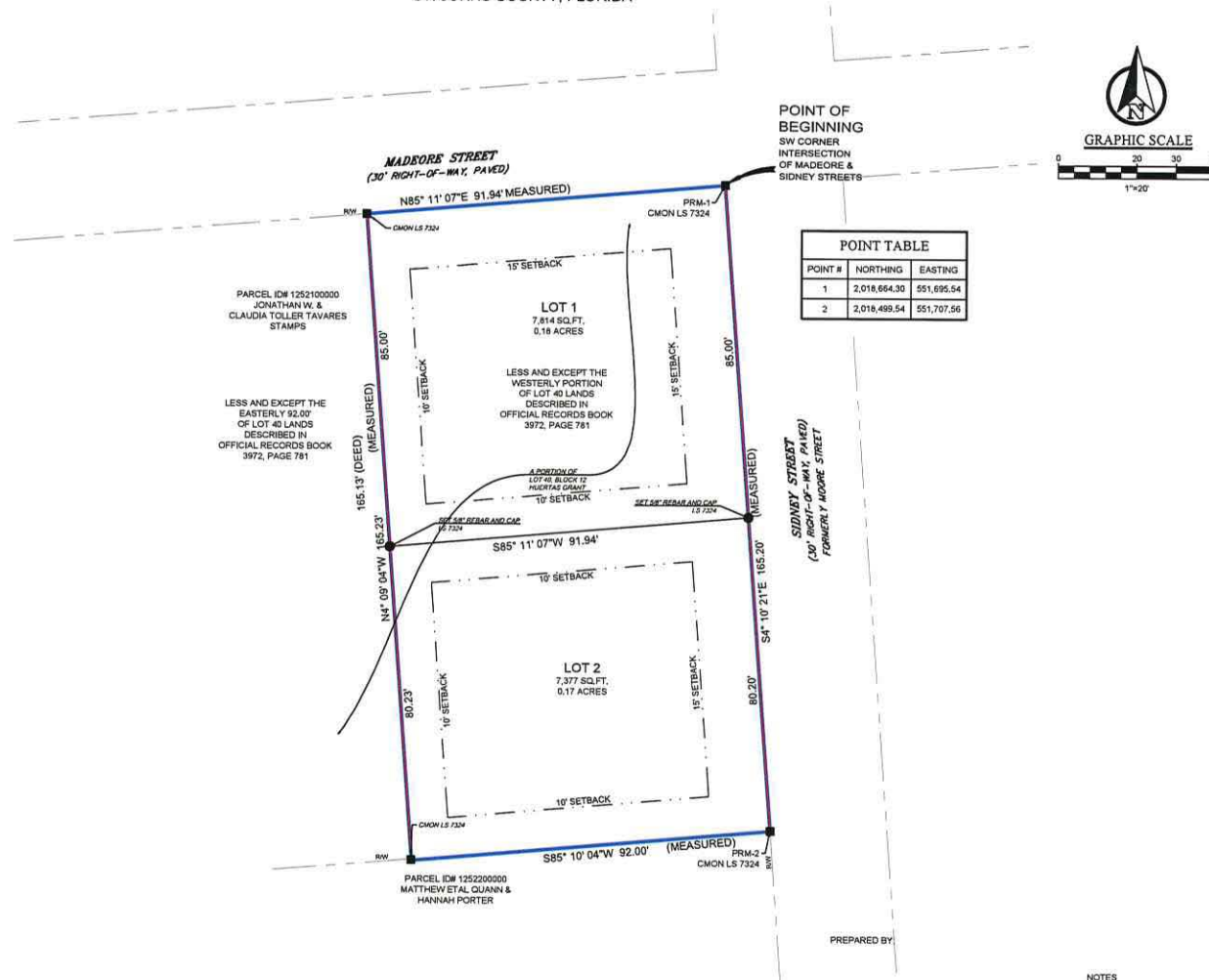
LICENSURE INFORMATION:
Florida State

LION GATE ON SIDNEY

A REPLAT OF THE EASTERLY PORTION OF LOT 40, BLOCK 12, HUERTAS GRANT SUBDIVISION
 PLAT BOOK 6 PAGE 7A
 SECTION 45, TOWNSHIP 7 SOUTH, RANGE 29 EAST
 ST. JOHNS COUNTY, FLORIDA

MAP BOOK ___ PAGE ___

SHEET 2 OF 2 SHEETS



Symbol	Abbreviation Legend	Denotes
FOUND	FOUND	
PRO #	PROPERTY IDENTIFICATION NUMBER	
ELEV	ELEVATION	
NO ID	NO IDENTIFICATION	
PSM	PROFESSIONAL SURVEYOR & MAPPING	
LS	LICENSED SURVEYOR	
EP	EDGE OF PAVEMENT	
RW	RIGHT OF WAY	
OR	OFFICIAL RECORDS	
PG	PAGE	
NAD 83	NORTH AMERICAN VERTICAL DATUM 1983	
N.E.V.	STATE PLANE COORDINATE SYSTEM	
ICR	IRON ROD AND CAP SET	
PRM	PERMANENT REFERENCE POINT	

NOTES

1. BEARINGS SHOWN HEREON ARE REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE [FILL IN THE BLANK]
2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES ARE BASED ON NORTH AMERICAN DATUM 1983 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - U.S. FEET.



Flint Surveying & Mapping, Inc.
 2002 U.S. HWY 1 SOUTH #200
 ST AUGUSTINE, FL 32086
 PHONE (904) 345-9444
 LICENSED PROFESSIONAL
 SURVEYOR

RECEIVED

JUN 10 2022

Planning/Building Dept.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: July 5, 2022

RE: **VARIANCE 2022-0038**

AGENDA ITEM	5(a)
APPLICANT & OWNER	Randall & Laura Rupp
LOCATION	20 Bird Island Drive / PID 161252-0490
REQUEST	To reduce the rear setback from 10' to 6'6" on a Residential general-one (RG-1) lot to allow for the installation of a pool screen enclosure.
LAND USE	Residential Medium Density
ZONING	Residential general-one (RG-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.

STAFF SUMMARY AND ANALYSIS

The applicant is requesting a variance to the rear yard setback within the Residential general-one (RG-1) zoning district. The applicant is proposing adding a screen enclosure to a pool in their backyard.

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 property does suffer a singular disadvantage in that it is a more shallow lot compared to other properties in the vicinity.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

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

The disadvantage of the shallow lot proves difficult to build a pool with an enclosure in the rear of the property.

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

This lot was created and home built before the current owner purchased it constricting site plan options.

- 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 due to the nature of the request.

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 decrease the rear yard setback at 20 Bird Island Drive / PID 161252-0490 from 10' to 6'6".



Jacob Fredriksson
Senior Planner
Planning and Building Department



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: 350.00 (plus advertising costs) Project Number: 2022-0038
Receipt Number: 239 7619 Meeting Date: _____
Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Randall & Laura Rupp Contact Number: 630-728-7151
Business (if applicable): _____
Address: 20 Bird Island Dr City: St Augustine State: FL Zip: 32080
E-Mail Address: randalljrupp050619@gmail.com

2. NAME OF PROPERTY OWNER: Randall & Laura Rupp Contact Number: 630-728-7151
Business (if applicable): _____
Address: 20 Bird Island Dr City: St Augustine State: FL Zip: 32080
E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 49 Block: _____
Subdivision: Antigua Parcel Number: 1612520490

4. PROJECT STREET ADDRESS: 20 Bird Island Dr

5. SPECIFIC PROPOSED USE: Screen Enclosure

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

7. DESCRIPTION OF ACTION REQUESTED: Rear setback for zoned property is 10', proposed
site plan notes rear setback is 6' 6". Please allow screen enclosure to encroach rear setback.

8. JUSTIFICATION FOR ACTION REQUESTED: Pool plan and permit with the same proposed plan
was already approved and the pool/deck is currently being built. The HOA has also
approved of the pool and screen enclosure plans with the same proposed setbacks.
Since it is already in the construction phase and cannot be changed. The homeowner
would love to be able to have the pool built to original plans which include
the screen enclosure.

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

(a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: NO

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

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

(d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: YES, WE ARE REQUESTING A VARIANCE FOR A SCREEN AS THE POOL AND SPA STRUCTURE HAD BEEN APPROVED WITH THE SCREEN ON THE PLAN. WE ARE TRYING TO FIT AN AVERAGE FAMILY SIZED POOL WITH AN ARCHITECTURALLY PLEASING ENCLOSURE WITHIN A REASONABLE SPACE.

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.

Screen enclosure permit submitted in May with zoning denial for screen enclosure having 6'6" setbacks, the city requires 10' setbacks

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

6/8/2022
Date


Signature of Property Owner

6/8/2022
Date



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

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

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

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

Ransom J. Rupp

Print name of applicant

[Signature]

Signature of applicant

6/8/2022

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: 20 BIRD ISLAND DR NE. ST. AUGUSTINE, FL 32080

Applicant's Name: RANDALL J. RUFF Applicant's Signature: [Signature]

Owner's Name: RANDALL J. RUFF Owner's Signature: [Signature]



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

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

[Sales Questionnaire](#)

2021 TRIM Notice

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

Summary

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



Parcel ID	1612520490
Location Address	20 BIRD ISLAND DR 398 E MARINA COVE DR SAINT AUGUSTINE 32080-0000
Neighborhood	Antigua (SF) (2650.02)
Tax Description*	93/18-25 ANTIGUA PHASE ONE LOT 49 OR5011/923 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	ANTIGUA PHASE ONE
Sec/Twp/Rng	29-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.160
Homestead	Y

Owner Information

Owner Name	Rupp Randall James, Laura Christine 100% Rupp Laura Christine 100%
Mailing Address	20 BIRD ISLAND DR SAINT AUGUSTINE, FL 32080-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



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	\$281,983	\$0	\$110,000	\$0	\$0	\$391,983	\$391,983	\$50,000	\$341,983
2020	\$0	\$0	\$110,000	\$0	\$0	\$110,000	\$63,800	\$46,200	\$63,800
2019	\$0	\$0	\$58,000	\$0	\$0	\$58,000	\$58,000	\$0	\$58,000

Building Information

Building	1
Year Built	2020
Actual Area	3273
Conditioned Area	2495
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Siding

Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Carpet, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	4
Baths	3

Description	Square Footage
HALF SCREEN PORCH	128
BASE AREA	1168
FINISHED UPPER STORY	1327
FINISHED OPEN PORCH	128
FINISHED OPEN PORCH	90
FINISHED GARAGE	432
Total SqFt	3273

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	0	0	1	UT	\$110,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/7/2020	7/31/2020	\$457,300.00	WARRANTY DEED	5011	923	Q	I	DREAM FINDERS HOMES LLC	RUPP RANDALL JAMES, LAURA CHRISTINE
2/13/2020	2/12/2020	\$632,500.00	WARRANTY DEED	4882	1791	U	V	ANT JV OWNER LLC	DREAM FINDERS HOMES LLC

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

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

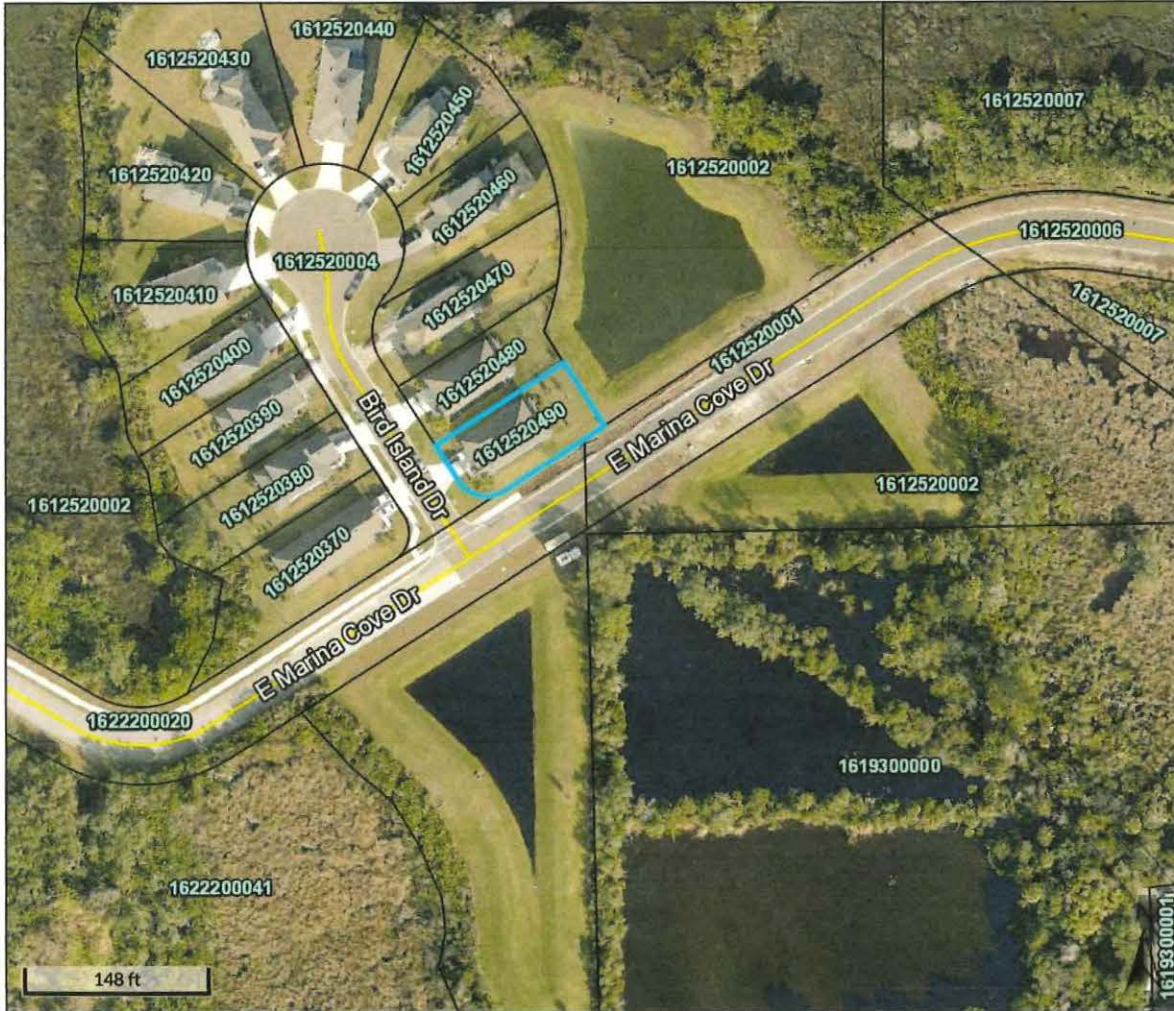
[User Privacy Policy](#)

[GDPR Privacy Notice](#)

Last Data Upload: 6/9/2022, 1:03:17 AM

Developed by
 Schneider
 GEOSPATIAL

Version 2.3.199



Overview



Legend

□ Parcels

Parcel ID	1612520490	Physical	20 BIRD ISLAND DR	Building Value	\$355,230	Last 2 Sales			
Property	0100 - Single	Address	SAINT AUGUSTINE	Extra Feature	N/A	Date	Price	Reason	Qual
Class	Family	Mailing	RUPP RANDALL JAMES, LAURA	Value		7/31/2020	\$457300	01	Q
Taxing	City of St	Address	CHRISTINE	Total Land	\$110,000	2/12/2020	\$632500	30	U
District	Augustine		20 BIRD ISLAND DR	Value					
Acres	0.16		SAINT AUGUSTINE FL 32080-0000	Just Value	\$465,230				
				Total Deferred	\$61,488				
				Assessed Value	\$403,742				
				Total	\$50,000				
				Exemptions					
				Taxable Value	\$353,742				

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: 6/9/2022

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Developed by  Schneider
GEOSPATIAL

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: July 5, 2022

RE: **VARIANCE 2022-0041**

AGENDA ITEM 5(b)

APPLICANT & OWNER Oasis Equity Holdings LLC

LOCATION 93 Oneida Street / PID 208010-0060

REQUEST To reduce the side yard setbacks from 4' to 1' on a Residential single-family-two (RS-2) lot to allow for the relocation of an existing home.

LAND USE Residential Low Density

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

APPLICABLE CODES/ORDINANCES

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

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

(b) Variances:

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

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

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

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

Sec. 28-161. - Residential, single-family-two: RS-2.

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

- (1) *Permitted uses and structures.* Single-family 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, fifty (50) feet.
 - b. Minimum lot area, one-eighth acre (5,450 square feet).
- (5) *Maximum lot coverage by all buildings and structures.*
 - a. Thirty (30) percent.
- (6) *Minimum yard requirements:*
 - a. Front, fifteen (15) feet minimum.
 - b. Side, ten (10) feet minimum.
 - c. Rear, ten (10) feet minimum.

- (7) *Maximum height of structures.*
a. Thirty-five (35) feet.

Sec. 28-119. – Nonconforming lots of record.

Notwithstanding limitations imposed by the provisions of this chapter, any single lot or lots of record which were so recorded on or before the effective date of adoption of this chapter [April 29, 1975] may be used in accordance with the following:

- (6) The above uses are also subject to the following:
a. No side yard shall be less than ten (10) percent of the width of the lot, provided such side yard is not less than four (4) feet.

STAFF SUMMARY AND ANALYSIS

The applicant is requesting a variance to the side yard setback within the Residential single-family-two (RS-2) zoning district. In efforts to provide “ample” off-street parking at this property the existing home is being relocated further away from the street on this 32-foot-wide lot.

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 property is located within Lincolnville and was platted long before current zoning standards which makes its size a disadvantage as it is zoned for Residential single-family-two which is ideally used for larger lots. Preservation efforts for the existing home which was built in 1910 are being pursued which also make the need for a relaxation of required setbacks necessary.

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

The disadvantage of the narrow lot proves difficult to preserve a home that is over one hundred years old, meeting current setbacks would mean demolishing the existing home.

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

No.

- 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 due to the nature of the request.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

STAFF RECOMMENDATION

Based on a review of Section 28-29 and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a variance to decrease the side yard setbacks at 93 Oneida Street / PID 208010-0060 from 4' to 1'.

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

Jacob Fredriksson
Senior Planner
Planning and Building Department



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$350 (plus advertising costs)

Project Number: 2022-0041

Receipt Number: 2399169

Meeting Date: July 5, 2022

Advertising Costs: \$ _____

Paid On: _____

Receipt Number: _____

1. NAME OF APPLICANT: _____ Contact Number: _____

Business (if applicable): Oasis Equity Holdings LLC

Address: 814 A1A N Suite #101 City: Jacksonville State: FL Zip: 32082

E-Mail Address: hunterfho@gmail.com

2. NAME OF PROPERTY OWNER: _____ Contact Number: _____

Business (if applicable): Oasis Equity Holdings LLC

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

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: Lot 6

Block: J

Subdivision: Dumas Tract

Parcel Number: _____

4. PROJECT STREET ADDRESS: 93 Oneida Street St Augustine FL 32084

5. SPECIFIC PROPOSED USE: Single Family

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☒ Variance

☐ Rezoning

☐ Other: 742

7. DESCRIPTION OF ACTION REQUESTED: _____

We are seeking a width variance for both the side setbacks to accompany the house being moved to the center of the lot, creating ample off-street parking for the residence.

8. JUSTIFICATION FOR ACTION REQUESTED: _____

The width of Onieda Street is very narrow and on-street parking is a challenge.
Vehicles parked on Oneida street retricts the flow of traffic. in particular at this section

The residence currently encroaches the front and side setbacks, the approval of this application would remove the front setback encroachment, while continuing a side setback encroachment at the center of the lot only.

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: The lot lines are not straight creating a tapered line making the rear property boundary more narrow than the front property boundary.
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: The property is in need of dedicated off-street parking for a more safe and secure access to the property.
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: This lot was originally platted and therefore was in no way created by the owner.
- (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: Moving the structure to the center of the lot brings the front elevation in line with the neighboring property at 91 Oneida Street. Approving this application will remove the necessity of on street parking from the property owner and increase the flow of traffic on Oneida Street.

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.

This property was approved previously with a similar application from the previous owner.

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.

	6
Signature of Applicant	Date
	6/9/2022
Signature of Property Owner	Date



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

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

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

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

Hunter Hayden

Print name of applicant

A handwritten signature in blue ink, appearing to read "Hunter Hayden".

Signature of applicant

6/9/2022

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
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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.

93 Oneida Street St. Augustine FL

Project Address: _____

Hunter Hayden

Applicant's Name: _____ Applicant's Signature: 

Hunter Hayden

Owner's Name: _____ Owner's Signature: 



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

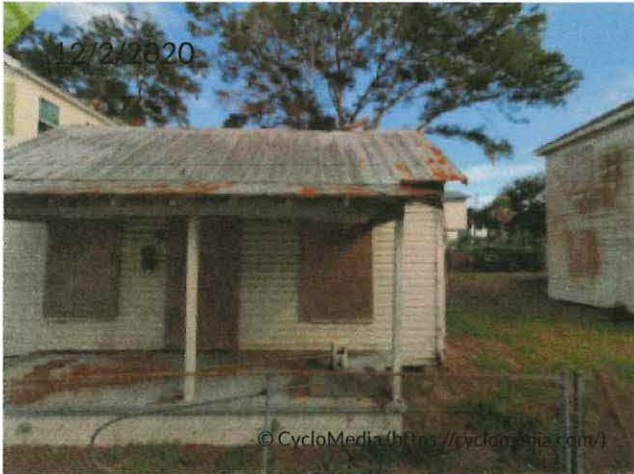
Sales Questionnaire Form

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

[Sales Questionnaire](#)

Summary

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



Parcel ID	2080100060
Location Address	93 ONEIDA ST
	SAINT AUGUSTINE 32084-0000
Neighborhood	Dumas Tract with part City St Aug (622)
Tax Description*	DUMAS TRACT CITY LOT 6 BLK J OR5216/1389
	<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	0.050
Homestead	N

Owner Information

Owner Name	Oasis Equity Holdings LLC 100%
Mailing Address	93 ONEIDA ST
	SAINT AUGUSTINE, FL 32084-0000

Map



Historical Assessment Information

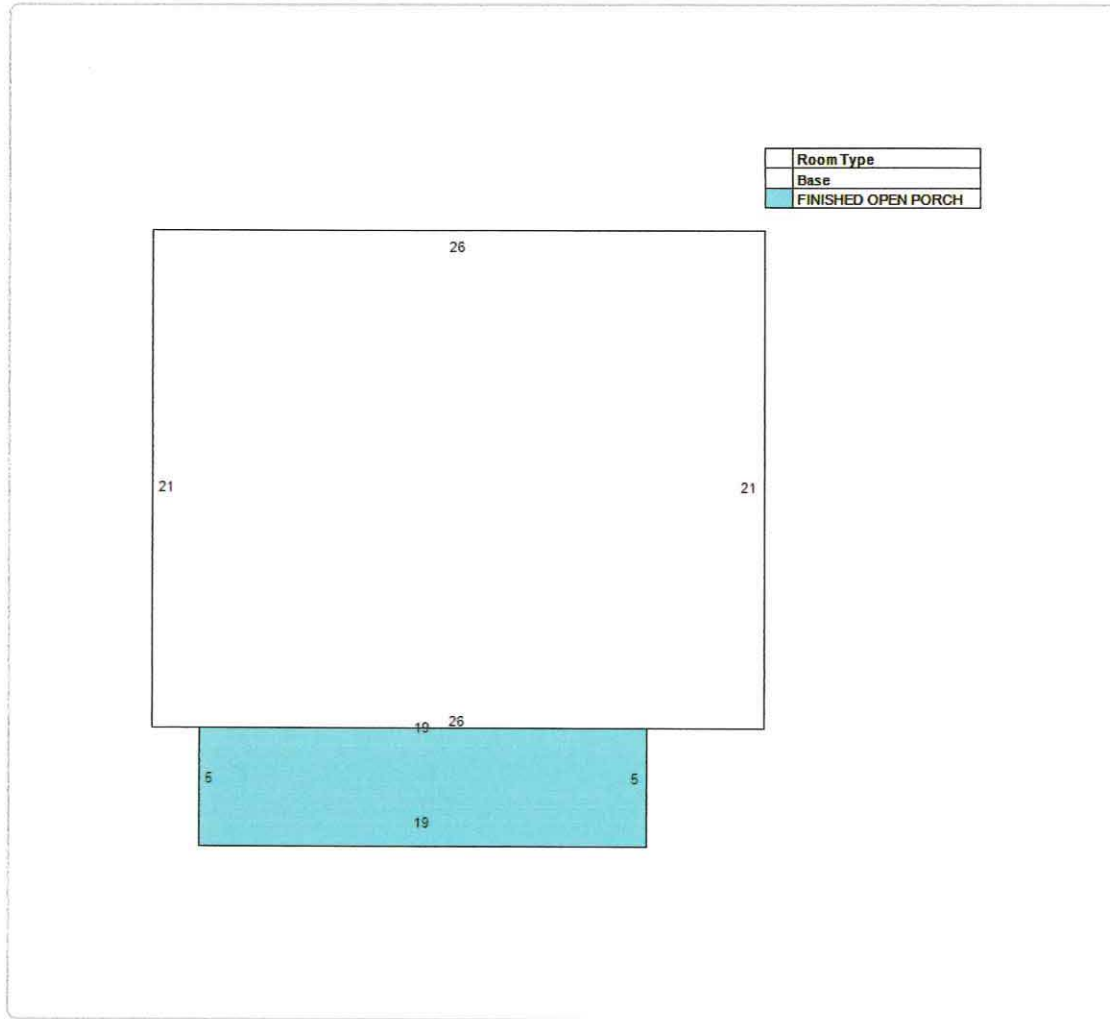
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Building Information

Building	1	Roof Cover	Metal
Year Built	1910	Roof Structure	Gable Hip
Actual Area	641	Interior Flooring	Minimum Plywood
Conditioned Area	546	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Forced Air
Style	01	Air Conditioning	None
Class	N	Bedrooms	0
Exterior Wall	Wood	Baths	

Description	Square Footage
POINTER	0
FINISHED OPEN PORCH	95
BASE AREA	546
Total SqFt	641

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	36	66	36	EF	\$90,090

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/24/2021	3/19/2021	\$95,000.00	WARRANTY DEED	5216	1389	Q	I	91 ONEIDA LLC ETAL	OASIS EQUITY HOLDINGS LLC

No data available for the following modules: 2021 TRIM Notice, 2020 TRIM Notice, Exemption Information, Extra Feature Information.

