AGENDA

Planning and Zoning Board
City of St. Augustine, Florida
Alcazar Room
Tuesday, September 6, 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 August 2, 2022.

4. Variance

a. 2022-0041
Continued from the August 2nd Meeting

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.

b. 2022-0053

Builders Service Aluminum – Applicant
Russ & Merit Lee – Owner
51 Menendez Road
To reduce the side setback from 10' to 5' to allow for the construction of a screened in spa area.

5. Use by Exception

a. 2022-0056

JoAnna Engel – Applicant
c/o The Tasting Tours LLC
Kasam Hospitality – Owner
24 Cathedral Place
To approve the operation of a cocktail lounge in the 24 Cathedral Place PUD.

6. Conservation Overlay Zone Development

a. 2022-0037
Continued from August 2nd Meeting

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.

b. 2022-0046

Michael Carpenter – Applicant
c/o Carter Environmental Services
Agan Prameshuber – Owner
171 Inlet Drive Lot A
To approve the construction of a new 939 square foot dock, boat lift and PWC lift within Conservation Overlay Zone 1.

c. 2022-0047

Scott Johnson – Applicant & Owner
c/o SHJ Rentals LLC
75 Comares Avenue Unit 3C
To approve the installation of one (1) piling low profile boat lifts at the existing dock within Conservation Overlay Zone 1.

d. 2022-0048

Renato Sindicic – Owner & Applicant
73 Magnolia Avenue
To approve the construction of a new wood retaining wall and replacement of two (2) existing wood pilings within Conservation Overlay Zone 1.

e. 2022-0049

Michael Carpenter – Applicant
c/o Carter Environmental Services
Mark Matrazzo – Owner
171 Inlet Drive Lot B
To approve the construction of a new 1,214 square foot dock, boat lift and duel PWC lift within Conservation Overlay Zone 1.

f. 2022-0050

Michael Carpenter – Applicant
c/o Carter Environmental Services
Thomas Hartman – Owner
7 Lighthouse Avenue
To approve the construction of a new 2,814 square foot dock and boat lift within Conservation Overlay Zone 1.

g. 2022-0054

Andy Hardy – Applicant
c/o Hardy Joe Marine Company
Steve Leathers – Owner
103 Dolphin Drive
To approve an after the fact installation of dock pilings and a 240 square foot floating dock within Conservation Overlay Zone 1.

7. Comprehensive Plan Land Use Plan Amendment and Rezoning

a. 2022-0052

Debi Redding – Applicant
c/o Emergency Services and Homeless Coalition of St. Johns County
ESHC of St. Johns County – Owner
3 Nesbit Avenue
To amend the current land use of Industrial to Residential Medium Density and to rezone the property from Industrial and Warehousing (IW) to Residential General-one (RG-1).

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.

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CITY OF ST. AUGUSTINE

Planning and Zoning Board Regular Meeting
August 2, 2022

The Planning and Zoning Board met in formal session Tuesday, August 2, 2022, at 2:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Grant Misterly, Chairperson and the following were present:

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

Absent: Sarah Ryan, excused

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

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2. General Public hearings for Items Not on the Agenda

BJ Kalaidi

3. Approval of Minutes

Mr. Blow asked for clarification regarding the motion on page seven.

Mr. DePreter clarified the motion for Item 6(d) was referenced under Item 4(a).

Ms. Wiemann noted that was accurate but would clarify for notability.

MOTION

Mr. Pappas MOVED to APPROVED the June 7, 2022 minutes with the above changes. The motion was SECONDED by Mr. DePreter and APPROVED by UNANIMOUSLY VOICE VOTE.

Ms. Skinner announced Item 4(a) needed to be postponed and suggested moving the item to after Item 6(a), as the applicant called and said he was running late but would be in attendance. She noted item 7(g), 0 Seminole Drive had been withdrawn by the applicant.

MOTION

Mr. DePreter MOVED to move Item 4(a) to after Item 6(a). The Motion was SECONDED by Mr. Blow and APPROVED by UNANIMOUSLY VOICE VOTE.

Mr. DePreter MOVED to withdraw the applicant's request for Item 7(g). The Motion was SECONED by Mr. Blow.

Mr. Blow asked if this were to return to the PZB, would it be a new application.

Ms. Lopez replied in the affirmative and advised the motion was not needed as the applicant withdrew the application.

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4. Preliminary Plat Approval

Item heard after Item 6(a).

4. (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.

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

James Whitehouse reviewed the application.

The Board provided their ex parte communication.

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

Public hearing was opened.

BJ Kalaidi spoke in opposition to the application and said she was unaware of what would happen to the trees and felt the tree canopy would be destroyed. She said to subdivide the lots would increase density and decrease the quality of life in West City of St. Augustine. She questioned how storm water would be handled and if the entry to these parcels would be on Sydney Street.[1]

Kevin Kelly said he did not have an objection to people building on the site; however, his concern was the community, and there was value in keeping the tree canopy. He said the trees on the property were old and valuable and important to the wildlife. He encouraged the builder to keep the trees.

Public hearing was closed.

Mr. Misterly asked staff to advised what criteria the Board needed to use to either approve or deny a plat.

Ms. Skinner said the Board was only confirming that the lot size met the zoning lot size for the district. She said there was no special criteria.

Mr. Misterly noted the tree removal would have to come before the Board.

Ms. Skinner said that would take place later once a plan was submitted for construction regarding protected trees and sizes.

Mr. Misterly asked if the Board was allowed to assume that more trees would be cut down by diving the lots and they could deny the plat.

Ms. Lopez said the Board was limited for plats and this was a zoning verification. She said the plat would go through a technical review at a later date; however, the tree issue was separate. She said the Board could not deny the application due to the trees on site.

The Board discussed:

- Board was unable to do anything since it met the requirements but thought it could be more difficult to build on
- In favor of application as it was two conforming lots
- Could build on the property with a possibility of saving the trees

MOTION

Ms. Griggs MOVED to APPROVE Preliminary Subdivision Plat 2022-0040 at Sydney Street. The motion was SECONDED by Mr. Pappas.

[1] Photo attached to packet

VOTE ON MOTION:
AYES: Griggs, Pappas, Blow, DePreter, Davis, Misterly
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[2]

5. Variance

5. (a) 2022-0038 – Randall & Laura Rupp– Applicant & Owner
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.

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

Randall Rupp reviewed the application.

Mr. Misterly asked what the applicant meant by stating the plans had been approved by the City.

Mr. Fredriksson stated the plans for the pool were approved which had different setbacks than structures attached to the main house.

Mr. Misterly said the pool had been approved but adding the screen was the reason the application was before the Board.

Mr. Fredriksson replied in the affirmative.

The Board provided their ex parte communication.

10 certified notices were sent, 6 were returned in favor, 0 returned opposed and 2 had comments.

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

Mr. Blow informed the Board the other homes on the cul-de-sac except this one had large backyards, and this was a specific problem to this property, which was one of the criteria for a Variance. He said others had enclosures over their pools and did not feel this would be contrary to the public interest.

MOTION

Mr. Blow MOVED to APPROVE the application 2022-0038. The motion was SECONDED by Mr. Davis.

Mr. Pappas asked when a variance was approved, was it specific to the pool enclosure or would it be for any structure on the property.

Ms. Lopez advised it was specific to the application.

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

5. (b) 2022-0041 – Oasis Equity Holdings LLC– Applicant & Owner
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.

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 decrease the side yard setbacks at 93 Oneida Street / PID 208010-0060 from 4' to 1 '.

[2] Break from 3:29p.m.-3:45p.m.

The applicant was not present at the meeting.

The Board provided their ex parte communication.

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

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

Board discussion:

- Not in favor of hearing the application without the applicant present
- In favor of continuing the application to the next Board meeting
- Not enough information to make a decision

Ms. Skinner said the application had been approved by the Board but had expired. She said they were keeping the same setbacks; however, the impact was different, so it needed to be reviewed.

Mr. Fredriksson said this was a different request and that was why the prior approval was not included in the staff report.

There was a brief discussion about moving the item to later in the meeting if the applicant showed.

There was Board consensus to continue the application since the applicant was not present and had not communicated with staff.

MOTION

Mr. DePreter MOVED to CONTINUE the application 2022-0041. The motion was SECONDED by Mr. Pappas.

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

5. (c) 2022-0045 – Thomas Burd– Applicant & Owner
c/o Fullerwood Construction
28 Macaris Street

To reduce the rear setback from 20' to 13' on a Residential single family-one (RS-1) lot to allow for the proposed addition to the single-family residence.

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 decrease the rear yard setback at 28 Macaris Street / PID 153530-0000 from 20' to 13'.

Mr. Fredriksson said this was previously approved on July 11, 2017 and it had expired, but the request was the same.

Victor Sarris representative for the applicant, reviewed the application.

Mr. Misterly stated the approval that had been granted had a condition to match the existing structure. He said the request was for a side yard setback and his understanding was the applicant also needed the rear yard setback and asked if that was in compliance.

Mr. Sarris said the thirteen-foot setback was on the rear of the property where there was an existing structure that was thirteen-feet away from the rear of the property.

Mr. Misterly asked if the applicant was requesting to reduce the rear setback.

Mr. Sarris demonstrated to the Board the request that the applicant was asking for.

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Mr. Misterly said what had been submitted in 2017 was a smaller addition and this was the same but larger.

Mr. DePreter asked if these two lots were together.

Mr. Sarris responded in the affirmative.

Mr. DePreter said it looked to be already built.

Mr. Sarris said there was an existing structure at the thirteen-foot setback, and the applicant wanted to add two structure in the same setback on both sides of the building.

The Board provided their ex parte communication.

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

Public hearing was opened.

Susan Farber spoke in opposition to the application and said the owner was running a construction company out of the yard. She said there was heavy equipment moving in and out and she had put in a Code Enforcement complaint as she felt this needed to be reviewed.

Mr. Misterly reminded the public of the criteria that was able to be considered for a variance.

Nancy Bertogli felt there was not enough information regarding the application and thought there should be more information provided. She urged the Board to postpone the application.

BJ Kalaidi felt the application was not clear; however, the application was contrary to public interest. She urged the Board to continue the application in order for the applicant to provide more information show the community what would be done.

Public hearing was closed.

The Board discussed:

- Agreed with the public and thought more information should be provided
- In favor of a continuance or a denial
- Both lots combined were just over 10,000 feet and were non-conforming
- Wanted to have a clear idea available of what was being done
- Unclear as what was being requested and how it would be used

Applicant response:

- The established structure (original home) was thirteen feet away from the north property line
- Wanted to fill the space that was open on the north elevation
- Would be a two-story building and would be in line with the thirteen-foot setback
- Wanted to meet all the historical requirements, all the Impervious Surface Ratio (ISR) requirements and any other requirements from the City
- Concerned with having plans drawn up if it was denied
- Prior plans had been approved and thought it was the same for this side just mirror imaged

Mr. Misterly explained the Board would want to see a site plan and footprint of where it would be located. He said the application was not the same and they were building on two lots and reducing the setbacks.

Mr. Sarris asked if this was being reviewed as one or two lots.

Mr. Blow said both lots were non-conforming, and the structure encroached on the two lots; therefore, there could only be one structure.

Ms. Skinner replied in the affirmative. She said because the structure overlapped the lot line, it was still non-conforming. She said it

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met the width requirement but did not meet the area requirement.

Mr. Blow said the new addition would be the same from the rear property line; however, this was a new addition and the application was based on the criteria.

Mr. Sarria said the thirteen-foot setback was approved in 2017 on the northeast side.

Mr. DePreter noted what had been approved in 2017 was not what was being presented not.

Mr. Sarris said he understood the Board wanted more information regarding the plan.

MOTION

Mr. DePreter MOVED to CONTIUNE Variance 2022-0045 to the October 2022 meeting and that the applicant would return with what had been requested: a site plan with a footprint of exactly what would be built on the site.

Mr. Sarris asked for exactly what the Board was requesting and if the 2017 approved plan carried any weight since they wanted it to be mirror imaged.

Mr. DePreter stated this application needed to be complete as this was not the 2017 application.

Mr. Davis added to make it clear, show the approved 2017 plan that was not built in one color and then show what was being requested in another color to show a full complete picture as to what would be built.

The motion was SECONDED by Mr. Pappas.

Mr. Sarris asked to continue the application to November 1, 2022 meeting.

Mr. DePreter AMENDED the motion to reflect the change from the October 2022 meeting to the November 1, 20200 meeting. Mr. Pappas SECONDED the amended motion.

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

6. Use by Exception

6. (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.

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

Judith Dembowski reviewed the application.

The Board provided their ex parte communication.

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

Public hearing was opened.

Doug Murr said he appreciated the services provided by St. Francis House; however, felt they had issues managing what they had currently and expanding did not seem logical. He asked what was best for the community and was unsure if this one building would be the impact the community needed. He thought there might be a better location within the City that could help more people.

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BJ Kalaidi questioned where the 400 feet parking would be located.
Ms. Skinner said the proposed parking was in the City parking lot on the corner of Granada Street and Bridge Street.

Ms. Kalaidi thanked City staff for the clarification.

Paul Morris appreciated the work done at St. Francis House, and was familiar with the area since he had lived near there for the past twenty-two years. He said two years ago, he purchased the property to the south and they had removed several dumpsters of trash and other items, and noted it was a struggle to keep clean. He said at the moment there were individuals living in their vehicles on the street. He said St. Francis House had a vast impact on the street and thought a lot happened on this corner. He said expanding put a lot of pressure on residents and business owners as it was a City-wide issue.

Public hearing was closed.

Ms. Dembowski responded to public comment and stated St. Francis House owned the building and it operated as shelter prior to hurricane Matthew and Irma. She said it had been vacant due to needing repairs. She said this was not a new expansion for the agency as they were only restoring what they had once used. She said the agency only provided services to those who wanted to get out of homelessness and into housing.

Mr. Mistely stated this would operate as it did prior to the hurricanes and serve the same number of people.

Mr. Dembowski replied in the affirmative.

The Board discussed:

- Staff report noted twenty people were the limit for the operation at the facility
- Asked if those living in vehicles were associated with the agency
- Questioned the current capacity of the parking lot

Applicant response:

- Fire Code allowed thirty-seven but no more than twenty unrelated people
- Building was for people with minor children
- People in the vehicles were not associated with the organization but they had reached out to offer services
- Without receiving services from St. Francis House, people did not receive showers or food from the agency

Ms. Skinner said there was space for the amount of parking requested; however, they were not assigned spaces.

Mr. Misterly asked where the spaces were and what type of lot it was.

Ms. Skinner said it was the City parking lot on the corner of Granada and Bridge Street and it was determined there was capacity for the requested spaces. She said there would be an agreement between the City and St. Francis House to clarify no one could live in the vehicles.

Mr. Misterly asked if these spaces were public parking or City employee parking.

Ms. Skinner said it was both. She said her understanding were these nine parking spaces were extra which was verified thought other City departments and the nine spaces were required by Code.

Mr. DePreter asked what the City policy for people sleeping in their vehicles in the City parking lot.

Ms. Lopez said they would only be allowed to use the parking per the agreement and the parking lot was proprietary.

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Board discussion:

- Felt it was a reasonable request and lot was within 400 feet
- City had explained there would be no sleeping in their vehicles and parking was available
- Had testimony that people sleeping in their vehicles were not receiving services
- Provided a wonderful service and was a social issue that needed to be solved
- Not in favor of giving up parking in a public area as parking was hard to find in the area
- Asked if those who received services had to be registered
- Building was used prior to hurricanes and would not increase the capacity
- Questioned how many people in the program had vehicles, even though this could change daily
- Asked where people parked when this location was open before
- Questioned how the number of spaces was determined
- Asked if staff would use the parking
- Felt parking in St. Augustine was limited and if there was excess employee parking should convert those to public parking

Applicant response:

- Everyone had to complete an intake process to receive services
- Data collected was entered into the Homeless Management Information Systems Database
- Around 50% of the families had vehicles, but thought only four or five spaces at a time would be in use
- Parking was grandfathered in and was on Washington Street; however, due to remodeling now had to meet the new code standards
- Parking spaces would only be used for families with children and singles would not have access
- Parking had been determined from the nine permanent beds in the facility
- Staff parks where everyone else did

Ms. Skinner noted there had been several studies completed in relation to parking and there were a large number of spaces on the street and in downtown parking lots that were available. She said the City was actively working on informing the public regarding the parking that was available. She said there was a parking problem but most of the time it was management of the parking.

Mr. Blow noted this was the extreme south end of the parking where the City had vehicles parked.

Mr. Misterly stated he was not in favor of giving up public parking.

Mr. Davis said the parking was public. He noted the parking was on Washington Street before and due to the hurricanes, they had to update and meet the current code standards. He said he would rather give up the nine parking spaces and help the families than not.

Mr. Misterly asked what type of passes these would be or if signage would be put up.

Ms. Skinner said it would be a hunting pass.

Mr. Blow said the key was the capacity was not being increased as they had used this building before.

Mr. Misterly said his issue was the parking but seemed as nothing else was changing.

MOTION

Mr. DePreter MOVED to APPROVE Use by Exception 2022-0039 and it meets the standards as laid out by the staff in the documents. The motion was SECONDED by Mr. Davis.

Mr. Blow asked if the police could be more aggressive in monitoring the illegal drug issues.

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Ms. Lopez noted she had been in touch with Chief Michaux, City of St. Augustine Police, regarding the situation.

VOTE ON MOTION:
AYES: DePreter, Davis, Griggs, Blow, Misterly
NAYES: Pappas
MOTION CARRIED 5/1

7. Conservation Overlay Zone Development

Ms. Skinner announced that the applicant for item 7(f), Pelican Reef requested a continuance to the September 6, 2022 meeting as he had an emergency.

MOTION

Mr. DePreter MOVED to CONTIUNE item 7(f) to September 6, 2022 meeting. The motion was seconded by Mr. Blow and was APPROVED by UNANIMOUSLY VOICE VOTE

7. (a) 2022-0005 Continued from February 1, 2022 meeting – Jessica Shafer– Applicant & Owner
40 Hildreth Way

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

Mr. Fredriksson read the staff report and said based on a review of section 11-29 staff finds that the board can DENY the construction of a new wall/landscape feature per the applicant within Conservation Overlay Zone 1 at 40 Hildreth Way/ PID 151151-0010.

The applicant has not provided any additional information requested by the PZB in February or for clarification for staff on the permeability or distribution of water on or around the property.

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

Shane Shafer, Jessica Shafer, and Jonathan Summerfield, Professional Wetland Scientist, reviewed the application.

Mr. Misterly said Department of Environmental Protection (DEP) requested the applicant remove the coquina material that was on top of the wall and asked if the coquina was in the cells of the block too.

Mr. Summerfield said the coquina was not in the cells of the blocks. He said it was non-mortar, non-footer, tremron material that water could flow through. He said in front was the riprap and traditional rock; on top of that was a fabric material with coquina sand placed on top the riprap. He said the wall was independent of that and sand was not in the landscape wall. He said DEP considered the sand and filter fabric as fill and if it were removed, they would be in compliance.

Mr. Shafer stated they provided the engineer reports. He said DEP had sent two agents and they were in compliance, other than the shell that had been removed. He noted they had done everything that they thought needed to be done. He said they could demonstrate this would be acceptable.

The Board provided their ex parte communication.

31 certified notices were sent, 2 were returned in favor, 12 returned opposed and 13 had comments and additional emails attached.

Public hearing was opened.

Claire Norris spoke in opposition to the application and stated her property was adjacent to the Shafer's property. She said the water would have to go through her property and she no longer felt safe with the wall. She noted the applicant did not have permits when the riprap or wall was built. She urged the PZB to deny the application and refer the issue to Code Enforcement for removal of the wall. She asked the Board to protect the residences.

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Ted Mooney spoke in opposition to the applicant and said Conservation Overlay Zone One was the most restrictive and felt the applicant's wall was not a benefit to the public as a whole nor was it determined to not having a significant impact on the natural systems. He asked what the site conditions were and what were they prior to the wall existing. He said no determination could be made that the wall did not have significant impacts as the applicant had not provided the requested documentation to the PZB. He questioned the drainage patterns as no studies or proposals had been provided. He was concerned with the flood plain and the effects it could have on the marsh and neighboring properties. He urged the Board to deny the application and refer the application to Code Enforcement for removal.

Tawny Kern said the neighborhood had become stressed due to the hurricanes. She said the neighbors were trying to work with the City to find a solution to help with the flood issues. She said other properties in the area had projects denied that were in the Conservation Overlay Zone and this was over 300 feet long and, in a Conservation, Overlay Zone without approval from the PZB. She urged the Board deny the application. [3]

Gina Burrell read the PZB meeting minutes from the February 1, 2022 and April 5, 2022 and said she was informed by Code Enforcement that two stop work orders had been issued December 10, 2021 and July 6, 2022. She agreed with the City Staff's recommendation to deny the wall. She said no report from a hydrology engineer had been provided and urged the PZB to refer the application to Code Enforcement for the removal of the wall. She spoke with Jason Newman, Environmental Specialist with DEP who emailed the warning letter regarding unauthorized riprap fill which was dated April 11, 2022 and provided the letter to the Board. [4]

Patrick Cod said he informed the City in November or December regarding the building at the neighbor's home. He said Mr. Boles, Code Enforcement Inspector, told him this was not allowed without a permit. He said the applicant applied for an after-the-fact permit the same day, and the construction continued. He said the applicants had tried to tell everyone it was a decorative wall but had been advertised as a marsh bulkhead. He encouraged the Board to deny the application. [5]

Mark Metterhouse said his home was on stilts; however, when the water comes in it is from all directions, and his home was the lowest on the street. He said the homes down from them had a wall, which was grandfathered in and the water flowed directly on to his property. He encouraged everyone to work together because great things could happen if they did. [6]

Charles Fern spoke in opposition to the application and said impact statements should have be done prior to any work taking place. He said permits were not applied for until after the work had started and felt this could set a precedent for others. He was concerned with where the water would go as this was an ongoing problem and urged the Board to deny the application.

Nancy Bertogli spoke in opposition to the application and said the flooding was getting worse and worse. She said not everyone had the financial means to mitigate flooding and expressed that the PZB should deny the application and send it to Code Enforcement for removal.

Robin Mooney spoke in opposition to the application and said the wall violated several code criteria. She said other comments had provided evidence and reasons why the application should be denied.

[3] Picture attached to packet
[4] Letter attached to packet
[5] Photos attached to packet
[6] Photo attached to packet

Melinda Rakoncay spoke in opposition to the application and said applicants that provided information after the deadline should not be reviewed. She said the documentation requested in February should have been provided to the Board; however, it was not. She noted the denial recommendation from staff and urged the Board to do so.

Public hearing was closed.

Mr. Shafer replied to the public comment and said they were the lowest of the properties. He said the riprap had been in place for six or seven years. He said construction was not on going and they never worked after a stop work order.

Mr. Misterly pointed out the Board was not reviewing when construction took place as that was not part of the seventeen criteria.

Mr. Shafer said they had a letter from their engineer that stated, “decorative wall was pervious, and the riprap was pervious and was not adhered with any cementitious or mechanical fasteners”. He said they were not trying to build up the yard. He said Les Thomas, Architect, said the blocks were permeable, and there was no back fill. He stated this wall was decorative and they were not trying to hurt the neighborhood.

Mr. Summerfield said the material used for riprap was the preferred method for erosion control on shorelines. He said what had been constructed would not be a retaining wall under regulatory statues for the State. He said upland retaining walls were driven into the ground and made of impervious materials, and this wall was not that and had been placed in the uplands. He said upland retaining walls were not regulated as long as they did not cause adverse impacts by the configuration of them deflecting waves. He said wave energy was not an issue with this wall. He said the wall had no function when it came to deflecting or retaining water. He said the water did pool behind the wall which delayed the water from leaving the property; however, water would flow directly through it. He said the concerns were when coquina was placed on top the riprap but had been removed over the past two weeks per DEP to be in compliance.

Ms. Lopez said there were 17 criteria and thought the Board needed to focus on those specifically.

Mr. Misterly noted some of the criteria he questioned that needed to be answered by the engineer; however, he was not available at this meeting. He said specifically the water was delayed when exiting the property which identified an impact to the drainage. He asked if code criteria seven was impacted which was “impact on vegetation and animal communities”.

Mr. Summerfield replied no. He said this did not affect the wetlands which was less than five feet wide the riprap was appropriate with no impact on vegetation or wildlife.

The Board discussed:

- Questioned where the missing documentation was
- Saw survey was provided; however, it lacked topography
- To evaluate the drainage patterns on the site and for an engineer to properly evaluate a topography was needed
- Did not show the twenty-five-foot wetland buffer
- Questioned if the wall being in the wetland buffer would have an impact on wildlife and vegetation
- Asked for specification for the tremron blocks and why it was not provided
- Wanted the information from manufacturer to understand the porosity of the blocks to properly evaluate
- Questioned the ground water flow report in the engineer’s report but wanted it for a better decision
- Was there any pending investigation from the DEP or a consent agreement
- DEP mentioned there was something added onto the riprap

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- Questioned if there would be additional action by DEP for 40 Hildreth Way
- DEP could combine the two lots (40 Hildreth Way and 0 Hildreth Way) and have one consent agreement

Applicant and Mr. Summerfield response:

- Company who could have provided a topography survey did not feel comfortable entering neighboring properties
- Neighbors had called the City regarding trespassing
- Upland buffer was on the original survey, but surveyor would not add it to the new survey
- Not aware of the upland buffer prior to the wall, but in the condition it was in, would not impact it
- Wall would not have a significant affect as a clearing of the buffer
- Trees there were thriving, wildlife would adapt but not be adversely affected
- Blocks were not used as intended by the manufacturer
- No footer was used, and it was a split face block with alignment pins and used as a decorative wall
- Could be pushed over without force and only used to be in front of the riprap
- Blocks were used to beautify the property and was not structural
- No report was provided as far as he was aware
- Had requested a list of what was needed from staff and it was not provided
- Would be a consent agreement for 0 Hildreth Way and not 40 Hildreth Way
- DEP had deemed the riprap non-jurisdictional and DEP had no regulatory power over a wall placed in the uplands
- DEP had issues with the coquina and that was why it had been removed
- 40 Hildreth was in compliance with DEP but was unknow if DEP would treat the two lots separately or not
- Riprap did not meet the threshold for DEP and no permit was required
- Two lots combined did meet the threshold but had previous exemption verification for 40 Hildreth Way

Mr. Blow asked if the Board was looking directly at the decorative wall.

Ms. Skinner said the Board was correct in questioning the riprap and in 2016 when it was installed at 40 Hildreth Way it should have been reviewed by the Board for approval; however, Code Enforcement action was taken and the applicant was informed they would need to go before the PZB. She said in addition, the wall was installed behind the riprap and the riprap and wall were both issues, which had been continued onto the adjacent property.

Mr. Blow asked in 2016 when the riprap was installed, did PZB review the application and approve it.

Ms. Skinner advised she would need to check but knew there was a Code Enforcement file. She said property owners were contacted and they contacted DEP, and DEP stated it was not in their jurisdiction.

Mr. Davis asked if Curtis Boles, Code Enforcement Officer, was available.

Ms. Skinner said he was not.

Mr. Davis noted in the future if the Code Enforcement Officer attend and testify to understand the entire issue. He asked if the City had issued any stop work orders.

Ms. Skinner replied in the affirmative.

Board discussion continued:

- Board should have reviewed both the wall and riprap since it was in the Conservation Overlay Zone
- None of the documentation asked for was provided and there was not enough information to decide

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- Had mixed testimony about the wall being permeable
- Thought 95% of the lot was impervious
- If wall were smaller, might have been in favor but had an issue with the height
- Felt applicant received clear direction from past meetings
- Did not satisfy the seventeen criteria
- Wanted City Public Works staff to review and provide a report if appropriate
- Letter from engineer was not received in time to be reviewed and was not present
- Seventeen criteria were not referenced in the engineer's letter and questions could not be answered
- Board continued the application many times and clear direction was provided
- Thought criteria three "natural and proposed drainage patterns" was not met
- Felt the burden of proof was on the applicant to meet the seventeen criteria
- Criteria six "impact on the flood plain" might have been answered but there was not expert present
- Thought the riprap needed to be solved because without it, there would not be a discussion of the wall
- Could deny the application based on the information requested that was not provided

Applicant response:

- Riprap was fine to have according to the DEP in 2017
- Had not been an on-going case since then
- Experts were scheduled to be at the July meeting; however, it was cancelled due to lack of quorum
- Felt a continuance should be granted and could provide necessary documentation
- If not approved, would have to remove trees and felt this was a delicate situation
- Plants would be destroyed from machinery used to remove the wall

Mr. Pappas pointed out this was not about the DEP, because the riprap wall needed a City permit.

Mr. DePreter said the City never permitted the riprap and thought the Army Corp of Engineers approval was needed which as well had not been received.

Mr. Summerfield noted in 2020 the DEP took over for the Army Corp of Engineers. He said DEP determined this was in state assumed waters and DEP was addressing it. He said for the record, after he was brought on to the project, he had reached out to almost ten engineers and it took month and half to get a response.

MOTION

Mr. DePreter MOVED to DENY Conservation Overlay Zone One Development 2022-0005 as it had failed to meet the burden of proof and the seventeen criteria specifically two, three, six, and eleven, and with staff recommendation to deny the application. The motion was SECONDED by Mr. Pappas.

Mr. Blow asked if the Board able to deny the application with or without prejudice.

Ms. Lopez said no; however, there was an appellate process in the Code and that would be the procedure if the application was denied.

Mr. Blow asked if the one year waiting period would apply.

Ms. Lopez said the applicant could ask for a waiver.

Mr. Misterly asked what the next step was if the application was denied.

Ms. Lopez explained the applicant had an appellate right to the City Commission and then the Court system. She said there was a pending Code Enforcement case as well.

Ms. Skinner advised Code Enforcement was waiting the outcoming from this meeting before proceeding.

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

7. (b) 2022-0043 – Jessica Shafer– Applicant & Owner
0 Hildreth Drive / PID 151151-0020

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

Mr. Fredriksson read the staff report and said based on a review of section 11-29 staff finds that the board can DENY the construction of a new wall/landscape feature per the applicant within Conservation Overlay Zone 1 at 0 Hildreth Way / PID 151151-0020 based on a lack of information provided to thoroughly analyze this proposal.

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

Shane Shafer, Jessica Shafer, and Jonathan Summerfield, Professional Wetland Scientist, reviewed the application.

Mr. Misterly addressed the seventeen criteria and highlighted the ones that concerned the Board.

Mr. Shafer asked if the application could be continued in order to have a fair review.

Mr. Summerfield noted the differences between 40 Hildreth Way and 0 Hildreth Way. He explained it was a vacant property; however, the vegetation had been removed prior to purchasing the property. He said he was hired after DEP sent warning letters regarding the riprap and wall. He noted there was evidence that topsoil had been removed closer to the wetlands and wall. He said there was a different soil profile in the cluster of trees in the uplands on the site.

Mr. Misterly asked in relation to criteria seven if there was an impact of development on vegetative and animal communities.

Mr. Summerfield explained DEP had determined the wetland line was under the riprap. He said the riprap was meant to serve as shoreline protection and it was not a significant impact on the wildlife or the vegetation.

The Board provided their ex parte communication.

21 certified notices were sent, 0 were returned in favor, 3 returned opposed and 3 had comments and additional emails attached.

Public hearing was opened.

Ted Mooney said if the permit process had been followed and direction had been received early on in the process then the rules could have been followed. He said if it was as harmless as the applicants indicated they needed to prove it. He encouraged the Board to allow the applicants to provide the information.

Tawny Kern spoke in opposition to the application and said the rules had not been followed and thought there was a disregard for the neighbors. She said she loved her neighborhood and felt since they were contractors, they should have been aware of the process. She urged the Board to deny the application.

Patrick Cod said since the beginning the wall had been called decorative but felt this would not be something anyone would want to look at daily. He said the mangroves were beautiful and he did not understand how it could be any better than the natural state.

Mr. Misterly encouraged the public to base comments on the codes seventeen criteria.

Gina Burrell said the applicants had a long time to provide the needed documentation.

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She said the applicants brought an Environmental Scientist, but the Board asked for a Hydrology Engineer. She urged the Board to deny the application

Melinda Rakoncay said the applicant was asking for a continuance based on the lack of quorum that cancelled the July meeting. She said all the documentation should have been turned in for the July meeting, but it was not. She said he had an extra month to prepare and still had not turned the documentation in. She felt the neighbors had dealt with this long enough.

Charles Smith spoke in opposition to the application and said if one were denied the other should be as they were joined and felt they could not be separated.

Nancy Bertogli urged the Board to deny the application and said there had been no evidence submitted that proved this met the criteria to be approved. She urged the Board to not continue the application as it brought neighbors back over and over. She asked the Board to deny the application.

Robin Mooney felt the Board should deny the application and send back to Code Enforcement. She said it was a continuous wall and if one application was denied this should be too.

Public hearing was closed.

Mr. Shafer felt it would be appropriate to continue the application in order to provide more documentation.

The Board discussed:

- Had to focus on the seventeen criteria
- Did not have information on the drainage plan
- Status of riprap had not been provided and unsure if PZB had approved
- Lack of information and unable to evaluate the application
- Wanted the know the elevations, ground height, and flood heights compared to the top of the wall and information was not available
- Board had been clear on what was required and should have provided the documents
- Application did not meet the following criteria #3 (natural and proposed drainage patters), #6 (impact on flood plains), #11 (impact of development on shoreline by linear feet)
- Board had requested block information, topographic survey, and engineers hydrological report on how water moved
- Letter from engineer was to broad and was unable to connect the seventeen criteria
- Not in favor of continuing the application

Mr. Misterly asked if the motion could be different than the prior application.

Ms. Lopez said each case was specific. She said the Board was able to use the evidence that would support a continuance or denial.

MOTION

Mr. DePreter MOVED to DENY Conservation Overlay Zone Development 2022-0043 on the grounds that it had not met the burden of proof for the seventeen criteria specifically:

- **#3 natural and proposed drainage patters**
- **Wanted more information about one lot being lower than the other**
- **#4 effect of point and nonpoint discharge in the marine environment**
- **#2 the site's relationship to adjacent properties, bodies of water and surrounding conservation zones**
- **#11 Impact of development on shoreline by linear feet and percentage of cite. This one specifically as 100% of the shoreline was covered**
- **Was a higher burden of proof since lot was 100% covered**

- **Staff had recommended denial**

The motion was SECONDED by Mr. Pappas.

Mr. Misterly asked if criteria #6 impact on flood plain, could be added to the motion and noted staff recommendation was based on lack of information.

Mr. DePreter AMENDED the MOTION to included criteria #6. The AMENDED motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:
AYES: DePreter, Pappas, Griggs, Blow, Davis, Misterly
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[7]

7. (c) 2022-0031 Continued from June 7,2022 meeting – Ryan Carter – Applicant c/o Carter Environmental Services
John Andrews – Owner
97 Coquina Avenue

Ms. Griggs recused herself from the application.[8]

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 provide their ex parte communication.

There were no additional public notices as the item was continued from June meeting.

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

The Board discussed:

- Docks in the area were small sitting docks and this would be the first big dock
- Concerned with the access of getting in/out during low tide
- Questioned the size to of the dock to the north of the proposed
- Unsure of dock size but felt owner should be allowed to have a dock
- In favor of the application and felt it hugged against the marsh to stay out of the channel as much as possible
- Was a risk of being stuck during low tide but informed boaters knew that
- Docks were more compact and was in support
- Felt applicant addressed the Boards concerns
- Vast improvement and provided more information regarding the navigation through the creek
- Asked if old dock would be removed and should it be added to the motion

Applicant response:

- Would be a twenty-foot slip and felt it was very reasonable request
- Unsure of the size but thought it was only an observation deck
- Some docks were older and did not follow the dock instruction guidelines and were not five feet above mean high water line
- If proposed dock were in place, it would be thirty-seven feet in the channel to pass
- Applicant noted old dock would be removed

[7] Break from 5:47p.m.-5:58p.m.

[8] Recusal form attached to original minutes

MOTION

Mr. Blow MOVED to APPROVE Conservation Overlay Zone the application 2022-0031 based on the revised drawing provided by the applicant and fact that the old existing dock would be removed. The motion was SECONDED by Mr. Davis.

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

7. (d) 2022-0032 Continued from June 7, 2022 meeting – Ryan Carter – Applicant c/o Carter Environmental Services
John Andrews – Owner
99 Coquina Avenue

Ms. Griggs recused herself from the application.[9]

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

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 and reviewed the revised drawing.

Mr. Blow asked if the revised drawing was allowed. He noted the Board had tied the revised drawing to the previous motion.

Ms. Lopez advised the Board any evidence provided could be included as part of the hearing.

Mr. Carter noted he would resend the evidence provided to staff.

The Board provided their ex parte communication.

There were no additional public notices as the item was continued from June meeting

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

The Board discussed:

- In favor of the revised layout and liked that it hugged the marsh
- Kept the channel open to other boaters and property owners
- Was in support of the application

MOTION

Mr. Misterly MOVED to APPROVE Conservation Overlay Zone One Development 2022-0032 with the note that it was the revised layout as presented and not the one in the packet. The motion was SECONDED by Mr. Pappas.

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

7. (e) 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

[9] Recusal form attached to original minutes

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 modification to White's Wharf walkway entrance at 135 Avenida Menendez/ PID 196210-0000.

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

Jennifer Conner reviewed the application.

Ms. Lopez asked if they were to remove the dogleg and the applicant agreed

The Board provided their ex parte communication.

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

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

The Board discussed:

- Was a very minor change
- Trusted staff to assist with safety and ADA compliance
- Felt it did not trigger any of the seventeen criteria for the Conservation Overlay Zone
- Questioned if the old wooden dock including the piling would be removed

Applicant response:
- On City property but was willing to remove the pilings completely

Mr. Blow asked if the applicants were to be held liable for complying with the ADA requirements as there were many lawsuits over ADA compliance.

Ms. Lopez stated the liability was on the applicants as it was on their property; however, anything on the City's property would have to comply with the ADA. She said the challenge was where the two slopes meet.

Mr. Davis felt this connection was no different to a sidewalk or driveway connection as it was from private property to City property; however, it was at a seawall instead.

Board discussion:

- Entire walkway would be on the owner's property which avoided long term potential with issues
- From the seventeen criteria this was an overall improvement
- Thought the walkway would be tricky along the Bayfront but encouraged the City to assist with the tie in
- Made a cleaner entrance to the restaurant

MOTION

Mr. Davis MOVED to APPROVE Conservation Overlay Zone One Development 2022-0042 on the basis that it meets all the criteria and the applicant would remove the piling completely and not cut them off at the mud line. The motion was SECONDED by Mr. Blow.

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

7. (f) 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.

See Motion under Item 7 before the 7(a) application.

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

Application was withdrawn by the applicant.

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

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).

Ms. Skinner provided a brief overview of the topic for the Board. She said that Staff would need a Board sponsor to continue the process and if so, it would be heard at a later date for a formal recommendation to the City Commission.

Dan Hilburn, who spoke on behalf on Matt Stevens, said there was a property at the end of Spanish and Cuna Street in the HP-3 district and the area could not have a not-for-profit club currently. He said the proposed idea was to have a private establishment for locals with food and drinks. He said if this were a for-profit establishment, it could be there as it was allowed; however, by being private entity it would be a more limited establishment. He said the positives were less people than a what could potentially be there, would be for locals only and could possible help raise money for local charities.

Mr. Misterly remined the Board this was a proposal for a code change. He said if the code changed the proposed project would still have to be reviewed by the PZB as a Use by Exception.

Mr. DePreter asked if this was a rezoning request.

Ms. Lopez advised this was a legislative issue and the request was for anyone to have a private club in that zoning category.

Mr. DePreter said this would go before the City Commission for the same type of discussion and there was not a change of zoning or future land use.

Ms. Lopez said that would be part two. She said this would solve the zoning issue in HP-3.

Mr. DePreter asked what the criteria was.

Ms. Lopez it was a legislative change. She said the Board needed to think about if this was good public policy for the City as a whole for any applicant to have a private club in HP-3.

Public comment was opened.

BJ Kalaidi spoke in opposition to allowing 501(3)C clubs in the HP-3 district. She offered alternative locations in the hopes of preserving the HP-3 district. She said this should not be allowed in HP-3 for anyone. She said looking at the map provided, if City staff could provide the address of the locations pinpointed for the public to better understand and following along.

Mr. Misterly asked the general reason for being opposed to the change.

Ms. Kalaidi stated we needed to preserve the HP-3 district as there were multiple drinking locations and the club could find alternative locations to have their meetings. She felt this was not the proper place and thought this would add to the night life issues.

Mr. Davis said permitted by Use-by-Exception in HP-2 was not-for-profit clubs, cocktail lounges and taverns, but in HP-3, a not-for-profit club was not allowed but the others were.

Ms. Kalaidi said HP-3 needed to be left alone. She said her concern was preserving

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what was in the downtown area. She felt the zoning needed to be upheld as the downtown character was changing. She said she thought there were other places to have this.

Melinda Rakoncay said the only non-profit club was in HP-2 was the VFW, which no longer existed. She said there was no need to have it anymore in HP-2 and she was not sure why they would want to expand it into HP-3, which was the Colonial district. She was concerned with the Colonial district becoming the drinking area. She said the proposed location was the home of reenactments and it was tucked into more of the historic part and being associated with the distillery could provide a different feel. She said felt a private club would encourage drinking.

Public comment was closed.

Mr. Hilburn said this was not distillery sponsored in any way. He said one alternative location mentioned was in a residential neighborhood and he did not feel that was a good spot to have a not-for-profit. He said this location was zoned for a tavern, but they wanted to make this a place for locals and limit it while being respectful to the community.

Board Discussion:

- Not passionate about the topic
- Would be a Use-by-Exception and if approved would not be approving the proposed as that would require a formal hearing
- Particular proposed location did have a lot of noise complaints previously from bars
- Board had strongly opposed to approving bars in that particular area
- Not opposed to leaving the Code how it was
- Concept was to have a place for locals to avoid having to compete with tourist
- Concerned with how it would truly be a private entity
- Could address the concerns if this were a Use-by-Exception application
- Questioned why HP-2 and HP-3 definitions were not the same
- Did not want to add more to the Code but wanted to clean up Codes that were inconsistent
- Thought it could fit somewhere in the HP district
- Felt unclear about the criteria for the change
- Seemed to be a request for a particular property
- If zoning were changed, it should have a public good beyond one project
- No guarantee it would be only locals
- Location was zoned to be a tavern and could be open until 2:00 a.m.
- More conditions could be added since it would be a Use-by-Exception; however, a tavern was allowed and did not need approval
- Neighborhood had struggled with having a bar in the area
- Unsure if there was an advantage of having a not-for-profit club opening in HP-3
- Unsure as the club could have more conditions and a tavern would not which was allowed in HP-3

Mr. Davis asked what stopped someone with having a private club that was for profit. He said zoning would not change as it would be a Use-by-Exception but would have to be for-profit and could be treated as a non-profit.

Ms. Lopez said the Code defined it as “other than maintained for profit”.

Board discussed:

- Felt a not-for-profit would have a tax advantage
- Questioned if it might be easier for a not-for-profit to obtain a liquor license than being for-profit

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- Questioned if the location would still have to pay taxes

Ms. Lopez explained it depended on who owned the building. She said if the property were owned by anyone other than the not-for-profit, they would.

Mr. Misterly asked Mr. Hilburn to explain the reason for having the not-for-profit over a bar in the location.

Mr. Hilburn replied the reason was privacy. He said for a public establishment it was harder to restrict the entry. He said as a non-profit, Mr. Stevens was not looking to be a bar owner but instead, having a place for local people just like him. He said he was unsure regarding the liquor license, but in other clubs like this, it would restrict who could buy alcohol.

Mr. Davis said he wanted to know the answer regarding the liquor license. He said the Board needed to know to avoid future issues if this were to be allowed.

Mr. Pappas said it was a creative way to have another type of business in the area but wanted to know more regarding the details.

Ms. Lopez searched the Department of Business and Profession Regulations (DBPR) site and said it was 11(c) licenses which was for lodges and other clubs for consumption on premises, and the permeant license fee was $400.00. She said she was not an expert but thought that was a smaller fee than having a corporate bar.

Mr. Hilburn said he was unsure. He said he understood the concerns and reiterated this was not promising them anything but simply moving it forward to be heard by the City Commission. He noted they were cautiously optimistic with the neighbors. He encouraged the Board that if they felt there was any positivity by adding a not-for-profit it should move onto the next step.

Board discussion:

- Not opposed to moving it forward to the City Commission
- Felt there would be more public response than at PZB
- Did not have strong opposition or support
- Thought it was odd to have a not-for-profit in one HP district and not in the other
- Had not been an issue with it being allowed as in exception in the HP-2 district
- Not opposed to exploring it further as there was no commitment
- Asked if there were any true not-for-profit clubs in the HP-2 district and if not, perhaps the City Commission could eliminate it from the Code

Ms. Lopez noted that was not up for discussion currently and it would be a little more difficult than that because it would remove property rights

Mr. DePreter said his concern was the loophole in not paying property taxes. He said if it were a club and it was a Use by Exception the Board was not able to stipulate the club could not own the building. He said there were a lot of non-profits in town and he did not want to increase that burden.