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

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

Last Data Upload: 6/11/2022, 12:23:27 AM

Developed by
 Schneider
 GEOSPATIAL

Version 2.3.2023



Overview



Legend

□ Parcels

Parcel ID	2080100060	Physical Address	93 ONEIDA ST	Building Value	\$3,606	Last 2 Sales			
Property Class	0100 - Single Family	Mailing Address	SAINT AUGUSTINE OASIS EQUITY HOLDINGS LLC	Extra Feature Value	N/A	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	93 ONEIDA ST SAINT AUGUSTINE FL 32084-0000	Total Land Value	\$90,090	3/19/2021	\$95000	01	Q
Acres	0.05			Just Value	\$93,696	n/a	0	n/a	n/a
				Total Deferred	N/A				
				Assessed Value	\$93,696				
				Total Exemptions	N/A				
				Taxable Value	\$93,696				

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: 6/13/2022

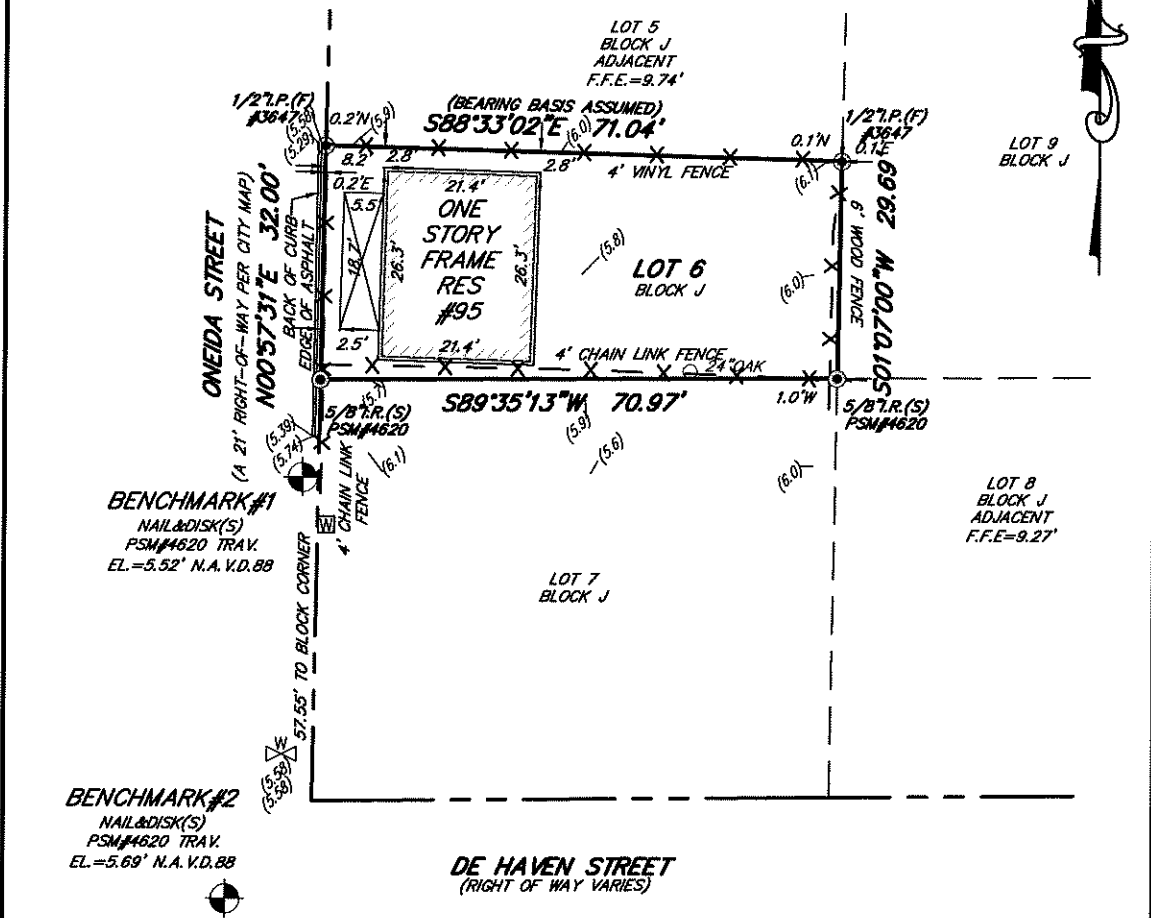
Last Data Uploaded: 6/11/2022 12:23:27 AM

Developed by  Schneider
GEOSPATIAL

MAP SHOWING SURVEY OF

LOT 6, BLOCK J, DUMAS TRACT, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF ST. AUGUSTINE ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, ST. JOHNS COUNTY, FLORIDA.

CERTIFIED TO:
HUNTER HAYDEN



LEGEND

A/C - AIR CONDITIONER PAD
ID. - IDENTIFICATION
N.A.V.D. - NORTH AMERICAN VERTICAL DATUM
sq. ft. - SQUARE FEET
I.P.(F) - IRON PIPE FOUND
I.R.(F) - IRON ROD FOUND
I.R.(S) - 5/8\" IRON ROD SET (PSM#4620)
COP - WOOD POWER POLE
OHE - OVERHEAD ELECTRIC
CONC. - CONCRETE
○ - TREE

RES. - RESIDENCE
C - CENTERLINE
- DENOTES NOT TO SCALE
W - WATER METER
- EXPOSED CONCRETE
- COVERED AREA
W - WELL
TYP. - TYPICAL
- BRICK PAVERS
- WATER VALVE

AREA = 0.05 ± ACRES
OR 2,188 ± sq. ft.

GRAPHIC SCALE



1"=20'

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.

GENERAL NOTES:

- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.
- No underground structures, utilities or foundations were located or determined by this survey.
- This survey does not reflect or determine ownership.
- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- All distances, bearings or angles are as field measured. Deed or plot measurements are noted if different.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not be held liable for the existence of any such claims.
- The specific rights implied by this survey are not transferable.
- The measurements for this survey were made in accordance with the United States Standards.
- For building setbacks call the appropriate county codes enforcement office.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor. Nothing hereon shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- This survey is certified to the last field date.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTES:

- According to the Federal Emergency Management Agency FIRM Map No. 125145-0314J effective date: 12/07/2018, the property described hereon appears to lie in Zone AE B'.
- Basis of bearing structure: REFER TO SURVEY

- Basis of elevations: N.A.V.D.88

JOB NO.	LAST FIELD DATE	SCALE:	F.B./PAGE	CHK. BY:	DWS. BY:
21-0220	07/27/20	1" = 20'	775/21	N.H.F.	R.J.B.

TYPE: BOUNDARY

©

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NICHOLAS H. FRANKLIN
6170 A1A SOUTH #316
ST. AUGUSTINE, FLORIDA 32088
(904) 471-6877 FAX (904) 471-6876

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

Nicholas H. Franklin
NICHOLAS H. FRANKLIN, P.L.S. #4620
FOR LANDTECH AND ASSOCIATES

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: July 5, 2022

RE: **USE BY EXCEPTION 2022-0039**

AGENDA ITEM	6(a)
APPLICANT	Judith Dembowski
OWNER	St. Augustine Society Inc.
LOCATION	64 Washington Street / PID 208120-0000
REQUEST	To approve off-site parking within 400 feet as a permitted use by exception.
LAND USE	Commercial Low Intensity
ZONING	Commercial low-one (CL-1)

APPLICABLE CODES/ORDINANCES

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

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

(a) Zoning exceptions:

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

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

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

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

Sec. 28-347. – Supplementary regulations for certain uses.

In addition to the permissible uses by exception listed in the schedule of district regulations, (article III), the following uses shall be permissible by exception in the districts indicated; and, unless specific provision is made otherwise in the grant of exception, such uses, whether permitted or permissible by exception, shall conform to all supplementary regulations listed under such use:

...

(3) Parking lots. Off-street parking lots shall be a permissible use by exception in all districts where such lots are within four hundred (400) feet of premises requiring off-street parking; such lots in residential districts shall also conform to the following:

- a. A six-foot solid masonry wall or fence shall be erected along all property lines adjunct to residentially zoned property.
- b. No source of illumination for such lots shall be directly visible from any window in any residence in the residential district.
- c. There shall be no movement of any vehicles on such lots between the hours of 11:00 p.m. and 7:00 a.m.
- d. There shall be no sales or service activity of any kind on such lots.
- e. Vehicles prohibited from being parked in residential districts by section 28-336 shall not be permitted to be parked on such lot.
- f. All parking lots shall be paved with erosion-resistant material in accordance with city specifications (see division 2 of this article).

Sec. 28-371. – Location

- (a) A required off-street parking and loading facility shall be located on the same lot or parcel of land it is intended to serve. However, an off-street parking and loading facility within four hundred (400) feet of the premises may be allowed as a permitted use by exception.
- (b) The planning and zoning board may grant an exception when practical difficulties prevent the placing of all or part of the facility on the premises they are designated to serve. The board shall review the proposal for impact upon pedestrian and vehicular traffic patterns and user safety, impact upon surrounding properties from noise, glare, visual quality, nuisance and traffic generation.

STAFF SUMMARY AND ANALYSIS

The building was originally built around 1910, will undergo major renovations, and does not have sufficient lot size to meet the parking requirement for the St. Francis Family Shelter. This is an emergency shelter to assist the families in exiting homelessness as soon as possible. The average length of stay for families is 90 days. Additionally, there will not be more than 20 unrelated people housed. Most of the families being served do not own vehicles. The applicant has provided a narrative of their business model which is provided in the packet.

The St. Francis Family Shelter is seeking an approval for off-street off-site parking within 400' at the parking lot on Granada Street owned by the City of St. Augustine. The Shelter organization has requested an agreement for nine (9) parking spaces with the City. There are nine (9) permanent beds proposed for the facility.

The proposed use is considered a rooming house. The property is zoned Commercial low-one (CL-1) which allows for rooming and boarding houses as a permitted use.

The definition is included below:

Roominghouse, boardinghouse or lodginghouse means a building other than small and large group homes, dormitory, hostel, hotel, motel, inn or motor lodge, or tourist home, and bed and breakfast, containing sleeping rooms where lodging or lodging and meals are provided for four or more unrelated persons but not more than twenty (20) unrelated persons, and containing less than ten (10) sleeping rooms, and which typically have a resident family or manager. The sleeping rooms generally do not have private bathrooms or kitchens attached thereto. The minimum length of stay in a roominghouse, boardinghouse or lodginghouse shall be a week or longer.

The parking requirement for this use is one (1) space per bed and two (2) per resident manager. It is staff's understanding that the property will not have resident manager because of the existing facility next door. The nine (9) parking space requirement is based on the provision of nine (9) permanent adult beds. Although it is staff's understanding that some children and larger families may stay at this facility depending on the need.

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 off-site parking for the St. Francis Family Shelter at 64 Washington St. / PID 208120-0000



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: 2022-0039
Receipt Number: 2398325 Meeting Date: July 5, 2022
Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Judith Dembowski Contact Number: 904-377-4439
Business (if applicable): St. Augustine Society Inc
Address: 1375 Arapaho Ave City: St. Augustine State: FL Zip: 32084
E-Mail Address: Judith.dembowski@stfrancissshelter.org

2. NAME OF PROPERTY OWNER: _____ Contact Number: _____
Business (if applicable): St. Augustine Society Inc
Address: 64 Washington Street City: St. Augustine State: FL Zip: 32084
E-Mail Address: Judith.Dembowski@stfrancissshelter.org

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

4. PROJECT STREET ADDRESS: 64 Washington Street, St. Augustine, FL, 32084

5. SPECIFIC PROPOSED USE: Emergency Homeless shelter

6. ACTION REQUESTED:
☐ Conservation Zone Development ☐ Appeal of Staff Determination
☒ Exception ☐ Land Use Plan Amendment
☐ Variance ☐ Rezoning
☐ Other: 377

7. DESCRIPTION OF ACTION REQUESTED: Use by exception for off site parking via a long term lease of city parking spaces

8. JUSTIFICATION FOR ACTION REQUESTED: The historic property built in 1910 does not have sufficient open space to accommodate the minimum parking requirement

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.

Variance for flood plane exemption has been submitted

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.

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Signature of Applicant

06-9-22
Date


Signature of Property Owner

6-9-22
Date

04/18/2019



Owner's Authorization For Agent

Judith Dembowski is/are hereby authorized TO ACT ON BEHALF
OF St. Augustine Society Inc, 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:
64 Washington street, St. Augustine, FL, 32084

BY:

Judith Dembowski
Signature of Owner

Judith Dembowski
Print Name of Owner

904.377.4439
Telephone Number

State of Florida

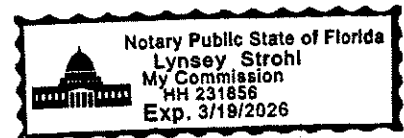
County of St. Johns

Signed and sworn before me on this 9th day of June, 2020

By Judith Dembowski

Identification verified: DL

Oath sworn: X Yes No



Notary Signature: Lynsey Strohl

My Commission expires: 03/19/2026



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

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Judith Semberush
Print name of applicant

Judith Semberush
Signature of applicant

6.9.22
Date

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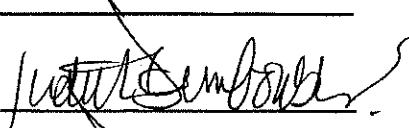
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64 Washington Street, St. Augustine, FL, 32084

Project Address: _____

Judith Dembowski

Applicant's Name: _____ Applicant's Signature: 

Judith Dembowski

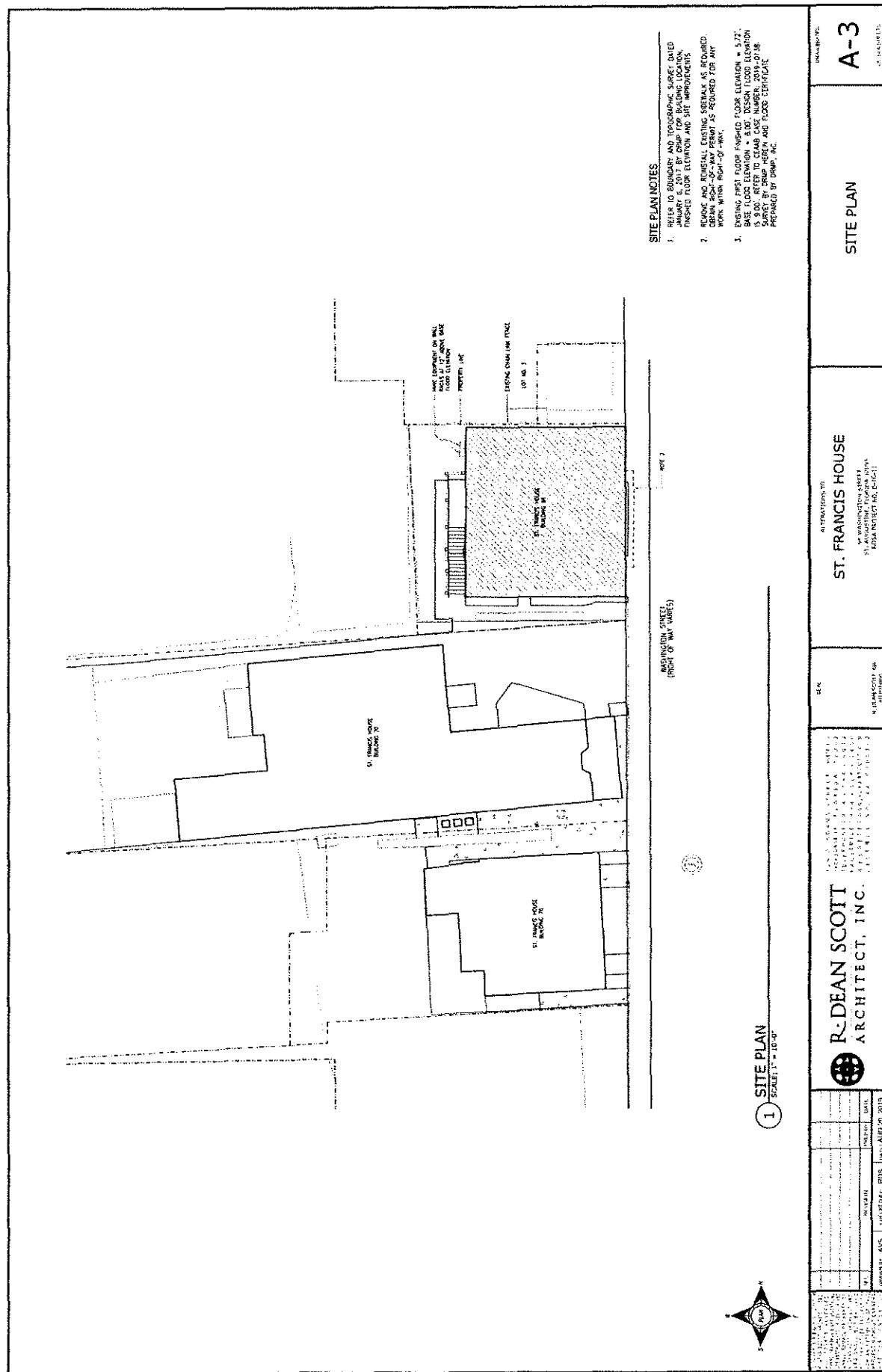
Owner's Name: _____ Owner's Signature: 

St. Francis Housing Crisis Center—Family Shelter

St. Francis Family Shelter is located at 64 Washington Street. It is designed to be a low-barrier, emergency shelter for families with minor children. Family units that include at least one child under the age of eighteen years old will have access to immediate, safe shelter. The goal of Family Shelter is to assist clients in exiting homelessness as quickly as possible. Each family is provided a case manager that works with them to build a housing plan, identify needs, and access services that will ensure clients have the resources and support they need to obtain housing alternatives to shelter and to maintain said housing. Each family brings with them specific-to-them obstacles and assets. Because of this, the length of stay for each family is different, however, this emergency shelter is not a permanent or long-term solution. The average length of stay for families is 90 days. This space can shelter up to 39 individuals. Because this space is for family units, there will not be more than 20 unrelated people housed in this shelter at any given time. There are no fees for our shelter or other services.

The physical space will consist of four bedrooms on the bottom floor, two full bathrooms, a laundry room, and a common area with refrigerator, microwave, and other modes to warm food/snack preparation. The common room labeled “living” and “break” on the bottom floor is designed to ensure families have free access to fresh, refrigerated food as well as dry goods to meet immediate hunger needs. Full meal preparation is done through our soup kitchen at 70 Washington Street (next door) three times, daily, and is provided to all clients. The second floor will host five bedrooms and two additional full bathrooms. The plan is to accommodate both small and large families through the assignment of rooms with smaller families in one bedroom and larger families spread across rooms as needed and appropriate. Each will have access to the laundry facilities and any of the four bathrooms. The building will be equipped with a lift and all other provisions for handicapped accessibility.

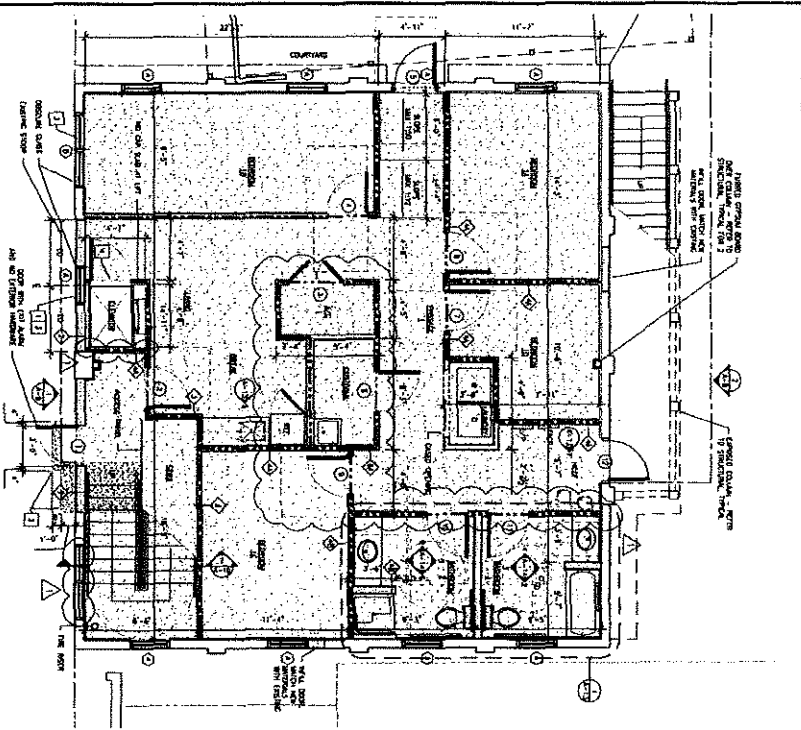
The majority of our families served do not own vehicles. Staff assigned with the oversight of this project are based in our 70 Washington Street building and so do not need additional parking to oversee this program. Public parking is available on the street.



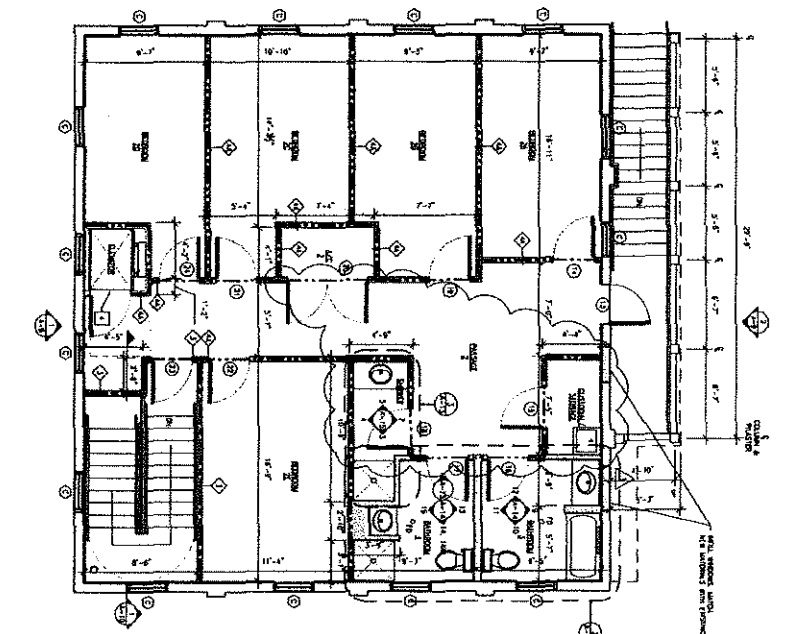
KEY

- ① DOOR SYMBOL - REFER TO DOOR SCHEDULE SHEET A-17.
- ② FLOOR DRAIN - REFER TO PLUMBING
- ③ FLOOR
- ④ HANDICAPPED ACCESSIBLE ENTRANCE PLATFORM ELEVATOR
- ⑤ STAIRS
- ⑥ WALL SYMBOL - REFER TO WINDOW SCHEDULE
- ⑦ WALL SYMBOL - REFER TO WALL TYPES
- ⑧ WATER NOTE
- ⑨ ELECTRICAL PANEL
- ⑩ FIRE ALARM CONTROL PANEL
- ⑪ NON-FIRE-RATED - EXTERIOR WALL WITH INTERIOR FINISHING CORNER
- ⑫ NON-FIRE-RATED - INTERIOR PARTITION
- ⑬ NON-FIRE-RATED - INTERIOR PARTITION
- ⑭ CONCRETE CAP SLAB - REFER TO STRUCTURAL
- ⑮ CONCRETE STOP EXTENSION
- ⑯ ONE HALF HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-19
- ⑰ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-20
- ⑱ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-21
- ⑲ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-22
- ⑳ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-23
- ㉑ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-24
- ㉒ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-25
- ㉓ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-26
- ㉔ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-27
- ㉕ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-28
- ㉖ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-29
- ㉗ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-30
- ㉘ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-31
- ㉙ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-32
- ㉚ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-33
- ㉛ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-34
- ㉜ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-35
- ㉝ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-36
- ㉞ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-37
- ㉟ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-38
- ㊱ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-39
- ㊲ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-40
- ㊳ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-41
- ㊴ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-42
- ㊵ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-43
- ㊶ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-44
- ㊷ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-45
- ㊸ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-46
- ㊹ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-47
- ㊺ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-48
- ㊻ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-49
- ㊼ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-50
- ㊽ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-51
- ㊾ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-52
- ㊿ ONE HOUR FIRE RATED WALL EQUIVALENT TO U.S. ASSEMBLY U-53

1 FIRST FLOOR PLAN

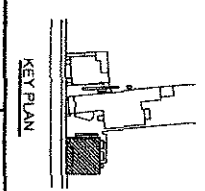


2 SECOND FLOOR PLAN



- FLOOR PLAN GENERAL NOTES:**
1. DIMENSIONS ARE TO FACE OF STUD. FACE OF WINDOW, CENTERLINE OF COLUMNS UNLESS OTHERWISE NOTED.
 2. CONTACT ARCHITECT FOR CLARIFICATION OF DIMENSIONS. DO NOT SCALE DRAWINGS.
 3. PROVIDE ROOMS IN FINISHED OR FINISH WALLS WHERE THEY ARE INDICATED TO BE ATTACHED TO WALLS.
 4. FIELD VERIFY ALL DIMENSIONS FOR FABRICATION AND INSTALLATION OF EXISTING. REFER TO INTERIOR ELEVATIONS.
 5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD ON WALLS OF RESTROOMS.
 6. FOR ADDITIONAL DIMENSIONS REFER TO DIMENSIONED FLOOR PLANS.
 7. PROVIDE UNFACED BATT SOUND ATTENUATION INSULATION CONTINUOUSLY BETWEEN SECOND FLOOR FRAMING BELOW SECOND FLOOR, TYPICAL ALL AREAS.
 8. ALL WALL TYPES ARE INDICATED ON FLOOR PLAN. DIMENSIONED PLANS ON IN WALL SECTIONS ARE OF WALL TYPE 6.

- KEY:**
- ① WINDOW POSITION REQUIRED BY FLORIDA DIVISION OF HISTORICAL RESOURCES TO MAINTAIN INTEGRITY OF FACADE OF HISTORIC BUILDING.
 - ② CONCRETE STOP EXTENSION PER CITY OF ST. AUGUSTINE ORDINANCE.
 - ③ PROVIDE OBSERVE GLASS FLOW AS SELECTED BY OWNER AND AS ACCEPTABLE TO FLORIDA DIVISION OF HISTORICAL RESOURCES.
 - ④ VERIFY ROOM-IN-REQUIREMENTS WITH EQUIPMENT SELECTED. MAINTAIN ACCESSIBLE CLEARANCES TO EXISTING STRUCTURALLY FEASIBLE.



R. DEAN SCOTT ARCHITECT, INC. 1100 N. GULF BLVD., SUITE 200 TAMPA, FL 33602 TEL: 813/241-1234 FAX: 813/241-1235 WWW.RDEANSCOTT.COM		ST. FRANCIS HOUSE 1100 N. GULF BLVD., SUITE 200 TAMPA, FL 33602 TEL: 813/241-1234 FAX: 813/241-1235 WWW.RDEANSCOTT.COM		FLOOR PLAN A-6 11/15/2011	
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St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

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

[Sales Questionnaire](#)

2021 TRIM Notice

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

Summary

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



Parcel ID 2081200000
 Location Address 64 WASHINGTON ST
 SAINT AUGUSTINE 32084-0000
 Neighborhood City St Aug Lincolnville Area (COM) (610.04)
 Tax Description* DUMAS TRACT CITY PART OF LOT 3 BLK K IN S E COR 48.5FT ON ST OR 195/408 & 3793/1568
 *The Description above is not to be used on legal documents.
 Property Use Code Non-Profit, Charitable & Orphanages (7500)
 Subdivision Dumas Tract
 Sec/Twp/Rng 18-7-30
 District City of St Augustine (District 452)
 Millage Rate 19.3368
 Acreage 0.050
 Homestead N

Owner Information

Owner Name [St Augustine Society Inc](#) 100%
 Mailing Address 1375 ARAPAHO AVE
 SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Non-Profit		\$102,301

Map



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	\$32,806	\$0	\$88,400	\$0	\$0	\$121,206	\$93,001	\$121,206	\$0
2020	\$320,447	\$0	\$88,400	\$0	\$0	\$408,847	\$84,546	\$408,847	\$0
2019	\$97,600	\$0	\$88,400	\$0	\$0	\$186,000	\$76,860	\$186,000	\$0
2018	\$95,650	\$0	\$81,600	\$0	\$0	\$177,250	\$69,873	\$177,250	\$0
2017	\$0	\$0	\$73,440	\$0	\$0	\$73,440	\$63,521	\$73,440	\$0
2016	\$112,007	\$0	\$63,750	\$0	\$0	\$175,757	\$159,205	\$175,757	\$0
2015	\$112,007	\$0	\$51,000	\$0	\$0	\$163,007	\$144,732	\$163,007	\$0
2014	\$90,775	\$0	\$40,800	\$0	\$0	\$131,575	\$131,575	\$131,575	\$0
2013	\$91,437	\$178	\$31,620	\$0	\$0	\$123,235	\$123,235	\$123,235	\$0
2012	\$91,437	\$178	\$27,540	\$0	\$0	\$119,155	\$119,155	\$119,155	\$0
2011	\$92,171	\$221	\$30,600	\$0	\$0	\$122,992	\$122,992	\$122,992	\$0
2010	\$92,171	\$221	\$34,000	\$0	\$0	\$126,392	\$126,392	\$0	\$126,392

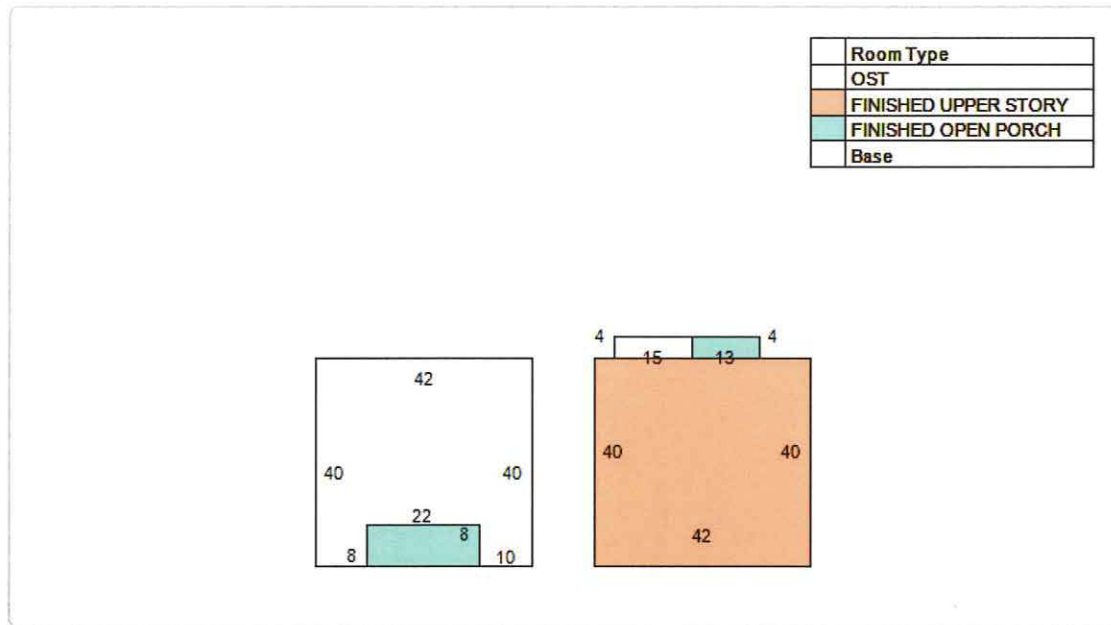
Building Information

Building 1
 Year Built 1947
 Actual Area 3472
 Conditioned Area 3184
 Use Dormitories
 Style 04
 Class N
 Exterior Wall Concrete Stucco

Roof Cover Built Up
 Roof Structure Flat
 Interior Flooring Pine Wood, Carpet
 Interior Wall Drywall
 Heating Type Air Duct
 Air Conditioning Central
 Bedrooms 11
 Baths 4

Description	Square Footage
BASE AREA	1504
FINISHED OPEN PORCH	176
FINISHED UPPER STORY	1680
FINISHED OPEN PORCH	52
OUTSIDE STAIRS	60
Total SqFt	3472

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Non-Profit, Charitable & Orphanages	49	53	50	EF	\$88,400

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/24/2013	9/20/2013	\$200,000.00	WARRANTY DEED	3793	1568	U	I	GREATER ST MARYS MISS BAPTIST CHURCH INC	ST AUGUSTINE SOCIETY INC
8/15/2013	8/14/2013	\$0.00	FINAL JUDGMENT	3776	1975	U	I	MARTIN ELZORA ETAL	GREATER ST MARYS MISS BAPTIST CHURCH INC
4/12/2013	4/10/2013	\$0.00	LIS PENDENS	3715	1213	U	I	GREATER ST MARYS MISS BAPTIST CHURCH	ST MARYS MISS BAPTIST CHURCH
	5/11/1971	\$0.00	WARRANTY DEED	195	408	U	I	MARTIN ELZORA	ST MARYS MISS BAPTIST CHURCH

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

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Last Data Upload: 6/10/2022, 1:52:09 AM

Developed by



Version 2.3.200

Page 82 of 198

**AS OF JUNE 29TH 2022, NO ADDITIONAL INFORMATION HAS BEEN
PROVIDED BY THE APPLICANT**

TO: Planning and Zoning Board

DATE: July 5, 2022

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

AGENDA ITEM 7(a)

APPLICANT & OWNER Jessica Shafer

LOCATION 40 Hildreth Way / PID 151151-0010

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

LAND USE Residential Low Density

ZONING Residential Single-Family-One (RS-1)

APPLICABLE CODES/ORDINANCES

Conservation and Coastal Management Element of the Comprehensive Plan

Conservation Goal

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

CCM Objective 7

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

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

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

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

Sec. 11-26. - Purpose and intent.