Mr. Blow agreed. He noted it was a substantial amount of money and if a bar could be a non-profit, they would not have to pay real estate taxes.

Mr. Misterly asked if they were able to have a not-for-profit bar versus a profit bar to understand why this would be a benefit.

Ms. Lopez advised if the Board was unable to recommend this to the City Commission then perhaps all the questions brought up could be clarified by Mr. Hilburn and Mr. Stevens could explain at another meeting in the future.

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Mr. Misterly said the "ask" was optimistic, but ultimately it was a property in downtown St. Augustine and money had to come into play somewhere. He said he did not understand the benefit or how it made sense.

Mr. Hilburn noted property taxes would be paid as they would not own the building. He said the membership would not be ten dollars and money would have to be made. He said at the next layer, the Board could add conditions. He said it was not a bad idea to have a non-profit in the area but if there were things about the non-profit that the Board did not like it could be determined at the next step when the Use-by-Exception was discussed. He said the Board should have options and they were asking to keep the options open.

Ms. Lopez said there was nothing stopping them from moving forward and the Board could ask for a different definition which could have more qualifiers for a private club. She said this would be a way for Staff to work on the Boards concerns thoroughly.

Mr. Misterly asked if they were allowed to designate someone on the Board to review and work out the issues before the entire Board reviewed it again.

Ms. Lopez replied in the affirmative.

There was Board consensus for the item to be brought back to the Board after further review by City staff and Mr. Blow.

b. Planning and Zoning Board discussion related to potential code amendments pertaining to Historic Preservation and the issue of partial demolition.

Ms. Skinner provided a brief overview regarding the topic and said the draft had the amended language which defined partial demolition and, Julie Courtney, Historic Preservation Officer, was available to answer any questions.

Mr. Misterly said the City did a great job addressing a lot of his concerns and felt this was better for homeowners. He said the City clarified the intent that historic homes should be built back with visual aesthetics only and should be similar to what was. He said the main concern was to have the homes keep the visual historic character. He noted he was pleased with several items that had been added.

Mr. Blow felt Mr. Misterly made a tremendous effort to help protect the property rights of homeowners.

Mr. DePreter asked if this did not apply to every house, only the designated homes. He asked if this helped streamline the partial demolition as there would no longer be the need for fifty- year review on every house as these were designated.

Ms. Skinner said they sent out over 1,600 letters to regulated structures that were considered contributing in the National Register Historic District. She said it was now clearly defined. She said the criteria outlined five critical elements and were clearly defined for staff to review or at HARB.

Mr. Davis questioned page 8, section 10.

Ms. Lopez said they created a definition for "regulated structure" which was different than a historic structure and noted the definition for a regulated structure.

Mr. Davis said his confusion was where it stated, "in the event that HARB desires not to issue a demolition or partial demolition permit for a structure that it finds could meet the criteria for a historic landmark, the HARB shall initiate proceeding for designation of the structure as a historic landmark". He said that provided HARB the ability to start the process when the homeowner needed to make repairs or tear down the house.

Ms. Lopez explained those were for Local Landmarks. She said the Wisteria House across from City Hall was a Local Landmark,

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and it met the elevated level of criteria that deemed it a Local Landmark. She said the intent was if it truly met the criteria, it could be a Local Landmark, which was the same as a National Landmark but at the local level and the same criteria was used.

Mr. Davis said it continued to say "no property shall be designated as a historic landmark without first providing the owner of the proposed historic landmark with notice and an opportunity to be heard in the same manner as that provided for a rezoning". He asked if that meant the application would come before the PZB.

Mr. Lopez replied no, it would only be heard at HARB. She said this was the way HARB designated local landmarks.

Mr. Davis stated if the owner disagreed, was the homeowner able to be heard by a different Board or did, they have to return to the same Board twice.

Ms. Lopez said it would be heard through an appeal.

Mr. Davis felt another Board needed to review it besides HARB.

Ms. Skinner noted this would open the option for tax credits.

Ms. Courtney said the Local Landmark designation for the Wisteria House was owner initiated to obtain an Ad Valorem Tax exemption. She said HARB had not pursued Local Landmarks actively as there were only five as of now.

Mr. Davis said was just trying to be cautious and wanted to safeguard the public to have the option to appeal to a higher Board.

Ms. Lopez noted as of now, HARB would make the decision and the appeal would be heard by the City Commission.

Mr. Davis said he did not want a government Board take away private property rights.

Ms. Lopez asked if the concern addressed for the first decision to be by HARB and then appealed at no charge to City Commission.

Mr. Davis replied in the affirmative.

Mr. Blow stated the fee for the appeal was minimal compared to the fees to obtain attorneys and experts for the appeal. He said if a HARB Board in the future deemed a home a local landmark and the City lost the appeal; the City should have to reimburse the applicants expenses.

Ms. Lopez stated she could include that when speaking to the City Commission but thought that could become pricy for the City.

Mr. Misterly asked if a home had been remodeled prior to this ordinance and after this were to pass, what era would be used for the placement.

Ms. Lopez noted the memo under new concepts item (c). She said the home would be evaluated in the era of the house and would be on a case-by-case basis.

Public comment was opened.

Melinda Rakoncay said there were many historic homes that needed to be saved regardless of how the owner felt. She was concerned with item ten on page 8, regarding total demolition, and understood the designation to save the home would need permission from the owner.

Ms. Courtney advised there was new State legislation effective July 1, 2022, and that was referred as House Bill 423, which significantly impacted the review of demolition for buildings that were in flood plains and below the flood level.

Ms. Lopez said this meant if the home qualified for complete demolition under the statue then the City was not allowed to designate it a local landmark, replacement review of the replacement structure. She

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provided an example of what that would consist of.

Public comment was closed.

There was Board consensus to send the Ordinance to City Commission with the concerns mentioned by the Board.

9. Adjournment

Having no further business, Mr. Misterly adjourned the meeting at 7:55 P.M.[10]

Grant Misterly, Chairperson

DRAFT

[10] Transcribed by Elyse Wiemann

TO: Planning and Zoning Board

DATE: September 6, 2022

RE: **VARIANCE 2022-0041 – Continued August 2, 2022**

AGENDA ITEM	4(a)
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 the hopes of preserving an existing home which was built in 1910. Another goal, in addition to preservation efforts, is to provide "ample" off-street parking at this property through relocating the home further away from the street. Unfortunately the home is too wide to meet current setback requirements 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 typically calls for larger lots. Preservation efforts for the existing home which was built in 1910 are being pursued which also makes 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;

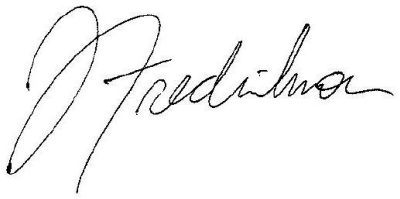
   No.

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.

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'.



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.

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: 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 oginally 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 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.

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.

Signature of Applicant — Date: 6

Signature of Property Owner — Date: 6/9/2022

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.

Hunter Hayden

Print name of applicant

Signature of applicant

6/9/2022

Date

10/31/17

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 93 Oneida Street St. Augustine FL

Applicant's Name: Hunter Hayden Applicant's Signature: HZHayden

Owner's Name: Hunter Hayden Owner's Signature: HZHayden

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

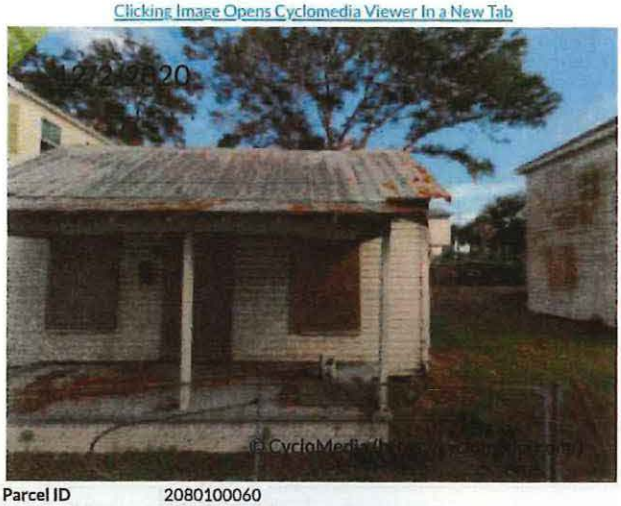
Sales Questionnaire Form

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 *The Description above is not to be used on legal documents.
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

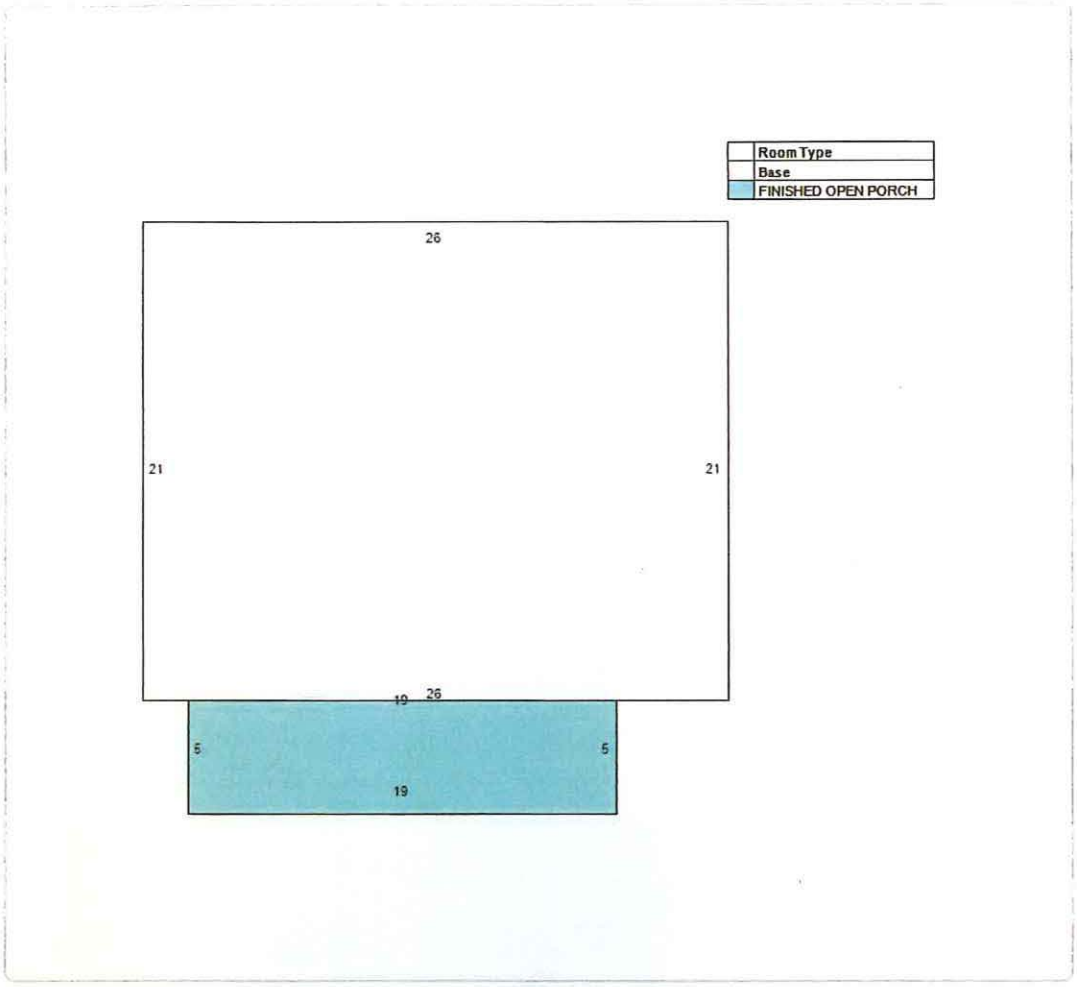
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$0	$0	$0	$0	$0	$0	$0	$0	$0

Building Information

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

Developed by Schneider GEOSPATIAL

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

Version 2.3.20

St. Johns County, FL

Overview

Legend

☐ Parcels

Parcel ID	2080100060	Physical Address	93 ONEIDA ST SAINT AUGUSTINE	Building Value	$3,606	Last 2 Sales			
Property Class	0100 - Single Family	Mailing Address	OASIS EQUITY HOLDINGS LLC 93 ONEIDA ST SAINT AUGUSTINE FL 32084-0000	Extra Feature Value	N/A	Date	Price	Reason	Qual
Taxing District	City of St Augustine			Total Land Value	$90,090	3/19/2021	$950000	01	Q
Acres	0.05			Just Value	$93,696	n/a		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

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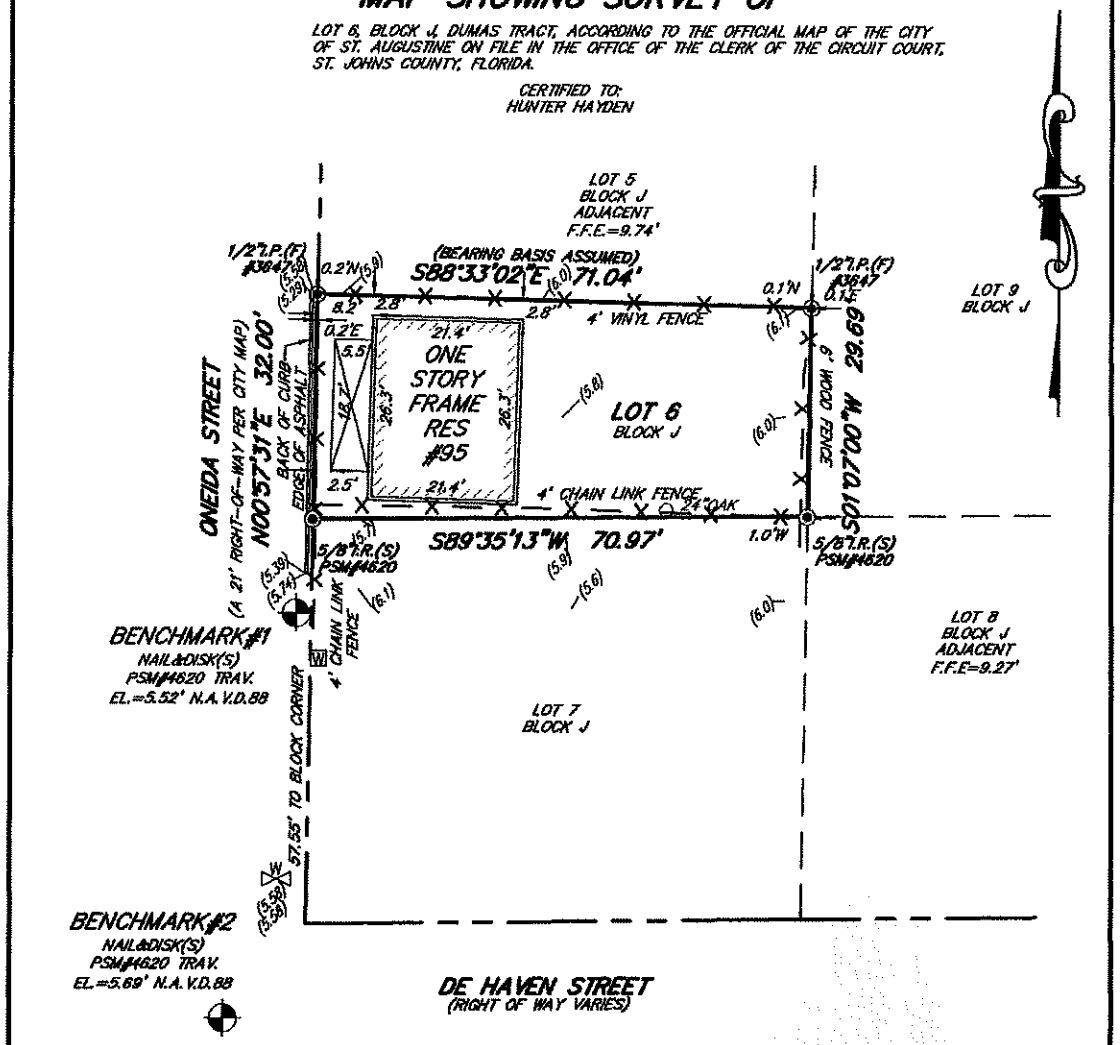
MAP SHOWING SURVEY OF

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	RES.	– RESIDENCE
ID.	– IDENTIFICATION	℄	– CENTERLINE
N.A.V.D.	– NORTH AMERICAN VERTICAL DATUM	≠	– DENOTES NOT TO SCALE
sq. ft.	– SQUARE FEET	W	– WATER METER
I.P.(F)	– IRON PIPE FOUND		– EXPOSED CONCRETE
I.R.(F)	– IRON ROD FOUND		– COVERED AREA
I.R.(S)	– 5/8" IRON ROD SET (PSM#4620)	(W)	– WELL
	– WOOD POWER POLE	TYP.	– TYPICAL
—OHE—	– OVERHEAD ELECTRIC		– BRICK PAVERS
CONC.	– CONCRETE		– WATER VALVE
○	– TREE		

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

GRAPHIC SCALE
20 0 10 20
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 plat 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 beheld 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 data.
- 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: 12/17/2018, the property described hereon appears to lie in Zone AE 8'
- 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:	DWG. BY:
21-0220	07/27/20	1" – 20'	775/21	N.H.F.	R.J.B.

TYPE: BOUNDARY

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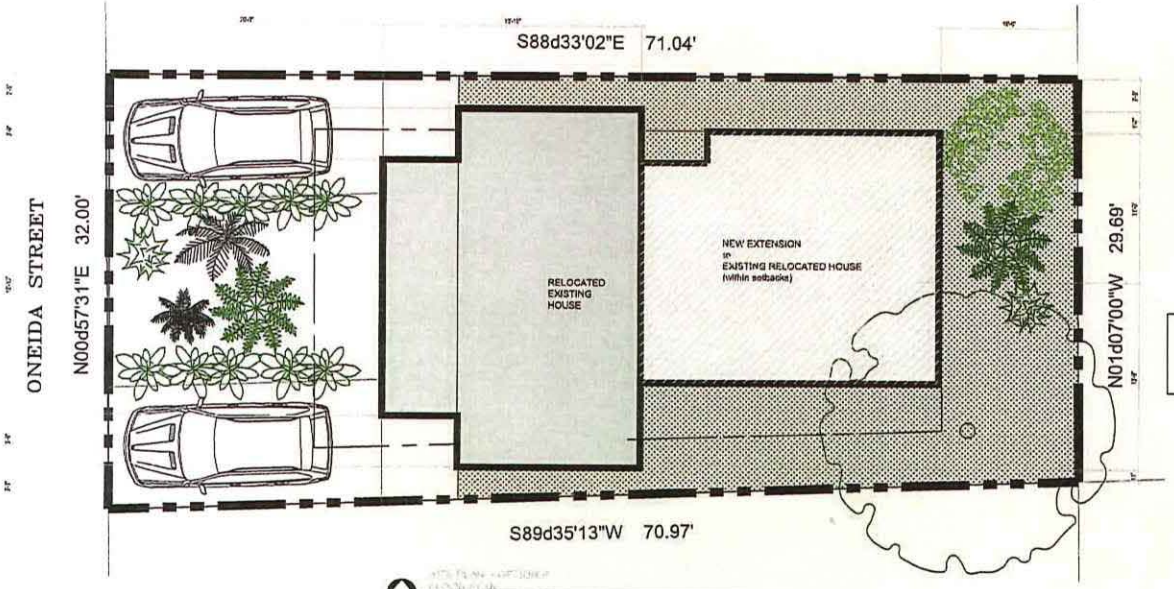
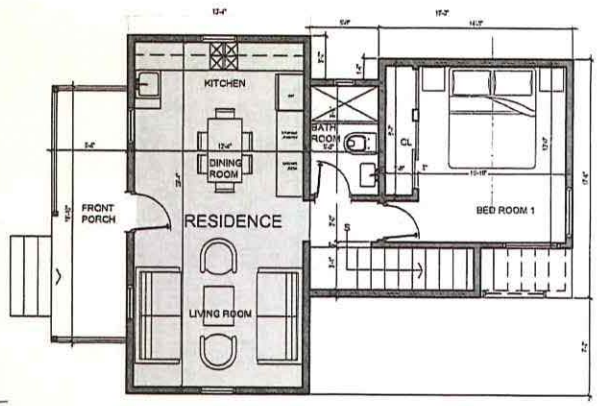
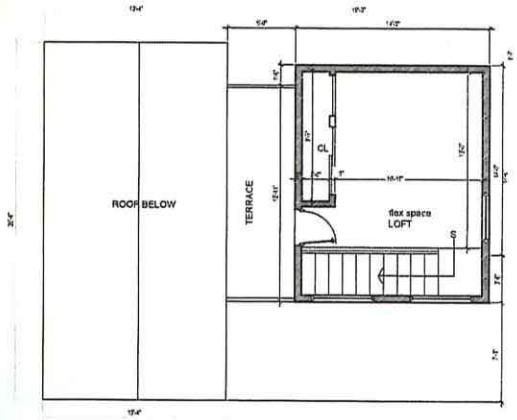
NICHOLAS H. FRANKLIN
6170 A1A SOUTH #316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-6877 FAX (904) 471-6876

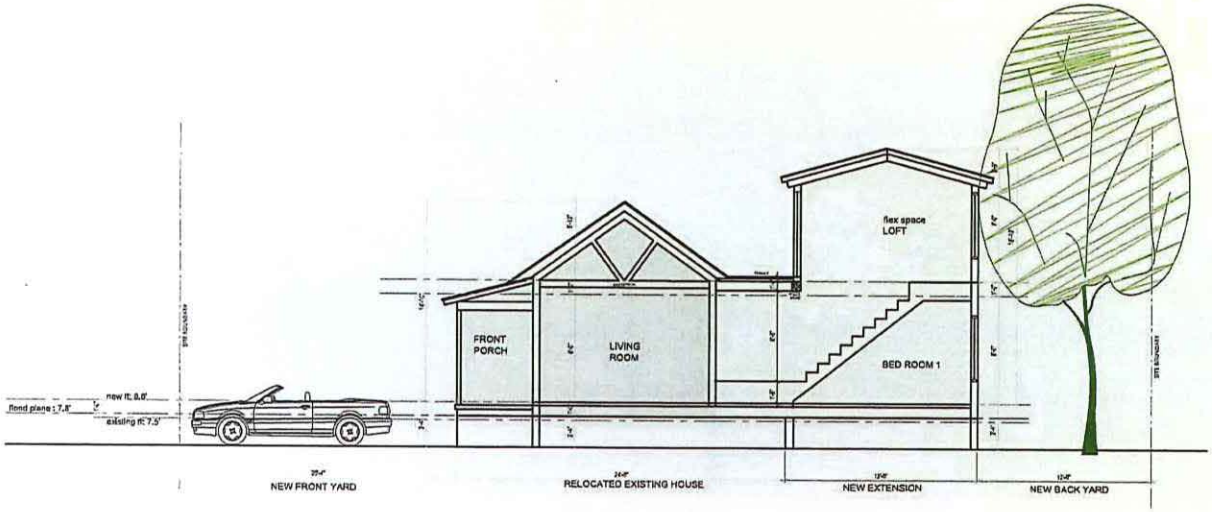
Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

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









	SQUARE FOOTAGE
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
LOT	[illegible]
LOT COVERAGE	[illegible] %
TOTAL BUILDING HEIGHT	[illegible]

[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

SANDRA HERRERA

HAYDEN RESIDENCE

93 Oneida Street, Saint Augustine, FL

DESIGN PROPOSAL
PLANS & SECTION

FOR REVIEW
PLANNING
[illegible]

P-1

TO:	Planning and Zoning Board
DATE:	September 6, 2022
RE:	**VARIANCE 2022-0053**
AGENDA ITEM	4(b)
APPLICANT	Builders Service Aluminum
OWNER	Russ & Merit Lee
LOCATION	51 Menendez Road / PID 221710-0000
REQUEST	To reduce the side setback from 10' to 5' to allow for the construction of a screened in spa area.
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.

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. The applicant is proposing adding a screen enclosure to a spa area 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 there is existing vegetation in the backyard based on pictures provided by the applicant. The location of the vegetation makes this the only place for a spa to exist without altering or removing existing bamboo, shrubs, and other plants.

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

   The disadvantage of the existing vegetation on the lot proves difficult to build a spa enclosure within the required setbacks.

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

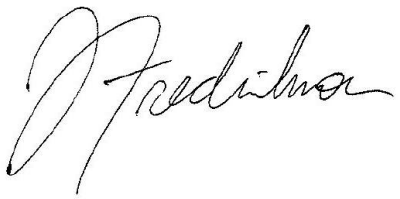
   It is highly unlikely that vegetation was planted far enough in advance so that the placement of a spa area would be forced to be located in a required side yard.

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 decrease the side yard setback at 51 Menendez Road / PID 221710-0000 from 10' to 5'.



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: _____

Receipt Number: 2433869 Meeting Date: 9/6/22

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

1. NAME OF APPLICANT: _____ Contact Number: 797-1739
   Business (*if applicable*): BUILDERS SERVICE ALUMINUM
   Address: 3555 UTI. SO. City: ST. AUGUSTINE State: FL. Zip: 32086
   E-Mail Address: _____

2. NAME OF PROPERTY OWNER: RUSS & MERIT LEE Contact Number: _____
   Business (*if applicable*): _____
   Address: 51 MENENDEZ RD City: ST. AUGUSTINE State: FL Zip: 32084
   E-Mail Address: RON@BUILDERS SERVICE.NET

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 19 Block: 52
   Subdivision: DAVIS SHORES Parcel Number: 2217100000

4. PROJECT STREET ADDRESS: 51 MENENDEZ Rd

5. SPECIFIC PROPOSED USE: SCREEN ROOM

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

7. DESCRIPTION OF ACTION REQUESTED: SIDE SET BACK 5'

8. JUSTIFICATION FOR ACTION REQUESTED: TO SCREEN SPA AREA

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:_____

SEE LETTER + PICTURES

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.

X _____ 8-1-22

Signature of Applicant Date

X _____ 8-1-22

Signature of Property Owner Date

04/18/2019

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

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

BY: x _____
Signature of Owner

x Merit Lee
Print Name of Owner

904-797-1739
Telephone Number

State of FLORIDA

County of ST. JOHNS

Signed and sworn before me on this 1ST day of AUGUST, 2022

By MERIT LEE

Identification verified:

Oath sworn: _____ Yes ✓ No PERSONALLY KNOWN

Notary Signature: _____

My Commission expires: SEPT 13 2024

WILLIAM KINNEY JORDAN III
Commission # HH 017423
Expires September 13, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

Rev:022117

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.

Marit Lee

Print name of applicant

Signature of applicant

8-3-22.

Date

10/31/17

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: _____

Applicant's Name: MERIL LEE Applicant's Signature: X Meril Lee

Owner's Name: MERIL LEE Owner's Signature: X Meril Lee

St. Johns County, FL

Apply for Exemptions

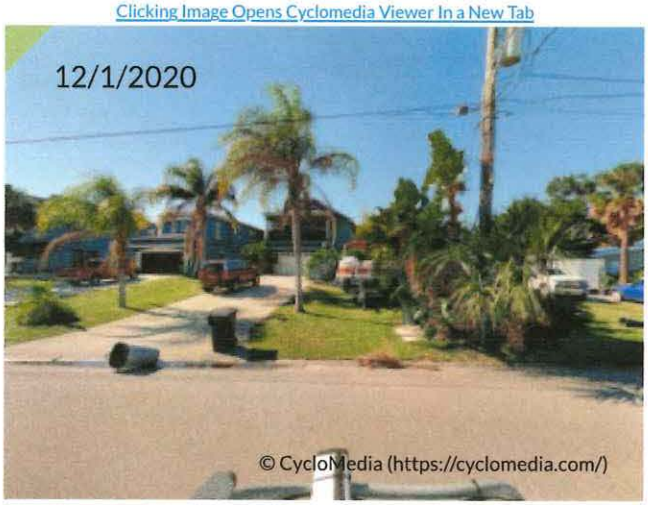
Apply for Exemptions

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab



Parcel ID	2217100000
Location Address	51 MENENDEZ RD SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores South (590)
Tax Description*	3-100 DAVIS SHORES LOT 19 BLK 52 OR3749/1614 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	21-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.150
Homestead	Y

Owner Information

Owner Name	Cohen Merit Lee 100%
Mailing Address	51 MENENDEZ RD SAINT AUGUSTINE, FL 32080-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map

Valuation Information

	2022
Building Value	$278,681
Extra Features Value	$0
Total Land Value	$137,088
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$415,769**
Total Deferred	$133,350
Assessed Value	**$282,419**
Total Exemptions	$50,000
Taxable Value	**$232,419**

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	$202,783	$0	$102,000	$0	$0	$304,783	$274,193	$80,590	$224,193
2020	$178,607	$0	$91,800	$0	$0	$270,407	$270,407	$50,000	$220,407
2019	$178,803	$0	$91,800	$0	$0	$270,603	$267,685	$52,918	$217,685
2018	$180,767	$0	$91,800	$0	$0	$272,567	$262,694	$59,873	$212,694
2017	$183,380	$775	$82,875	$0	$0	$267,030	$257,291	$59,739	$207,291
2016	$185,352	$871	$82,875	$0	$0	$269,098	$251,999	$67,099	$201,999
2015	$203,607	$968	$63,750	$0	$0	$268,325	$250,247	$68,078	$200,247
2014	$193,647	$1,064	$53,550	$0	$0	$248,261	$248,261	$50,000	$198,261
2013	$157,869	$829	$43,350	$0	$0	$202,048	$202,014	$50,034	$152,014
2012	$159,513	$912	$38,212	$0	$0	$198,637	$198,637	$50,000	$148,637
2011	$161,158	$995	$42,458	$0	$0	$204,611	$204,611	$50,000	$154,611
2010	$162,802	$1,078	$47,175	$0	$0	$211,055	$211,055	$50,000	$161,055

Building Information

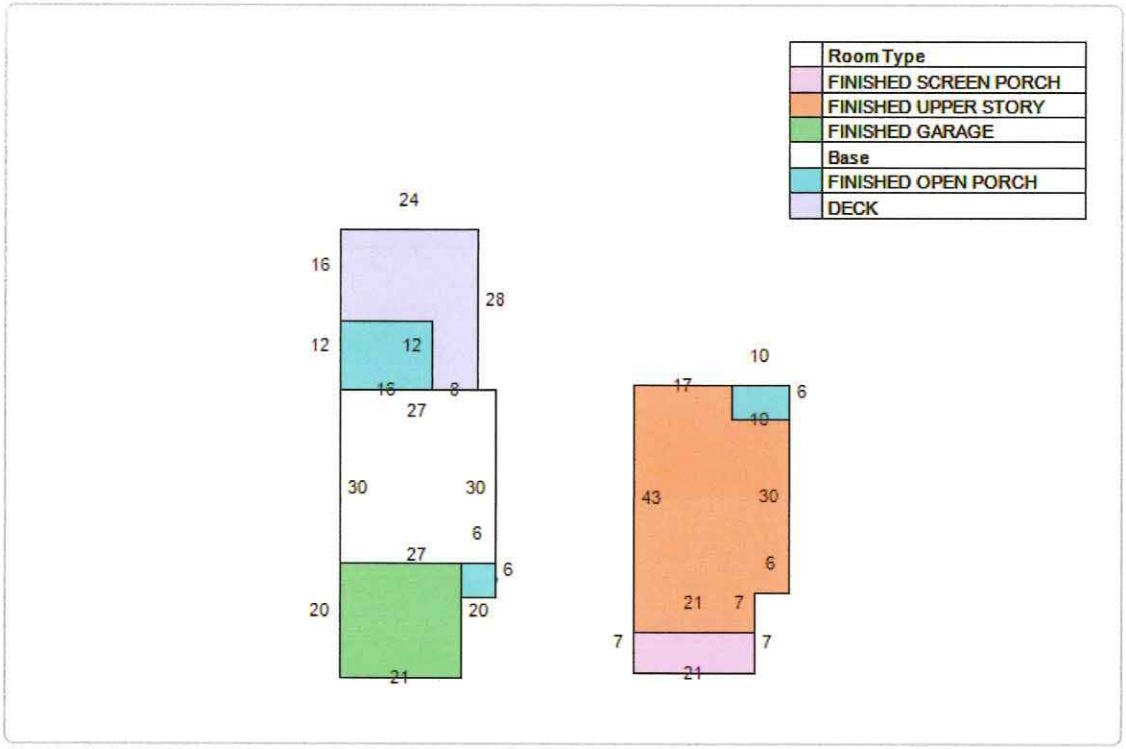
Building	1
Year Built	2008
Actual Area	3204
Conditioned Area	1869
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Stucco

Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Hardwood, Carpet
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	2.5

Description	Square Footage
FINISHED DECK	480
FINISHED OPEN PORCH	192
BASE AREA	810
FINISHED GARAGE	420
FINISHED UPPER STORY	1059
FINISHED OPEN PORCH	60

FINISHED SCREEN PORCH	147
FINISHED OPEN PORCH	36
Total SqFt	3204

Sketch Information



Land Information

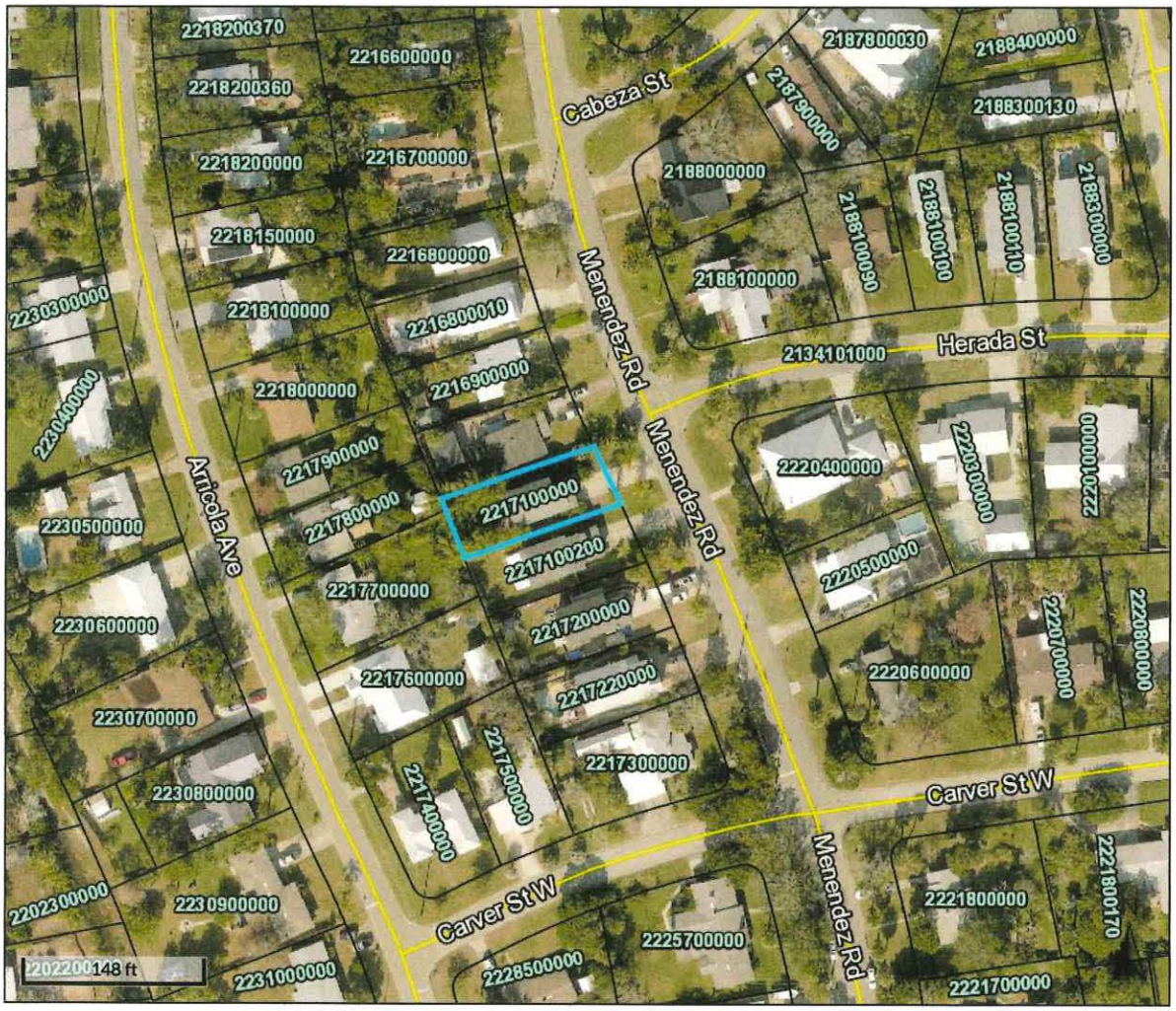
Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	130	50	EF	$137,088

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
6/21/2013	5/31/2013	$337,000.00	WARRANTY DEED	3749	1614	Q	I	BROSCH NICHOLE	COHEN MERIT LEE
11/2/2009	9/29/2009	$245,000.00	WARRANTY DEED	3254	1163	U	I	ADAMS ZACHARY	BROSCH NICHOLE
	1/22/2009	$0.00	LIS PENDENS	3157	1094	U	I	WELLS FARGO BANK NA	ADAMS ZACHARY
	8/25/2005	$100.00	QUIT CLAIM DEED	2527	1737	U	I	CASEY L FRANK & CHARLOTTE W	ADAMS ZACHARY (SEE NOTE BELOW)
	10/29/2004	$254,000.00	WARRANTY DEED	2310	1553	Q	I	CASEY ASHLEY B,CATHERINE M	ADAMS ZACHARY (SEE NOTE)
	6/9/1999	$75,800.00	WARRANTY DEED	1417	1501	U	I	BULARD JOHN F & MARY D	CASEY ASHLEY B,CATHERINE M&CHARLOTTE,L FRANK
	10/24/1996	$0.00	WARRANTY DEED	1397	1302	U	I	BULARD HOMER GLENN	BULARD JOHN F,MARY D
	3/18/1996	$0.00	OTHER INSTRUMENT	1958	294	U	I	CASEY CHARLOTTE W (DECD 3/5/96)	CASEY ASHLEY B,CATHERINE M&CHARLOTTE,L FRANK
	6/30/1995	$13,900.00	QUIT CLAIM DEED	1118	1501	U	I	BULARD HOMER G *	BULARD HOMER G
	2/1/1990	$0.00		846	443	U	I		BULARD HOMER G *
	1/1/1978	$36,500.00		390	725	U	I		

No data available for the following modules: Sales Questionnaire Form, Extra Feature Information.

St. Johns County, FL



Overview

Legend

☐ Parcels

Parcel ID	2217100000	**Physical Address**	51 MENENDEZ RD SAINT AUGUSTINE	**Building Value**	$278,681	**Last 2 Sales**			
Property Class	0100 - Single Family	**Mailing Address**	COHEN MERIT LEE 51 MENENDEZ RD SAINT AUGUSTINE FL 32080-0000	**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
Taxing District	City of St Augustine			**Total Land Value**	$137,088	5/31/2013	$337000	01	Q
Acres	0.15			**Just Value**	$415,769	9/29/2009	$245000	38	U
				Total Deferred	$133,350				
				Assessed Value	$282,419				
				Total Exemptions	$50,000				
				Taxable Value	$232,419				

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: 8/3/2022
Last Data Uploaded: 8/3/2022 1:05:04 AM

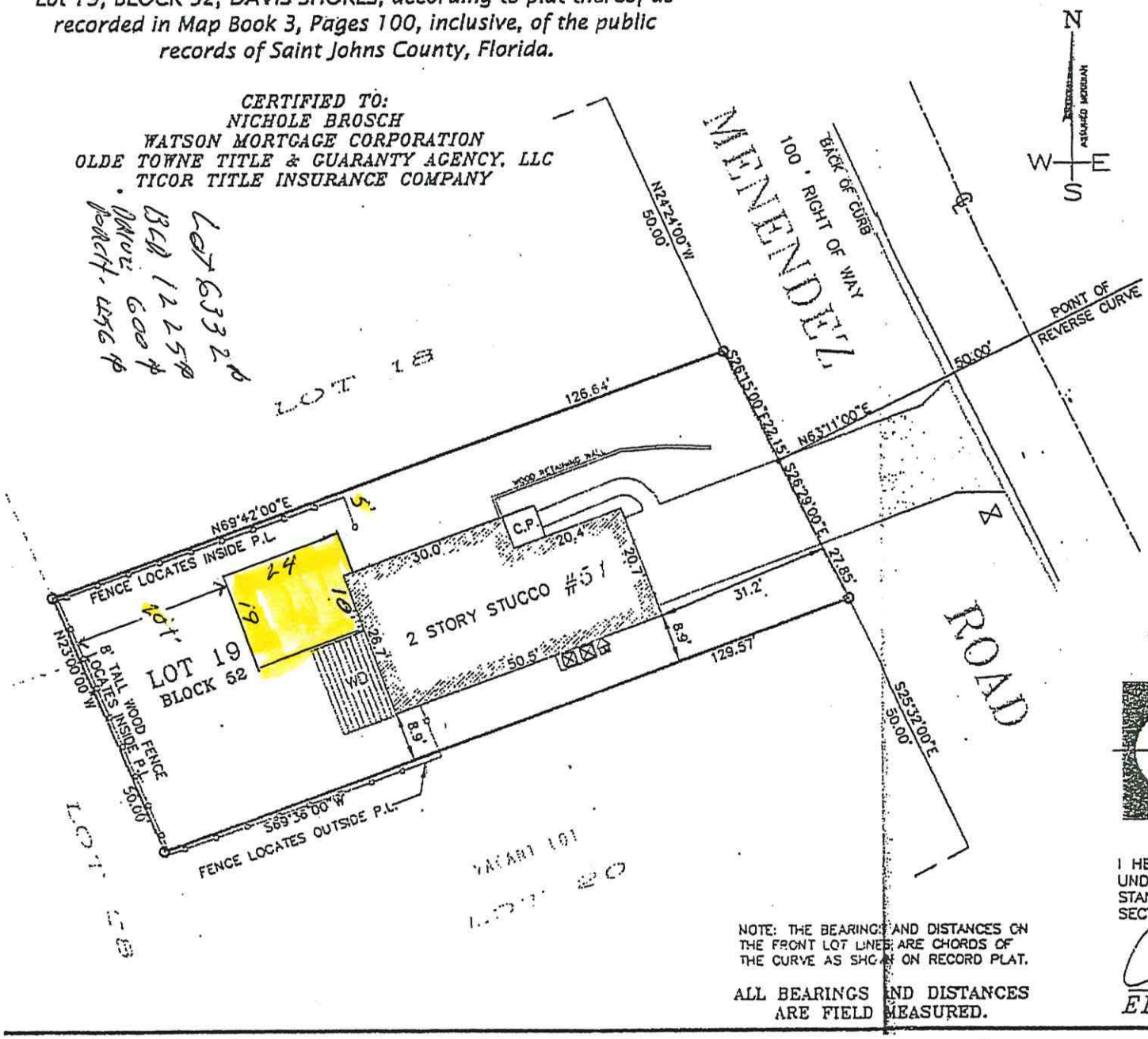
Developed by Schneider GEOSPATIAL

MAP OF BOUNDARY SURVEY

DESCRIPTION:

Lot 19, BLOCK 52, DAVIS SHORES, according to plat thereof as recorded in Map Book 3, Pages 100, inclusive, of the public records of Saint Johns County, Florida.

CERTIFIED TO:
NICHOLE BROSCH
WATSON MORTGAGE CORPORATION
OLDE TOWNE TITLE & GUARANTY AGENCY, LLC
TICOR TITLE INSURANCE COMPANY



NOTE: THE BEARINGS AND DISTANCES ON THE FRONT LOT LINES ARE CHORDS OF THE CURVE AS SHOWN ON RECORD PLAT.

ALL BEARINGS AND DISTANCES ARE FIELD MEASURED.