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

Sec. 11-28. Issuance of building permits.

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

Sec. 11-29. Standards for review.

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

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

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

STAFF SUMMARY AND ANALYSIS

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

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

- (c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:
- (1) Site specific conditions:
The site currently has a single-family home with FDEP approved rip rap installed.
 - (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
The north side of this property borders a body of water as well as wetlands.
 - (3) Natural and proposed drainage patterns.

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

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

N/A.

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

Rip rap has already been installed on the property.

- (6) Impact on floodplain.

Minimal.

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

N/A.

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

N/A.

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

Minimal if any.

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

N/A.

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

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

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

N/A.

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

Vegetative landscaping not mentioned in application.

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

Minimal, if any.

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

N/A

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

N/A.

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

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

No dock modification is part of the application.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

STAFF RECOMMENDATION

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

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

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

Jacob Fredriksson
Senior Planner
Planning and Building Department



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

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

Business (if applicable): _____

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

E-Mail Address: jessica@fccfl.net

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

Business (if applicable): _____

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

E-Mail Address: Jessica@fccfl.net

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 1

Block: _____

Subdivision: Fullerwood

Parcel Number: 1511510010

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

5. SPECIFIC PROPOSED USE: Landscape wall a

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☒ Other: Approval from planing and zoning

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

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

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

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

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

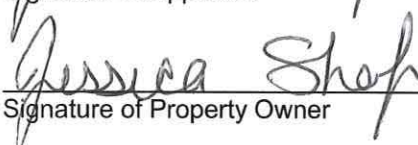
Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

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


Signature of Applicant

12

Date


Signature of Property Owner

12/15/2021

Date

04/18/2019



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

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

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

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

Jessica Shafer

Print name of applicant


Signature of applicant

12/15/2021

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

40 Hildreth Drive St. Augustine FL 32084

Project Address: _____

Jessica Shafer

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

Jessica Shafer

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

MAP OF SURVEY

LOT 1, HILDRETH ESTATES, AS RECORDED IN MAP BOOK 71, PAGES 21 AND 22 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FLOOD ZONE "A1" (ELEVATION 8 FEET MAOD 1988) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 17000-002-A, COMMUNITY No. 123143 FOR CITY OF ST. AUGUSTINE, FLORIDA AS REVISED 12/01/2008. <http://www.floodzone.com/st-johns-county/florida/>

THE BASIS OF BEARING AS SHOWN HEREON IS THE NORTH RIGHT-OF-WAY LINE OF HILDRETH WAY HAVING AN ASSIGNED BEARING OF S 77°12'16" W.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE AND/OR GROUND VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT ON DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR RECORD, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

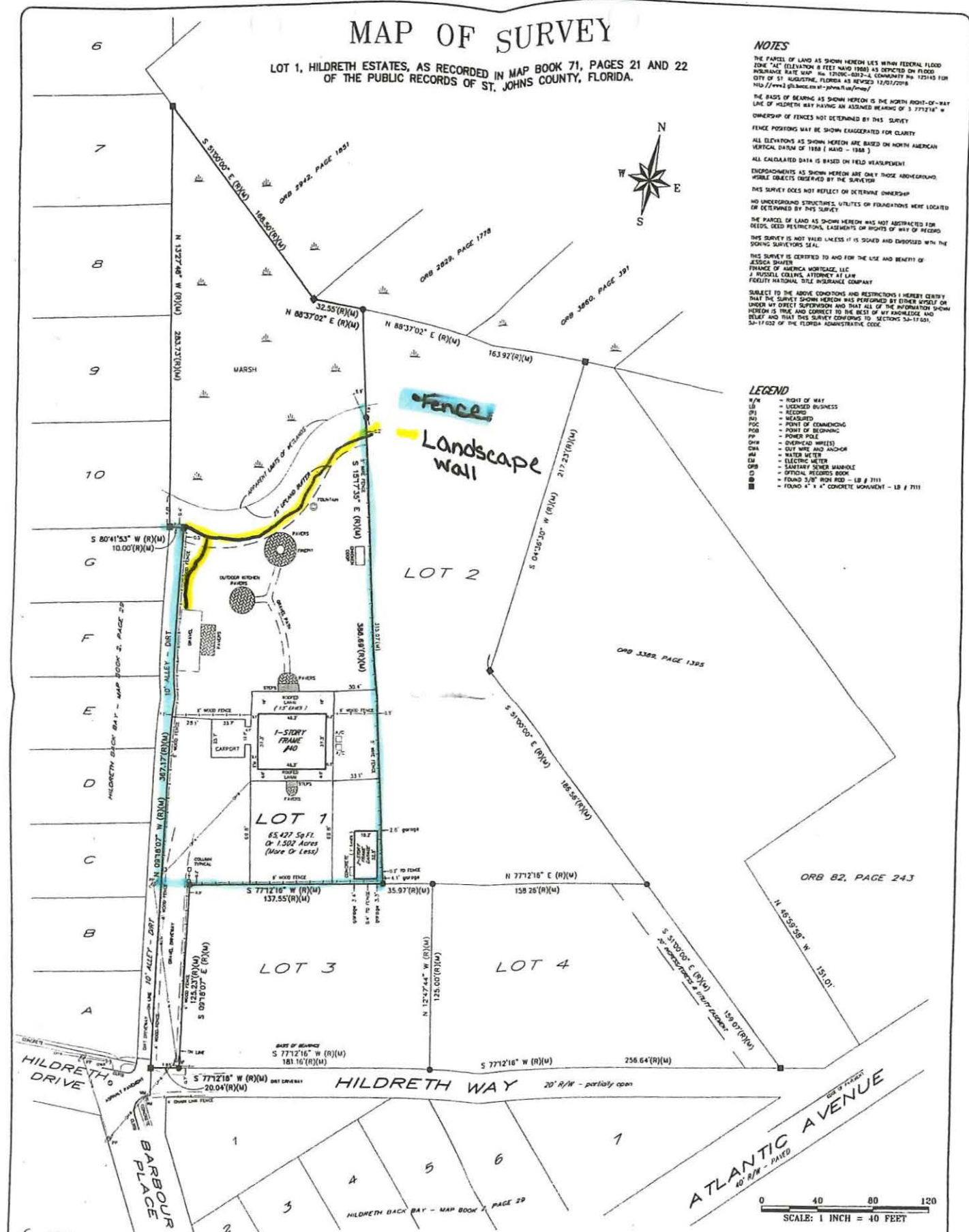
THIS SURVEY IS NOT VALUED UNLESS IT IS ORDERED AND EXPRESSED WITH THE SPOKING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF JESSICA SHAFER, FINANCE OF AMERICA MORTGAGE, LLC, J. RUSSELL COLLINS, ATTORNEY AT LAW, FIDELITY NATIONAL TITLE INSURANCE COMPANY.

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTIONS 24-17.60, 24-17.62 OF THE FLORIDA ADMINISTRATIVE CODE.

LEGEND

- R/W = RIGHT OF WAY
- LB = LICENSED BUSINESS
- DI = RECORD
- DI = MEASURED
- POC = POINT OF COMMENCING
- POB = POINT OF BEGINNING
- PP = POWER POLE
- OW = OVERHEAD WIRE
- OWA = OUT WIRE AND ANCHOR
- WM = WATER METER
- EM = ELECTRIC METER
- OWB = SANITARY SEWER MANHOLE
- OD = OFFICIAL RECORDS BOOK
- FB = FOUND 3/8" IRON ROD - LB # 7111
- CB = FOUND 4" x 4" CONCRETE MONUMENT - LB # 7111



ANCIENT CITY SURVEYORS
ACS
 SURVEYORS • ENGINEERS
 LAND PLANNERS
 4425 U.S. HIGHWAY No. 1, NORTH, SUITE 401
 ST. AUGUSTINE, FLORIDA 32080
 PHONE: 904-797-9997 FAX: 904-797-0027

BOUNDARY SURVEY
 40 HILDRETH WAY
 ST. AUGUSTINE, FLORIDA

TYPE OF SURVEY:	BOUNDARY
DATE OF SURVEY:	07/24/2015
FIELD BOOK/PAGE(S):	369/63
DRAWING SCALE:	1" = 40'
JOB NUMBER:	15-445



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

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

[Sales Questionnaire](#)

2021 TRIM Notice

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

Summary

[Clicking Image Opens Cyclomedia Viewer In a New Tab](#)
No Image Available

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

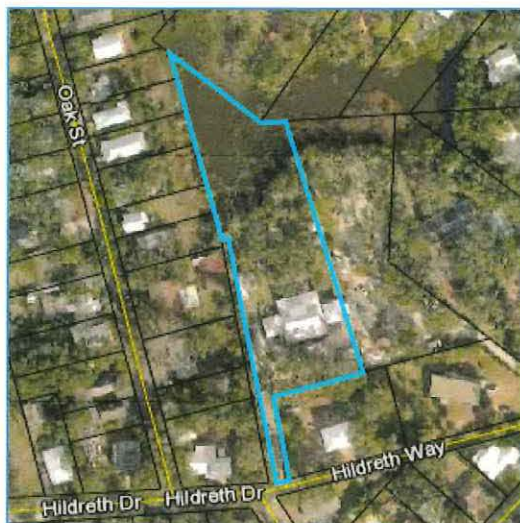
Owner Information

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

Exemption Information

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

Map



Valuation Information

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

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

Historical Assessment Information

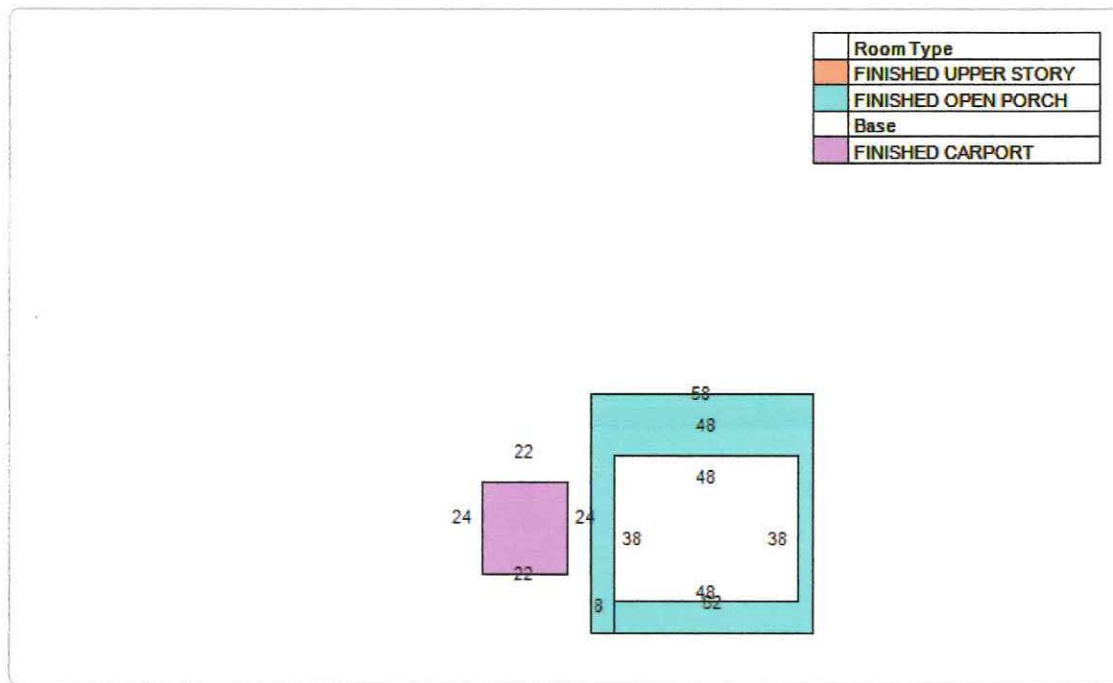
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	\$306,530	\$15,320	\$135,000	\$0	\$0	\$456,850	\$456,850	\$50,000	\$406,850
2020	\$309,658	\$15,734	\$135,000	\$0	\$0	\$460,392	\$460,392	\$50,000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

Building Information

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

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

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage Finished (Average)		14906

Land Information

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

Sale Information

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

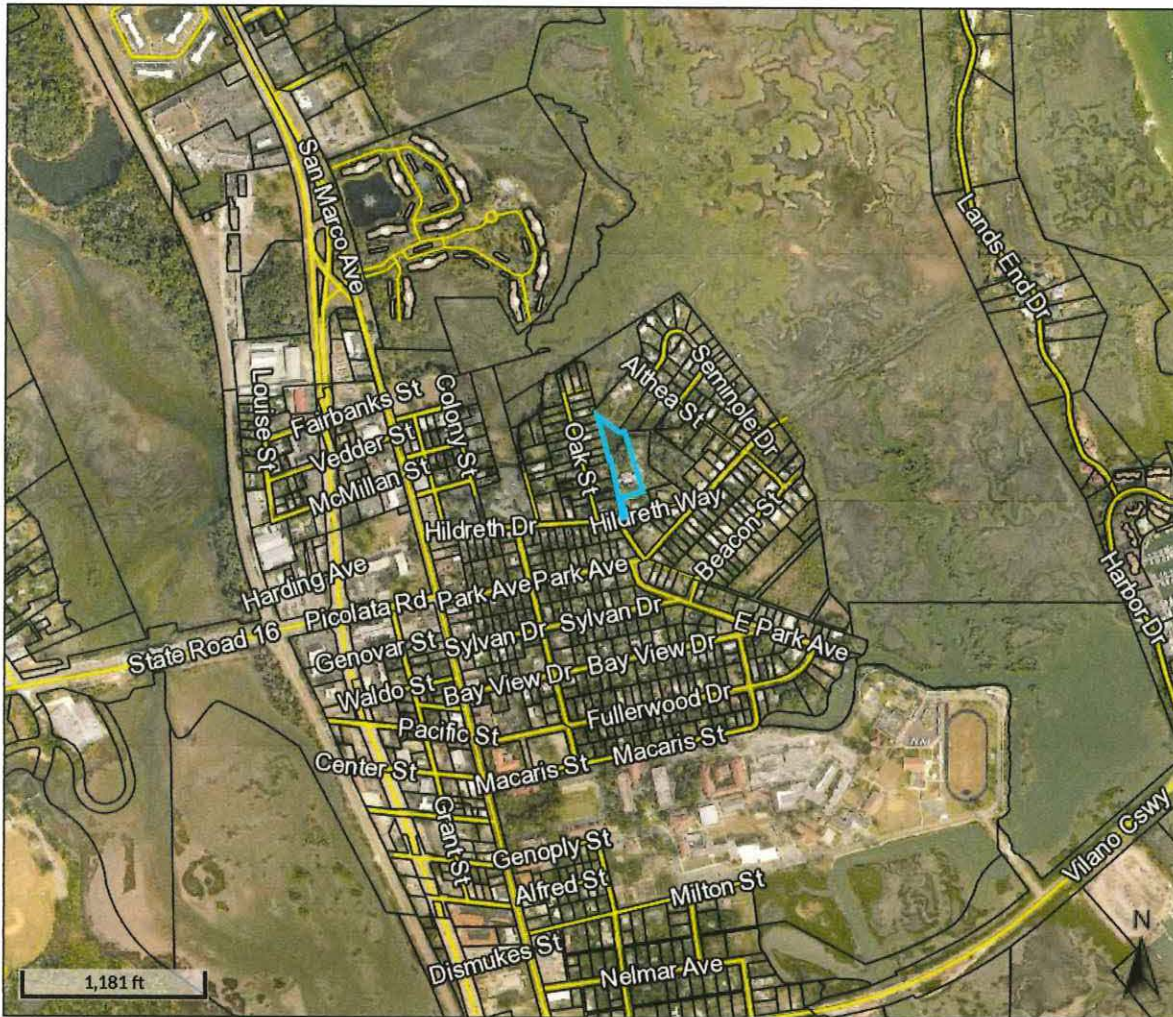
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

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[GDPR Privacy Notice](#)

Last Data Upload: 1/8/2022, 12:01:08 AM

Developed by
 Schneider
 GEOSPATIAL

Version 2.3.169



Overview



Legend

□ Parcels

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

Physical Address
Mailing Address
Address

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

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

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

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

Developed by  **Schneider**
GEOSPATIAL



Closed Complaints

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

Complaint ID: 2316

High Priority: ☐

Section: ERP

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

Date Assigned:

Program: SLERP

Investigated By: Neumann_J

County: St Johns

Date Initiated: 10/4/2016

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

Site Visit Date:

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

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

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

Facility Name: Collins, Trustee Property

Anonymous: ☐

Program Site ID: ERPCE complaint # 29955

Complainant Name: Bruce Alvarez- 904-226-7450

Additional Comments:

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

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



Closed Complaints

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

Section: ERP

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

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

Program: SLERP

Investigated By: Neumann_J

County: St Johns

Date Initiated: 9/20/2016

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

Site Visit Date: 9/23/2016

Site Contact: Zane Stephens

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

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

Facility Name: Stephens Property

Anonymous: ☐

Program Site ID: ERPCE complaint # 29911

Complainant Name: Clare Norris

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

Contact Info: 904-823-2063

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



Closed Complaints

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

Complaint ID: 1867

High Priority: ☐

Section: ERP

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

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

Program: SLERP

Investigated By: Neumann_J

County: St Johns

Date Initiated: 4/21/2016

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

Site Visit Date: 4/22/2016

Site Contact: SHANE, 904-728-7663

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

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

Facility Name: North City Uptown Neighborhood (historical area)

Anonymous: ☐

Program Site ID: ERPce #29403

Complainant Name: Sandy Partin

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

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

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

January 21, 2022

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

Re: Schafer Residence, 40 Hildreth Way

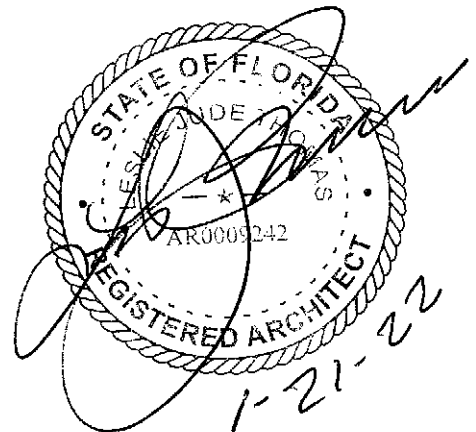
I have visited the property at 40 Hildreth Way and examined the wall in question. The wall is located on the owners property and does not touch the existing permitted rip rap. The wall is made of Tremron Blocks that are simply stacked. There is no mortar in the joints and there is no concrete footing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

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

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

Les Thomas, Architect

LT/jmc



CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: July 5, 2022

RE: **CONSERVATION OVERLAY ZONE 1 DEVELOPMENT 2022-0031**

AGENDA ITEM 7(b)

APPLICANT Ryan Carter
c/o Carter Environmental Services

OWNER John Andrews

LOCATION 97 Coquina Avenue / PID 223370-0000

REQUEST To approve the construction of a new 665 square foot dock and boat lift within Conservation Overlay Zone 1.

LAND USE Residential Low Density

ZONING Residential Single-Family-One (RS-1)

APPLICABLE CODES/ORDINANCES

Conservation and Coastal Management Element of the Comprehensive Plan

Conservation Goal

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

CCM Objective 7

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

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

Conservation Overlay Zone 1 comprises the most environmentally sensitive and valuable natural resources within the city. It includes all beaches, shores and dunes seaward of the state's coastal

construction control line (F.S. ch. 161), all wetlands within the state's wetlands jurisdiction line (F.S. ch. 403), brackish water, and some habitat areas for species recognized as endangered, threatened, of special concern, or unique by federal, state and local agencies. This zone includes the estuarine/riverine environments created by the San Sebastian and Matanzas Rivers and their tributaries.

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

Sec. 11-26. - Purpose and intent.

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

Sec. 11-28. Issuance of building permits.

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

Sec. 11-29. Standards for review.

- (a) Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is authorized to impose limitations in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.
- (b) Permits for structures and uses located within Conservation Overlay Zone 2 shall be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect., and

consistent with the purpose of Conservation Overlay Zone 2 to protect the functional integrity of Zone 1 and to protect Zone 3 from extreme high-water conditions. At no time shall the impervious area in Conservation Overlay Zone 2 exceed twenty-five (25) percent without that area receiving treatment equivalent to the St. Johns River Water Management District water quality treatment provisions required when new development is proposed along an unaltered shoreline. The first (landward of the most restrictive jurisdictional line, which may be the mean high-water line or wetlands jurisdictional line) twenty-five (25) feet, measured in width perpendicular to the most restrictive jurisdictional line, in Conservation Overlay Zone 2 shall remain undeveloped except as provided in (1) - (4) of this subsection. If the area is already disturbed, a restoration plan is required. The planning and zoning board is authorized to impose limitations in the following manner so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to any animal, fish or shellfish life contained therein, to avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. Rear or side lot drainage from grassed or altered areas of new development along an altered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be compensated elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the twenty-five (25) feet buffer (water discharged shall be at non-erosive velocities), with the following permitted activities:

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

- (c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria: *Please refer to the staff summary and analysis below.*

STAFF SUMMARY AND ANALYSIS

This request is to construct a new 665 square foot dock and boat lift within Conservation Overlay Zone 1.

The layout of the dock has changed since the June 7, 2022 PZB meeting. Based on the submittals from the applicant the new plans include an addition of approximately 105 square feet of new dock as well as shortening the boat lift length from 24' to 20'.

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

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

- (1) Site specific conditions:

This property has approximately 52 feet of frontage on Quarry Creek. There is salt marsh vegetation and oyster colonies present.

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

The property is adjacent to other single-family homes along Coquina Avenue.

- (3) Natural and proposed drainage patterns.

Drainage will not be altered by the proposed works.

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

Point and non-point discharge will not be altered.

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

Soil and erosion control may be necessary during construction, such as silt fences and turbidity barriers, but impacts will be temporary, and no long-term erosional impacts will take place.

- (6) Impact on floodplain.

N/A.

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

Vegetative impacts: The boardwalk could minimally shade a small portion of salt marsh, but will be built as required by state and federal agencies, five feet or higher above mean high water. Therefore, shading will be minimal.

Lighting of the open water areas at night: The proposed works will be lit with low level, directional lighting that greatly minimizes the amount of light intrusion into the marsh and open water.

Increased noise from day users: Minimal noise associated with private residential boating activities.

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

There will be no storage of pollutants or the use of poisonous chemicals and materials.

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

Effects of shading on vegetation and shellfish should be minimal.

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

The area is a no wake zone and the additional use by the owners will not affect any manatees, vegetation, shellfish and wildlife or shoreline erosion.

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

The board walk to the dock and boat lift is five feet wide and approximately eighty feet long.

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

N/A.

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

N/A.

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

N/A.

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

N/A.

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

- a) The effects of the proposed project on commercial and sport fish are as follows:*

Positive: The proposed new dock will provide shelter for larval, juvenile, and adult fish.

Negative: Extremely small loss of juvenile habitat from the placement of pilings for the dock.

- b) The effects of the project on shellfish are as follows:*

Positive: the pilings used to construct the dock could be colonized by barnacles, oysters and mussels. This will be an addition of habitat.

Negative: None

- c) The effects on the project on water fowl are as follows*

Positive: the new boardwalk could be used as a resting place or perch for many water fowl.

Negative: extremely small loss of foraging habitat.

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

The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition,

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

There are currently no proposed plans for any boathouse, roofed structure or wall within the dock with the decking being at least 5' above mean high water line. The new boat lift will be a low-profile and will not exceed a 12,000 pound capacity.

STAFF RECOMMENDATION

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** the construction of a new 665 square foot dock and boat lift within Conservation Overlay Zone 1 at 97 Coquina Avenue / PID 223370-0000.

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



Jacob Fredriksson
Senior Planner
Planning and Building Department



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$330 165 (plus advertising costs) Project Number: 2022-0631

Receipt Number: 2371264 Meeting Date: June 7, 2022

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

1. NAME OF APPLICANT: Ryan Carter Contact Number: 904-540-1786
Business (if applicable): Carter Environmental Services
Address: 42 Masters Drive City: St. Augustine State: FL Zip: 32084
E-Mail Address: Ryan@carterenv.com

2. NAME OF PROPERTY OWNER: John Andrews Contact Number: 703-309-0489
Business (if applicable): _____
Address: 18931 Canoe Landing Ct City: Lessburg State: VA Zip: 20176
E-Mail Address: jordandim@aol.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 5 Block: BLK 61 OR5280/1891
Subdivision: Davis Shores Ocean View Parcel Number: 2233700000

4. PROJECT STREET ADDRESS: 97 Coquina Ave

5. SPECIFIC PROPOSED USE: Proposed Dock

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

7. DESCRIPTION OF ACTION REQUESTED: Conservation Overlay Zone Approval

8. JUSTIFICATION FOR ACTION REQUESTED: See Overlay Zone Development Supplement

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

3-14-22

Date

Signature of Property Owner

Date

04/18/2019



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

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

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

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

Ryan Carter

Print name of applicant

A handwritten signature in black ink, appearing to read "R. Carter".