SURVEYOR'S NOTES:

1. THIS SURVEY WAS BASED FROM FOUND MONUMENTATION WHICH, I SURVEYOR'S OPINION BEST REPRESENTS THE ORIGINAL SURVEY FOR TRACT OF LAND.
2. THIS OFFICE HAS NOT ABSTRACTED THIS PARCEL OF LAND FOR A RECORDED CLAIMS OF TITLE, EASEMENTS OR RESTRICTIONS. THIS SU SHALL NOT BE HELD LIABLE FOR THE EXISTENCE OF ANY SUCH CLA
3. BEARINGS AS SHOWN HEREON HAVE BEEN BASED FROM A BEARIN S69°36'00"W AS SHOWN FOR THE SOUTH LINE OF LOT 19.
4. THE SPECIFIC RIGHTS IMPLIED BY THIS SURVEY ARE NOT TRANSFI NOR DOES THIS SURVEY DETERMINE OR REFLECT OWNERSHIP.
5. THE SURVEY DEPICITED HEREON IS NOT COVERED BY PROFESSIO LIABILITY INSURANCE..
6. THERE MAY EXIST UNDERGROUND UTILITIES ON THE PROPERTY SU THAT HAVE NOT BEEN LOCATED OR SHOWN HEREON.
7. THIS SURVEYOR HAS REVIEWED THE MAPS ISSUED BY THE FEDER EMERGENCY MANAGEMENT AGENCY FOR THE NATIONAL FLOOD INSURA PROGRAM; AND IT HAS BEEN DETERMINED FROM THESE MAPS THAT PARCEL LIES IN ZONE –AE– AREAS OF MINIMAL FLOODING: COMMUN PANEL NO. 125145 0318 –H– DATED 9/2/2004.
8. THIS SURVEY IS NOT VALID UNLESS SIGNED AND EMBOSSED WITH SIGNING SURVEYORS SEAL.
9. FOR BUILDING SETBACKS CALL THE BUILDING CODES ENFORCEME OFFICE OF SAID COUNTY.
10. USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON S BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHE THOSE THE SURVEY WAS PREPARED FOR.

LEGEND:

- O =FOUND 1/2" IRON PIPE
- ◉ =SET #4 REBAR R.L.S. 3647
- C.P. =COVERED PORCH
- ℄ =CENTER LINE
- ⊠ =AIR CONDITIONING UNIT
- ⊠ =WATER METER
- ☼ =LIGHT POLE
- ⊕ =ELECTRIC METER
- ⁘ =CONCRETE
- Ⓟ =POOL PUMP
- P.L. =PROPERTY LINE
- Ⓒ =CABLE BOX
- ——— =PROPERTY LINE
- -o——— =WOOD FENCE

GRAPHIC SC

20 0

(IN FEET)

LAST FIELD DAY: 0
DRAWN BY: ALFIE
DATE DRAWN: 09/1
CHECKED BY: E.L.R
SCALE: 1"= 20'
JOB #: 09-059

RENN & ASSOCIATES L
REGISTERED PROFESSIONAL
LAND SURVEYORS
103 SEMINOLE ROAD
ST. AUGUSTINE, FLORIDA 32
(904) 797-5811 FAX 797-5

I HEREBY CERTIFY THAT THE LANDS SHOWN HEREON WERE SURVE UNDER MY SUPERVISION PURSUANT TO THE MINIMUM TECHNICAL STANDARDS FOR 61G17-6, FLORIDA ADMINISTRATIVE CODE AND SECTION 472.027 OF THE FLORIDA STATUTES.

ELWOOD L. RENN R.L.S. 3647

BUILDERS SERVICE ALUMINUM PRODUCTS

August 3, 2022

City of St. Augustine Planning & Building

PO Box 210

St. Augustine, FL 32085

RE: Russ & Merit Lee

51 Menendez Road

To Jacob Fredriksson,

Mr. & Mrs. Lee would like to install a screen area over their therapeutic swim spa. Builders Service applied for the permit for a bronze screen enclosure on June 2022. Builders Service was advised the following month, July 2022, that the setback on the side should be 10'. Due to the location of their therapeutic spa, the setback would only be 5'.

Their lot is covered with bamboo, plants, shrubs, and flowers of varies species and varieties. We have enclosed some photos to show their yard. Due to their landscaping, neighbors have a very limited view of their backyard. We believe the proposed screen enclosure will not adversely affect other property owners in their neighborhood. The screen enclosure will be harmonious to the outdoor living space and will not be contrary to public interest.

The proposed enclosure could possibly be construed as a temporary structure.

Please contact me if you have any further questions or concerns.

Thank you,

Ron Carman

Ron Carman

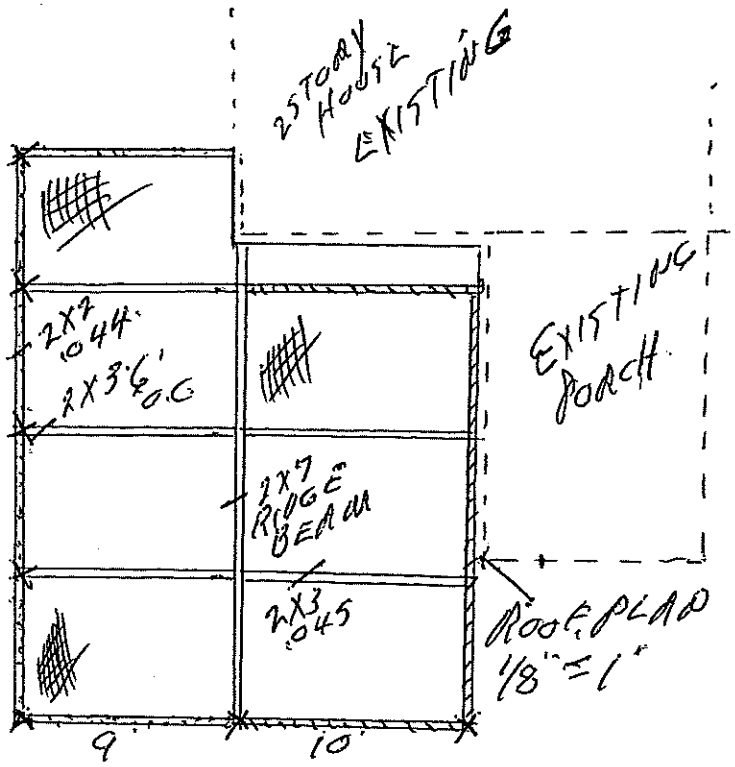
Builders Service Aluminum

P. O. BOX 403 - ST. AUGUSTINE, FLORIDA 32085 • (904) 797-1739 • FAX (904) 797-7755
3555 U.S. 1 SOUTH - ST. AUGUSTINE, FLORIDA 32086

BUILDERS SERVICE ALUMINUM PRODUCTS

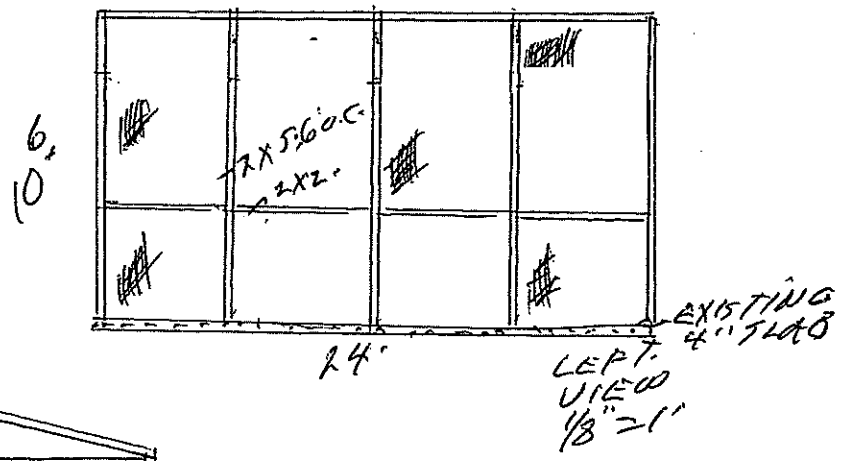
RUSSELL LEE
51 MENENDEZ. RD.
ST. AUGUSTINE FL.
32084

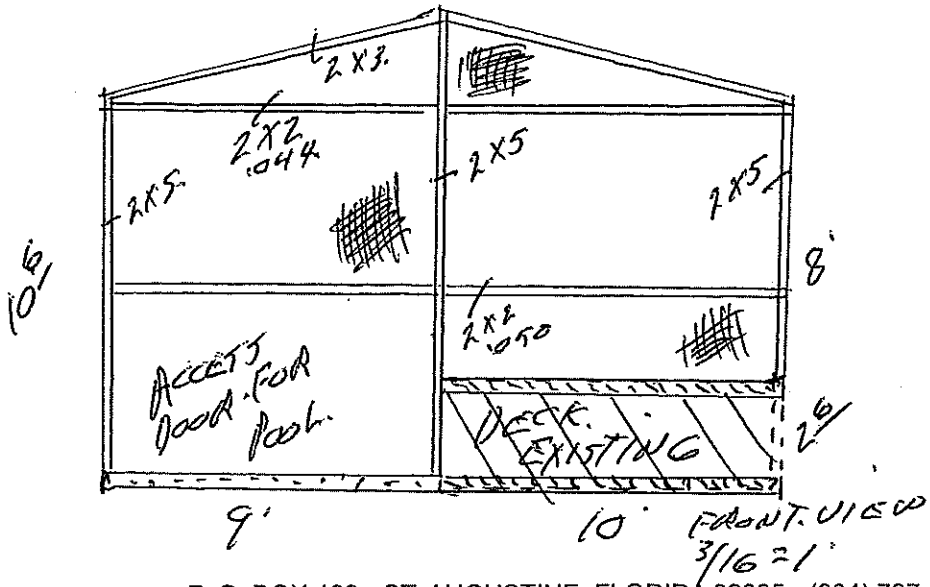
130 M.P.H.
C. ZONE
MEET ASCE 7-
OR. F.B.C.



DECK
CONCRETE

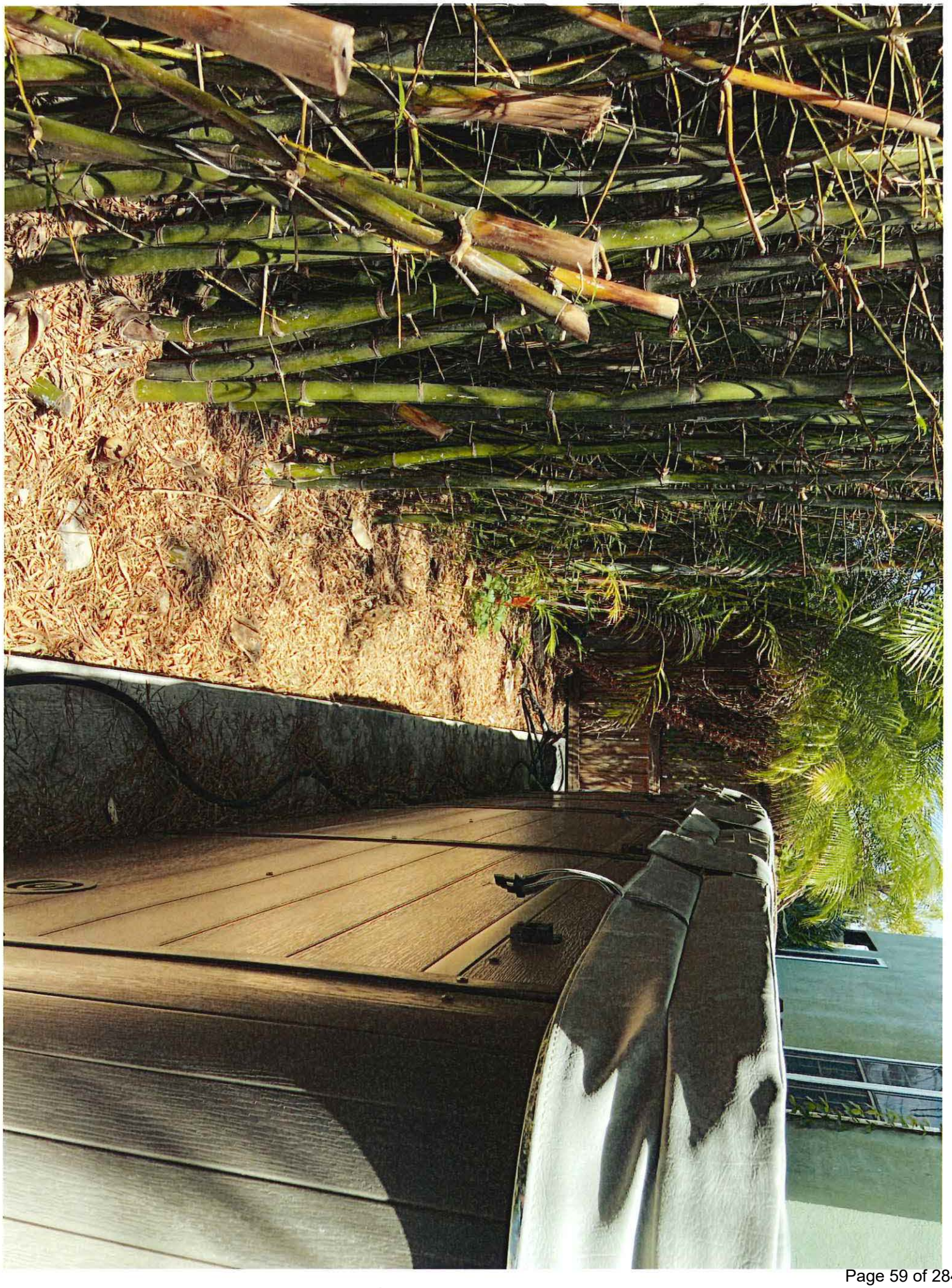
BRONZE SCREEN ROOM

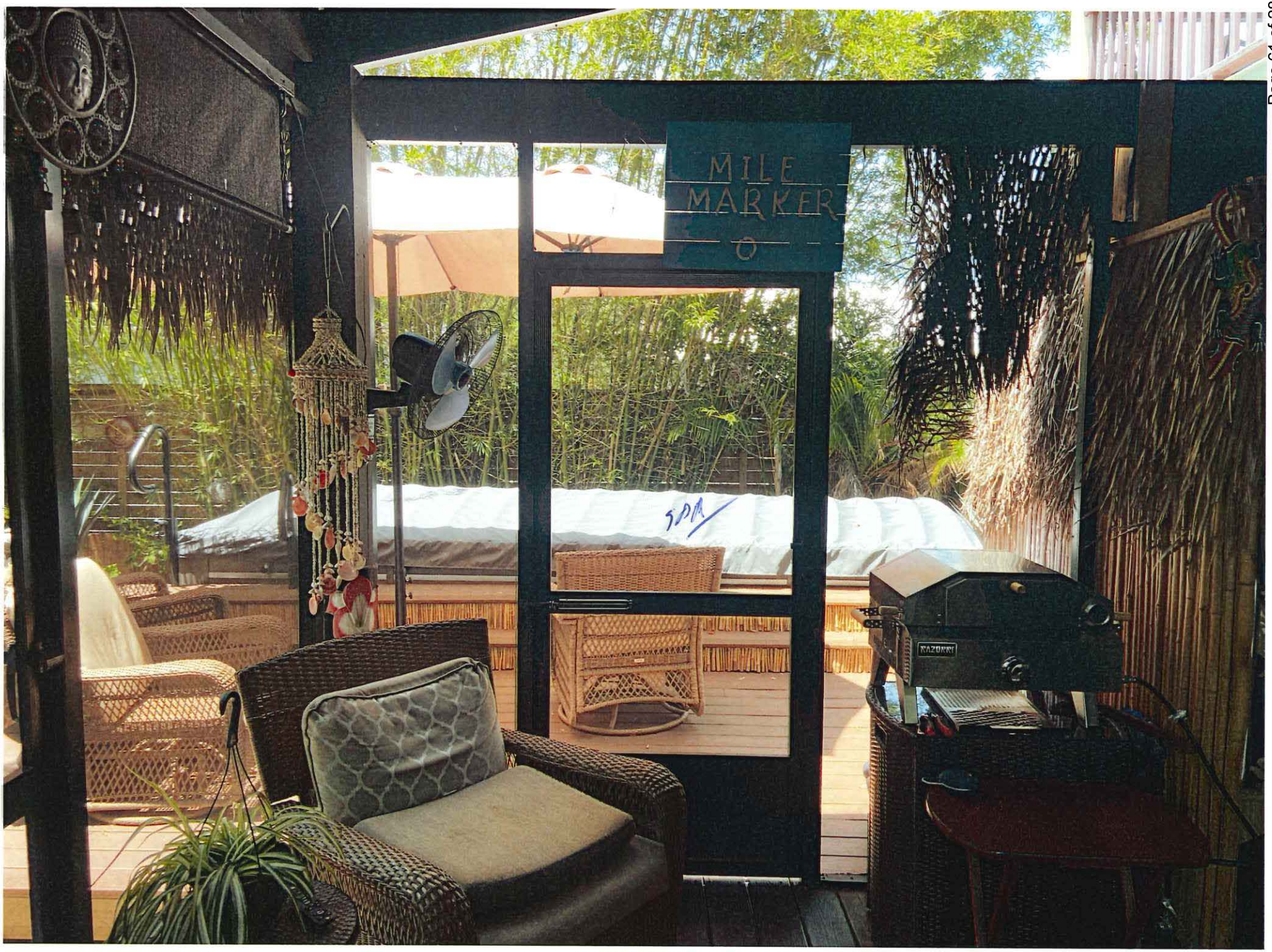




P. O. BOX 403 - ST. AUGUSTINE, FLORIDA 32085 • (904) 797-1739 • FAX (904) 797-7755
3555 U.S. 1 SOUTH - ST. AUGUSTINE, FLORIDA 32086

504





EXISTING. SCREEN

FRONT. NEIGHBOR ON RIGHT

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: September 6, 2022

RE: **USE BY EXCEPTION 2022-0056**

AGENDA ITEM	5(a)
APPLICANT	JoAnna Engel c/o The Tasting Tours LLC
OWNER	Kasam Hospitality
LOCATION	24 Cathedral Place / PID 197160-0000
REQUEST	To approve a use by exception for a cocktail lounge/tavern within the 24 Cathedral Place PUD.
LAND USE	Historic Preservation
ZONING	Planned Unit Development (PUD)

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. 28-2. Definitions.

Bar, cocktail lounge, saloon or *tavern* means any establishment in the business of retailing and on-premises drinking of malt, vinous or other alcoholic beverages, or any place, regardless of its underlying state licensing or marketing nomenclature where alcoholic beverages are obtainable for sale and consumption on the premises, except for temporary alcohol permit locations, permitted special event venues, government and military services or events, or a restaurant where alcohol is sold and consumed on-premises; provided, however, that there shall be excluded from such definition any such establishment which suffers or permits:

(1) Any female person, while on the premises of such establishment, to exposure to the public view that area of the human female breast at or below the areola thereof;
(2) Any female person, while on the premises of such establishment, to employ any device or covering which is intended to give the appearance of or simulate such portions of the human female breast as described in subsection (1) above;
(3) Any person, while on the premises of such establishment, to expose to public view his or her genitals, pubic area, buttocks, anus or anal cleft or cleavage; and provide further that such establishments shall hereinafter be referred to as "special cabarets."

ORDINANCE NO. 2013-22

A. Permitted Uses: The development will be constructed in an orderly manner. The allowable uses will be an event venue on the first floor of the Property, the sale and consumption of alcohol, an awning on the front of the building, telecommunications equipment within the cupola of the historic structure located on the Property, and provide for the installation of additional telecommunications equipment, in accordance with Section 28-400 of the City Code, and those uses currently allowed in HP-2 zoning, and any additional HP-2 uses that may be allowable in the future, which currently include:
    a. Single-family.
    b. Multifamily.
    c. Tourist homes and bed and breakfast inns.
    d. Professional and business offices.
    e. Rooming and boarding house.
    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 ships, 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.

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.

STAFF SUMMARY AND ANALYSIS

The proposed use of a cocktail lounge/tavern at 24 Cathedral Place is described to be a food and wine tasting business less of a traditional bar or tavern as located elsewhere in the Historic District of Saint Augustine.

On the first floor of the Treasury Building at 24 Cathedral Place is an existing event space without a single of code complaint within the last nine (9) years the addition of a food and wine tasting establishment interior and on the upper floor of the building should not impact this trend.

Staff finds that the applicant's business proposal not only contributes to the vital tourism industry of St. Augustine but will also provide a benefit in showcasing local food and wine products. The location of this business also meshes well with the existing structure and would not be detrimental and help sustain the existence of the building at 24 Cathedral Place.

The PUD was written to allow the review of possible uses by exception without an actual amendment to the PUD.

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 cocktail lounge/tavern at 24 Cathedral Place / PID 197160-0000.

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: 2022-0056

Receipt Number: 2437490 Meeting Date: 9/6/22

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

1. NAME OF APPLICANT: JoAnna Engel Contact Number: 904-540-8333
   Business (*if applicable*): The Tasting Tours LLC
   Address: 24 Cathedral Place Suite 401 City: St. Augustine State: FL Zip: 32084
   E-Mail Address: info@thetastingtours.com

2. NAME OF PROPERTY OWNER: Kasam Hospitality Contact Number:_____
   Business (*if applicable*):_____
   Address: 32 Avenida Menendez City: St Augustine State: Fla Zip: 32084
   E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: LOTS 5 & 6 & 7 & E 162.2FT OF LOT 8 & E135FT OF LOT 9 Block: BLK 10 OR4496/846
   Subdivision: City of St Augustine Parcel Number: 1971600000

4. PROJECT STREET ADDRESS: 24 Cathedral Place Suite

5. SPECIFIC PROPOSED USE: Tour Company with Wine Sales and Wine Tastings

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

7. DESCRIPTION OF ACTION REQUESTED: Allow our tour guests to enjoy wine tastings, consumption and the ability to purchase our signature wines on premises. This requires a 2COP License with the State of Florida for Consumption on Premises.

8. JUSTIFICATION FOR ACTION REQUESTED: We are a Food and Wine Tour company operating since 2011 in The Historic District.
   The First floor of the Treasury was approved for consuption with restrictions.
   We will abide by those same restrictions. Attached is the PUD.

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.

The Property I believe is requesting to become a hotel at some point in time.

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.

JoAnna Engel — Digitally signed by JoAnna Engel Date: 2022.08.08 12:13:36 -04'00' — 08

Signature of Applicant — Date

8-8-22

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.

JoAnna Engel

Print name of applicant

JoAnna Engel Digitally signed by JoAnna Engel Date: 2022.08.08 12:14:35 -04'00'

JoAnna Engel Digitally signed by JoAnna Engel Date: 2022.08.08 12:29:43 -04'00'

Signature of applicant

08/08/22

Date

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

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

BY: _____
Signature of Owner

Vikesh Patel
Print Name of Owner

904 687 8136
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 8th day of August, 2022.

By Vikesh Patel

Identification verified:

Oath sworn: ✓ Yes ____ No

Holden Baker
Comm.:HH 247012
Expires: Mar. 30, 2026
Notary Public - State of Florida

Notary Signature: _____

My Commission expires: Mar. 30, 2026

Rev:022117

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 24 Cathedral suite 504

Applicant's Name: JoAnna Engel Applicant's Signature: JoAnna P Engel

Owner's Name: Rep. of Owner Troy Blevins Owner's Signature: Electronic

ORDINANCE NO. 2013-22

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ESTABLISHING THE 24 CATHEDRAL PLACE PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR DEVELOPMENT STANDARDS FOR THE PUD; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 163.3194, Florida Statutes, requires that after a comprehensive plan, or element or portion thereof, has been adopted in conformity with this act, all development undertaken by, and all actions taken in regard to development orders by, governmental agencies in regard to land covered by such plan or element shall be consistent with such plan or element as adopted; and

WHEREAS, the City of St. Augustine Comprehensive Plan provides for a Historic Preservation land use designation and associated use and density criteria for development within the designation; and

WHEREAS, Section 166.041, Florida Statutes, provides procedures for adoption of ordinances initiated by other than the municipality which change the actual zoning map designation of a parcel or parcels of land; and

WHEREAS, Section 28-289 of the Code of the City of St. Augustine provides procedures for the establishment of a Planned Unit Development (PUD); and

WHEREAS, on September 3, 2013 the City of St. Augustine Planning and Zoning Board (PZB) reviewed a request to establish the 24 Cathedral Place Planned

Unit Development (PUD), attached as Exhibit "A" and incorporated herein by reference, and made recommendation to the City Commission;

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

Section 1. Establishment of Planned Unit Development. The 24 Cathedral Place PUD is hereby established pursuant to Section 28-289 of the Code of the City of St. Augustine for property described in the attached Exhibit "B" and incorporated herein by reference.

Section 2. PUD Development Standards. Development standards for the 24 Cathedral Place PUD are contained in the attached 24 Cathedral Place PUD Application, revised on September 24, 2013 and incorporating a Development Plan Narrative, attached as Exhibit "C" and incorporated herein by reference.

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

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

Section 5. Effective Date. This ordinance shall become effective ten (10) days after passage, pursuant to Section 166.041(4), Florida Statutes.

PASSED by the City Commission of the City of St. Augustine, Florida, this 14 day of October, 2013.

ATTEST:

Alison Ratkovic, City Clerk

(SEAL)

Joe Boles, Jr., Mayor-Commissioner

:HE ST. AUGUSTINE RECORD

CITY OF ST AUGUSTINE
PO Box 210
SAINT AUGUSTINE FL 32085

.ef.#: L2967-13
.O.#: HG 10-14

RECEIVED
SEP 30 2013
CITY CLERK

JBLISHED EVERY MORNING SUNDAY THRU SATURDAY
I. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

TATE OF FLORIDA,
:OUNTY OF ST. JOHNS

COPY OF ADVERTISEMENT

NOTICE OF PROPOSED ENACTMENT OF ORDINANCE 2013-22 BY THE CITY OF ST. AUGUSTINE, FLORIDA

NOTICE IS HEREBY GIVEN OF A PUBLIC HEARING TO BE HELD BY THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE CONCERNING THE SECOND READING OF ORDINANCE 2013-22. THE PUBLIC HEARING WILL BE HELD DURING THE REGULAR CITY COMMISSION MEETING ON **MONDAY, OCTOBER 14, 2013, BEGINNING AT 5:00 P.M.**, IN THE ALCAZAR ROOM, 1ST FLOOR, WEST WING, CITY HALL, 75 KING STREET, ST. AUGUSTINE, FLORIDA. PUBLIC COMMENTS ARE INVITED ON THE FOLLOWING MATTER:

ORDINANCE NO. 2013-22
AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ESTABLISHING THE 24 CATHEDRAL PLACE PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR DEVELOPMENT STANDARDS FOR THE PUD; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

Related documents may be inspected by the public at the Planning and Building Department, City Hall, Lobby B, fourth floor, 75 King Street, St. Augustine, FL 32084, during the hours of 8:00 A.M. and 5:00 P.M. except weekends and holidays.

In accordance with Florida Statute 286.0105; "If any person decides to appeal any decision made by the City Commission 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 notice. Telephone: City Clerk (904)825-1007; or 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

L2967-13 Sep 24, 2013

:efore the undersigned authority personally appeared **STEVEN SMITH**

/ho on oath says that he/she is an Employee of the St. Augustine Record,

daily newspaper published at St. Augustine in St. Johns County, Florida:

ıat the attached copy of advertisement being a **NOTICE OF HEARING**

ı the matter of **ORDINANCE 2013-22 - 2ND READ - HG OCT 14, 2013**

/as published in said newspaper on **09/24/2013**

ıffiant further says that the St. Augustine Record is a newspaper published t St. Augustine, in said St. Johns County, Florida, and that the said newspaper eretofore has been continuously published in said St. Johns County, Florida, ach day and has been entered as second class mail matter at the post office in the :ity of St. Augustine, in said St. Johns County, for a period of one year preceding ıe first publication of the copy of advertisement; and affiant further says that e/she has neither paid nor promised any person, firm or corporation any discount, ebate, commission or refund for the purpose of securing the advertisement for ·ublication in the said newspaper.

:worn to and subscribed before me this _____ day of SEP 24 2013

ıy St Smith who is personally known to me
ır who has produced as identification

Tiffany M. Lowe
(Signature of Notary Public)

TIFFANY M. LOWE
MY COMMISSION # EE154511
EXPIRES December 19, 2015
(407) 398-0153 FloridaNotaryService.com

(Seal)

Exhibit "A"

CITY OF ST. AUGUSTINE
A3 – APPLICATION TO PLANNING AND ZONING BOARD

Application Fee $400.00 RECEIVED BDAC Project No.

Receipt No. 26635-2 JUL 25 2013 Meeting Date SEPT 3, 2013

Planning/Building Dept.

PLEASE PRINT OR TYPE

1. **NAME OF APPLICANT'S AGENT:** Susan S. Bloodworth
   Daytime Phone: c/o 904-825-4343
   Business (if applicable): c/o McClure Bloodworth, P.L.
   Address: 81 King Street, Suite A **City:** St. Augustine **State:** FL **Zip:** 32084

2. **NAME OF APPLICANT / PROPERTY OWNER:** Virtú Cathedral Associates, LLC
   Daytime Phone: c/o 904-825-4343
   Business (if applicable): ATTN: John Green
   Address: 24 Cathedral Place, Suite 201 **City:** St. Augustine **State:** FL **Zip:** 32084

3. **LEGAL DESCRIPTION OF PROJECT PROPERTY:**
   Lot: N/A **Block:** N/A
   Subdivision: **Parcel Number:** 197160-0000 & 197200-0000

4. **PROJECT STREET ADDRESS:** 24 Cathedral Place

5. **SPECIFIC PROPOSED USE:** See Exhibit "A"

6. **ACTION REQUESTED:**
   __ **Exception**
   X **Rezoning**
   __ **Land Use Plan Amendment**
   __ **Other:**
   __ **Appeal of Staff Determination**
   __ **Variance**
   __ **Conservation Zone Development**

7. **DESCRIPTION OF ACTION REQUESTED:** The Applicant requests to rezone a portion of this historic preservation district (HP-2) property to PUD.

8. **JUSTIFICATION FOR ACTION REQUESTED:** Pursuant to Ord. 2013-08 and Section 28-289 governing PUD Applications.

24 CATHEDRAL PLACE PUD APPLICATION
Revised 9-24-2013

Submittal Date:

July 25, 2013

Request:

Rezone approximately .961 acres from Historic Preservation 2 (HP-2) to Planned Unit Development (PUD) to allow for an additional use as a legacy event venue to be known as the "Grand Ballroom at Cathedral Place," on the first floor of the building located on the Property, to allow an awning on the front of the Property, to allow the sale and consumption of alcohol, and to put in place restrictions prohibiting any outdoor consumption of alcohol within one hundred (100) feet of the eastern boundary line of the Cathedral Basilica property, adjacent to the PUD in conjunction with any of the uses approved herein (including those uses which are currently allowed under HP-2) and to recognize the existence of telecommunications equipment within the cupola of the building located on the Property, and provide for the installation of additional telecommunications equipment, in accordance with Section 28-400 of the City Code.

Applicant/Owner:

John Green/Virtú Cathedral Associates, LLC
24 Cathedral Place
St. Augustine, FL 32084

Authorized Agent for the Applicant:

Susan Bloodworth
McClure Bloodworth, P.L.
81 King Street, Ste. A
St. Augustine, FL 32084

Exhibits:

Exhibit A	Application
Exhibit B	Legal Description
Exhibit C	Development Plan Narrative
Exhibit D	Location Map/Aerial
Exhibit E	Proof of Ownership/Deed
Exhibit F	Survey
Exhibit G	Floor Plan
Exhibit H	"Grand Ballroom" at Cathedral Place Description

Parcel Identification Numbers: A portion of 197160 0000 & 197200 0000

Applicant hereby agrees and stipulates to proceed with the proposed development in accordance with PUD Ordinance as adopted by the City of St. Augustine City Commission without authorization of the PZB and City Commission. The Applicant also agrees to comply with all conditions and safeguards established by the Planning & Building Department and the Planning & Zoning Board (PZB), Historic Architectural Review Board (HARB) and the City of St. Augustine City Commission. The Applicant understands that any architectural site changes to any property in the PUD must be in compliance with the AGHP and is subject to HARB approval. Historic features, particularly the Mediterranean-influenced architectural style, will continue to be the dominant character-defining features associated with the Property as described in FMSF 8SJ2501 and other documented references, including any future alterations.

SECTION II- APPLICATION

A. Permitted Uses: The development will be constructed in an orderly manner. The allowable uses will be an event venue on the first floor of the Property, the sale and consumption of alcohol, an awning on the front of the building, telecommunications equipment within the cupola of the historic structure located on the Property, and provide for the installation of additional telecommunications equipment, in accordance with Section 28-400 of the City Code, and those uses currently allowed in HP-2 zoning, and any additional HP-2 uses that may be allowable in the future, which currently include:

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.

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.

This PUD shall not release the Applicant, its successors and/or assigns, or their obligations to comply with all Federal, State and local applicable laws and does not otherwise limit nor expand the authority of the City of St. Augustine to enforce such laws nor limit nor expand defenses available to the property owner.

Uses by exception shall be provided for and any changes to the uses described herein by an amendment to the PUD.

In the event the Applicant, its successors and/or assigns, should desire to change the current uses to a residential use, any such residential change shall be subject to the following:

1.Chapter 781, Florida Statutes (regulating condominiums);

2.Demonstration of available school capacity or the existence of a fully-executed proportionate share agreement for school concurrency prior to the time of construction plan approval for any proposed residential use;

3.Inclusion in the Declaration of Condominium the obligation of all owners and tenants' requirement to comply with the terms of the PUD; and

4.In recognition of the PUD's unified site plan, an individual condominium owner may seek an amendment of his or her unit, with only the prior approval of the Applicant, or his assignee, such as the condominium owner's association, to be created for the management and ownership of the common elements. Such individual homeowner need not obtain the signatures of all condominium owners within the PUD, as long as the applicant for any requested change is the Applicant or the Applicant's designee, such as the condominium owners' association.

B. Additional Standards for the New Use within the PUD: The attached Floor Plan depicts the first floor location of the events venue, as well as several small retail areas currently located on the first floor.

1. **Parking:** The current parking area which is a part of the West Parcel will be used for parking.

2. **Signage:** Size and construction of all signs within the property will be in conformance with the City Sign Ordinance requirements for H-1, as described in Section 3-46 of the City's Land Development Code, as amended over time, including type, size, number, placement, lighting, fonts, colors and the AGHP, as amended over time by HARB and the City Commission. The foregoing notwithstanding, signs may be incorporated into a wall and may be lighted by exterior bulbs (providing lights are not directed towards traffic) and shall not obstruct visibility. All other provisions of the sign code regarding permitting, definitions, prohibited signage, etc., shall apply.

3. **Awning:** Any proposed awning, as allowed herein, would require review and approval by HARB, pursuant to Section 28-89 of the City Code.

4. **Alcohol:** The sale and consumption of alcohol in conjunction with a restaurant at which more than 50% of its sales was from food was recently approved by the City pursuant to Ordinance 2013-13. There were no restrictions placed on whether that consumption could occur outside. Any outside consumption of alcohol related to the uses approved in this PUD are prohibited from occurring any closer than one hundred (100) feet of eastern boundary of the adjacent Cathedral Basilica. This restriction, however, is not intended to prohibit the sale and consumption of alcohol on the eastern porch attached to the existing historic structure located on the Property.

5. **Solid Waste:** An enclosure shall be provided for the on-site waste dumpster.

6. **Telecommunications Equipment:** There currently exists telecommunications equipment within the cupola on the building on the Property. Any additional telecommunications equipment proposed for installation on or within the existing historic structure would be in accordance with Section 28-400 of the City Code, would require approval of the Planning and Zoning Board through the Special Use Permit process, and, if visible from the outside, would require review and approval by HARB.

SECTION III- MAINTENANCE

This Planned Unit Development will be owned and operated by the Applicant and/or its assigns. The Applicant, it successors and/or assigns shall be responsible for all improvements made to the Property and shall maintain the Property in a clean and orderly manner in accordance with all provisions of this PUD and conditions included with the adopting ordinance. All facilities are to remain private and will not be dedicated to the City of St. Augustine. The Applicant reserves the right to transfer the ownership of the PUD or portion thereof to multiple entities, providing maintenance agreement(s) between any property owner or owners has been established, which would provide for all maintenance and other requirements as stipulated herein.

SECTION IV – ORD. 2013-PUD CRITERIA

1. **Consistency with every relevant goal, policy and objective of the Comprehensive Plan, including but not limited to density and intensity limitations of the Future land Use Map category for the property.**

Response: The additional use as proposed is consistent with the goals, policies and objectives of the Comprehensive Plan, including:

FLU Objective 1

The future land use map and subsequent amendments to it shall be adopted and implemented in a manner consistent with topography, soil conditions, and the availability of facilities and services to support such development. This is implemented by FLU Policies 1.1, 1.7, 1.8, 3.2, 6.1, 11.1, and A. The measurable targets for this objective are: (1) the number of development proposals reviewed by compliance with the Future Land Use Plan as implemented by the City's development regulations contained in the City Code; and (2) approval of large scale comprehensive plan amendments by DCA, and adoption of small scale comprehensive plan amendments by the City according to the requirements contained in the Rules and Florida Statutes, and consistent with the adopted Comprehensive Plan.

The subject property does not have any constraints related to topography or soil conditions. Water and wastewater lines are already connected to the site.

FLU Objective 11

The City will act to discourage the proliferation or urban sprawl. This objective is implemented by FLU Policies 1.1, 1.2, 1.8, 3.2, 7.2, 7.3, 8.1, 11.1, 11.2, 11.3, and CI Policies 4.1 and 4.2

FLU Policies

1.1 **The City shall continue to implement the adopted comprehensive plan by including all land development regulations governing the use of land in the City Code. All applications for development shall be subject to site plan review by the City. Site plan review shall consist of review of the development proposal for compliance with all applicable chapters of the City Code including but not limited to land development regulations relating to: zoning and on-site parking; environmental protection and conservation overlay zones; concurrency management and on-site storm drainage; signs; landscaping; subdivisions; building code and coastal construction code; utilities – potable water, sanitary sewer, solid waste and city storm sewer; archaeology; and flood control. Building permits shall not be issued which result in a reduction of the level of service for the affected public facilities below the adopted levels of service standards.**

Ordinances amending the City Code shall be codified at least annually. They City Code shall be on display for the public in the City Clerk's office. This policy implements FLU Objectives 1, 9 and 11.

The location of the subject property within the city limits. The provisions of the PUD regarding parking and utilities are fully consistent with these policies.

SS Objective 1.3

The City shall act to discourage the proliferation of urban sprawl and maximize the use of the existing wastewater facilities. The measurable target for this objective is the area served by the City wastewater system.

The subject property is in the area served by the City wastewater system and will employ the existing connections to the City's sanitary sewer system and comply with the adopted level of service.

PW - POTABLE WATER ELEMENT

Goal

Water facilities shall continue to be provided in an efficient manner supporting the intended development of the City depicted by the Future Land Use Map.

PW Objective 1.4

The City shall act to discourage the proliferation of urban sprawl and maximize the use of the existing potable water facilities. This objective is implemented by PW Policies 1 and 4. The measurable target for this objective is the area served by the City potable water system.

The subject property will employ the existing connections to the City's potable water system. The Property is within the City's service area and will comply with the adopted level of service. It is anticipated that the average event for the Special Events use will be no more than 95 seats.

Historic Preservation Element

HP Goal

Maintain and enhance the historic integrity and ambiance within the City of St. Augustine while encouraging economic growth and the identification, preservation, continued use and adaptive reuse of existing historic structures.

The proposed additional use will maintain and enhance the historic integrity and ambiance of the City of St. Augustine and will not affect any architectural changes to the structures in place.

2. **For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts.**

Response: Exhibit "H," the "Grand Ballroom" at Cathedral Place Description, demonstrates how this use will enhance and promote the goals of the HP-2 district.

3. **The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception.**

Response: An events venue, and the service and consumption of alcohol, is not currently allowed in the HP-2 district without the institution of this PUD. Additionally, this PUD commits to prohibit the outdoor consumption of alcohol related to any use or event on the Property within one hundred (100) feet of the eastern boundary of the adjacent Cathedral Basilica's Parcel No. 197120-0000.

4. **Compliance with the intent and criteria in section 28-286.**

Section 28-286 provides: The application of flexible land use controls to the development of land is often difficult or impossible within traditional zoning district regulations. In order to permit the use of more flexible land use regulations and to facilitate use of the most advantageous techniques of land development, it is often necessary to establish planned unit developments (PUD) in which development is in harmony with the general purpose and intent of the city's general planning program and comprehensive plan. The objective of a PUD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site

planners and developers to produce residential, commercial or industrial developments, or combinations thereof, which are in keeping with overall land use density and intensity standards, and open space objectives. The intent of a PUD is to permit flexibility from the strict application of setback, lot size, and other zoning district requirements, and provide performance criteria which:

(1) Permit a creative approach to the development of land; and

(2) Accomplish a more desirable environment than would be possible through the strict application of minimum zoning district requirements; and

(3) Provide for an efficient use of land; and

(4) Improve the appearance of the area through the preservation and enhancement of natural features, recreation areas, and open space; and

(5) Provide an environment of stable character compatible with surrounding areas; and

(6) Retain property values over the years.

Response: The "Grand Ballroom" at Cathedral Place description included as Exhibit "H" with this Application demonstrates this proposed PUD's compliance with Section 28-286.

5. Compliance with section 28-288 and justification for any zoning uses.

Response: Section 28-288 provides "Any use which is permitted by the comprehensive plan may be included and approved in a PUD." The property is located within the HP-2 Historic Preservation category under the City of St. Augustine's 2030 Comprehensive Plan. Allowable Uses are defined under Section 28-184 of the City's code and that code, as well as an events venue as described in Exhibit "H" filed with

this Application, and the sale and consumption of alcohol are allowable uses under the City's comprehensive plan.

6. **The phasing of the PUD or PUD amendment, including all sub-phases; each phase addressing the types of approval required or obtained (i.e.: entry corridor, HARB, building plan, landscaping, etc.) and the proposed commencement and completion of such development according to the plans approved by such ordinance, or other related permit.**

Response: The project is planned to be commenced as a single phase, within three (3) months of the approval of the Ordinance approving the PUD and completed within six (6) months after commencement.

7. **Identification of the legally responsible entity or entities for continuing operations and maintenance to such areas, functions and facilities as are not to be provided, operated or maintained by the city pursuant to written agreement.**

Response: No such areas exist on the Property.

8. **A termination date after which all or part of a PUD that has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule.**

Response: It is the landowner's understanding and intent that should this modification application be denied, the existing HP-2 uses remain unchanged. Should the development proposed in the 24 Cathedral Place PUD, once approved herein not be

completed as indicated in Response 6 above, then the zoning for the Property shall revert to its pre-PUD approvals.

9. **If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the time of the reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted.**

Response: Any reversion to a pre-PUD zoning district would not render the existing HP-2 uses inconsistent with the Comprehensive Plan.

10. **A signed statement voluntarily acknowledging and binding the applicant(s), property owner(s), and each of their successors in title, to every commitment made in their application and at hearings relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing termination and reversion clauses.**

Response:

The undersigned, for themselves and for their successors and assigns, acknowledges and agrees to be bound by every commitment made in this application and at hearings relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing termination and reversion clauses.

OWNER/APPLICANT:

VIRTÚ CATHEDRAL ASSOCIATES, LLC

_____

By:
Its:

Exhibit "H"

'Grand Ballroom'

at

Cathedral Place

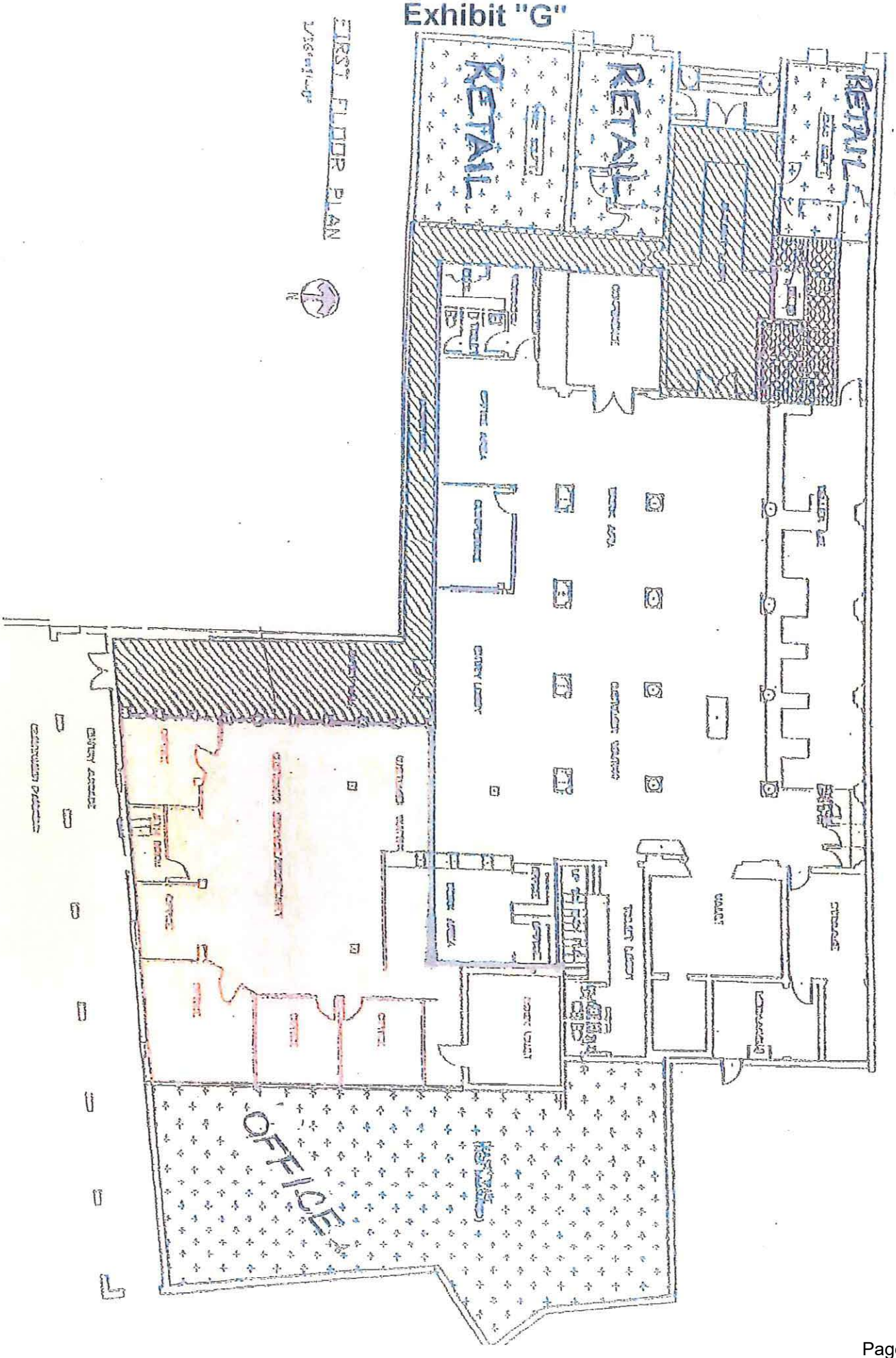
Overview

Rich in heritage and history, and located at one of the most prestigious legacy addresses in the city of St. Augustine, the 'Grand Ballroom at Cathedral Place' has a future which embraces a new, enthusiastic and celebratory era, inspired by the buildings' inception in the 1920's. When the doors re-open soon as a restored legacy event venue, visitors and community members will again experience a grand sense of arrival combined with the opportunity to create their own memorable traditions in a new St. Augustine premier event venue, showcasing the grandeur of the Mediterranean-Revival architecture - with opulent tall marble columns and unique ornate walls and ceilings.