Signature of applicant

4-18-22

Date



Owner's Authorization For Agent

Carter Environmental Services is/are hereby authorized TO ACT ON BEHALF OF John A Andrews II, 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: 97 COQUINA AVE

BY [Signature]
Signature of Owner
John A Andrews II
Print Name of Owner
703 508 3619
Telephone Number

State of Virginia

County of Loudoun

Signed and sworn before me on this 25th day of April, 2022

By John A Andrews II

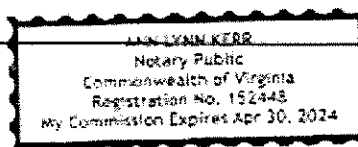
Identification verified:

Oath sworn: X Yes No

Notary Signature:

[Signature]

My Commission expires:





St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

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

[Sales Questionnaire](#)

2021 TRIM Notice

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

Summary

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



Parcel ID	2233700000
Location Address	97 COQUINA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-102 DAVIS SHORES LOT 5 BLK 61 OR5280/1891 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.170
Homestead	N

Owner Information

Owner Name	Andrews John II 100%
Mailing Address	18931 CANOE LANDING CT LESSBURG, VA 20176-0000

Map



Valuation Information

	2022
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$150,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$150,000
Total Deferred	\$0
Assessed Value	\$150,000
Total Exemptions	\$0
Taxable Value	\$150,000

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	\$0	\$1,250	\$150,000	\$0	\$0	\$151,250	\$151,250	\$0	\$151,250
2020	\$0	\$3,770	\$140,625	\$0	\$0	\$144,395	\$144,395	\$0	\$144,395
2019	\$0	\$2,975	\$140,625	\$0	\$0	\$143,600	\$143,600	\$0	\$143,600
2018	\$0	\$2,975	\$138,750	\$0	\$0	\$141,725	\$141,725	\$0	\$141,725
2017	\$0	\$2,975	\$138,750	\$0	\$0	\$141,725	\$141,725	\$0	\$141,725
2016	\$0	\$1,728	\$138,750	\$0	\$0	\$140,478	\$140,478	\$0	\$140,478
2015	\$0	\$1,728	\$138,750	\$0	\$0	\$140,478	\$140,478	\$0	\$140,478
2014	\$0	\$1,728	\$138,750	\$0	\$0	\$140,478	\$140,478	\$0	\$140,478
2013	\$0	\$1,729	\$138,750	\$0	\$0	\$140,479	\$140,479	\$0	\$140,479
2012	\$0	\$2,047	\$138,750	\$0	\$0	\$140,797	\$140,797	\$0	\$140,797
2011	\$0	\$7,745	\$162,000	\$0	\$0	\$169,745	\$169,745	\$0	\$169,745
2010	\$0	\$7,991	\$180,000	\$0	\$0	\$187,991	\$187,991	\$0	\$187,991

Extra Feature Information

Code Description	Status	Value
Bulkhead (Low)		0
Boat Dock (Low)		0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	50	120	50	FF	\$150,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/2/2021	6/2/2021	\$520,000.00	WARRANTY DEED	5280	1891	Q	V	DIAZ LARRY ET AL	ANDREWS JOHN II

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/15/2019	11/15/2019	\$375,000.00	WARRANTY DEED	4832	407	Q	V	AKRAS ALFRED,TERESA	DIAZ LARRY ET AL
9/8/2011	9/7/2011	\$100.00	WARRANTY DEED	3472	644	U	V	CREATIVE HOME CONCEPTS LLC	AKRAS ALFRED,TERESA
9/8/2011	9/7/2011	\$135,000.00	WARRANTY DEED	3472	642	U	V	CREATIVE HOME CONCEPTS LLC	AKRAS ALFRED,TERESA
4/21/2011	4/19/2011	\$0.00	LIS PENDENS	3429	1724	U	V	BRANCH BANKING & TRUST COMPANY	CREATIVE HOME CONCEPTS LLC
	8/10/2005	\$450,000.00	WARRANTY DEED	2506	1202	Q	I	REIGLE CHARLU TRUSTEE	CREATIVE HOME CONCEPTS LLC
	5/17/2004	\$554,000.00	WARRANTY DEED	2202	1028	Q	I	GIL DE RUBIO ELSIE TRUSTEE	REIGLE CHARLU TRUSTEE
	3/3/1997	\$100.00	WARRANTY DEED	1225	958	U	I	GIL DE RUBIO ELSIE	GIL DE RUBIO ELSIE TRUSTEE
	10/17/1996	\$100.00	TRUSTEES DEED	1209	1388	U	I	GIL DE RUBIO ELSIE TRUSTEE	GIL DE RUBIO ELSIE
	1/4/1994	\$100.00	WARRANTY DEED	1038	882	U	I	GIL DE RUBIO ELSIE	GIL DE RUBIO
	3/1/1982	\$70,000.00		531	771	U	I		GIL DE RUBIO ELSIE

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

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

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Version 2.3.177

Attachment 1
Overlay Zone Application Narrative

**97 Coquina Ave.
Overlay Zone Development Application Supplement
April 18th, 2022**

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a proposed dock and boat lift at 97 Coquina Ave. The proposed dock will allow the owners access to Quarry Creek. Total dock and lift area over open water/salt marsh will be approximately 665 sq. ft. The height of the dock will be 5' above Mean High Water. Please see attached plans for detailed dimensions.

The construction proposed in this application would occur on lands located within Conservation Overlay Zones 1 and 2, as defined in Section 11-27 of the City Code. Section 11-29(a) of the Code sets forth certain criteria for structures located within Conservation Overlay Zones. The applicant has complied with each of those criteria, as detailed below:

1. *The proposed work will have a benefit to the public as a whole.*

This is a private dock. Public benefits may be economically-related through construction activities and marine/boating related purchases.

2. *The proposed work will have no significant negative impact on natural systems (including adjacent salt marshes and the vegetative communities contained therein), by either individual or cumulative effect.*

There is a small strip of salt marsh vegetation between the uplands and open water (approx. 25 ft.). The dock will be constructed 5' above mean high water, high enough as to not over shade any vegetation.

3. *The proposed structures will not block or disrupt any vista or scenic opportunities.*

No boat houses are proposed. Dock height will be similar to neighboring docks and comply with Federal and State regulations.

4. *The proposed work will enhance vistas and scenic opportunities for the benefit of the public as a whole.*

A new dock will be added increasing the overall scenic vista.

Applications for development in Conservation Overlay Zones are to be evaluated according to certain criteria set forth in Section 11-29(c) of the City Code. The owner has complied with each of those criteria, as detailed below:

1. *Site specific conditions.*

This property has approximately 52 feet of river frontage. There is salt marsh vegetation and oyster colonies present.

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

The property is adjacent to other single-family homes along Coquina Ave.

3. *Natural and proposed drainage patterns.*

Drainage will not be altered by the proposed works.

4. *Effect of point and non-point discharge in the marine environment.*

Point and non-point discharge will not be altered.

5. *Proposed soil stabilization and erosion control methods.*

Soil and erosion control may be necessary during construction, such as silt fences and turbidity barriers, but impacts will be temporary and no long-term erosional impacts will take place.

6. *Impact on floodplain.*

There is no impact on floodplains associated with this application.

7. *Impact of development on vegetative and animal communities.*

Vegetative impacts: The boardwalk could minimally shade a small portion of salt marsh, but will be built as required by state and federal agencies, five feet or higher above mean high water. Therefore, shading will be minimal.

Lighting of the open water areas at night: The proposed works will be lit with low level, directional lighting that greatly minimizes the amount of light intrusion into the marsh and open water.

Increased noise from day users: Minimal noise associated with private residential boating activities.

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

There will be no storage of pollutants or the use of poisonous chemicals and materials

9. *Effect of shade on vegetation and shellfish.*

Effects of shading on vegetation and shellfish should be minimal.

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

The area is a no wake zone and the additional use by the owners will not affect any manatees, vegetation, shellfish and wildlife or shoreline erosion.

11. *Impact of development on shoreline by linear feet and percent of site.*

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

15. *Impact of development on water quality.*

Not applicable.

16. *Impact of development on shellfish and on commercial and sport fish and waterfowl.*

a) The effects of the proposed project on commercial and sport fish are as follows:

Positive: The proposed new dock will provide shelter for larval, juvenile, and adult fish.

Negative: Extremely small loss of juvenile habitat from the placement of pilings for the dock.

b) The effects of the project on shellfish are as follows:

Positive: The pilings used to construct the dock could be colonized by barnacles, oysters and mussels. This will be an addition of habitat.

Negative: None

- c) The effects of the project on water fowl are as follows

Positive: The new boardwalk could be used as a resting place or perch for many water fowl.

Negative: Extremely small loss of foraging habitat.

17. Dock specifications:

- a) *No boathouse, roofed structure or wall shall be constructed on any dock.*

There are currently no proposed plans for any boathouse, roofed structure or wall within the dock.

- b) *The deck of any private boat dock shall not exceed six (6) feet in height above the mean high water line.*

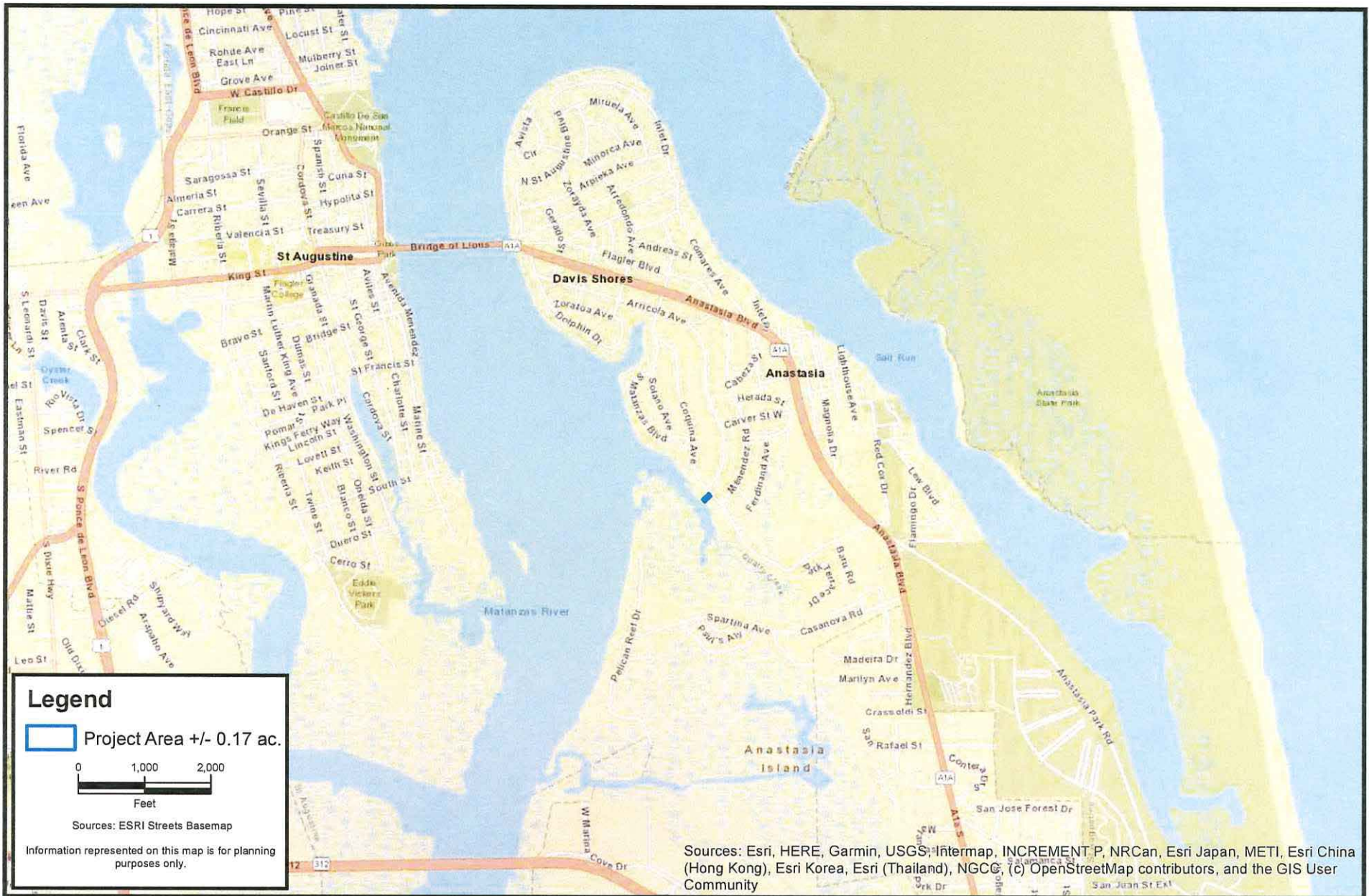
The deck will exceed 5' above MHW.

- c) *Boatlifts shall have a maximum capacity of 12,000 pounds and shall be low-profile or no-profile.*

Boat lift will be low-profile and not exceed 12,000 pounds.

Attachment 2

Overlay Zone Application Graphics



CARTER ENVIRONMENTAL
SERVICES, INC.



42 Masters Drive
St. Augustine, FL 32084
904-540-1788

www.carterenv.com

Location Map 97 Coquina Ave.

Project: 5.22009

St. Augustine, FL

Date: Mar 03 2022

Figure:

1





CARTER ENVIRONMENTAL
SERVICES, INC.

CES

42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Aerial Map
97 Coquina Ave.

Project: 5.22009

St. Augustine, FL

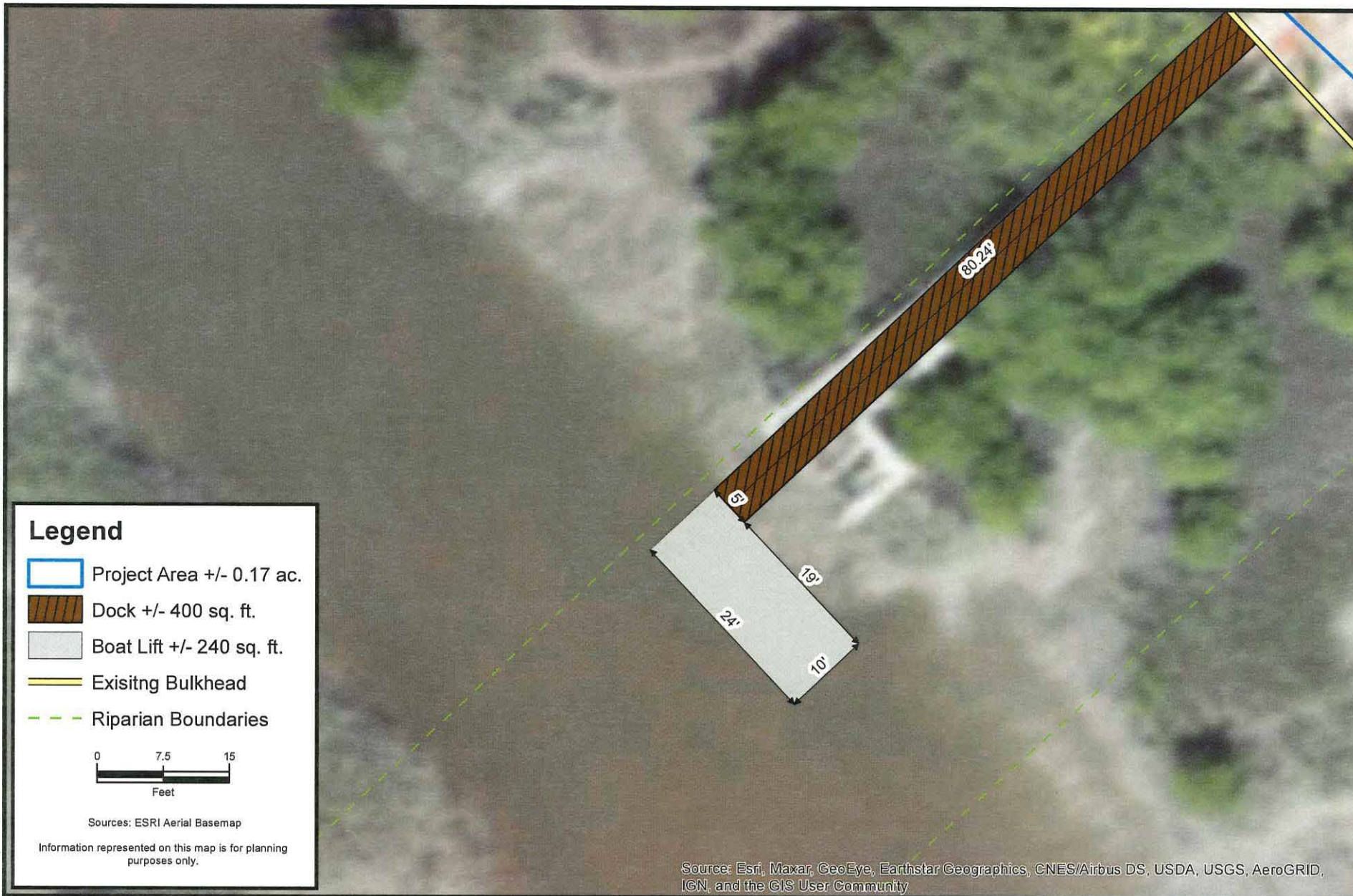
Date: Mar 03 2022

Figure:

2



F:\CES Projects\Project Files\Active\Project Files\2022\5.22.2009 Andrews Coquina DNG\SWXD\97 Coquina Ave\03_97_Coquina_Dimensions.mxd



CARTER ENVIRONMENTAL
SERVICES, INC.



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Dock Dimensions
97 Coquina Ave.

Project: 5.22009

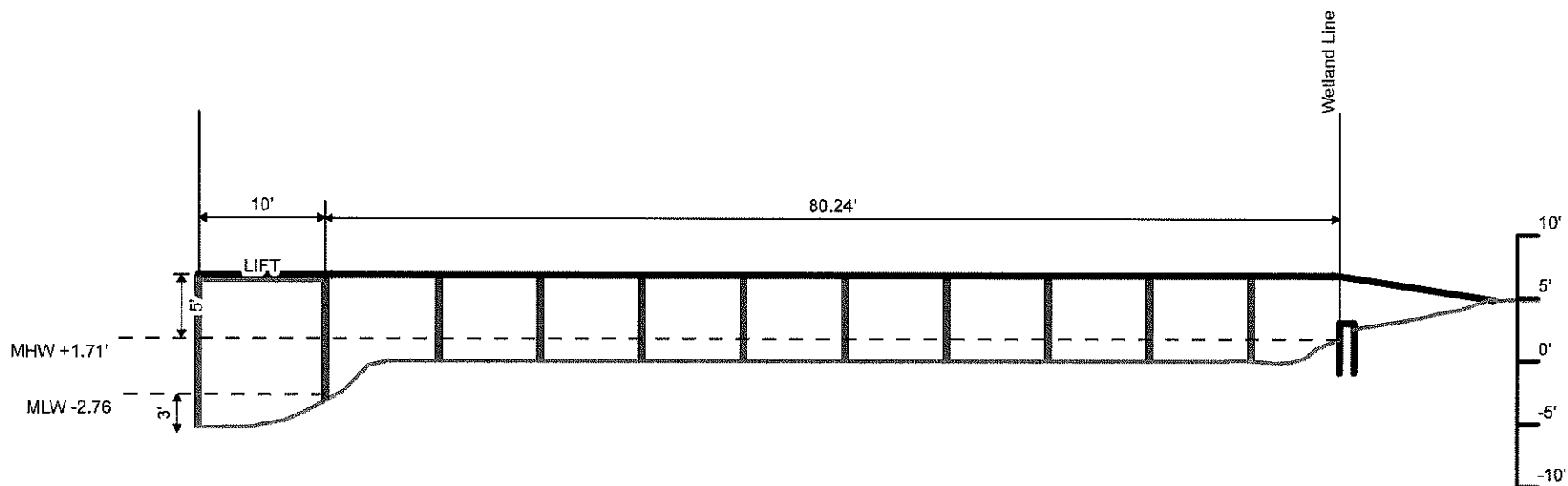
St. Augustine, FL

Date: Mar 07 2022

Figure:

3





Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Proposed Dock Profile 97 Coquina Ave.

Project: 5.22009

St. Augustine, FL

Date: Mar 07 2022

Figure:

4



CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: July 5, 2022

RE: **CONSERVATION OVERLAY ZONE 1 DEVELOPMENT 2022-0032**

AGENDA ITEM	7(c)
APPLICANT	Ryan Carter c/o Carter Environmental Services
OWNER	John Andrews
LOCATION	99 Coquina Avenue / PID 223370-0060
REQUEST	To approve the construction of a new 665 square foot dock and boat lift within Conservation Overlay Zone 1.
LAND USE	Residential Low Density
ZONING	Residential Single-Family-One (RS-1)

APPLICABLE CODES/ORDINANCES

Conservation and Coastal Management Element of the Comprehensive Plan

Conservation Goal

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

CCM Objective 7

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

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

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

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

Sec. 11-26. - Purpose and intent.

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

Sec. 11-28. Issuance of building permits.

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

Sec. 11-29. Standards for review.

- (a) Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is authorized to impose limitations in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.
- (b) Permits for structures and uses located within Conservation Overlay Zone 2 shall be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect.,. and consistent with the purpose of Conservation Overlay Zone 2 to protect the functional

integrity of Zone 1 and to protect Zone 3 from extreme high-water conditions. At no time shall the impervious area in Conservation Overlay Zone 2 exceed twenty-five (25) percent without that area receiving treatment equivalent to the St. Johns River Water Management District water quality treatment provisions required when new development is proposed along an unaltered shoreline. The first (landward of the most restrictive jurisdictional line, which may be the mean high-water line or wetlands jurisdictional line) twenty-five (25) feet, measured in width perpendicular to the most restrictive jurisdictional line, in Conservation Overlay Zone 2 shall remain undeveloped except as provided in (1) - (4) of this subsection. If the area is already disturbed, a restoration plan is required. The planning and zoning board is authorized to impose limitations in the following manner so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to any animal, fish or shellfish life contained therein, to avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. Rear or side lot drainage from grassed or altered areas of new development along an altered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be compensated elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the twenty-five (25) feet buffer (water discharged shall be at non-erosive velocities), with the following permitted activities:

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

- (c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria: *Please refer to the staff summary and analysis below.*

STAFF SUMMARY AND ANALYSIS

This request is to construct a new 665 square foot dock and boat lift within Conservation Overlay Zone 1.

The layout of the dock has changed since the June 7, 2022 PZB meeting. Based on the submittals from the applicant the new plans include an addition of approximately 105 square feet of new dock as well as shortening the boat lift length from 24' to 20'.

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

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

- (1) Site specific conditions:

This property has approximately 49 feet of frontage on Quarry Creek. There is salt marsh vegetation and oyster colonies present.

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

The property is adjacent to other single-family homes along Coquina Avenue.

- (3) Natural and proposed drainage patterns.

Drainage will not be altered by the proposed works.

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

Point and non-point discharge will not be altered.

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

Soil and erosion control may be necessary during construction, such as silt fences and turbidity barriers, but impacts will be temporary, and no long-term erosional impacts will take place.

- (6) Impact on floodplain.

N/A.

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

Vegetative impacts: The boardwalk could minimally shade a small portion of salt marsh, but will be built as required by state and federal agencies, five feet or higher above mean high water. Therefore, shading will be minimal.

Lighting of the open water areas at night: The proposed works will be lit with low level, directional lighting that greatly minimizes the amount of light intrusion into the marsh and open water.

Increased noise from day users: Minimal noise associated with private residential boating activities.

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

There will be no storage of pollutants or the use of poisonous chemicals and materials.

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

Effects of shading on vegetation and shellfish should be minimal.

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

The area is a no wake zone and the additional use by the owners will not affect any manatees, vegetation, shellfish and wildlife or shoreline erosion.

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

The board walk to the dock and boat lift is five feet wide and approximately eighty-four feet long.

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

N/A.

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

N/A.

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

N/A.

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

N/A.

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

- a) *The effects of the proposed project on commercial and sport fish are as follows:*

Positive: The proposed new dock will provide shelter for larval, juvenile, and adult fish.

Negative: Extremely small loss of juvenile habitat from the placement of pilings for the dock.

- b) *The effects of the project on shellfish are as follows:*

Positive: the pilings used to construct the dock could be colonized by barnacles, oysters and mussels. This will be an addition of habitat.

Negative: None

- c) *The effects on the project on water fowl are as follows*

Positive: the new boardwalk could be used as a resting place or perch for many water fowl.

Negative: extremely small loss of foraging habitat.

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

The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the

gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low-profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

There are currently no proposed plans for any boathouse, roofed structure or wall within the dock with the decking being at least 5' above mean high water line. The new boat lift will be a low-profile and will not exceed a 12,000 pound capacity.

STAFF RECOMMENDATION

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** the construction of a new 665 square foot dock and boat lift within Conservation Overlay Zone 1 at 99 Coquina Avenue / PID 223370-0060.

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



Jacob Fredriksson
Senior Planner
Planning and Building Department



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$330 165 (plus advertising costs) Project Number: 2022-0032

Receipt Number: 2371264 Meeting Date: June 7, 2022

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

1. NAME OF APPLICANT: Ryan Carter Contact Number: 904-540-1786
Business (if applicable): Carter Environmental Services
Address: 42 Masters Drive City: St. Augustine State: FL Zip: 32084
E-Mail Address: Ryan@carterenv.com

2. NAME OF PROPERTY OWNER: John Andrews Contact Number: 703-309-0489
Business (if applicable): _____
Address: 18931 Canoe Landing Ct City: Lessburg State: VA Zip: 20176
E-Mail Address: jordandim@.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 6 Block: BLK 61 OR5280/1891
Subdivision: Davis Shores Ocean View Parcel Number: 2233700060

4. PROJECT STREET ADDRESS: 99 Coquina Ave

5. SPECIFIC PROPOSED USE: Proposed Dock

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

7. DESCRIPTION OF ACTION REQUESTED: Conservation Overlay Zone Approval

8. JUSTIFICATION FOR ACTION REQUESTED: See Overlay Zone Development Supplement

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

Signature of Property Owner

4-18-22

Date

4/18/22
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.

Ryan Carter

Print name of applicant

Handwritten signature of Ryan Carter in black ink.