The 'Grand Ballroom at Cathedral Place' will inspire excitement for many special occasions. Uniquely positioned in the heart of downtown St. Augustine and within walking distance to most churches and steps away from the Cathedral Basilica, guests of future wedding celebrations and other special occasions will enjoy a convenience reminiscent of a way of life when important special events were held in the center of town. From the moment of arrival inside the ballroom, guests will now have the opportunity to 'toast and raise their glass' in celebration of new memories, set amidst a very special treasure of heritage and cultural magnificence.

Plans for the venue will include special rates scaled to accommodate the wide variety of client needs and collaborative partner uses. These will include special community, not-for-profit and religious event rates.

Exhibit "G"



OR1675PG1280

COPY

(Space above for recording information)

PARCEL A:

A parcel of land in Block 5 of the city of St. Augustine, Florida, being all of that land described in executors' deed recorded in Official Records Book 42, Page 617 public records of St. Johns County, Florida and being more fully described as follows: BEGINNING at the intersection of the now existing South line of Treasury Street with the now existing East line of Charlotte Street; thence North 83 degrees 35 minutes 55 seconds East, on said South line of Treasury Street, 132.56 feet; thence South 01 degrees 05 minutes 37 seconds East, on the now existing West line of Avenida Menedez, 115.85 feet; thence South 89 degrees 51 minutes 55 seconds West 121.56 feet; thence North 6 degrees 58 minutes 05 seconds West, on said East line of Charlotte Street, 102.09 feet to the POINT OF BEGINNING.

PARCEL B:

A parcel of land in Block 10 of the City of St. Augustine, Florida, as shown on Official Maps of the City of St. Augustine of 1905 and 1923, said maps being recorded in the public records of St. Johns County, Florida, said parcel of land being more fully described as follows:

BEGINNING at the Northeast corner of said Block 10 at the intersection of the now existing South line of Treasury Street with the now existing West line of Charlotte Street; thence South 7 degrees 39 minutes 13 seconds East, on said West line of Charlotte Street 76.70 feet to an angle point in said line; thence continuing on said West line of Charlotte Street South 5 degrees 59 minutes 54 seconds East 168.21 feet; thence South 85 degrees 48 minutes 05 seconds West, on a South line of that land described in Official Records Book 115, Page 185, public records of said County, 127.48 feet; thence South 4 degrees 02 minutes 51 seconds East, on the easterly line of said land described in Official Records Book 115 Page 185 a distance of 87.97 feet; thence South 89 degrees 15 minutes 23 seconds West, on the now existing North line of Cathedral Place, 73.33 feet; thence North 1 degree 00 minutes 36 seconds West, on the West line of that land described in Deed Book 130 Page 253 of said public records, 155.96 feet; thence North 86 degrees 47 minutes 33 seconds East, on the South line of Lot 8 of said Block 10, a distance of 31.65 feet; thence North 5 degrees 40 minutes 54 seconds West, on the West line of that land described in Deed Book 229, Page 140, public records of said County, 32.80 feet; thence North 84 degrees 50 minutes 43 seconds East, on the North line of said land described in Deed Book 229, Page 140, a distance of 27.70 feet; thence North 5 degrees 40 minutes 54 seconds West, on the East line of that land described in Deed Book 229 Page 137, public records of said county, 36.43 feet; thence North 81 degrees 33 minutes 52 seconds East, on the South line of that land described in Official Records Book 221, Page 248, public records of said county, 9.00 feet; thence North 5 degrees 40 minutes 54 seconds West, on the East line of said land described in Official Records Book 221, Page 248, a distance of 94.00 feet; thence North 81 degrees 33 minutes 52 seconds East, on said south line of Treasury Street, 118.56 feet to the POINT OF BEGINNING.

OR1675PG1279

COPY

(Space above for recording information)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

CATHEDRAL PLACE ASSOCIATES, LTD., a Florida limited partnership

By: **PORT CONTAINERS, INC., a Florida corporation, General Partner**

by: **Charles E. Cook, Its President**

[corporate seal]

by: **SAN JUAN INVESTMENT COMPANY, a Florida corporation, General Partner**

by: **Thomas F. Jones, Its President**

[corporate seal]

COUNTY OF DUVAL
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was acknowledged before me on **November** 13th, **2001** by **Charles A. Cook, President of PORT CONTAINERS, INC., a Florida corporation** who is personally known to me or has produced a Driver's License as identification.

[Seal] J. RUSSELL COLLINS
NOTARY PUBLIC, State of Florida
My Comm. Expires April 5, 2004
Comm. No. CC911906

Notary Public: J. RUSSELL COLLINS
My commission expires:

COUNTY OF ST. JOHNS
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was acknowledged before me on **November** 13th, **2001** by **Thomas F. Jones, President of SAN JUAN INVESTMENT COMPANY, a Florida corporation** who is personally known to me or has produced a Driver's License as identification.

[Seal] J. RUSSELL COLLINS
NOTARY PUBLIC, State of Florida
My Comm. Expires April 5, 2004
Comm. No. CC911906

Notary Public: J. RUSSELL COLLINS
My commission expires:

Exhibit "D"

ST. JOHNS COUNTY GIS

DISCLAIMER: This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County GIS Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.

197200 0000
and a portion of
197160 0000

N

Map Printed: 8/21/2013

SECTION V-SUMMARY AND CONCLUSIONS

Approval of this Planned Unit Development, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, is justified in that:

1. The project will not adversely affect the orderly development of the City of St. Augustine as embodied by the City Zoning Ordinance and the respective Comprehensive Plan of the City, as the proposal is in conformance with the Plan and its goals and objectives, and the use, as included in the Narrative, is compatible with the surrounding zoning. The project allows control over the size and intensity over development and assurance of compatibility with surrounding residential uses.

2. The project will not adversely affect the orderly development of the City of St. Augustine and will not adversely affect the health, safety and welfare of the residents or visitors to the area, will not be detrimental to the natural environment or the development of adjacent properties or the neighborhood as a result of the conditions and safeguards included in the application.

3. The project will accomplish the objective, standards and criteria set forth within the Zoning Ordinance and provides for strict regulation and maintenance of the project to provide the City with the assurance of an attractive and beneficial asset.

4. When developed in accordance with the conditions stipulated in the PUD application and imposed by this Ordinance, the proposed PUD will be consistent with the development of the property in the area and will be compatible with the desired future development of the area.

This Planned Unit Development request meets all of the above listed City requirements, including the Comprehensive Plan requirements, does not conflict with any of the elements of the Plan and is consistent with the City Plan.

Exhibit "H"

'Grand Ballroom'

at

Cathedral Place

Overview

Rich in heritage and history, and located at one of the most prestigious legacy addresses in the city of St. Augustine, the 'Grand Ballroom at Cathedral Place' has a future which embraces a new, enthusiastic and celebratory era, inspired by the buildings' inception in the 1920's. When the doors re-open soon as a restored legacy event venue, visitors and community members will again experience a grand sense of arrival combined with the opportunity to create their own memorable traditions in a new St. Augustine premier event venue, showcasing the grandeur of the Mediterranean-Revival architecture - with opulent tall marble columns and unique ornate walls and ceilings.

The 'Grand Ballroom at Cathedral Place' will inspire excitement for many special occasions. Uniquely positioned in the heart of downtown St. Augustine and within walking distance to most churches and steps away from the Cathedral Basilica, guests of future wedding celebrations and other special occasions will enjoy a convenience reminiscent of a way of life when important special events were held in the center of town. From the moment of arrival inside the ballroom, guests will now have the opportunity to 'toast and raise their glass' in celebration of new memories, set amidst a very special treasure of heritage and cultural magnificence.

Plans for the venue will include special rates scaled to accommodate the wide variety of client needs and collaborative partner uses. These will include special community, not-for-profit and religious event rates.

The Grand Ballroom at Cathedral Place will host many special occasions in years to come. These special events may include:

Special Events

Wedding Receptions
Bridal Receptions
Rehearsal Luncheons and Dinners
Anniversary Celebrations
Galas
Birthday Parties
Family Reunions
Retirement Parties
Corporate Meetings
Conferences
Trade Shows
Speakers Luncheon Series
Dinner & Concert Series
Auctions
Retail
Museum Exhibits

Church

Ordinations
Funeral Receptions
Church Concerts
Church Fundraisers
Pilgrimage Programs

Community

City of St. Augustine - 450th Anniversary Celebration Events
Spanish Wine & Food Festival
Spanish Heritage Dance and Wine Tasting Special Events
School Banquets
Graduations

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mark Knight
Director, Planning and Building

DATE: October 17, 2013

RE: ***Ordinance 2013-22***
Establishing the 24 Cathedral Place Planned Unit Development (PUD).

The attached ***Ordinance 2013-22*** as noted above was passed by the City Commission at the regularly scheduled Commission Meeting of October 14, 2013. The original document is retained in the files of the City Clerk. Please distribute to staff within your department as needed.

Please feel free to contact me with any questions you may have.

Alison Ratkovic
City Clerk

Attachments (1)

xc: T. Burchfield, Asst City Manager (Memo only)
Clerk's Distribution File

Unit Development (PUD), attached as Exhibit "A" and incorporated herein by reference, and made recommendation to the City Commission;

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

Section 1. Establishment of Planned Unit Development. The 24 Cathedral Place PUD is hereby established pursuant to Section 28-289 of the Code of the City of St. Augustine for property described in the attached Exhibit "B" and incorporated herein by reference.

Section 2. PUD Development Standards. Development standards for the 24 Cathedral Place PUD are contained in the attached 24 Cathedral Place PUD Application, revised on September 24, 2013 and incorporating a Development Plan Narrative, attached as Exhibit "C" and incorporated herein by reference.

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

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

THE ST. AUGUSTINE RECORD

CITY OF ST AUGUSTINE
PO Box 210
SAINT AUGUSTINE FL 32085

.ef.#: L2967-13
.O.#: HG 10-14

RECEIVED
SEP 30 2013
CITY CLERK

JBLISHED EVERY MORNING SUNDAY THRU SATURDAY
:. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

TATE OF FLORIDA,
:OUNTY OF ST. JOHNS

efore the undersigned authority personally appeared **STEVEN SMITH**

'ho on oath says that he/she is an Employee of the St. Augustine Record,

daily newspaper published at St. Augustine in St. Johns County, Florida:

ıat the attached copy of advertisement being a **NOTICE OF HEARING**

ı the matter of **ORDINANCE 2013-22 - 2ND READ - HG OCT 14, 2013**

'as published in said newspaper on **09/24/2013**

.ffiant further says that the St. Augustine Record is a newspaper published
: St. Augustine, in said St. Johns County, Florida, and that the said newspaper
eretofore has been continuously published in said St. Johns County, Florida,
ïch day and has been entered as second class mail matter at the post office in the
ity of St. Augustine, in said St. Johns County, for a period of one year preceding
ıe first publication of the copy of advertisement; and affiant further says that
e/she has neither paid nor promised any person, firm or corporation any discount,
:bate, commission or refund for the purpose of securing the advertisement for
ublication in the said newspaper.

worn to and subscribed before me this _____ day of SEP 24 2013

y St Smith who is personally known to me
r who has produced as identification

Tiffany M. Lowe
Signature of Notary Public)

TIFFANY M. LOWE
MY COMMISSION # EE154511
EXPIRES December 10, 2015
(407) 398-0153 FloridaNotaryService.com
(Seal)

COPY OF ADVERTISEMENT

NOTICE OF PROPOSED ENACTMENT OF ORDINANCE 2013-22 BY THE CITY OF ST. AUGUSTINE, FLORIDA

NOTICE IS HEREBY GIVEN OF A PUBLIC HEARING TO BE HELD BY THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE CONCERNING THE SECOND READING OF ORDINANCE 2013-22. THE PUBLIC HEARING WILL BE HELD DURING THE REGULAR CITY COMMISSION MEETING ON **MONDAY, OCTOBER 14, 2013, BEGINNING AT 5:00 P.M.** IN THE ALCAZAR ROOM, 1ST FLOOR, WEST WING, CITY HALL, 75 KING STREET, ST. AUGUSTINE, FLORIDA. PUBLIC COMMENTS ARE INVITED ON THE FOLLOWING MATTER:

ORDINANCE NO. 2013-22

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ESTABLISHING THE 24 CATHEDRAL PLACE PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR DEVELOPMENT STANDARDS FOR THE PUD; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

Related documents may be inspected by the public at the Planning and Building Department, City Hall, Lobby B, fourth floor, 75 King Street, St. Augustine, FL 32084, during the hours of 8:00 A.M. and 5:00 P.M. except weekends and holidays.

In accordance with Florida Statute 286.0105, "If any person decides to appeal any decision made by the City Commission 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 notice. Telephone: City Clerk (904)825-1007, or 1-800-955-8771 (TDD) or 1-800-955-8770 (V) via Florida Relay Service.

L2967-13 Sep 24, 2013

Exhibit "A"

CITY OF ST. AUGUSTINE
A3 – APPLICATION TO PLANNING AND ZONING BOARD

Application Fee $400.00 RECEIVED BDAC Project No.

Receipt No. 26635-2 JUL 25 2013 Meeting Date SEPT 3, 2013

Planning/Building Dept.

PLEASE PRINT OR TYPE

1. **NAME OF APPLICANT'S AGENT:** Susan S. Bloodworth
   Daytime Phone: c/o 904-825-4343
   Business (if applicable): c/o McClure Bloodworth, P.L.
   Address: 81 King Street, Suite A **City:** St. Augustine **State:** FL **Zip:** 32084

2. **NAME OF APPLICANT / PROPERTY OWNER:** Virtú Cathedral Associates, LLC
   Daytime Phone: c/o 904-825-4343
   Business (if applicable): ATTN: John Green
   Address: 24 Cathedral Place, Suite 201 **City:** St. Augustine **State:** FL **Zip:** 32084

3. **LEGAL DESCRIPTION OF PROJECT PROPERTY:**
   Lot: N/A **Block:** N/A
   Subdivision: **Parcel Number:** 197160-0000 & 197200-0000

4. **PROJECT STREET ADDRESS:** 24 Cathedral Place

5. **SPECIFIC PROPOSED USE:** See Exhibit "A"

6. **ACTION REQUESTED:**
   __ **Exception**
   X **Rezoning**
   __ **Land Use Plan Amendment**
   __ **Other:**
   __ **Appeal of Staff Determination**
   __ **Variance**
   __ **Conservation Zone Development**

7. **DESCRIPTION OF ACTION REQUESTED:** The Applicant requests to rezone a portion of this historic preservation district (HP-2) property to PUD.

8. **JUSTIFICATION FOR ACTION REQUESTED:** Pursuant to Ord. 2013-08 and Section 28-289 governing PUD Applications.

9. If applying for a variance, please complete the following.

a) Does the property have a disadvantage which is not common to other properties in the area? Please explain fully. N/A

b) Can you establish that this disadvantage is not due to the owner's actions? Please explain fully. N/A

c) Can you establish that this disadvantage prevents reasonable use of the property? Please explain fully. N/A

d) If granted, will the variance adversely affect other property in the area? Please explain fully. N/A

e) If granted, can you establish that the variance will be in harmony with the intent and purpose of the code? Please explain fully. N/A

10. PREVIOUS APPLICATIONS:

Has any application been submitted to the Planning and Zoning Board concerning any part of the subject property within the past year? __ Yes X No If yes, give date and final disposition below.

11. AGREEMENT:

In filing this application, I understand that it becomes 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.

12. Susan S. Hoolwerk 7/25/2013

SIGNATURE OF APPLICANT'S AGENT DATE

13. John W Green 7/24/2013

SIGNATURE OF APPLICANT / PROPERTY OWNER DATE

Vista Cathedral Associates, LLC

EXHIBIT "B"

PARCEL B:

A parcel of land in Block 10 of the City of St. Augustine, Florida, as shown on Official Maps of the City of St. Augustine of 1905 and 1923, said maps being recorded in the public records of St. Johns County, Florida, said parcel of land being more fully described as follows:

BEGINNING at the Northeast corner of said Block 10 at the intersection of the now existing South line of Treasury Street with the now existing West line of Charlotte Street; thence South 7 degrees 39 minutes 13 seconds East, on said West line of Charlotte Street 76.70 feet to an angle point in said line; thence continuing on said West line of Charlotte Street South 5 degrees 59 minutes 54 seconds East 168.21 feet; thence South 85 degrees 48 minutes 05 seconds West, on a South line of that land described in Official Records Book 115, Page 185, public records of said County, 127.48 feet; thence South 4 degrees 02 minutes 51 seconds East, on the easterly line of said land described in Official Records Book 115 Page 185 a distance of 87.97 feet; thence South 89 degrees 15 minutes 23 seconds West, on the now existing North line of Cathedral Place, 73.33 feet; thence North 1 degree 00 minutes 36 seconds West, on the West line of that land described in Deed Book 130 Page 253 of said public records, 155.96 feet; thence North 86 degrees 47 minutes 33 seconds East, on the South line of Lot 8 of said Block 10, a distance of 31.65 feet; thence North 5 degrees 40 minutes 54 seconds West, on the West line of that land described in Deed Book 229, Page 140, public records of said County, 32.80 feet; thence North 84 degrees 50 minutes 43 seconds East, on the North line of said land described in Deed Book 229, Page 140, a distance of 27.70 feet; thence North 5 degrees 40 minutes 54 seconds West, on the East line of that land described in Deed Book 229 Page 137, public records of said county, 35.43 feet; thence North 81 degrees 33 minutes 52 seconds East, on the South line of that land described in Official Records Book 221, Page 248, public records of said county, 9.00 feet; thence North 5 degrees 40 minutes 54 seconds West, on the East line of said land described in Official Records Book 221, Page 248, a distance of 94.00 feet; thence North 81 degrees 33 minutes 52 seconds East, on said south line of Treasury Street, 118.56 feet to the POINT OF BEGINNING.

Less and except Parcel A:

PARCEL A:

A parcel of land in Block 5 of the city of St. Augustine, Florida, being all of that land described in executors' deed recorded in Official Records Book 42, Page 617 public records of St. Johns County, Florida and being more fully described as follows: BEGINNING at the intersection of the now existing South line of Treasury Street with the now existing East line of Charlotte Street; thence North 83 degrees 35 minutes 55 seconds East, on said South line of Treasury Street, 132.56 feet; thence South 01 degrees 05 minutes 37 seconds East, on the now existing West line of Avenida Menedez, 115.85 feet; thence South 89 degrees 51 minutes 55 seconds West 121.56 feet; thence North 6 degrees 58 minutes 05 seconds West, on said East line of Charlotte Street, 102.09 feet to the POINT OF BEGINNING.

Exhibit "C"

DEVELOPMENT PLAN NARRATIVE

24 CATHEDRAL PLACE PLANNED UNIT DEVELOPMENT

(09/19/13)

SECTION I- INTRODUCTION AND REQUEST

This is an attachment to an application for rezoning to Planned Unit Development (PUD) with accompanying documents as required by the City of St. Augustine Zoning Code ("Zoning Code"). This petition is filed on behalf of the Applicant and Owner, John Green, Virtú Cathedral Associates, LLC. The Applicant is requesting a Rezoning in accordance with the City of St. Augustine Zoning Code to allow for a change from Historic Preservation 2 (HP-2) to Planned Unit Development (PUD).

The objective of the PUD is to provide an events venue on the first floor of the building that reflects the history and traditions of the St. Augustine of old, while preserving the existing HP-2 uses, allowing the sale and consumption of alcohol, and enabling a more flexible use of the site than is currently possible under the existing zoning. It is also the intent of the provisions of this PUD to place a more restrictive use on the consumption of alcohol than the newly enacted City Ordinance (2013-13) provides, in that the Owner commits to prohibit any outside consumption of alcohol (or retained as allowed under the HP-2 zoning) as a part of this PUD within one hundred (100) feet of the eastern boundary of the adjacent Cathedral Basilica (excluding the prohibition from the porch located on the eastern side of and attached to the historic structure located on the Property. Finally, the application seeks to include as an approved use, an awning on the front of the building, the existing telecommunications equipment within the cupola of the building located on the Property, and provide for the installation of additional telecommunications equipment, in accordance with Section 28-400 of the City Code.

Location/Surrounding Areas: The Property consists of a portion of larger parcel, with .961 acres on the west side of Charlotte Street ("West Parcel") and .317 acres on the east side of Charlotte Street ("East Parcel"). Only the West Parcel is proposed for inclusion in this PUD. The West Parcel fronts Cathedral Place on its south boundary, the Cathedral Basilica on its west boundary, Treasury Street on its north boundary and an array of retail shops, restaurants and art galleries to its east. The Property is approximately .961 acres and is contained within the larger legal description included in the Special Warranty Deed attached as Exhibit "E." The legal description is attached hereto as Exhibit "B." The parcel is generally rectangular and the structure located upon the West Parcel is approximately 16,333 square feet. No exterior changes are proposed for the West Parcel, only interior renovations.