Signature of applicant

4-18-22

Date



Owner's Authorization For Agent

Carter Environmental Services is/are hereby authorized TO ACT ON BEHALF OF John A. Andrews II, 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: 97 COQUINA AVE

BY [Signature]
Signature of Owner
John A. Andrews II
Print Name of Owner
703 508 3619
Telephone Number

State of Virginia
County of Loudoun

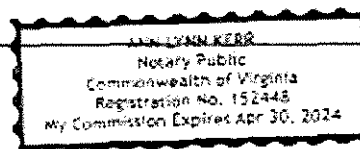
Signed and sworn before me on this 25th day of April, 2022
By John A. Andrews II

Identification verified:

Oath sworn: X Yes _____ No

Notary Signature: [Signature]

My Commission expires:





St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

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

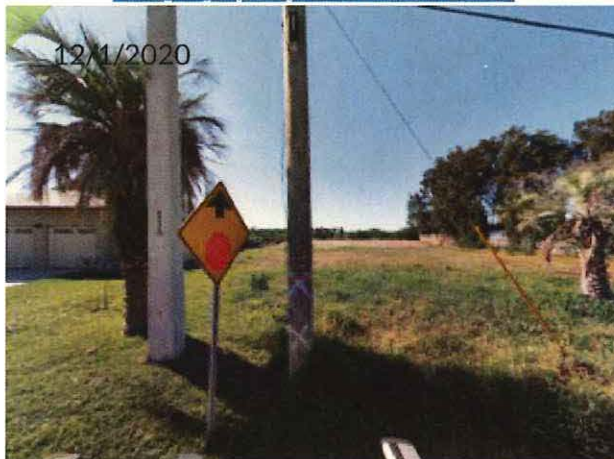
[Sales Questionnaire](#)

2021 TRIM Notice

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

Summary

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



Parcel ID	2233700060
Location Address	99 COQUINA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-102 DAVIS SHORES LOT 6 BLK 61 OR5280/1891 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.160
Homestead	N

Owner Information

Owner Name	Andrews John II 100%
Mailing Address	18931 CANOE LANDING CT LESSBURG, VA 20176-0000

Map



Valuation Information

	2022
Building Value	\$0
Extra Features Value	\$1,250
Total Land Value	\$150,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$151,250
Total Deferred	\$0
Assessed Value	\$151,250
Total Exemptions	\$0
Taxable Value	\$151,250

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	\$0	\$1,250	\$150,000	\$0	\$0	\$151,250	\$151,250	\$0	\$151,250
2020	\$0	\$1,250	\$140,625	\$0	\$0	\$141,875	\$141,875	\$0	\$141,875
2019	\$0	\$770	\$140,625	\$0	\$0	\$141,395	\$141,395	\$0	\$141,395
2018	\$0	\$770	\$138,750	\$0	\$0	\$139,520	\$139,520	\$0	\$139,520
2017	\$0	\$770	\$138,750	\$0	\$0	\$139,520	\$139,520	\$0	\$139,520
2016	\$0	\$770	\$138,750	\$0	\$0	\$139,520	\$139,520	\$0	\$139,520
2015	\$0	\$770	\$138,750	\$0	\$0	\$139,520	\$139,520	\$0	\$139,520
2014	\$0	\$770	\$138,750	\$0	\$0	\$139,520	\$139,520	\$0	\$139,520
2013	\$0	\$770	\$138,750	\$0	\$0	\$139,520	\$139,520	\$0	\$139,520
2012	\$0	\$770	\$138,750	\$0	\$0	\$139,520	\$139,520	\$0	\$139,520
2011	\$0	\$770	\$162,000	\$0	\$0	\$162,770	\$162,770	\$0	\$162,770
2010	\$0	\$770	\$180,000	\$0	\$0	\$180,770	\$180,770	\$0	\$180,770

Extra Feature Information

Code Description	Status	Value
Bulkhead (Low)		1250

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	50	120	50	FF	\$150,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/2/2021	6/2/2021	\$520,000.00	WARRANTY DEED	5280	1891	Q	V	DIAZ LARRY ET AL	ANDREWS JOHN II
11/15/2019	11/15/2019	\$375,000.00	WARRANTY DEED	4832	407	Q	V	AKRAS ALFRED,TERESA M	DIAZ LARRY ET AL

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/29/2009	10/20/2009	\$125,000.00	WARRANTY DEED	3253	1146	U	V	BRANCH BANKING AND TRUST COMPANY	AKRAS ALFRED, TERESA M
4/28/2009	3/6/2009	\$293,200.00	WARRANTY DEED	3187	1789	U	V	REIGLE CHARLU TRUST/BY TRUSTEE CHARLU L REIGLE	BRANCH BANKING AND TRUST COMPANY
	3/6/2009	\$100.00	WARRANTY DEED	3187	1794	U	V	REIGLE CHARLU (INDIV)	BRANCH BANKING AND TRUST COMPANY
	10/24/2005	\$100.00	QUIT CLAIM DEED	2568	584	U	I	REIGLE CHARLU	REIGLE CHARLU TRUSTEE
	3/30/2005	\$100.00	QUIT CLAIM DEED	2404	1204	U	I	REIGLE CHARLU TRUSTEE	REIGLE CHARLU (SEE NOTE)
	5/17/2004	\$554,000.00	WARRANTY DEED	2202	1028	Q	I	GIL DE RUBIO ELSIE TRUSTEE	REIGLE CHARLU TRUSTEE
	3/3/1997	\$100.00	WARRANTY DEED	1225	958	U	I	GIL DE RUBIO ELSIE	GIL DE RUBIO ELSIE TRUSTEE
	10/17/1996	\$100.00	TRUSTEES DEED	1209	1388	U	I	GIL DE RUBIO ELSIE TRUSTEE	GIL DE RUBIO ELSIE
	1/4/1994	\$100.00	WARRANTY DEED	1038	882	U	I	GIL DE RUBIO ELSIE	GIL DE RUBIO
	3/1/1982	\$70,000.00		531	771	U	I		GIL DE RUBIO ELSIE

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

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Attachment 1
Overlay Zone Application Narrative

**99 Coquina Ave.
Overlay Zone Development Application Supplement
April 18th, 2022**

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a proposed dock and boat lift at 99 Coquina Ave. The proposed dock will allow the owners access to Quarry Creek. Total dock and lift area over open water/salt marsh will be approximately 665 sq. ft. The height of the dock will be 5' above Mean High Water. Please see attached plans for detailed dimensions.

The construction proposed in this application would occur on lands located within Conservation Overlay Zones 1 and 2, as defined in Section 11-27 of the City Code. Section 11-29(a) of the Code sets forth certain criteria for structures located within Conservation Overlay Zones. The applicant has complied with each of those criteria, as detailed below:

1. *The proposed work will have a benefit to the public as a whole.*

This is a private dock. Public benefits may be economically-related through construction activities and marine/boating related purchases.

2. *The proposed work will have no significant negative impact on natural systems (including adjacent salt marshes and the vegetative communities contained therein), by either individual or cumulative effect.*

There is a small strip of salt marsh vegetation that currently is growing over the existing dock. The existing dock will be removed & replaced with the proposed design. The dock will be constructed 5' above mean high water, high enough as to not over shade any vegetation.

3. *The proposed structures will not block or disrupt any vista or scenic opportunities.*

No boat houses are proposed. Dock height will be similar to neighboring docks and comply with Federal and State regulations.

4. *The proposed work will enhance vistas and scenic opportunities for the benefit of the public as a whole.*

A new dock will be added increasing the overall scenic vista.

Applications for development in Conservation Overlay Zones are to be evaluated according to certain criteria set forth in Section 11-29(c) of the City Code. The owner has complied with each of those criteria, as detailed below:

1. *Site specific conditions.*

This property has approximately 49.6 feet of river frontage. There is salt marsh vegetation and oyster colonies present.

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

The property is adjacent to other single-family homes along Coquina Ave.

3. *Natural and proposed drainage patterns.*

Drainage will not be altered by the proposed works.

4. *Effect of point and non-point discharge in the marine environment.*

Point and non-point discharge will not be altered.

5. *Proposed soil stabilization and erosion control methods.*

Soil and erosion control may be necessary during construction, such as silt fences and turbidity barriers, but impacts will be temporary and no long-term erosional impacts will take place.

6. *Impact on floodplain.*

There is no impact on floodplains associated with this application.

7. *Impact of development on vegetative and animal communities.*

Vegetative impacts: The boardwalk could minimally shade a small portion of salt marsh, but will be built as required by state and federal agencies, five feet or higher above mean high water. Therefore, shading will be minimal.

Lighting of the open water areas at night: The proposed works will be lit with low level, directional lighting that greatly minimizes the amount of light intrusion into the marsh and open water.

Increased noise from day users: Minimal noise associated with private residential boating activities.

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

There will be no storage of pollutants or the use of poisonous chemicals and materials

9. *Effect of shade on vegetation and shellfish.*

Effects of shading on vegetation and shellfish should be minimal.

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

The area is a no wake zone and the additional use by the owners will not affect any *manatees, vegetation, shellfish and wildlife or shoreline erosion.*

11. *Impact of development on shoreline by linear feet and percent of site.*

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

15. *Impact of development on water quality.*

Not applicable.

16. *Impact of development on shellfish and on commercial and sport fish and waterfowl.*

a) The effects of the proposed project on commercial and sport fish are as follows:

Positive: The proposed new dock will provide shelter for larval, juvenile, and adult fish.

Negative: Extremely small loss of juvenile habitat from the placement of pilings for the dock.

b) The effects of the project on shellfish are as follows:

Positive: The pilings used to construct the dock could be colonized by barnacles, oysters and mussels. This will be an addition of habitat.

Negative: None

- c) The effects of the project on water fowl are as follows

Positive: The new boardwalk could be used as a resting place or perch for many water fowl.

Negative: Extremely small loss of foraging habitat.

17. Dock specifications:

- a) *No boathouse, roofed structure or wall shall be constructed on any dock.*

There are currently no proposed plans for any boathouse, roofed structure or wall within the dock.

- b) *The deck of any private boat dock shall not exceed six (6) feet in height above the mean high water line.*

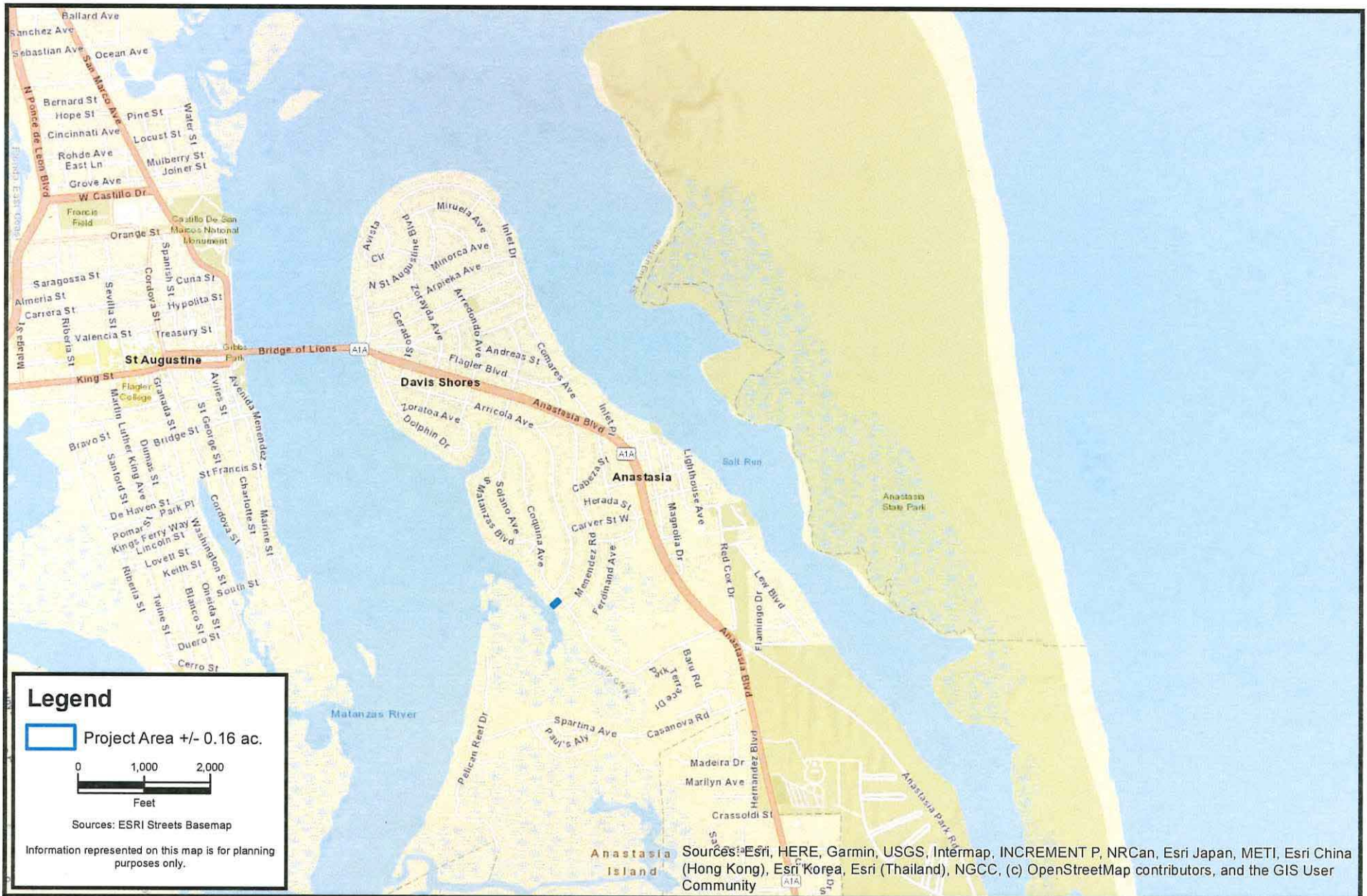
The deck will exceed 5' above MHW.

- c) *Boatlifts shall have a maximum capacity of 12,000 pounds and shall be low-profile or no-profile.*

Boat lift will be low-profile and not exceed 12,000 pounds.

Attachment 2

Overlay Zone Application Graphics



**CARTER ENVIRONMENTAL
SERVICES, INC.**



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Project: 5.22009

St. Augustine, FL

Date: Mar 07 2022

Figure:

1





**CARTER ENVIRONMENTAL
SERVICES, INC.**



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Aerial Map

99 Coquina Ave.

Project: 5.22009

St. Augustine, FL

Date: Mar 03 2022

Figure:

2





CARTER ENVIRONMENTAL SERVICES, INC.



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Dock Dimensions 99 Coquina Ave.

Project: 5.22009

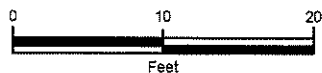
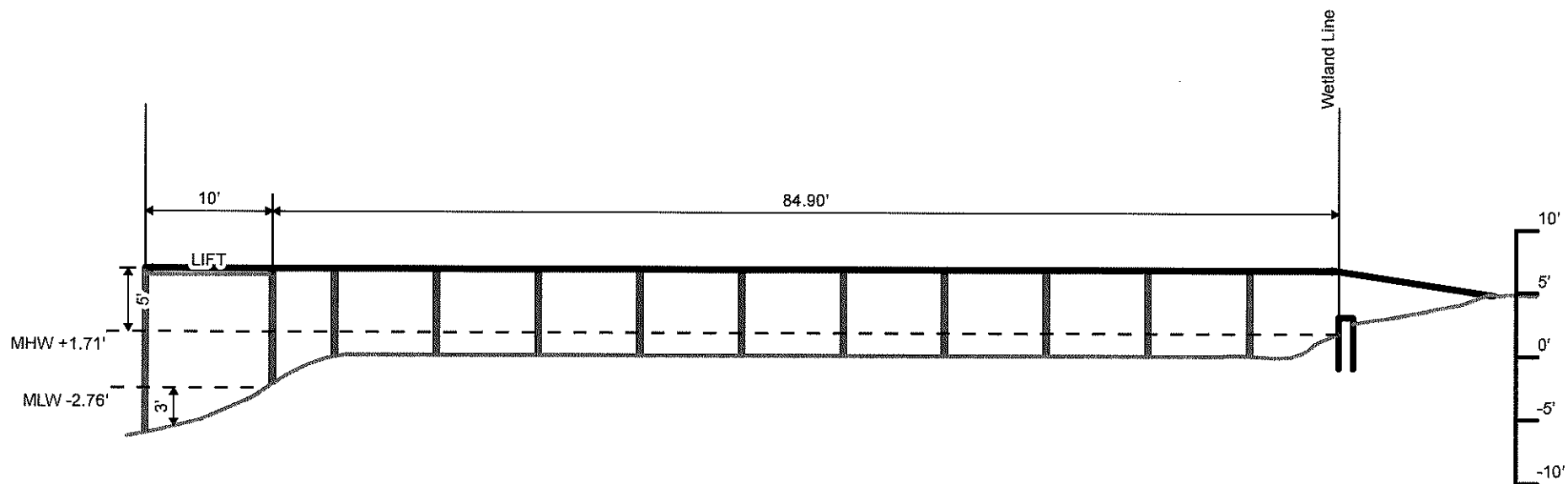
St. Augustine, FL

Date: Mar 07 2022

Figure:

3





Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Proposed Dock Profile
99 Coquina Ave.

Project: 5.22009

St. Augustine, FL

Date: Mar 03 2022

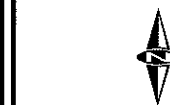


Figure:

4

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: July 5, 2022

RE: **CONSERVATION OVERLAY ZONE 1 DEVELOPMENT 2022-0042**

AGENDA ITEM 7(d)

APPLICANT Jennifer White Conner

OWNER White's Wharf

LOCATION 135 Avenida Menendez / PID 196210-0000

REQUEST To approve the modification of the walkway/access boardwalk to White's Wharf from Avenida Menendez within Conservation Overlay Zone 1.

LAND USE Open Land

ZONING Open Lands District (OL)

APPLICABLE CODES/ORDINANCES

Conservation and Coastal Management Element of the Comprehensive Plan

Conservation Goal

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

CCM Objective 7

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

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

Conservation Overlay Zone 1 comprises the most environmentally sensitive and valuable natural resources within the city. It includes all beaches, shores and dunes seaward of the state's coastal construction control line (F.S. ch. 161), all wetlands within the state's wetlands jurisdiction line

(F.S. ch. 403), brackish water, and some habitat areas for species recognized as endangered, threatened, of special concern, or unique by federal, state and local agencies. This zone includes the estuarine/riverine environments created by the San Sebastian and Matanzas Rivers and their tributaries.

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

Sec. 11-26. - Purpose and intent.

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

Sec. 11-28. Issuance of building permits.

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

Sec. 11-29. Standards for review.

- (a) Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is authorized to impose limitations in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.
- (b) Permits for structures and uses located within Conservation Overlay Zone 2 shall be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect., and consistent with the purpose of Conservation Overlay Zone 2 to protect the functional

integrity of Zone 1 and to protect Zone 3 from extreme high-water conditions. At no time shall the impervious area in Conservation Overlay Zone 2 exceed twenty-five (25) percent without that area receiving treatment equivalent to the St. Johns River Water Management District water quality treatment provisions required when new development is proposed along an unaltered shoreline. The first (landward of the most restrictive jurisdictional line, which may be the mean high-water line or wetlands jurisdictional line) twenty-five (25) feet, measured in width perpendicular to the most restrictive jurisdictional line, in Conservation Overlay Zone 2 shall remain undeveloped except as provided in (1) - (4) of this subsection. If the area is already disturbed, a restoration plan is required. The planning and zoning board is authorized to impose limitations in the following manner so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to any animal, fish or shellfish life contained therein, to avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. Rear or side lot drainage from grassed or altered areas of new development along an altered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be compensated elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the twenty-five (25) feet buffer (water discharged shall be at non-erosive velocities), with the following permitted activities:

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

- (c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria: *Please refer to the staff summary and analysis below.*

STAFF SUMMARY AND ANALYSIS

This request is to modify the entrance to White's Wharf from Avenida Menendez to make the walkway/access boardwalk a straight path to ease mobility issues that would come with a walkway that has multiple sharp turns as it currently does.

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

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

- (1) Site specific conditions:

The site is located on the Matanzas River and its primary access point is along the downtown promenade.

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

The site is built on top of the Matanzas River and squarely in Conservation Overlay Zone 1.

- (3) Natural and proposed drainage patterns.

Drainage will not be altered by the proposed works.

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

Point and non-point discharge will not be altered.

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

The proposed site activity does not require the need of soil and erosional BMP's.

- (6) Impact on floodplain.

N/A.

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

Changing is shading patterns could be a shock to existing vegetative and animals' communities but may not be significant given the extent of the request.

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

There will be no storage of pollutants or the use of poisonous chemicals and materials.

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

Effects of shading on vegetation and shellfish should be minimal.

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

The area is a no wake zone and should have minimal interaction with the water below it.

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

This request is a change of an access point so there will be a net zero change in linear feet of the site being developed.

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

N/A.

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

N/A.

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

N/A.

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

N/A.

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

Changing of the access point to White's Wharf should have minimal impact.

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

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

There are currently no proposed plans for any boathouse, roofed structure or wall within the dock.

STAFF RECOMMENDATION

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** the modification to White's Wharf walkway entrance at 135 Avenida Menedez / PID 196210-0000.

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



Jacob Fredriksson
Senior Planner
Planning and Building Department



CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$165 (plus advertising costs) Project Number: _____

Receipt Number: 2398718 Meeting Date: July 5, 2022

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

1. NAME OF APPLICANT: Jennifer White Conner/White's Wharf Contact Number: 9043775943

Business (if applicable): _____

Address: 135 Avenida Menendez City: St. Augustine State: FL Zip: 32084

E-Mail Address: events@ocwhiteroom.com

2. NAME OF PROPERTY OWNER: White's Wharf Contact Number: _____

Business (if applicable): _____

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

E-Mail Address: same as above

3. LEGAL DESCRIPTION OF PROJECT PROPERTY: (7) CITY OF ST AUG CORBETTS DOCK WATER LOT LYING E OF BAY ST ON W SHORE OF MATANZAS BAY OR4004/1509

Lot: _____ Block: _____

Subdivision: _____ Parcel Number: 1962100000

4. PROJECT STREET ADDRESS: 135 Avenida Menendez

5. SPECIFIC PROPOSED USE: _____

RECEIVED

6. ACTION REQUESTED:

☒ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☒ Other: Approval to move entrance straight from promenade to walkway/gangway

Planning/Building Dept.

JUN 10 2022

7. DESCRIPTION OF ACTION REQUESTED: Currently there is a wooden dog leg entrance to the walkway leading to the The Wharf. We are requesting to have a connection and entry at the required elevation 7 requirement from the straight to the walkway leading to The Wharf. We would make sure to slope the walkway to the promenade to meet ADA Compliance and adjust handrails to match. We would also use the same concrete to match as we know who completed the promenade.

8. JUSTIFICATION FOR ACTION REQUESTED: Entrance for liability would be on our property instead of the City. The entry straight from the promenade would be more aestically attractive instead of crooked and half wood to concrete.

It would allow for a fire hose if needed to come straight to the building instead of through a dog leg and bend 3 times. It would also allow for deliveries

deliveries to be quicker and get trucks in and out of the loading zone faster.

Hard has approved the look of moving entrance and pathway straight to promenade on Avenida Menendez.

04/18/2019

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

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

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Signature of Applicant

Date

Signature of Property Owner

Date



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

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

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

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

Jennelle White Conner

Print name of applicant

Jennelle White Conner

Signature of applicant

6/9/22

Date



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](#)

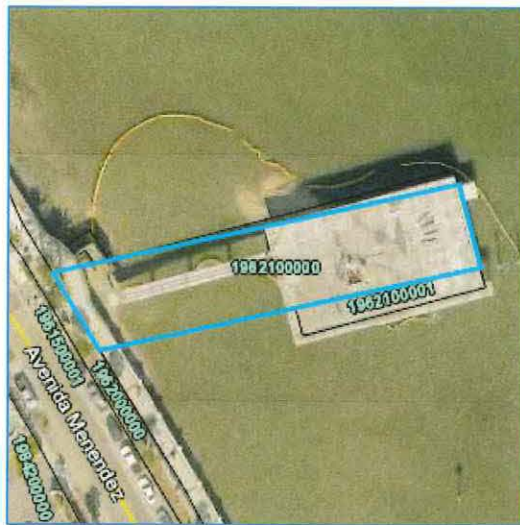


Parcel ID	1962100000
Location Address	135 AVENIDA MENENDEZ SAINT AUGUSTINE 32084-0000
Neighborhood	Restaurants Stand Alone Historic (COM) (610.02)
Tax Description*	(7) CITY OF ST AUG CORBETTS DOCK WATER LOT LYING E OF BAY ST ON W SHORE OF MATANZAS BAY OR4004/1509 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	City of St Augustine
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.380
Homestead	N

Owner Information

Owner Name	White's Wharf LLC 100%
Mailing Address	118 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Map



Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	\$0	\$0	\$1,066,650	\$0	\$0	\$1,066,650	\$1,066,650	\$0	\$1,066,650
2020	\$0	\$29,280	\$1,066,650	\$0	\$0	\$1,095,930	\$1,095,930	\$0	\$1,095,930
2019	\$0	\$26,980	\$1,066,650	\$0	\$0	\$1,093,630	\$1,093,630	\$0	\$1,093,630
2018	\$0	\$26,980	\$1,066,650	\$0	\$0	\$1,093,630	\$1,093,630	\$0	\$1,093,630
2017	\$0	\$10,963	\$1,066,650	\$0	\$0	\$1,077,613	\$1,077,613	\$0	\$1,077,613
2016	\$546,412	\$20,544	\$1,066,650	\$0	\$0	\$1,633,606	\$1,633,606	\$0	\$1,633,606
2015	\$342,065	\$20,544	\$1,066,650	\$0	\$0	\$1,429,259	\$434,025	\$995,234	\$434,025
2014	\$215,587	\$20,544	\$158,437	\$0	\$0	\$394,568	\$394,568	\$0	\$394,568
2013	\$227,564	\$20,544	\$158,437	\$0	\$0	\$406,545	\$406,545	\$0	\$406,545
2012	\$239,541	\$20,544	\$158,437	\$0	\$0	\$418,522	\$418,522	\$0	\$418,522
2011	\$215,587	\$22,269	\$180,000	\$0	\$0	\$417,856	\$413,132	\$4,724	\$413,132
2010	\$153,306	\$22,269	\$200,000	\$0	\$0	\$375,575	\$375,575	\$0	\$375,575

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	16410	SF	\$1,066,650

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/27/2015	3/26/2015	\$2,300,000.00	WARRANTY DEED	4004	1509	Q	I	CARLITO CORPORATION	WHITE'S WHARF LLC
2/28/2012	2/21/2012	\$0.00	EASEMENT	3530	446	U	I	CARLITO CORPORATION	CITY OF ST AUGUSTINE
2/28/2012	2/21/2012	\$0.00	EASEMENT	3530	435	U	I	CARLITO CORPORATION	CITY OF ST AUGUSTINE
	10/8/2003	\$100.00	WARRANTY DEED	2117	1706	U	I	CONNELL CARL	CARLITO CORPORATION
	10/24/2001	\$0.00	DEATH CERTIFICATE	2117	1705	U	I	HYACINTH CORP *** (CONNELL MARGUERITE DEC'D)	CONNELL CARL WAYNE
	10/1/1990	\$0.00		883	1682	U	I	CONNELL MARGUERITE S *** (HER L/E ONLY)	HYACINTH CORPORATION ***
	2/27/1978	\$100.00	LIFE ESTATE	365	411	U	I	CONNELL MARGUERITE S	CONNELL MARGUERITE S *** (REM CARL W CONNELL)

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

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

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 Schneider
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Version 2.3.200



Overview



Legend

□ Parcels

Parcel ID	1962100000	Physical Address	135 AVENIDA MENENDEZ	Building Value	N/A	Last 2 Sales			
Property Class	1000 - Vacant	Mailing Address	SAINT AUGUSTINE	Extra Feature Value	N/A	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	WHITE'S WHARF LLC	Total Land Value	\$1,066,650	3/26/2015	\$2300000	03	Q
Acres	0.38		118 AVENIDA MENENDEZ	Just Value	\$1,066,650	n/a	0	n/a	n/a
			SAINT AUGUSTINE FL	Total Deferred Value	N/A				
			32084-0000	Assessed Value	\$1,066,650				
				Total Exemptions	N/A				
				Taxable Value	\$1,066,650				

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.

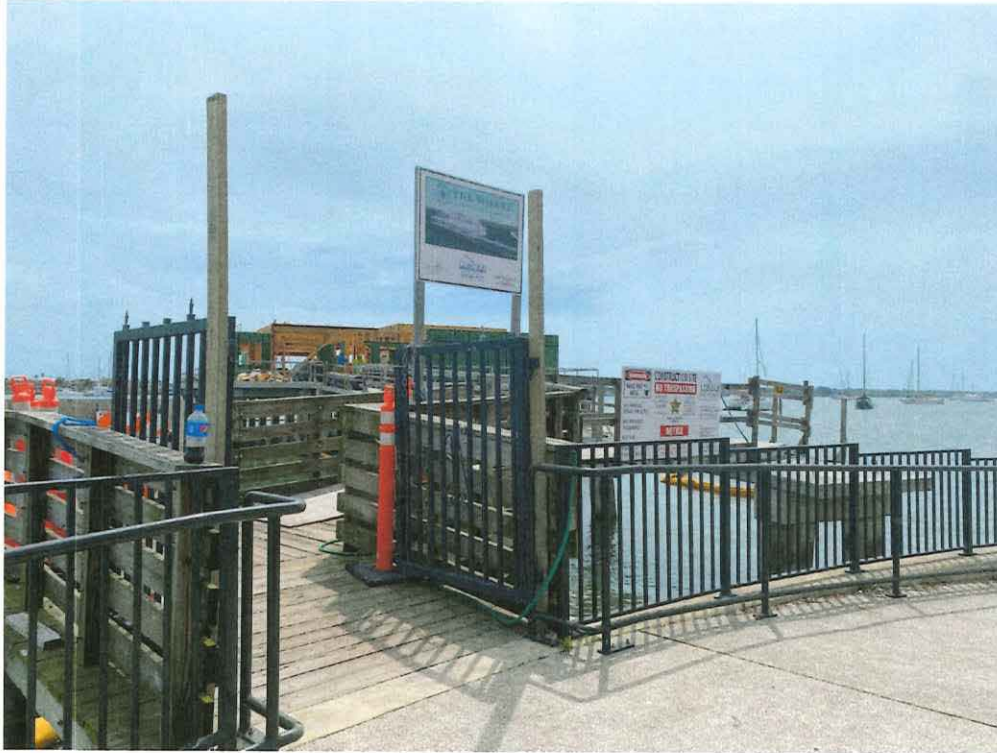
Date created: 6/10/2022

Last Data Uploaded: 6/10/2022 1:52:09 AM

Developed by  Schneider
GEOSPATIAL

STAFF PHOTOGRAPHS

135 Avenida Menendez



STAFF PHOTOGRAPHS

135 Avenida Menendez



CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: July 5, 2022

RE: **CONSERVATION OVERLAY ZONE 3 DEVELOPMENT 2022-0037**

AGENDA ITEM 7(e)

APPLICANT Kevin Marks
c/o Shoreland Home Builders

OWNER Paul Thompson

LOCATION 0 Pelican Reef Drive / PID 158573-0100

REQUEST To approve the removal of significant trees within Conservation Overlay Zone 3 to allow for the construction of a single-family residence.

LAND USE Residential Low Density

ZONING Residential single-family two: RS-2

APPLICABLE CODES/ORDINANCES

Conservation and Coastal Management Element of the Comprehensive Plan

Conservation Goal

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

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

Conservation Overlay Zone 3 is comprised of uplands and urban/residential areas which are inland from Zones 1 and 2, and which require special environmental consideration. Zone 3 is comprised of those undeveloped areas considered to be special flood hazard areas and significant tree canopy areas.

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

Sec. 11-26. - Purpose and intent.

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

Sec. 11-28. Issuance of building permits.

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

Sec. 11-29. Standards for review.

- (d) Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover, or cause the removal of significant trees. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation.
- (1) In determining whether or not a permit required by this section should be issued, the city planning and zoning board shall consider and base all decisions on the following:
 - a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
 - b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
 - c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
 - d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
 - e. Whether the tree has been designated a significant tree.
 - f. Impact upon the urban and natural environment, including:
 - 1. Ground and surface water stabilization.
 - 2. Water quality and aquifer recharge.
 - 3. Ecological impacts.

4. Noise pollution.
 5. Air movement.
 6. Air quality.
 7. Wildlife habitat.
 - g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.
- (e) Issuance of permit. The planning and building division shall issue the removal permit for trees not identified as significant trees under [section 11-27](#) unless, upon consideration of the criteria set forth above, it finds any of the following will result:
- (1) That the property owner or agent will not be unreasonably affected in shifting the location of the proposed structure, building or improvement, which shift will maintain the existence of the subject trees and still permit construction of such building or improvement on the site.
 - (2) That the property owner or agent will not be unreasonably affected in modifying the design of the proposed structure, building or other improvement, which modification will maintain the existence of the trees proposed to be removed and still permit construction substantially similar to that originally proposed.
 - (3) That the removal of the subject trees will have a substantial adverse impact on the urban and natural environment.
 - (4) That the subject trees are significant trees and removal must be reviewed by the planning and zoning board.

STAFF SUMMARY AND ANALYSIS

This request is to remove significant trees including eighteen (18) Cedar trees and six (6) Oak trees to allow for the construction of a single-family residence. An arborist report was not submitted with the application. Therefore, the tree removal application is unclear regarding the condition of the trees with respect to disease or safety. The site plan does indicate that eighteen (18) cedars and four (4) Oak trees will be preserved on the site.

Because Pelican Reef is a gated community, please contact the applicant Kevin Marks at 904-347-7652 directly for information about visiting the site.

STAFF RECOMMENDATION

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** the removal of eighteen (18) Cedar and six (6) Oak trees within Conservation Overlay Zone 3 at 0 Pelican Reef Drive / PID 158573-0100.



Jacob Fredriksson
Senior Planner
Planning and Building Department



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

RECEIVED

MAY 25 2022

Planning/Building Dept.

Application Fee: \$165 (plus advertising costs) Project Number: 2022-0037
Receipt Number: 2386945 Meeting Date: July 5, 2022
Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Kevin Marks Contact Number: 9043477652
Business (if applicable): Shoreland Home Builders
Address: 794 Cypress Rd City: St Augustine State: FL Zip: 32086
E-Mail Address: kevin@shorelandhomebuilders.com

2. NAME OF PROPERTY OWNER: Paul Thompson Contact Number: 9045402904
Business (if applicable): _____
Address: PO Box 70 City: St Augustine State: FL Zip: 32084
E-Mail Address: paul@thompsonrealty.org

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 10 Block: 12
Subdivision: Pelican Reef Parcel Number: 1585730100

4. PROJECT STREET ADDRESS: 210 Pelican Reef Drive

5. SPECIFIC PROPOSED USE: Residential - Single Family

6. ACTION REQUESTED:

- ☐ Conservation Zone Development ☐ Appeal of Staff Determination
☐ Exception ☐ Land Use Plan Amendment
☐ Variance ☐ Rezoning
☒ Other: Significant tree removal

7. DESCRIPTION OF ACTION REQUESTED: We are requesting tree removal in the areas affected by the new home.
The request is for removal of trees that will be inside of the proposed footprint, drive / walkway and immediate adjoining areas,
potentially affecting the proposed foundation. All other trees to remain.

8. JUSTIFICATION FOR ACTION REQUESTED: The trees, as marked on the site plan / tree survey,
directly affect the placement of the new single family residence.

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

5.23.22

Date


Signature of Property Owner

5.23.22

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.

Kevin Marks

Print name of applicant



Signature of applicant

5.23.22

Date



Owner's Authorization For Agent

KEVIN MARKS is/are hereby authorized TO ACT ON BEHALF
OF PAUL THOMPSON, 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: Paul J. Thompson for Pelican Reef of St. Augustine, LLC
Signature of Owner
Paul J. Thompson
Print Name of Owner
904-540-2904
Telephone Number

State of FLORIDA

County of ST. JOHNS

Signed and sworn before me on this 23rd day of May, 2022

By PAUL J. THOMPSON

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: Hazel Joyce Fitzsimmons

My Commission expires: JAN. 25, 2026



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.

210 Pelican Reef Drive

Project Address: _____

Kevin Marks

Applicant's Name: _____

Paul Thompson

Applicant's Signature: _____

[Handwritten signature of Paul Thompson]

Owner's Name: _____

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](#)

Summary

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



Parcel ID	1585730100
Location Address	PELICAN REEF DR
	SAINT AUGUSTINE 32080-0000
Neighborhood	Pelican Reef (628)
Tax Description*	111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 10
	<i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	PELICAN REEF BLOCK 12 PHASE 6
Sec/Twp/Rng	29-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.560
Homestead	N

Owner Information

Owner Name	Pelican Reef Of St Augustine LLC 100%
Mailing Address	PO DRAWER 70
	SAINT AUGUSTINE, FL 32085-0000

Map



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	1	UT	\$280,000

No data available for the following modules: 2021 TRIM Notice, 2020 TRIM Notice, Exemption Information, Historical Assessment Information, Building Information, Sketch Information, Extra Feature Information, Sale Information.

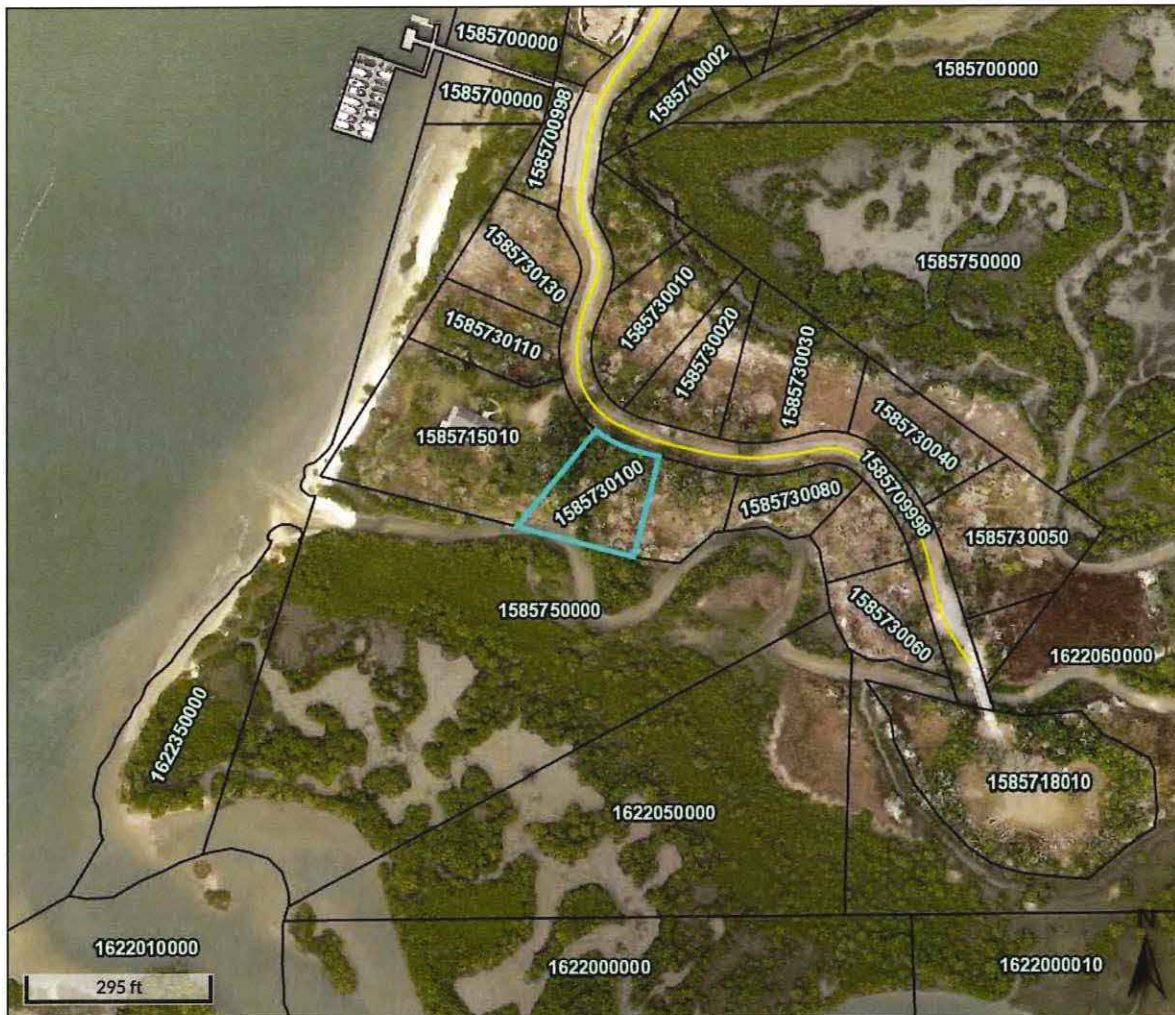
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

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

Last Data Upload: 6/8/2022, 1:20:17 AM

Developed by
 Schneider
GEOSPATIAL

Version 2.3.198



Overview



Legend

□ Parcels

Parcel ID	1585730100	Physical	PELICAN REEF DR	Building Value	N/A	Last 2 Sales			
Property	0000 - Vacant	Address	SAINT AUGUSTINE	Extra Feature	N/A	Date	Price	Reason	Qual
Class	Residential	Mailing	PELICAN REEF OF ST	Value		n/a	0	n/a	n/a
Taxing	City of St Augustine	Address	AUGUSTINE LLC	Total Land Value	\$280,000	n/a	0	n/a	n/a
District			PO DRAWER 70	Just Value	\$280,000				
Acres	0.56		SAINT AUGUSTINE FL 32085-0000	Total Deferred	N/A				
				Assessed Value	\$280,000				
				Total Exemptions	N/A				
				Taxable Value	\$280,000				

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: 6/8/2022

Last Data Uploaded: 6/8/2022 1:20:17 AM

Developed by  Schneider
GEOSPATIAL

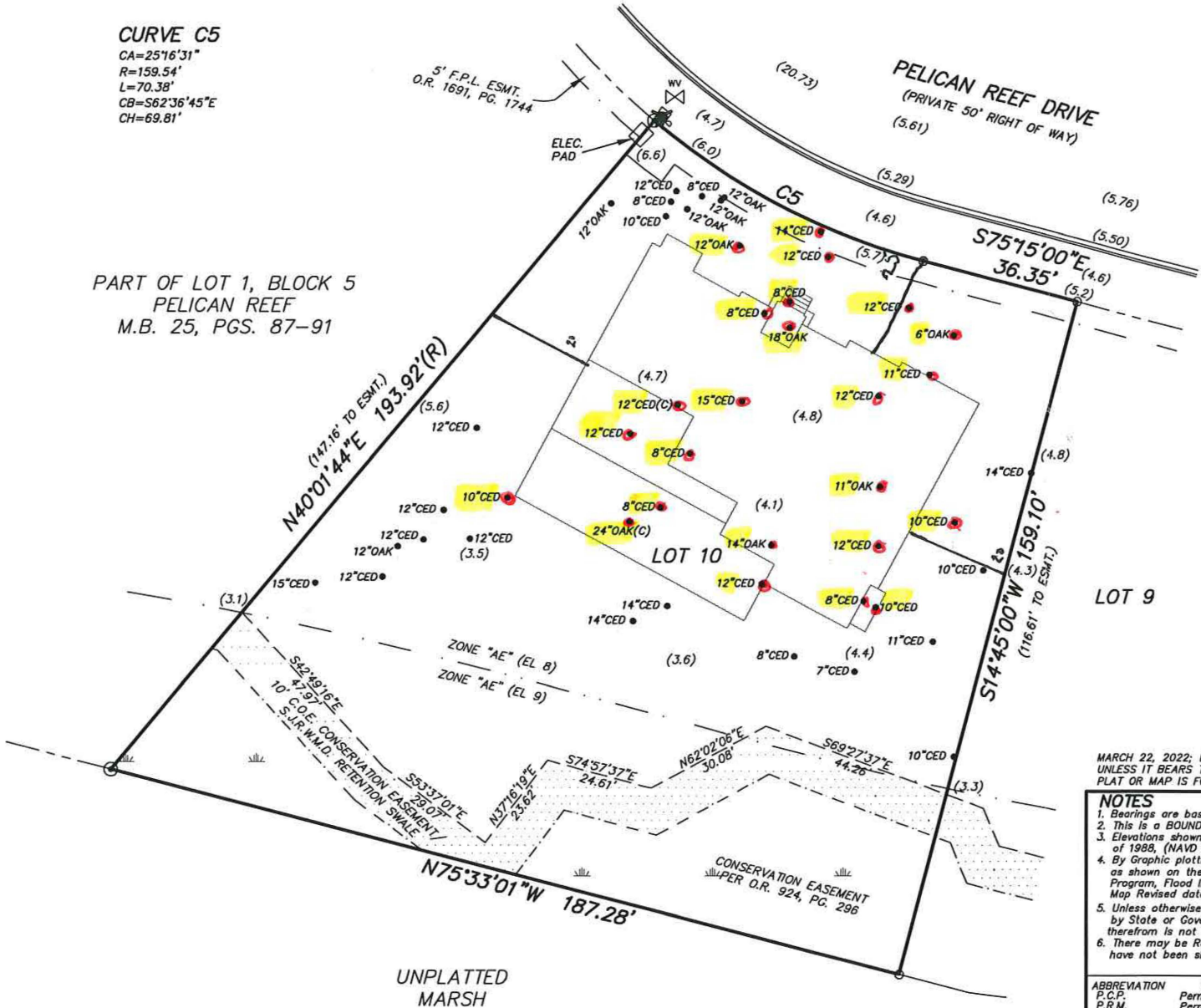
MAP SHOWING SURVEY OF

LOT 10, PELICAN REEF - BLOCK 12, PHASE 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 111, PAGES 57 THROUGH 61 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

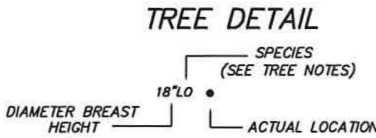
lot 24.393
House 4,268
17%

CURVE C5
CA=25°16'31"
R=159.54'
L=70.38'
CB=S62°36'45"E
CH=69.81'

PART OF LOT 1, BLOCK 5
PELICAN REEF
M.B. 25, PGS. 87-91



TREE NOTES:
THE SURVEYOR CERTIFIES ONLY TO THE SIZE AND LOCATION OF ALL TREES SHOWN HEREON. HOWEVER, THE SURVEYOR DOES NOT CERTIFY TO THE EXACT SPECIES OF ANY TREE SHOWN HEREON AS THIS IS OUTSIDE THE SURVEYOR'S AREA OF EXPERTISE.



TREE LEGEND:

ASH	= ASH
BAY	= BAY
BIR	= BIRCH
CED	= CEDAR
CHE	= CHERRY
CYP	= CYPRESS
ELM	= ELM
HAC	= HACKBERRY
HIC	= HICKORY
HOL	= HOLLY
L.P.	= LONGLEAF PINE
L. OAK	= LIVE OAK
MAG	= MAGNOLIA
MAP	= MAPLE
OAK	= OAK
PAL	= PALM
PEC	= PECAN
PIN	= PINE
SWE	= SWEETGUM
SYC	= SYCAMORE
UNK	= UNIDENTIFIED TREE
WIL	= WILLOW

MARCH 22, 2022; BOUNDARY, TOPOGRAPHIC, & TREE SURVEY (2021-502-2) DEW
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

- NOTES
1. Bearings are based on the RECORD PLAT.
 2. This is a BOUNDARY SURVEY.
 3. Elevations shown thus (15.0) refer to North American Vertical Datum of 1988, (NAVD 88).
 4. By Graphic plotting only, the property shown hereon lies within Zone: "AE" (EL 8) as shown on the Federal Emergency Management Agency (F.E.M.A.), National Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) Community-Panel Number 12109C 0381 J Map Revised date: 12-7-18
 5. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
 6. There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point	L.B.	Licensed Business
P.R.M.	Permanent Reference Monument	R.L.S.	Registered Land Surveyor
P.O.B.	Point of Beginning	J.E.A.	Jacksonville Electric Authority
P.C.	Point of Curvature	EQUIP	Equipment
P.T.	Point of Tangency	A/C	Air Conditioner
P.R.C.	Point of Reverse Curvature	C.A.T.V.	Cable Television
P.I.	Point of Intersection	O.H.L.	Overhead Lines
R/W	Right of Way	F.M.	Field Measured
O.R.V.	Official Records Volume	R=	Radius equals
D.B.	Deed Book	L=	Arc Length equals
Pg.	page	Ch=	Chord Bearing & Distance equals
B.R.L.	Building Restriction Line	Δ=	Delta or Central Angle equals
Esmt	Easement	I.P.	Iron Pipe
		Conc.	Concrete

LEGEND

⊙	DENOTES CONCRETE MONUMENT	DATE	12-17-21
x-x	DENOTES FENCE	SCALE	1"=30'
○	DENOTES 1/2" IRON PIPE SET WITH CAP, LB 8295	JOB No.	2021-502
●	DENOTES IRON PIPE FOUND (NOTED)	F.B.	-
		page	-
		Comp. File	21-502.dwg
		Drawn by	WJM

MELROSE SURVEYING AND MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 107 L.B. No. 8295
JACKSONVILLE, FLORIDA 32224 Tel. (904) 721-1226

THIS IS TO CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY, MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS, AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 54-17, (formerly CHAPTER 41G17-8), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE No. 5843

1. THESE PLANS ARE PREPARED BY THE ARCHITECT FOR THE PURPOSE OF OBTAINING A PERMIT TO CONSTRUCT AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE.
2. THE ARCHITECT HAS NOT CONDUCTED A VISUAL VERIFICATION OF THE SITE OR THE EXISTING CONDITIONS OF THE SITE AND THEREFORE DOES NOT GUARANTEE THE ACCURACY OF THE PLANS.
3. THE ARCHITECT HAS NOT CONDUCTED A VISUAL VERIFICATION OF THE EXISTING CONDITIONS OF THE SITE AND THEREFORE DOES NOT GUARANTEE THE ACCURACY OF THE PLANS.
4. THE ARCHITECT HAS NOT CONDUCTED A VISUAL VERIFICATION OF THE EXISTING CONDITIONS OF THE SITE AND THEREFORE DOES NOT GUARANTEE THE ACCURACY OF THE PLANS.
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6. THE ARCHITECT HAS NOT CONDUCTED A VISUAL VERIFICATION OF THE EXISTING CONDITIONS OF THE SITE AND THEREFORE DOES NOT GUARANTEE THE ACCURACY OF THE PLANS.
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8. THE ARCHITECT HAS NOT CONDUCTED A VISUAL VERIFICATION OF THE EXISTING CONDITIONS OF THE SITE AND THEREFORE DOES NOT GUARANTEE THE ACCURACY OF THE PLANS.
9. THE ARCHITECT HAS NOT CONDUCTED A VISUAL VERIFICATION OF THE EXISTING CONDITIONS OF THE SITE AND THEREFORE DOES NOT GUARANTEE THE ACCURACY OF THE PLANS.
10. THE ARCHITECT HAS NOT CONDUCTED A VISUAL VERIFICATION OF THE EXISTING CONDITIONS OF THE SITE AND THEREFORE DOES NOT GUARANTEE THE ACCURACY OF THE PLANS.



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

INDEX OF SHEETS	
SHEET A-01	COVER SHEET
SHEET A-02	SLAB PLAN
SHEET A-03	NOTE PLAN
SHEET A-04	DIMENSION PLAN
SHEET A-05	ROOF PLAN
SHEET A-06	ELEVATION 1
SHEET A-07	ELEVATION 2
SHEET A-08	SECTON
SHEET E-01	ELECTRICAL PLAN

RESIDENCE OF
SHORELAND HOME
BUILDERS

SUBMITTAL LIST :

PLOT DATE : 2021-12-22
SCALE : AS NOTED
SHEET TITLE : COVER SHEET

SHEET NO.: **A-01**

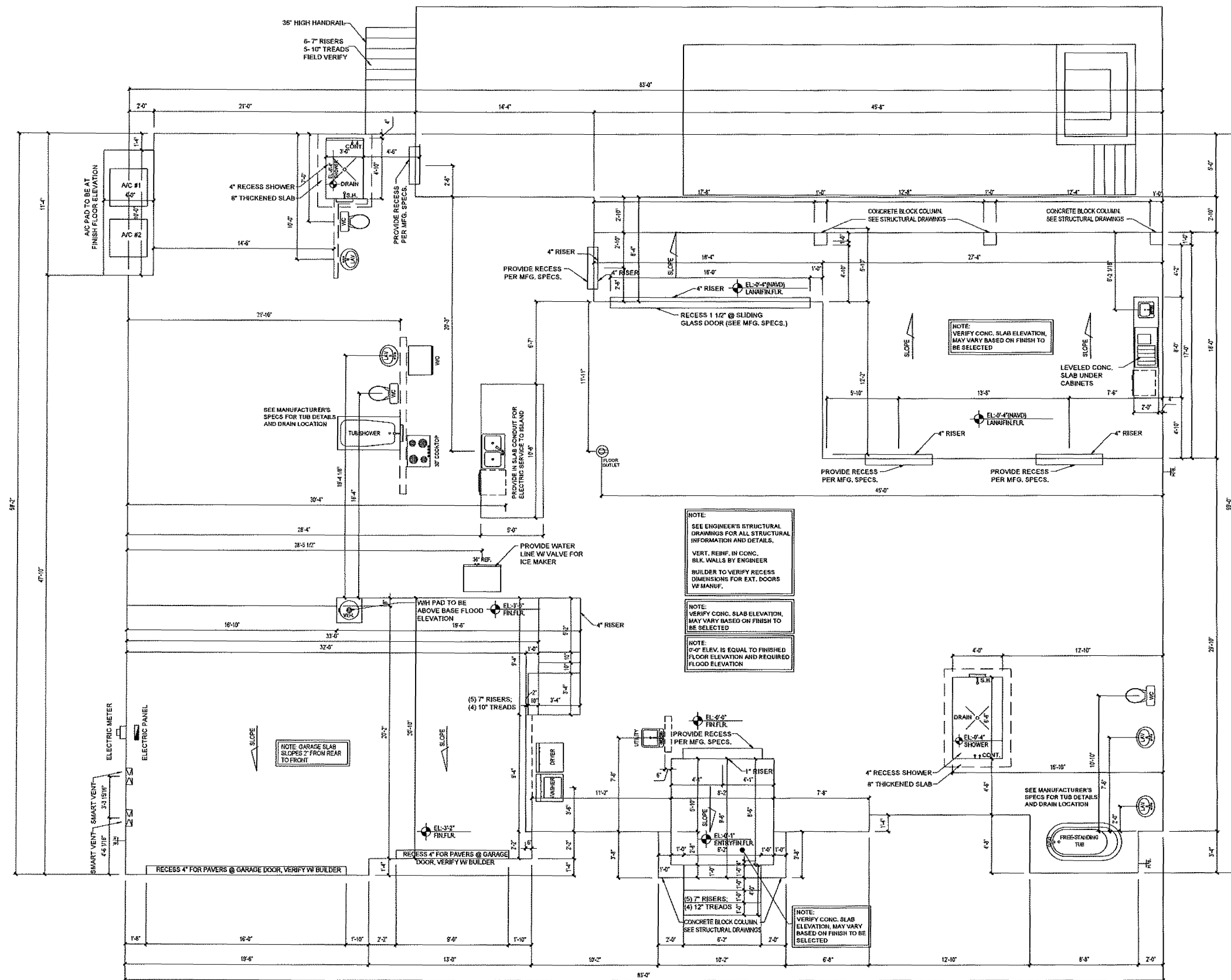
RESIDENCE OF
SHORELAND HOME
BUILDERS

SUBMITTAL LIST:

PLOT DATE: 2021-12-22
SCALE: AS NOTED
SHEET TITLE: SLAB PLAN

SHEET NO.:

A-02



SLAB PLAN

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

NOTE:
ALL STRUCTURAL ASPECTS OF THIS PLAN ARE DESIGNED FOR A SPECIFIC SITE FOR WHICH THIS ORIGINAL PLAN WAS CONSTRUCTED. THEREFORE IT IS NECESSARY FOR THE BUYER OF THIS PLAN TO HIRE AN ARCHITECT OR STRUCTURAL ENGINEER LICENSED IN THE STATE IN WHICH THE PLAN IS TO BE CONSTRUCTED TO PROVIDE STRUCTURAL DESIGN DRAWINGS TO ADDRESS AND SPECIFY ALL STRUCTURAL ASPECTS AND COMPONENTS REQUIRED FOR PERMIT AND CONSTRUCTION THESE PLANS. THE CERTIFIED STRUCTURAL DRAWINGS ARE TO ACCOMPANY THIS PLAN DURING CONSTRUCTION AND OTHER USES.

NOTE:
ALL STAIR RISERS, TREAD, BEAM HEIGHTS, AND DIMENSIONS TO BE COORDINATED WITH ENGINEERED DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF AHMEDIC DESIGN FOR REVIEW PRIOR TO CONSTRUCTION.

TREADS AND RISERS MAY VARY DUE TO FIELD CONDITIONS. BUILDER TO VERIFY ALL EXTERIOR STAIR WITH SITE CONDITIONS BEFORE START OF CONSTRUCTION.

FOUNDATION TO BE ENGINEERED

NOTE:
SEE ENGINEER'S STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION AND DETAILS. VERT. REINF. IN CONC. BLK. WALLS BY ENGINEER. BUILDER TO VERIFY RECESS DIMENSIONS FOR EXT. DOORS W/ MANUF.

NOTE:
VERIFY CONC. SLAB ELEVATION, MAY VARY BASED ON FINISH TO BE SELECTED

NOTE:
0'-0" ELEV. IS EQUAL TO FINISHED FLOOR ELEVATION AND REQUIRED FLOOD ELEVATION

NOTE:
VERIFY CONC. SLAB ELEVATION, MAY VARY BASED ON FINISH TO BE SELECTED

1. THESE PLANS ARE PROFESSIONALLY PREPARED FOR THE HOMEOWNER'S USE ONLY. THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSE.
2. THE HOMEOWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
3. THE HOMEOWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
4. THE HOMEOWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
5. THE HOMEOWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
6. THE HOMEOWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

RESIDENCE OF
SHORELAND HOME
BUILDERS

AREA SUMMARY

MAIN LIVING A/C	2905 S.F.
COVERED ENTRY	80 S.F.
OUTDOOR LIVING	593 S.F.
3 CAR GARAGE	690 S.F.
GRAND TOTAL	4268 S.F.

NOTE:
GENERAL CONTRACTOR/ BUILDER IS RESPONSIBLE
TO ENSURE THAT ALUM. SCREEN ENCLOSURE
MEETS OR EXCEEDS THE RESIDENTIAL SWIMMING
POOL SAFETY ACT

NOTE:
ELECTRICAL CONTRACTOR AND OR SECURITY
SYSTEM CONTRACTOR SHALL BE RESPONSIBLE TO
ENSURE THAT ALL DOORS AND WINDOWS
PROVIDING DIRECT ACCESS FROM THE HOME TO
THE POOL WILL BE EQUIPPED WITH AN EXIT ALARM
THAT HAS A MINIMUM SOUND PRESSURE RATING OF
85 DECIBELS AT 10 FEET

NOTE:
ALL WINDOWS AND DOORS TO BE BY PGT (SEE
BUILDER FOR DETAILS)
COORDINATION OF CONSTRUCTION, INCLUDING
VERIFICATION OF DIMENSIONS & FIELD
CONDITIONS, IS THE RESPONSIBILITY OF THE
CONTRACTOR. ANY DISCREPANCIES SHALL BE
BROUGHT TO THE ATTENTION OF THE DESIGN FIRM
PRIOR TO START OF CONSTRUCTION.

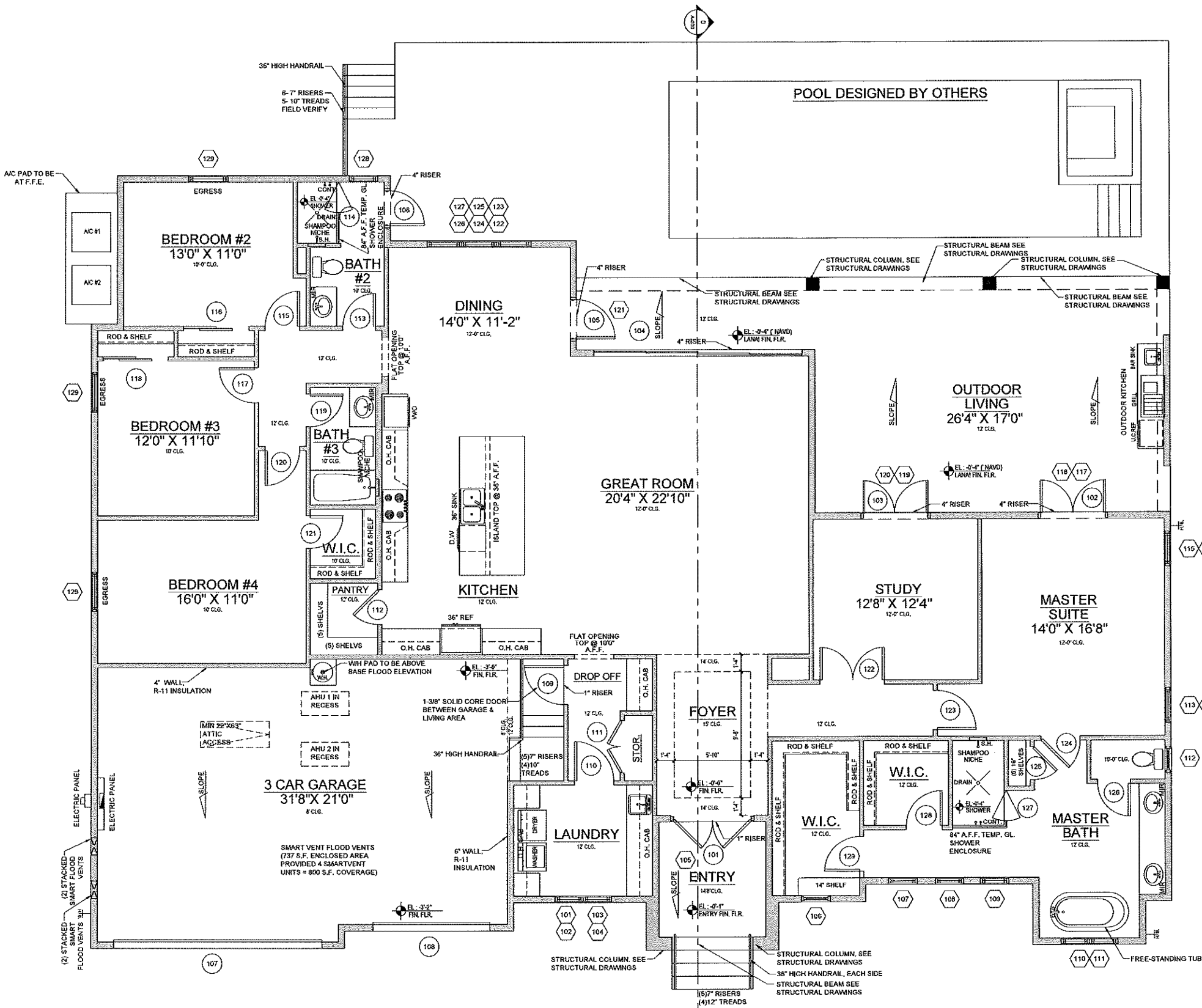
NOTED PLAN

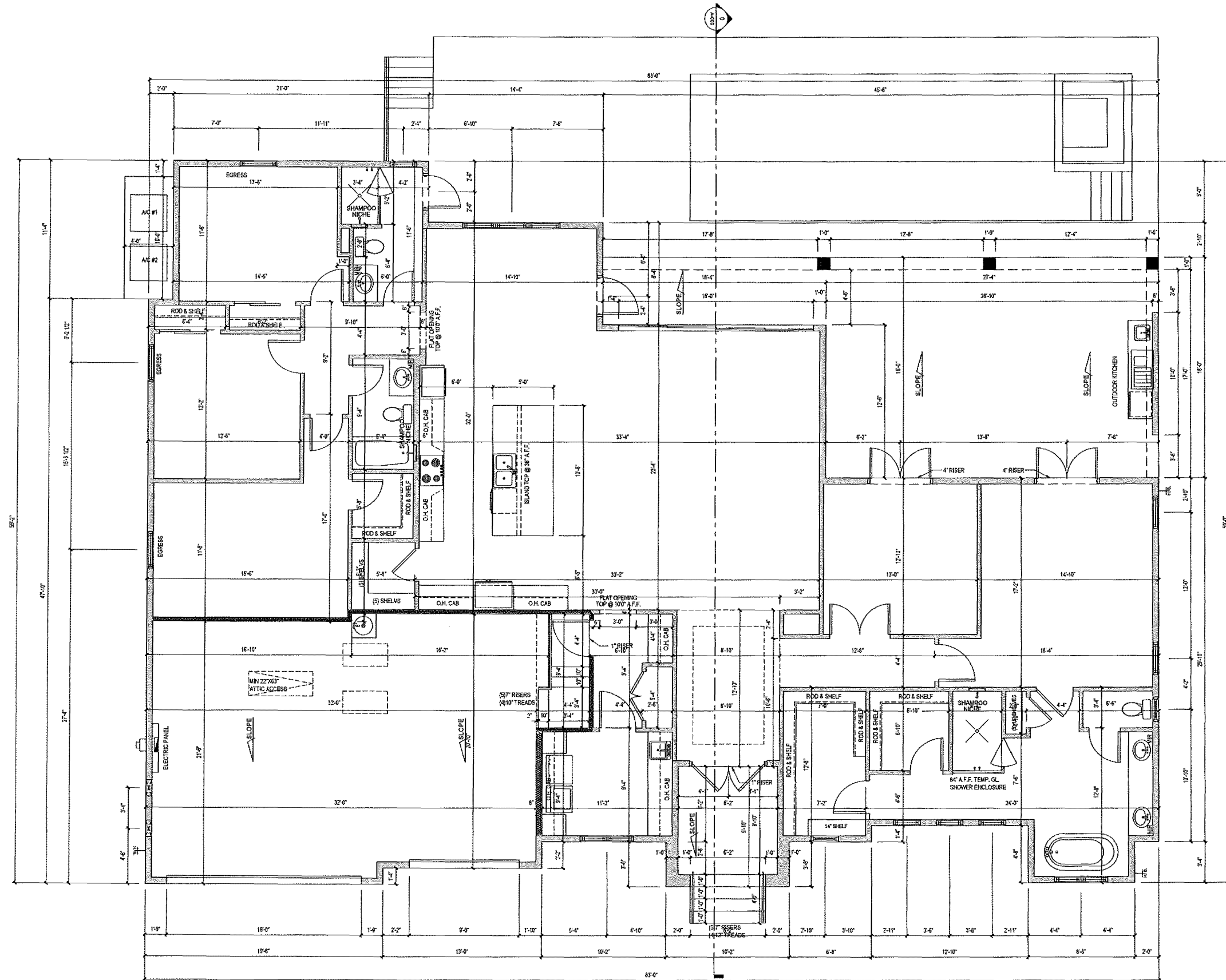
SCALE: 1/4" = 1'-0"

SUBMITTAL LIST :

PLOT DATE : 2021-12-22
SCALE : AS NOTED
SHEET TITLE : NOTES PLAN

SHEET NO.:
A-03





DIMENSION PLAN
SCALE: 1/4" = 1'-0"

1. THIS PLAN IS A PROFESSIONAL ARCHITECTURAL DESIGN. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
2. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS, INCLUDING BUT NOT LIMITED TO, ENGINEERS, SURVEYORS, AND OTHER PROFESSIONALS.
3. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS, INCLUDING BUT NOT LIMITED TO, ENGINEERS, SURVEYORS, AND OTHER PROFESSIONALS.
4. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS, INCLUDING BUT NOT LIMITED TO, ENGINEERS, SURVEYORS, AND OTHER PROFESSIONALS.
5. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS, INCLUDING BUT NOT LIMITED TO, ENGINEERS, SURVEYORS, AND OTHER PROFESSIONALS.

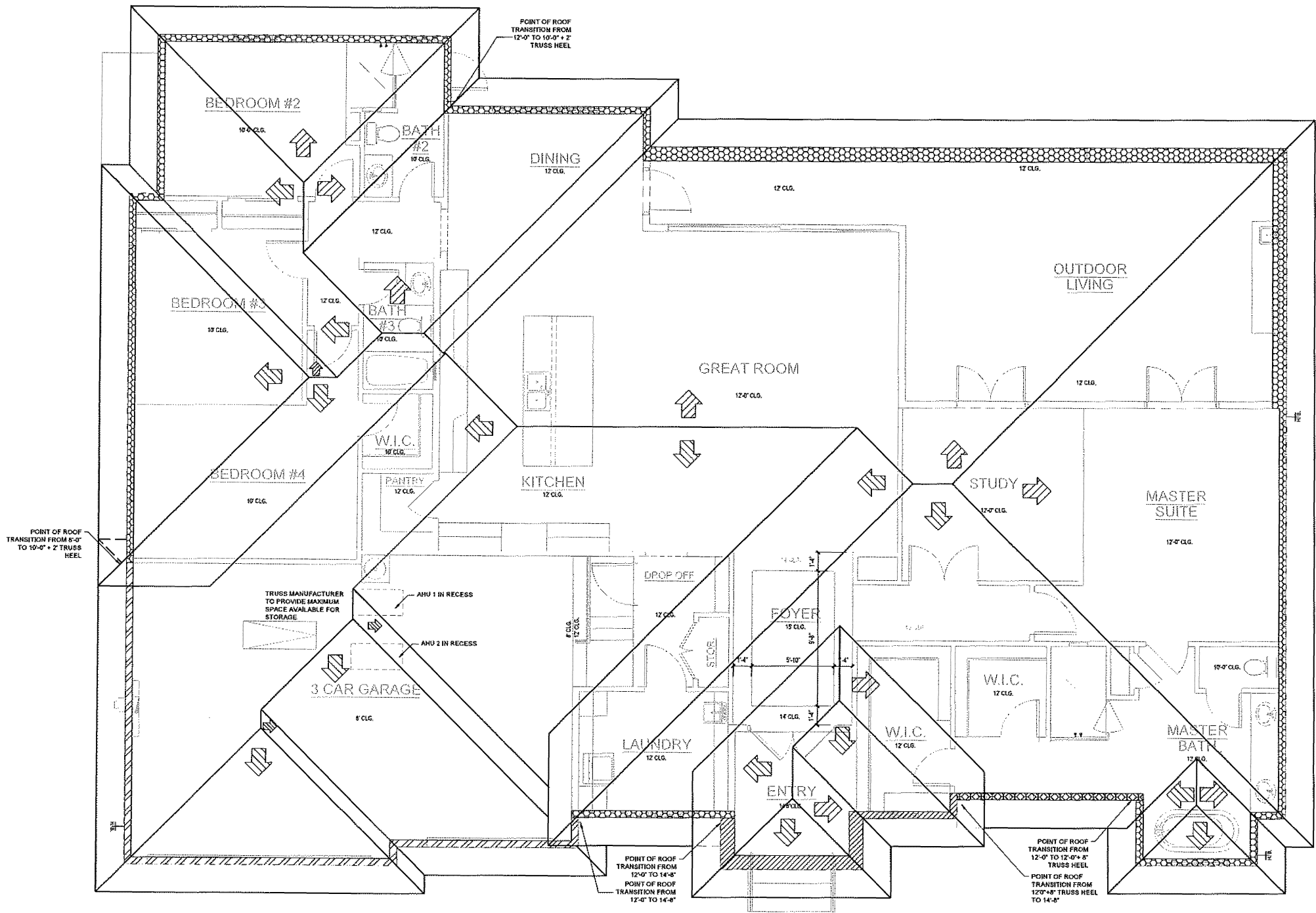
**RESIDENCE OF
SHORELAND HOME
BUILDERS**

SUBMITTAL LIST:

PLOT DATE: 2021-12-22
SCALE: AS NOTED
SHEET TITLE: DIMENSION PLAN

SHEET NO.:
A-04

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ALL OTHER AGENCIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ALL OTHER AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ALL OTHER AGENCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ALL OTHER AGENCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ALL OTHER AGENCIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ALL OTHER AGENCIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ALL OTHER AGENCIES.



**BEARING HEIGHTS
LEGEND**

	8'-0" FROM 1ST. LIV. FIN. FL.
	10'-0" FROM 1ST. LIV. FIN. FL. + 2'-0" TRUSS HEEL
	12'-0" FROM 1ST. LIV. FIN. FL.
	12'-0" FROM 1ST. LIV. FIN. FL. + 8" TRUSS HEEL
	14'-8" FROM 1ST. LIV. FIN. FL.

ROOF NOTES:

- 1) PRE-ENGINEERED WOOD ROOF TRUSSES @ 24" O.C.
- 2) TYPICAL 6:12 PITCH UNLESS NOTED OTHERWISE. (SEE MFG. TRUSS PLANS).
- 3) 2'-0" ROOF OVERHANGS UNLESS NOTED OTHERWISE.
- 4) TRUSS MANUFACTURER TO SUBMIT ENGINEERED TRUSS DRAWINGS FOR APPROVAL.
- 5) COORDINATION OF CONSTRUCTION INCLUDING VERIFICATION OF DIMENSIONS AND FIELD CONDITIONS, IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN FIRM PRIOR TO CONSTRUCTION.
- 6) PROVIDE ATTIC VENTILATION AS REQUIRED BY LOCAL BUILDING CODE RESIDENTIAL.
- 7) ROOF PLAN FOR DESIGN PURPOSES ONLY. TRUSS MANUFACTURER TO SUBMIT ENGINEERED TRUSS DRAWINGS FOR APPROVAL.

ROOF PLAN
SCALE: 1/4" = 1'-0"

**RESIDENCE OF
SHORELAND HOME
BUILDERS**

SUBMITTAL LIST:

PLOT DATE : 2021-12-22
SCALE : AS NOTED
SHEET TITLE : ROOF PLAN

SHEET NO.:
A-05

Home plans professionally modified by:
ISP
INTERNATIONAL SERVICE PARTNERS, LLC
386 S Atlantic Ave #9, Ormond Beach, FL 32176
Original design or all other rights reserved. All other rights reserved. All other rights reserved.

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. MATERIALS AND FINISHES SHALL BE AS NOTED OR AS SHOWN IN THE SCHEDULE.
3. FINISHES TO BE USED SHALL BE AS NOTED OR AS SHOWN IN THE SCHEDULE.
4. ALL ROOFING SHALL BE ARCHITECTURAL ROOF SHINGLES.
5. ALL ROOFING SHALL BE ARCHITECTURAL ROOF SHINGLES.
6. ALL ROOFING SHALL BE ARCHITECTURAL ROOF SHINGLES.
7. ALL ROOFING SHALL BE ARCHITECTURAL ROOF SHINGLES.
8. ALL ROOFING SHALL BE ARCHITECTURAL ROOF SHINGLES.

RESIDENCE OF
SHORELAND HOME
BUILDERS

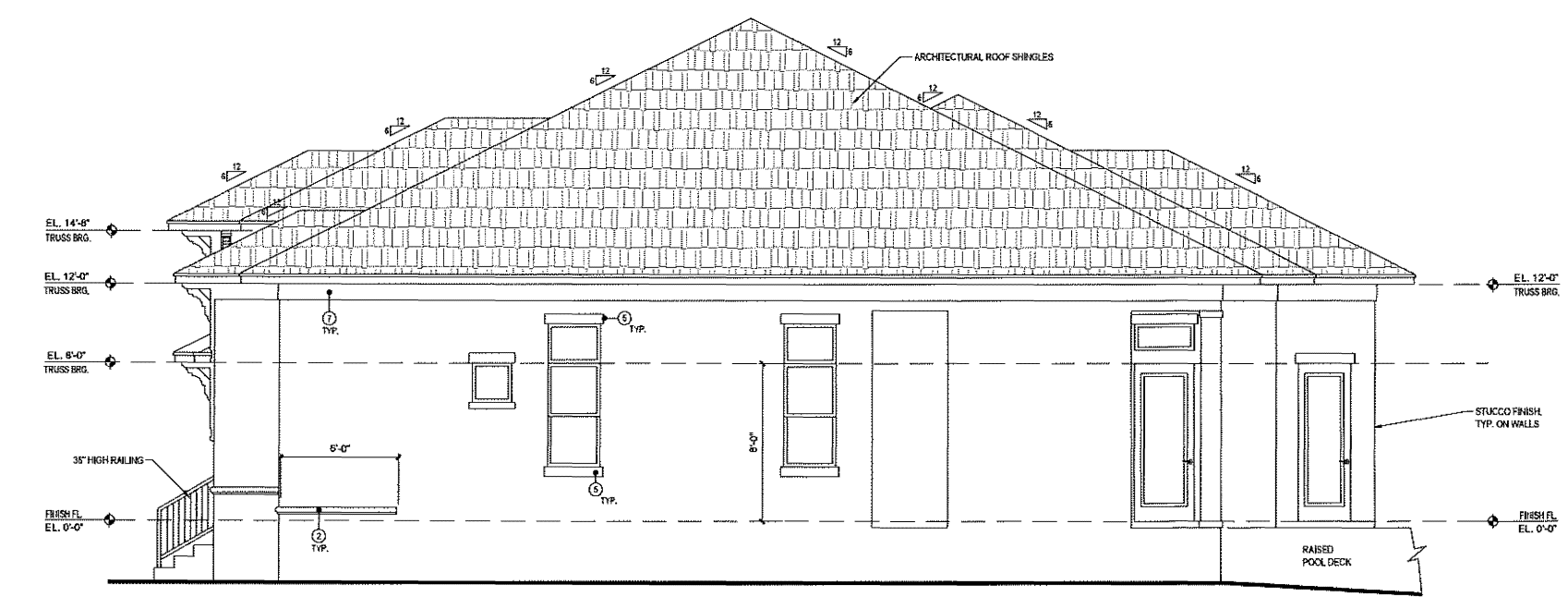
SUBMITTAL LIST:

PLOT DATE: 2021-12-22
SCALE: AS NOTED
SHEET TITLE: ELEVATION #01

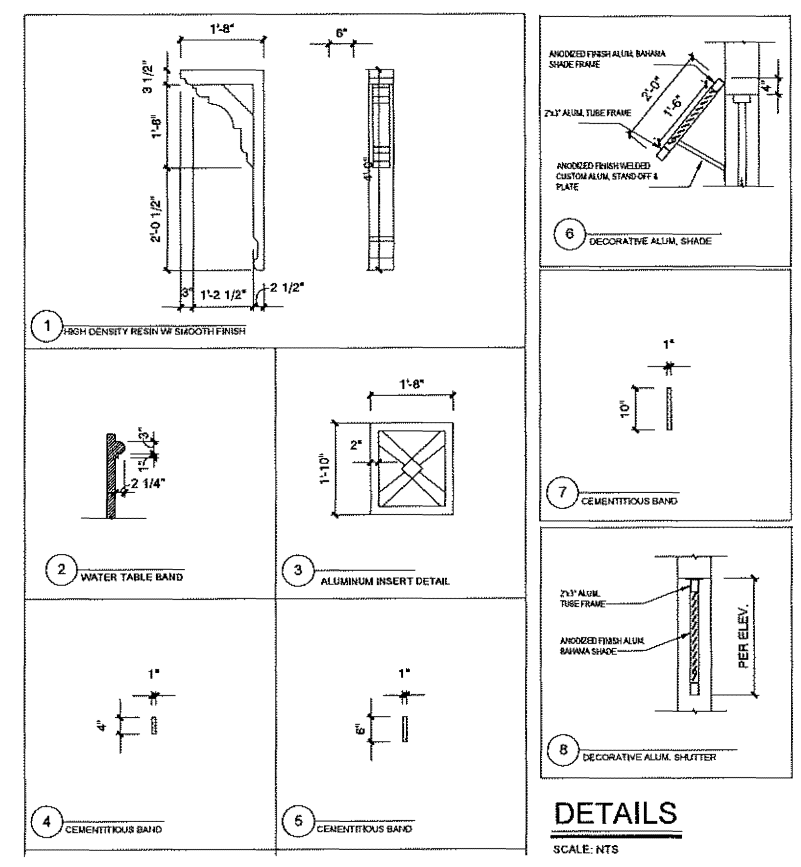
SHEET NO.:
A-06



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"



DETAILS
SCALE: NTS

1. ARCHITECTURAL ROOF SHINGLES
2. 36" HIGH RAILING
3. 36" HIGH RAILING
4. 36" HIGH RAILING
5. 36" HIGH RAILING
6. 36" HIGH RAILING
7. 36" HIGH RAILING
8. 36" HIGH RAILING
9. 36" HIGH RAILING
10. 36" HIGH RAILING
11. 36" HIGH RAILING
12. 36" HIGH RAILING
13. 36" HIGH RAILING
14. 36" HIGH RAILING
15. 36" HIGH RAILING
16. 36" HIGH RAILING
17. 36" HIGH RAILING
18. 36" HIGH RAILING
19. 36" HIGH RAILING
20. 36" HIGH RAILING
21. 36" HIGH RAILING
22. 36" HIGH RAILING
23. 36" HIGH RAILING
24. 36" HIGH RAILING
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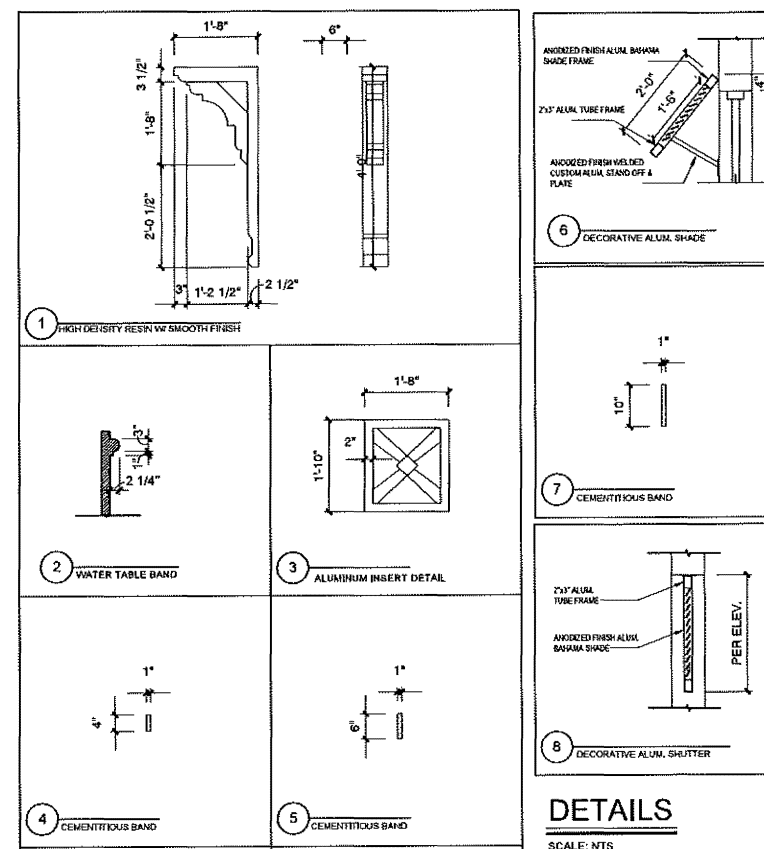
RESIDENCE OF
SHORELAND HOME
BUILDERS

REAR ELEVATION

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

LEFT-SIDE ELEVATION

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



SUBMITTAL LIST:

PLOT DATE: 2021-12-22
SCALE: AS NOTED
SHEET TITLE: ELEVATION #02

SHEET NO.:

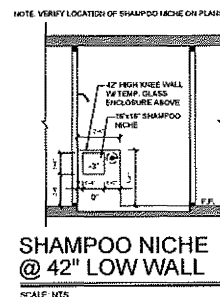
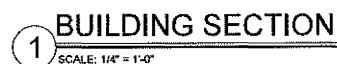
A-07

SUBMITTAL LIST :

PLOT DATE :	2021-12-22
SCALE :	AS NOTED
SHEET TITLE :	SECTIONS & DETAILS

SHEET NO.:

A-08



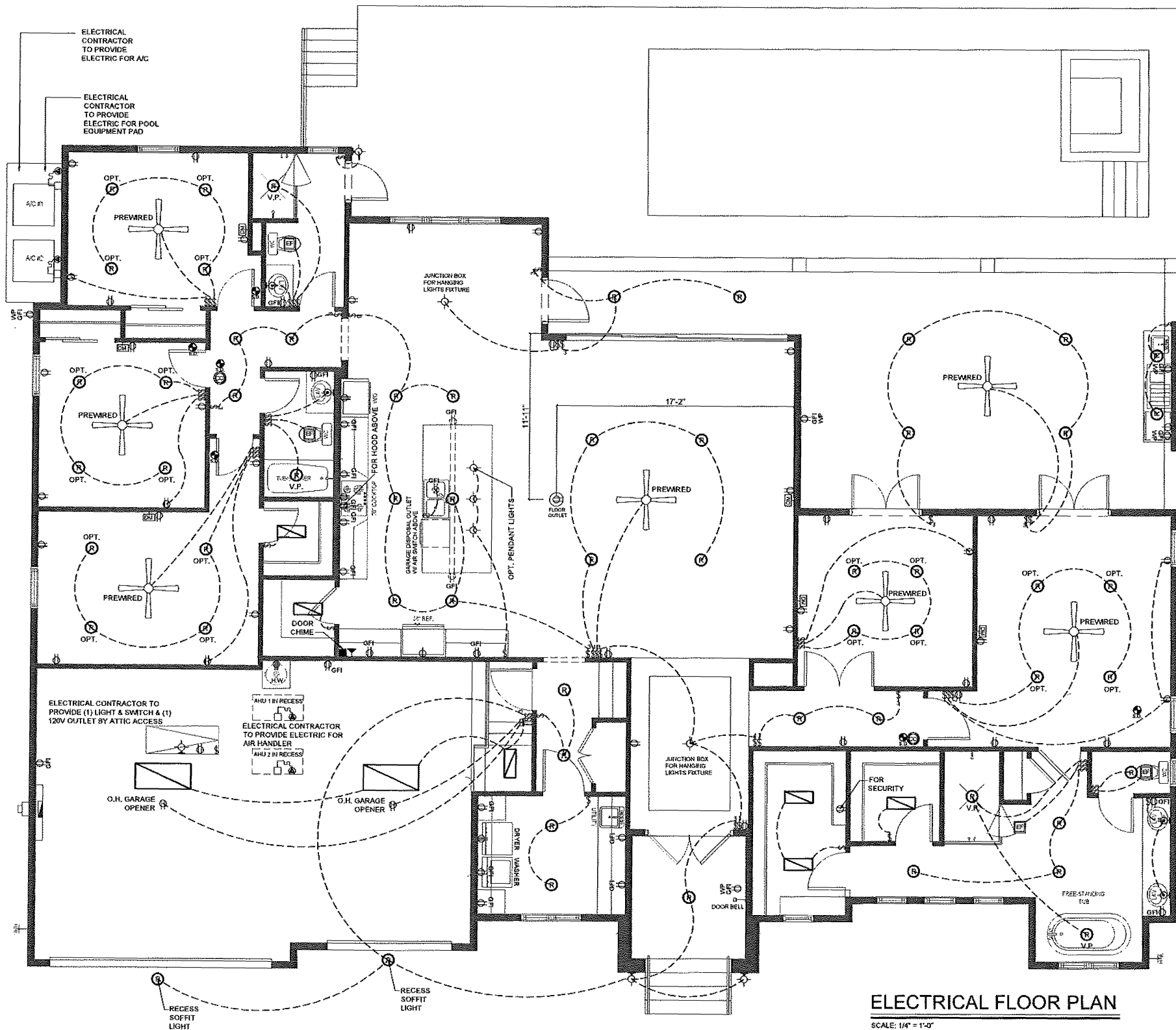
DOOR AND WINDOW FLASHING DETAILS

NO.	STYLE	SIZE		PROTECTION		MATERIAL	MANUFACTURER	REMARKS
		WIDTH	HEIGHT	SHUTTER	IMPACT			
101	SWING-DBL-EXT	PR 3'-0"	10'-0"		YES	FIBERGLASS	PLASTPRO	
102	DBL-EXT-FRENCH	PR 2'-6"	8'-0"		YES	FIBERGLASS	PLASTPRO	
103	DBL-EXT-FRENCH	PR 2'-6"	8'-0"		YES	FIBERGLASS	PLASTPRO	
104	SLIDER 4 PANEL	16'-0"	10'-0"		YES	ALUM	POT	
105	EXTERIOR FRENCH	3'-0"	8'-0"		YES	FIBERGLASS	PLASTPRO	1 LITE TEMP. GL.
106	EXTERIOR FRENCH	2'-8"	10'-0"		YES	FIBERGLASS	PLASTPRO	1 LITE TEMP. GL.
107	OVERHEAD DOOR	16'-0"	6'-0"		YES	METAL	CLOPAY	
108	OVERHEAD DOOR	9'-0"	6'-0"		YES	METAL	CLOPAY	
109	SWING GARAGE	3'-0"	8'-0"			METAL		FIRE RATED W/SELF CLOSING DEVICE
110	SWING	3'-0"	8'-0"			WOOD		
111	SWING-DBL	PR 2'-0"	8'-0"			WOOD		
112	SWING	2'-8"	8'-0"			WOOD		
113	SWING	2'-6"	8'-0"			WOOD		
114	SHOWER SWING	2'-4"	7'-0"			GLASS		TEMP. GL.
115	SWING	2'-8"	8'-0"			WOOD		
116	BYPASS-DBL	PR 2'-6"	8'-0"			WOOD		
117	SWING	2'-8"	8'-0"			WOOD		
118	BYPASS-DBL	PR 2'-6"	8'-0"			WOOD		
119	SWING	2'-6"	8'-0"			WOOD		
120	SWING	2'-8"	8'-0"			WOOD		
121	SWING	2'-6"	6'-0"			WOOD		
122	SWING-DBL	PR 2'-6"	6'-0"			WOOD		
123	SWING	3'-0"	8'-0"			WOOD		
124	SWING	3'-0"	8'-0"			WOOD		
125	SWING	2'-6"	8'-0"			WOOD		
126	SWING	2'-6"	8'-0"			WOOD		
127	SHOWER SWING	2'-4"	7'-0"			GLASS		TEMP. GL.
128	SWING	2'-8"	8'-0"			WOOD		

129	SWING	2'-0"	6'-0"	OPTIONAL FIRST FLOOR DOOR SCHEDULE				WOOD
NO.	STYLE	SIZE		PROTECTION		MATERIAL	MFR.	REMARKS
		WIDTH	HEIGHT	SHUTTER	IMPACT			
128	SLIDER 4 PANEL	16'-0"	10'-0"	-	YES	ALUM	PGT	
129	SLIDER TRIPLE	3 @ 3'-0"	10'-0"		YES	ALUM	PGT	
130	SHOWER-BYPASS	PR 2'-4"	7'-0"			GLASS		TEMP. GLASS
131	SHOWER-BYPASS	PR 2'-6"	7'-0"			GLASS		TEMP. GLASS

1. PREWIRE IS RESPONSIBLE FOR COORDINATING WITH ALL LOCAL PERMITS TO INSTALL AND WIRING.
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RESIDENCE OF
SHORELAND HOME
BUILDERS



ELECTRICAL FLOOR PLAN

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

ELECTRICAL LEGEND	
	CEILING FAN
	24" X 48" FLOOR, FIX.
	12" X 48" FLOOR, FIXTURE
	FLOOR, STRIP
	UNDERCOUNTER LIGHT
	BASE CABINET FOOT LIGHTING
	BARISCONIC LIGHTING
	ROPE LIGHTING
	H-99 RECESS
	EYE BALL RECESSED
	4" RECESS LIGHTING
	6" RECESS LIGHTING
	CEILING MOUNTED LIGHT
	HANGING LIGHT FIXTURE
	WALL SCONCE LIGHTING
	WALL MOUNT LIGHTING
	SPOT LIGHTS
	PENDANT LIGHT
	EXHAUST FAN W/ LIGHT
	EXHAUST FAN
	TYP. SWITCH
	DIMMER SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	SINGLE 110 OUTLET
	UNDER COUNTER 110 OUTLET
	110 OUTLET
	HALF HOT DUPLEX 110 OUTLET
	220 OUTLET
	110 G.F.I.
	110 G.F.I. W.P. OUTLET
	A/C DISCONNECT
	PUSH BUTTON
	CABLE T.V.
	PHONE
	SMOKE DETECTOR
	DOOR CHIME
	JUNCTION BOX
	STRUCTURED WIRE (2 COAX-2 CAT5)
	CARBON MONOXIDE DETECTOR
	DUAL MEDIA OUTLET (DATA, PH, TV, ELEC.)

ELECTRICAL NOTES

- NOTE:
ALL ELECTRICAL DEVICES AND FIXTURES IN ALL LIVING QUARTERS TO BE PROTECTED WITH A.F.I. BREAKER.
1. PREWIRE FOR SECURITY SYSTEM AND INTERCOM SYSTEM.
2. INSTALL RG-6 COAXIAL CABLE AND CAT-6 TWISTED PAIR WIRE (SEE BUILDER FOR DETAILS).
3. SEE SMOKE DETECTOR AND POOL ALARM NOTES BELOW.
4. ALL ELECTRICAL SHALL BE IN ACCORDANCE TO MEET OR EXCEED -NEC 2017.
- SMOKE DETECTOR'S POWERED BY HOUSE ELECTRIC W/ BATTERY BACKUP & INTERCONNECTED, INSTALLED IN EACH SLEEPING ROOM & IN HALL OR AREA IMMEDIATELY OUTSIDE EACH ROOM & AT HIGHEST POINT OF EACH STORY OF RESIDENCE.
- NOTE:
ELECTRICAL CONTRACTOR AND/OR SECURITY SYSTEM CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL WILL BE EQUIPPED WITH AN EXIT ALARM THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DECIBELS AT 10 FEET.
- NOTE:
CARBON MONOXIDE PROTECTION SHALL BE PROVIDED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.

SUBMITTAL LIST :

PLOT DATE : 2021-12-22
SCALE : AS NOTED
SHEET TITLE : ELECTRICAL PLAN

SHEET NO. :
E-01

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Planning and Zoning Board

DATE: July 5, 2022

RE: **Other Business Item Number 8(a): Discussion to Consider Recommending a change to the Zoning Code to allow Not-for-profit clubs as a permitted use or a permitted use by exception in Historic Preservation District-three (HP-3)**

At a previous Planning and Zoning Board (PZB) meeting, the Board heard a request by a citizen to add Not-for-profit clubs as either a permitted use or a permitted use by exception into the Historic Preservation-three (HP-3) zoning district. The PZB requested additional information including a map illustrating the distribution of businesses previously approved for a license to sell/serve alcohol.

Not-for-profit clubs are defined in the zoning code as: “*Not-for-profit club* means an association or organization of a fraternal or social character, not operated or maintained for profit.”

This use is currently allowed as a permitted use by exception in the Historic Preservation-two (HP-2) and the Open Land (OL) zoning districts.

Private clubs are also defined in the zoning code, but are not listed as an allowed use in any zoning district: “*Club, private*, means an association or organization for a fraternal or social character, not operated or maintained for profit. The term “private club” shall not include casinos, nightclubs, bottle clubs or other establishments operated or maintained for profit.”

Included as attachments are the specific Historic Preservation Districts outlined so that the PZB can review the distribution of uses among them, a map showing the location of the Historic Preservation Zoning Districts in the city, and a map illustrating the locations of establishments that had previously been approved for an alcohol license. It is important to note that staff does not know the current status of the business or the alcohol license at any of these locations. It is simply a map illustrating a record over time of the distribution of licenses in the downtown area.

Staff would like direction from the PZB regarding this request. Thank you for your attention to this matter. If you have any questions or require additional information, please call me at (904) 209-4320 or email at askinner@citystaug.com.

Amy McClure Skinner, AICP
Director, Planning and Building Department

DIVISION 4. - HISTORIC PRESERVATION DISTRICTS^[5]

Sec. 28-181. - Purpose.

The historical heritage of the city is one of its most valued and important assets. It is therefore the purpose of the historic district regulations:

- (1) To safeguard the heritage of the city by preserving the district(s) which reflect noteworthy elements of the cultural, educational, social, economic, political and/or architectural history.
- (2) To educate the citizen to realize, understand, and appreciate the city's rich heritage.
- (3) To stimulate a greater awareness and sense of pride in the founding of the city and the contributions it has made to the state and nation.
- (4) To develop an atmosphere and feeling of old, historic St. Augustine by encouraging the preservation and restoration of historic structures within the districts.
- (5) To improve the environmental quality and overall livability of the historic section of St. Augustine.
- (6) To stabilize and improve property values in the district and to allow uses that encourage the restoration and conservation of historic sites and structures.
- (7) To promote the use and preservation of the district for the education, welfare and pleasure of residents of St. Augustine and St. Johns County, and of the state and nation as well.
- (8) That these aforementioned goals and objectives of the historic district be achieved and implemented through the establishment of and enforcement of the general district guidelines and specific district regulations.

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

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

(1) *Boundaries.* This district is bounded as follows:

- a. North. Easterly along a line running parallel to and sixty-five (65) feet north of Palm Row for a distance of one hundred ninety (190) feet; thence northerly along a line running parallel to St. George Street for seventy (70) feet; thence easterly to St. George Street; thence southerly along St. George Street to Cadiz Street; thence easterly along Cadiz Street to Aviles Street; thence southerly along Aviles Street to Bridge Street; thence easterly along Bridge Street to the Matanzas River or Bay.
- b. East. Matanzas River or Bay.
- c. South. Cemetery Lane westerly to Charlotte Street; thence southerly to San Salvador Street; thence westerly to St. George Street and continuing a westerly projection line to Cordova Street.
- d. West. Cordova Street between a projection line of San Salvadore Street to Palm Row.

(2) *Permitted uses and structures:*

- a. Single-family. Owner occupied or rental dwelling unit. If a rental dwelling unit, rentals on a monthly or greater period of time.

- b. Accessory apartments, apartments and duplexes, rental dwellings being rented on a monthly or greater period of time.

(3) *Permitted uses by exception:*

- a. Public administrative and service facilities with structures and uses limited to business offices, museums and housing for employees.
- b. Churches.
- c. Schools.
- d. Nonprofit museums relating to the history of St. Augustine and the State of Florida.
- e. Nonprofit libraries relating to the history of St. Augustine and the State of Florida.

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

Intent. This district is intended to provide a mix of commercial and residential uses that will encourage the restoration and reproduction of historic structures and maintain the historic and pedestrian scale of the neighborhood.

(1) *Boundaries.* This district is bounded as follows:

- a. *North.* Hypolita Street easterly to Charlotte Street; thence northerly along Charlotte Street to Cuna Street; thence easterly along Cuna Street to the Matanzas River or Bay.
- b. *East.* Matanzas River or Bay.
- c. *South.* Easterly along a line running parallel to and sixty-five (65) feet north of Palm Row for a distance of one hundred ninety (190) feet; thence northerly along a line running parallel to St. George Street for seventy (70) feet; thence easterly to St. George Street; thence southerly along St. George Street to Cadiz Street; thence easterly along Cadiz Street to Aviles Street; thence southerly along Aviles Street to Bridge Street; thence easterly along Bridge Street to Matanzas River or Bay.
- d. *West.* Cordova Street between Palm Row and Hypolita Street.

(2) *Permitted uses and structures:*

- a. Single-family.
- b. Multifamily.
- c. Tourist homes and bed and breakfast inns.
- d. Professional and business offices.
- e. Rooming and boarding houses.
- f. Banks and other financial institutions.
- g. Retail sales (excluding rental of motorized vehicles):
 - 1. New.
 - 2. Antique.
 - 3. Souvenir.
 - 4. Gift.
 - 5. Craft, such as specialty food stores (including beer and wine but not supermarkets), clothing, toy and hobby shops, bookstore and newsstand, stationery and card shops, leather goods and luggage, jewelry (including repair but not pawn shops), art and photographic supplies, cameras, florist or gift shop,

sundries and notions, business office supplies, records and tapes, furniture, art supplies and similar uses.

h. Service:

1. Barbershop or beauty shop.
2. Shoe repair.
3. Restaurant (but not drive-in).
4. Interior decorator.
5. Photographic, art, craft, dance or music studios, indoor theatres, tailoring, catering and clothing rental.

i. Museums.

j. Housing for the elderly.

k. Home office, private.

(3) *Permitted uses by exception:*

a. Not-for-profit clubs.

b. Churches.

c. Cocktail lounges/taverns.

d. Hotels/motels/inns.

e. Drive-up windows for banks and financial institutions.

f. Home occupations.

g. Special event venue as per [section 28-347\(8\)](#).

h. Hostels.

i. Craft alcohol industry and its retail sales, but not wholesale storage and distribution or alcohol for sale and consumption on the premises.

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

Intent. This district is intended to provide a mix of commercial and residential uses that will encourage the restoration and reproduction of historic structures and maintain the historic and pedestrian scale of the neighborhood.

(1) *Boundaries.* This district is bounded as follows:

a. *North.* Commence at the intersection of Castillo Drive and Cordova Street; thence easterly to San Marco Avenue; thence southerly along San Marco Avenue to the intersection of the projection of a line running along the northern boundary of the Castillo de San Marcos National Monument Reservation; thence easterly along this projection line to Matanzas River or Bay.

b. *East.* Matanzas River or Bay.

c. *South.* Hypolita Street easterly to Charlotte Street; thence northerly along Charlotte Street to Cuna Street; thence easterly along Cuna Street to the Matanzas River or Bay.

d. *West.* Cordova Street between Hypolita Street and Castillo Drive.

(2) *Permitted uses and structures:*

a. Single-family.

b. Multifamily.

- c. Tourist homes and bed and breakfast inns.
- d. Retail sales (excluding rental of motorized vehicles):
 - 1. New.
 - 2. Antique.
 - 3. Souvenir.
 - 4. Gift.
 - 5. Craft such as specialty food stores (including beer and wine but not supermarkets), clothing and toy and hobby shops, bookstore and newsstand, stationery and card shops, leather goods and luggage, jewelry (including repair but not pawn shops), art and photographic supplies, cameras, florist or gift shop, sundries and notions, business office supplies, records and tapes, furniture, art supplies and similar uses.
- e. Service. Restaurants with lounges; interior decorator; hair salon; photographic, art, craft, dance or music studios; tailoring; catering and clothing rental.
- f. Museums.
- g. Professional and business offices.
- h. Rooming and boarding houses.
- i. Housing for the elderly.
- j. Home office, private.

(3) *Permitted uses by exception:*

- a. Fowl and hoofed animals in the area of HP-3 district bounded as follows: On the south by Hypolita Street; on the east by Charlotte Street; on the north by Orange Street and Avenida Menendez; on the west by Spanish Street; provided the fowl and hoofed animals are used solely for display purposes in accordance with the purpose and intent of the historic district regulations without any sale, resale or commercial use thereof.
- b. Cocktail lounges, taverns.
- c. Home occupations.
- d. Hotels/motels/inns.
- e. Special event venue as per [section 28-347\(8\)](#).
- f. Hostels.
- g. Craft alcohol industry and its retail sales, but not wholesale storage and distribution or alcohol for sale and consumption on the premises.

Sec. 28-186. - Historic preservation district: HP-4.

Intent. This district is intended to apply to significant, large-scale Flagler-era development adjacent to the Colonial City and provides for such uses that encourage the maintenance and use of these structures.

(1) *Boundaries.* This district is bounded as follows:

- a. *North.* Valencia Street, between Sevilla Street and Cordova Street.
- b. *East.* Cordova Street, between Valencia Street and Bridge Street.
- c. *South.* Bridge Street, between Cordova Street and Granada Street.
- d. *West.* Sevilla Street, between Valencia Street and King Street; thence easterly on King Street to Granada Street; thence southerly on Granada Street to Bridge Street.

(2) *Permitted uses and structures:*

- a. Museums.
- b. Colleges, schools and universities.
- c. Professional and business offices.
- d. Retail sales (excluding rental of motorized vehicles):
 - 1. New.
 - 2. Antique.
 - 3. Souvenir.
 - 4. Gift.
 - 5. Craft.
- e. Service:
 - 1. Barbershop and beauty shop.
 - 2. Shoe repair.
 - 3. Restaurants (but not drive-in).

(3) *Permitted uses by exception:*

- a. Motel/hotel.
- b. Special event venue as per [section 28-347](#)(8).

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

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

(1)*Created; boundaries.* There is hereby created an historical preservation district to be known as historical preservation district HP-5, the boundaries of which shall be as follows:

Begin at the intersection of U.S. Highway 1 and Grove Avenue; thence run easterly along Grove Avenue to San Marco Avenue (except those properties zoned PUD); thence southerly along San Marco Avenue to Castillo Drive; thence westerly along Castillo Drive to Riberia Street; thence southerly along Riberia Street to Orange Avenue; thence westerly along Orange Avenue to U.S. Highway 1; thence northerly along U.S. Highway 1 to Grove Avenue.

(2) *Permitted uses and structures:*

- a. Single-family.
- b. Professional and business offices.
- c. Banks and other financial institutions.
- d. Museums that relate to the history of St. Augustine.
- e. Housing for the elderly.
- f. Home office, private.
- g. Hair salons, beauty shops and barber shops.
- h. Tattoo parlor or studio.

(3) *Permitted uses by exception:*

- a. Restaurants, including taverns and lounges, operated as a part thereof.
- b. Multifamily dwellings.
- c. Drive-up windows for banks and other financial institutions.
- d. Home occupations.
- e. Motion picture theatre facilities within completely enclosed buildings.

(4) *Additional requirements.* Manufacturing, repair and mechanical work is prohibited. Provided, further, that all of the above permitted uses except single-family dwellings and multifamily dwellings shall meet the following additional requirements:

- a. Any such use which is adjacent to residential property shall have constructed along such adjacent property a six-foot-high solid masonry wall.
- b. All air conditioning and/or heating units and garbage collection containers shall be located so as not to be visible from adjacent residential property.
- c. No traffic shall be allowed to enter or exit onto Grove Avenue except for emergency.
- d. No garbage containers of over thirty-gallon capacity shall be placed along Grove Avenue.
- e. Off-street parking and off-street loading is required in HP-5 as defined in sections [28-367](#) through [28-375](#) and [section 28-337](#).

(5) *Maximum lot coverage by all buildings and impervious surfaces:*

- a. Fifty (50) percent.
- b. Main structures, two thousand five hundred (2,500) square feet.

(6) *Additional requirements.* Lots containing single-family residential dwelling development shall not exceed an impervious surface ratio (ISR) maximum of seventy (70) percent ISR:

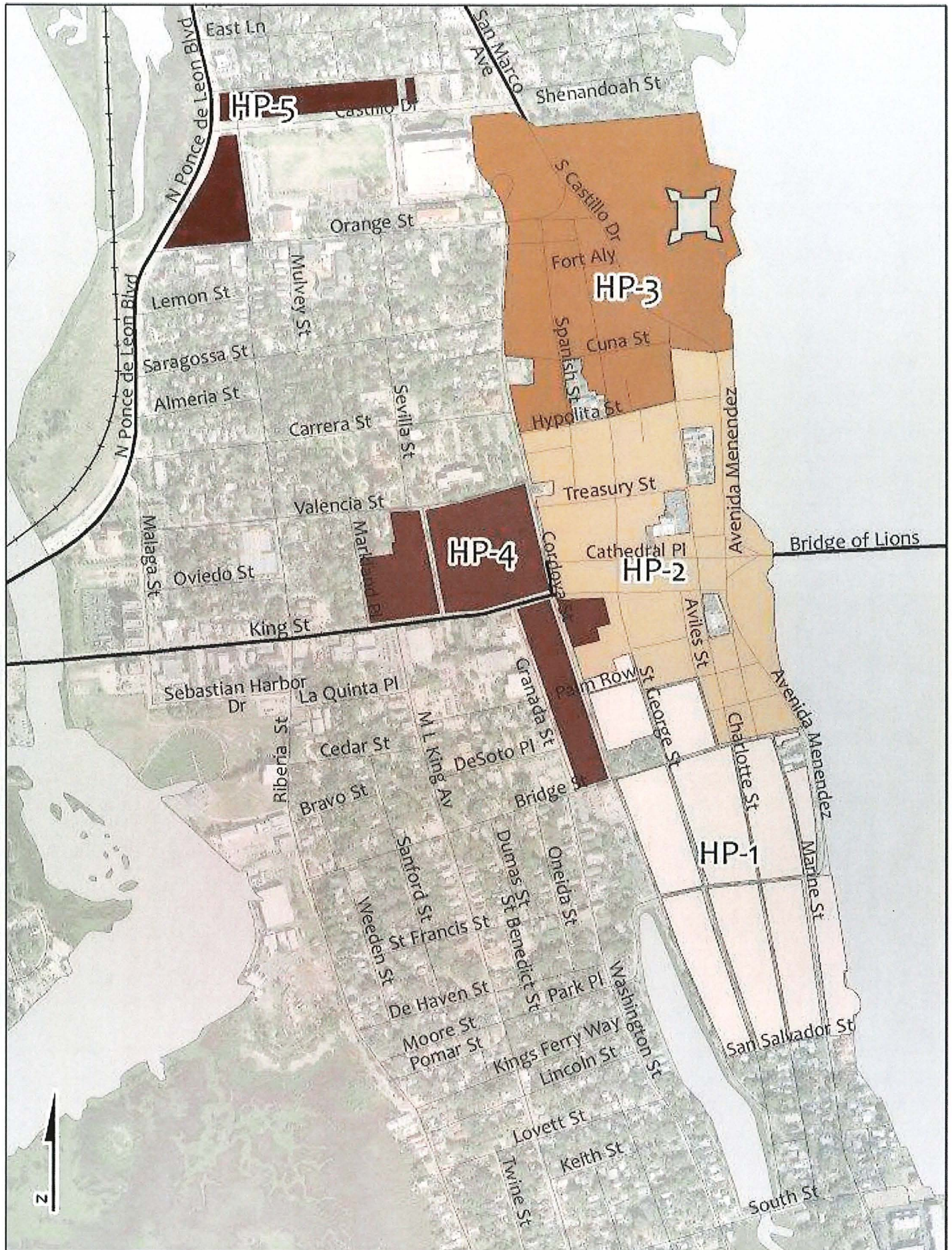
(7) *Maximum and minimum yard requirements:*

- a. Front, ten (10) feet minimum, twenty (20) feet maximum.
- b. Side, five (5) feet.
- c. Rear, twenty (20) feet.

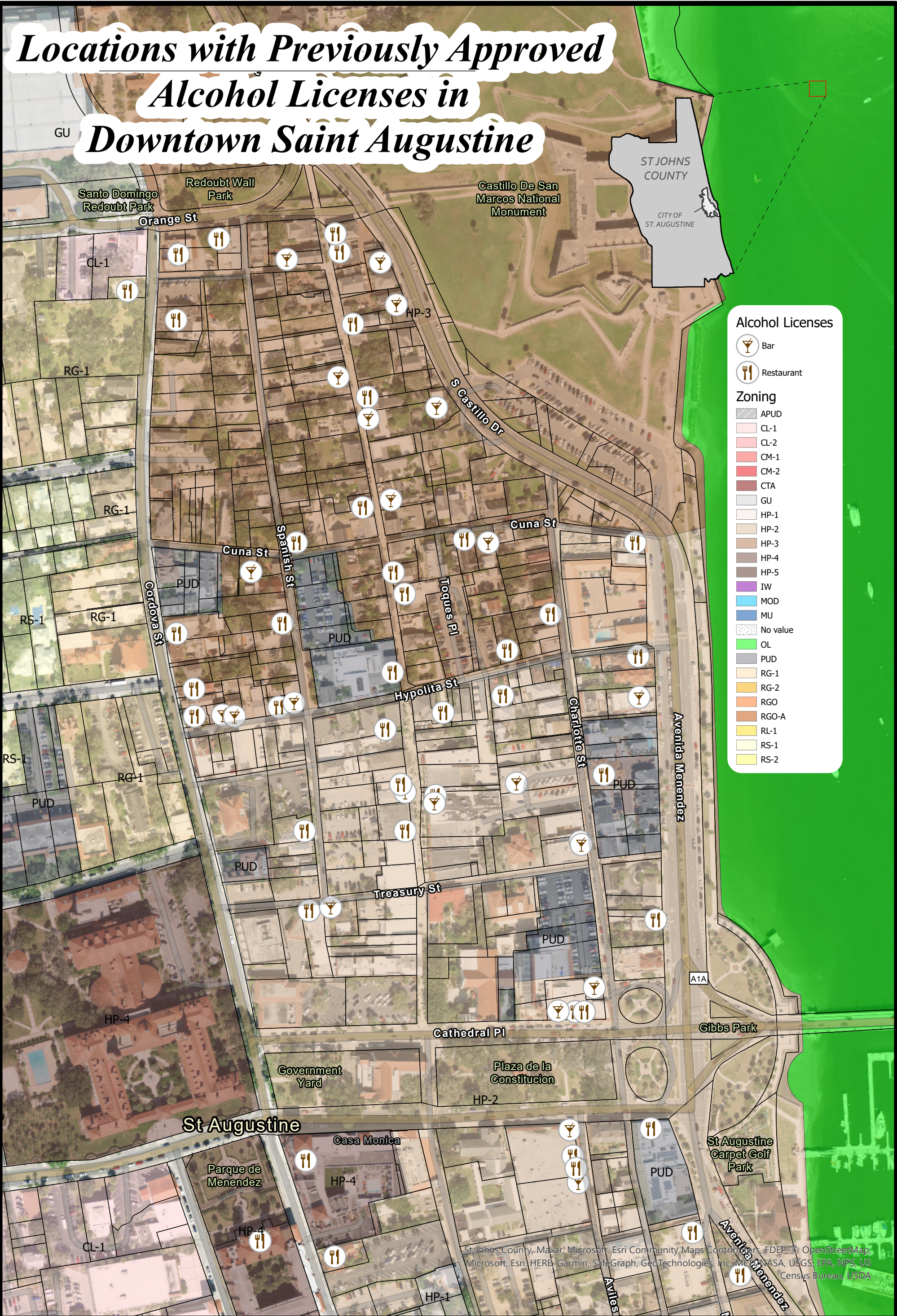
(8) *Maximum height of structures:* Thirty-five (35) feet, two and one-half (2½) stories.

(9) *Minimum yard requirements.*

- a. Minimum lot width, fifty (50) feet.
- b. Minimum lot area, six thousand, seven hundred and fifty (6,750) square feet.



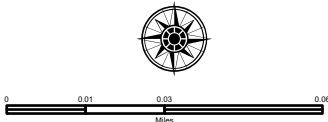
Locations with Previously Approved Alcohol Licenses in Downtown Saint Augustine



Map Title:
This map depicts alcohol licenses in the downtown area for the City of St. Augustine

Map Series for the City of Saint Augustine's Planning and Zoning Board
The purpose of this map is to effectively showcase growth and development by designating areas of anticipated future development which satisfy demand where feasible, in a cost-effective and environmentally acceptable manner.

Notes
Data Source:
Data is provided by the City of St. Augustine's GIS Division and is derived from land parcels identified and approved by the City of St. Augustine's Planning, Building, & Zoning Division.



City of St. Augustine
Planning, Zoning, & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

DISCLAIMER
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown herein.