Ownership/Agreement: The Property is owned by Virtú Cathedral Associates, LLC, as shown by the Proof of Ownership (deed) which is attached as Exhibit E, who has authorized Susan Bloodworth, McClure Bloodworth, P.L. to represent it as indicated by the Application Form herewith.

Applicant hereby agrees and stipulates to proceed with the proposed development in accordance with PUD Ordinance as adopted by the City of St. Augustine City Commission without authorization of the PZB and City Commission. The Applicant also agrees to comply with all conditions and safeguards established by the Planning & Building Department and the Planning & Zoning Board (PZB), Historic Architectural Review Board (HARB) and the City of St. Augustine City Commission. The Applicant understands that any architectural site changes to any property in the PUD must be in compliance with the AGHP and is subject to HARB approval. Historic features, particularly the Mediterranean-influenced architectural style, will continue to be the dominant character-defining features associated with the Property as described in FMSF 8SJ2501 and other documented references, including any future alterations.

SECTION II- APPLICATION

A. Permitted Uses: The development will be constructed in an orderly manner. The allowable uses will be an event venue on the first floor of the Property, the sale and consumption of alcohol, an awning on the front of the building, telecommunications equipment within the cupola of the historic structure located on the Property, and provide for the installation of additional telecommunications equipment, in accordance with Section 28-400 of the City Code, and those uses currently allowed in HP-2 zoning, and any additional HP-2 uses that may be allowable in the future, which currently include:

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.

OR1675PG1279

COPY

(Space above for recording information)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

CATHEDRAL PLACE ASSOCIATES, LTD., a Florida limited partnership

By: **PORT CONTAINERS, INC., a Florida corporation, General Partner**

by: **Charles E. Cook, Its President**

[corporate seal]

by: **SAN JUAN INVESTMENT COMPANY, a Florida corporation, General Partner**

by: **Thomas F. Jones, Its President**

[corporate seal]

COUNTY OF DUVAL
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was acknowledged before me on **November 13th, 2001** by **Charles A. Cook, President of PORT CONTAINERS, INC., a Florida corporation** who is personally known to me or has produced a Driver's License as identification.

[Seal] J. RUSSELL COLLINS
NOTARY PUBLIC, State of Florida
My Comm. Expires April 5, 2004
Comm. No. CC911906

Notary Public: J. RUSSELL COLLINS
My commission expires:

COUNTY OF ST. JOHNS
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was acknowledged before me on **November 13th, 2001** by **Thomas F. Jones, President of SAN JUAN INVESTMENT COMPANY, a Florida corporation** who is personally known to me or has produced a Driver's License as identification.

[Seal] J. RUSSELL COLLINS
NOTARY PUBLIC, State of Florida
My Comm. Expires April 5, 2004
Comm. No. CC911906

Notary Public: J. RUSSELL COLLINS
My commission expires:

Exhibit "E"

LAND TITLE of America

Public Records of
St. Johns County, FL
Clerk# 01-059027
O.R. 1675 PG 1278
09:41AM 11/14/2001
REC $13.00 SUR $2.00
Doc Stamps $29,400.00

Prepared by:
J. Russell Collins
Land Title of America Group
3700 US Highway 1 South
St. Augustine, Florida 32086
L20136
Parcel Account Number: 197200-0000 and 197160-0000

COPY

FIVE MINUTE RECORDING

(Space above for recording information)

SPECIAL WARRANTY DEED

THIS INDENTURE made this **13th** day of **November, 2001** BETWEEN **CATHEDRAL PLACE ASSOCIATES, LTD., a Florida limited partnership,** GRANTOR*, whose post office address is 11210 Phillips Industrial Boulevard, Suite 13, Jacksonville, Florida 32256, and **VIRTU CATHEDRAL ASSOCIATES, L.L.C., a Delaware limited liability company,** GRANTEE*, whose post office address is 7600 East Doubletree Ranch Road, Suite 250, Scottsdale, Arizona 85258.

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:

> **SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF;**
>
> **SUBJECT TO Covenants, Restrictions, Easements of Record, if any, and all taxes for the year 2002 and thereafter;**

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor, and none else.

*Singular and plural are interchangeable, as context requires.

-Remaining portion of this page is blank-

OR1675PG1280

COPY

(Space above for recording information)

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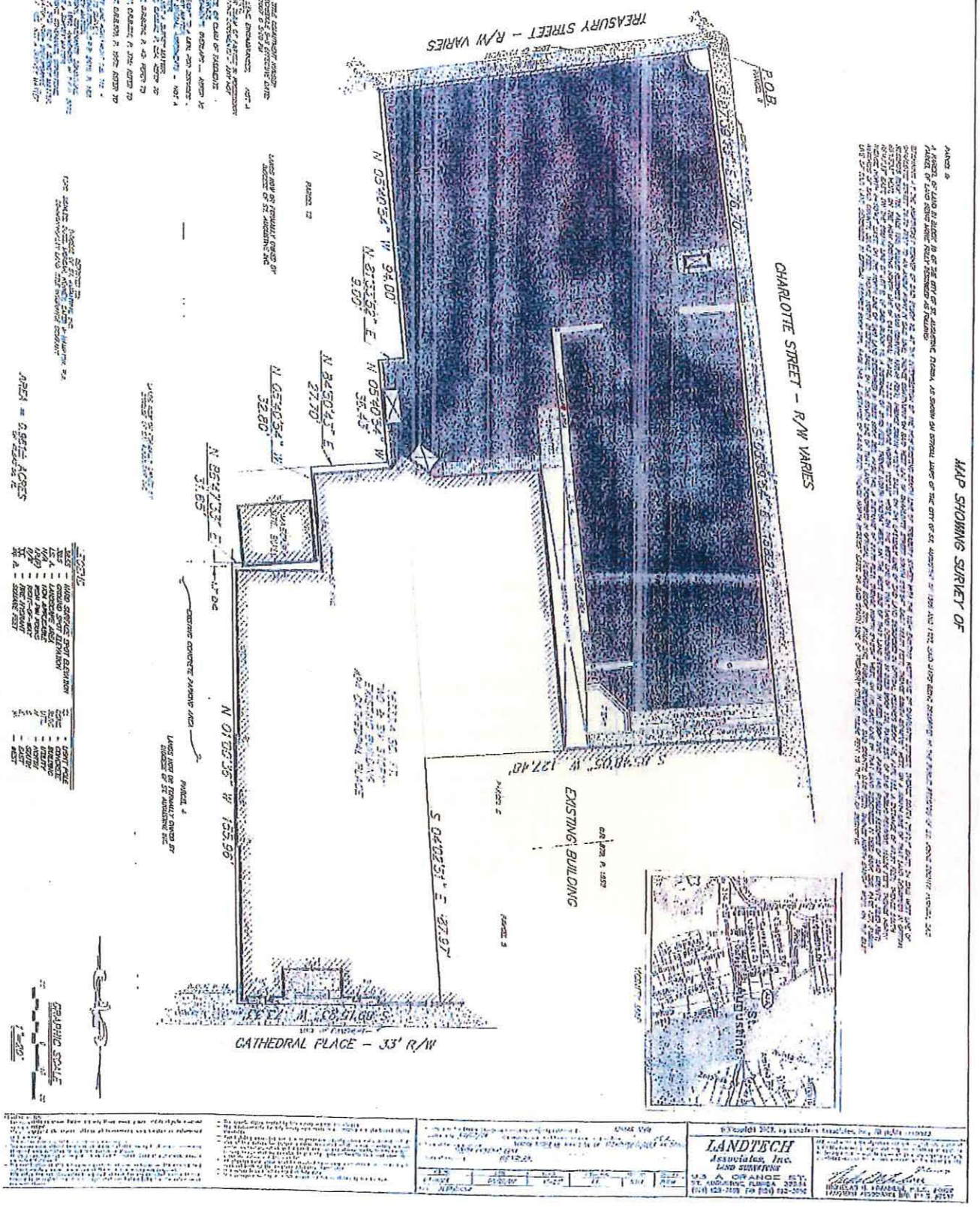
Exhibit "F"


MAP SHOWING SURVEY OF
TREASURY STREET – R/W VARIES
CHARLOTTE STREET – R/W VARIES
CATHEDRAL PLACE – 33' R/W
EXISTING BUILDING
P.O.B.
N 05°40'54" W 84.00'
N 84°50'43" E 27.70'
N 05°40'54" W 35.45'
N 05°40'54" W 32.80'
N 85°17'33" E 31.65'
N 01°05'36" W 155.95'
S 01°05'36" E 155.95'
S 84°50'43" W 127.40'
S 05°40'54" E 168.24'
LANDTECH Associates, Inc.
LAND SURVEYING
GRAPHIC SCALE

completed as indicated in Response 6 above, then the zoning for the Property shall revert to its pre-PUD approvals.

9. **If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the time of the reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted.**

Response: Any reversion to a pre-PUD zoning district would not render the existing HP-2 uses inconsistent with the Comprehensive Plan.

10. **A signed statement voluntarily acknowledging and binding the applicant(s), property owner(s), and each of their successors in title, to every commitment made in their application and at hearings relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing termination and reversion clauses.**

Response:

The undersigned, for themselves and for their successors and assigns, acknowledges and agrees to be bound by every commitment made in this application and at hearings relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing termination and reversion clauses.

OWNER/APPLICANT:

VIRTÚ CATHEDRAL ASSOCIATES, LLC

_____

By:
Its:

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab

Parcel ID	1971600000
Location Address	22 CATHEDRAL PL 24 CATHEDRAL PL SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug E of St George (COM) (610.08)
Tax Description*	CITY OF ST AUGUSTINE W72.8FT OF LOTS 5 & 6 & 7 & E 162.2FT OF LOT 8 & E135FT OF LOT 9 (EX PT IN OR221/248) BLK 10 OR4496/846 *The Description above is not to be used on legal documents.
Property Use Code	Office Buildings (Multi-Story) (1800)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.850
Homestead	N

Owner Information

Owner Name	Kasam Hospitality Inc 100%
Mailing Address	32 AVENIDA MENENDEZ SAINT AUGUSTINE, FL 32084-0000

Map

Valuation Information

	2022
Building Value	$4,931,631
Extra Features Value	$112,526
Total Land Value	$2,218,020
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$7,262,177**
Total Deferred	$166,543
Assessed Value	**$7,095,634**
Total Exemptions	$0
Taxable Value	**$7,095,634**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$4,115,103	$117,453	$2,218,020	$0	$0	$6,450,576	$6,450,576	$0	$6,450,576
2020	$5,079,411	$121,210	$2,218,020	$0	$0	$7,418,641	$7,418,641	$0	$7,418,641
2019	$5,133,151	$125,421	$2,218,020	$0	$0	$7,476,592	$7,476,592	$0	$7,476,592
2018	$4,031,573	$76,133	$2,957,360	$0	$0	$7,065,066	$3,119,364	$3,945,702	$3,119,364
2017	$1,981,857	$63,213	$1,312,329	$0	$0	$3,357,399	$2,835,785	$521,614	$2,835,785
2016	$2,086,165	$63,223	$1,182,944	$0	$0	$3,332,332	$2,577,986	$754,346	$2,577,986
2015	$2,190,474	$63,233	$1,109,010	$0	$0	$3,362,717	$2,343,624	$1,019,093	$2,343,624
2014	$2,287,534	$63,243	$1,513,494	$0	$0	$3,864,271	$2,915,657	$948,614	$2,915,657
2013	$1,073,850	$63,253	$1,513,494	$0	$0	$2,650,597	$2,650,597	$0	$2,650,597
2012	$1,144,855	$63,263	$1,513,494	$0	$0	$2,721,612	$2,721,612	$0	$2,721,612
2011	$1,249,517	$63,273	$1,680,390	$0	$0	$2,993,180	$2,993,180	$0	$2,993,180
2010	$1,319,734	$63,283	$1,867,100	$0	$0	$3,250,117	$3,250,117	$0	$3,250,117

Building Information

Building	1
Year Built	1928
Actual Area	29220
Conditioned Area	27921
Use	Office Building (Multi-Story) Class A
Style	04
Class	N
Exterior Wall	Concrete Stucco
Roof Cover	Built Up, Clay Tile
Roof Structure	Rigid Frame
Interior Flooring	Carpet, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

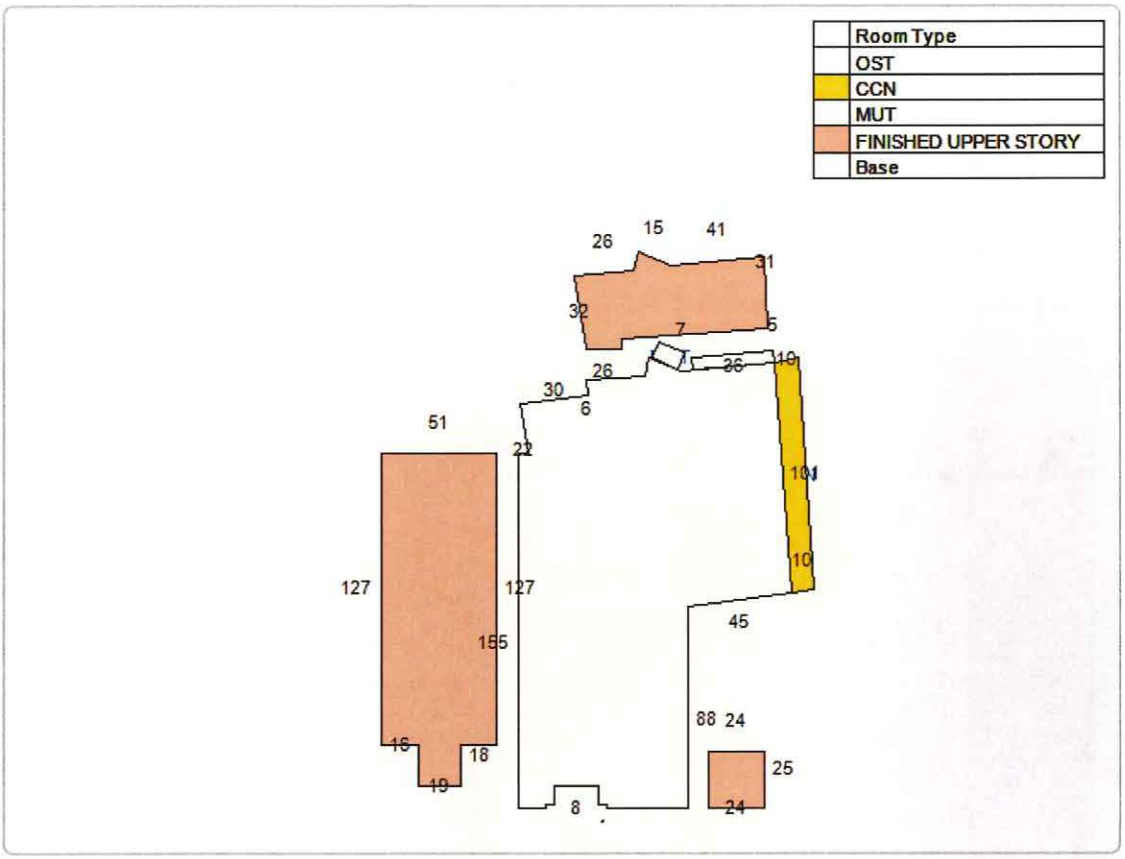
Description	Square Footage
BASE AREA	17911
FINISHED UPPER STORY	2591
MASONRY UTILITY	92
FINISHED UPPER STORY	6819
CANOPY (COMMERCIAL)	1024
OUTSIDE STAIRS	183

FINISHED UPPER STORY	600
Total SqFt	29220

Building	2	**Roof Cover**	Clay Tile
Year Built	1928	**Roof Structure**	Rigid Frame
Actual Area	26035	**Interior Flooring**	Carpet, Ceramic Tile
Conditioned Area	26035	**Interior Wall**	Drywall
Use	Office Building (Multi-Story) Class C	**Heating Type**	Air Duct
Style	04	**Air Conditioning**	Central
Class	N	**Bedrooms**	
Exterior Wall	Concrete Stucco	**Baths**	

Description	Square Footage
BASE AREA	26035
Total SqFt	26035

Sketch Information



	Room Type

Extra Feature Information

Code Description	Status	Value
Sprinkler Wet		45593
Masonry Wall		4454
Concrete Paving		2247
Asphault Paving		16200
Curb		1960
Handicap Ramp		1404
Pole Light		7056
Storage Building		242
Elevator - Commercial (4+)		33370

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Office Buildings Multi-Story	0	0	36967	SF	$2,218,020

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/30/2018	1/30/2018	$10,000,000.00	WARRANTY DEED	4496	846	Q	I	VIRTU CATHEDRAL ASSOCIATES LLC	KASAM HOSPITALITY INC
	7/23/2003	$0.00	OTHER INSTRUMENT	2005	573	U	I	VIRTU CATHEDRAL ASSOCIATES LLC	
	11/13/2001	$4,200,000.00	WARRANTY DEED	1675	1278	Q	I	CATHEDRAL PLACE ASSOCIATES LTD	VIRTU CATHEDRAL ASSOCIATES LLC
	6/1/1993	$1,655,000.00	WARRANTY DEED	997	1312	U	I	FNB PROPERTIES INC	CATHEDRAL PLACE ASSOCIATES LTD
	1/14/1992	$1,000,000.00	CERTIFICATE OF TITLE	921	1339	U	I	DAVIS-STOVAL LIMITED PTNRSHP	FNB PROPERTIES INC
	12/1/1985	$1,800,000.00		693	154	Q	I		DAVIS-STOVAL LIMITED PTNRSHP
	12/1/1985	$0.00		693	152	U	I		

No data available for the following modules: Sales Questionnaire Form, Exemption Information.

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

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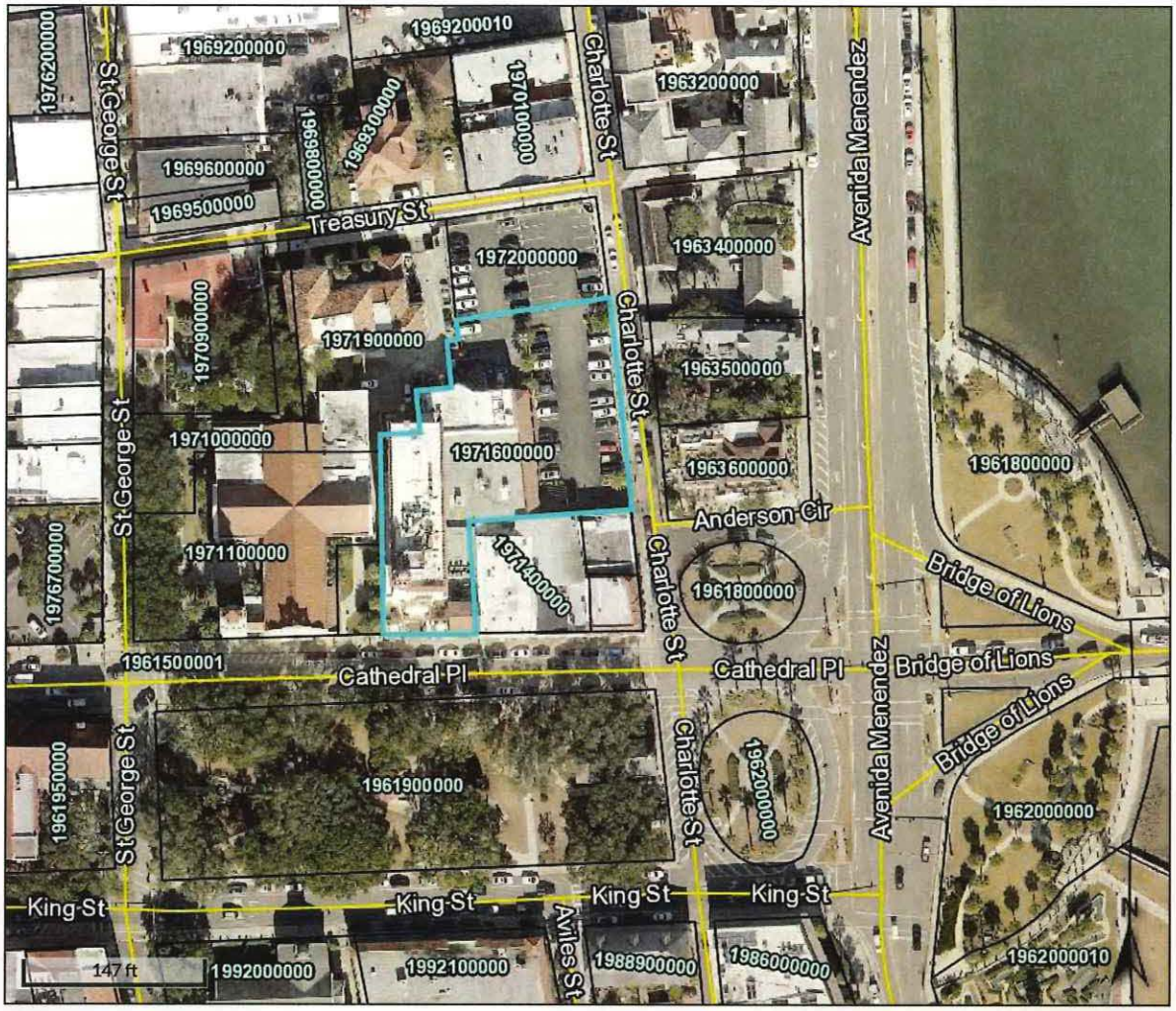
Last Data Upload: 8/6/2022, 12:34:39 AM

Version 2.3.211

St. Johns County, FL



Overview

Legend

☐ Parcels

Parcel ID	1971600000	**Physical Address**	24 CATHEDRAL PL SAINT AUGUSTINE	**Building Value**	$4,931,631	**Last 2 Sales**			
Property Class	1800 - Office Buildings Multi-Story	**Mailing Address**	KASAM HOSPITALITY INC 32 AVENIDA MENENDEZ SAINT AUGUSTINE FL 32084-0000	**Extra Feature Value**	$112,526	**Date**	**Price**	**Reason**	**Qual**
Taxing District	City of St Augustine			**Total Land Value**	$2,218,020	1/30/2018	$10000000	05	Q
Acres	0.85			**Just Value**	$7,262,177	11/13/2001	$4200000	05	Q
				Total Deferred	$166,543				
				Assessed Value	$7,095,634				
				Total Exemptions	N/A				
				Taxable Value	$7,095,634				

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: 8/8/2022
Last Data Uploaded: 8/6/2022 12:34:39 AM

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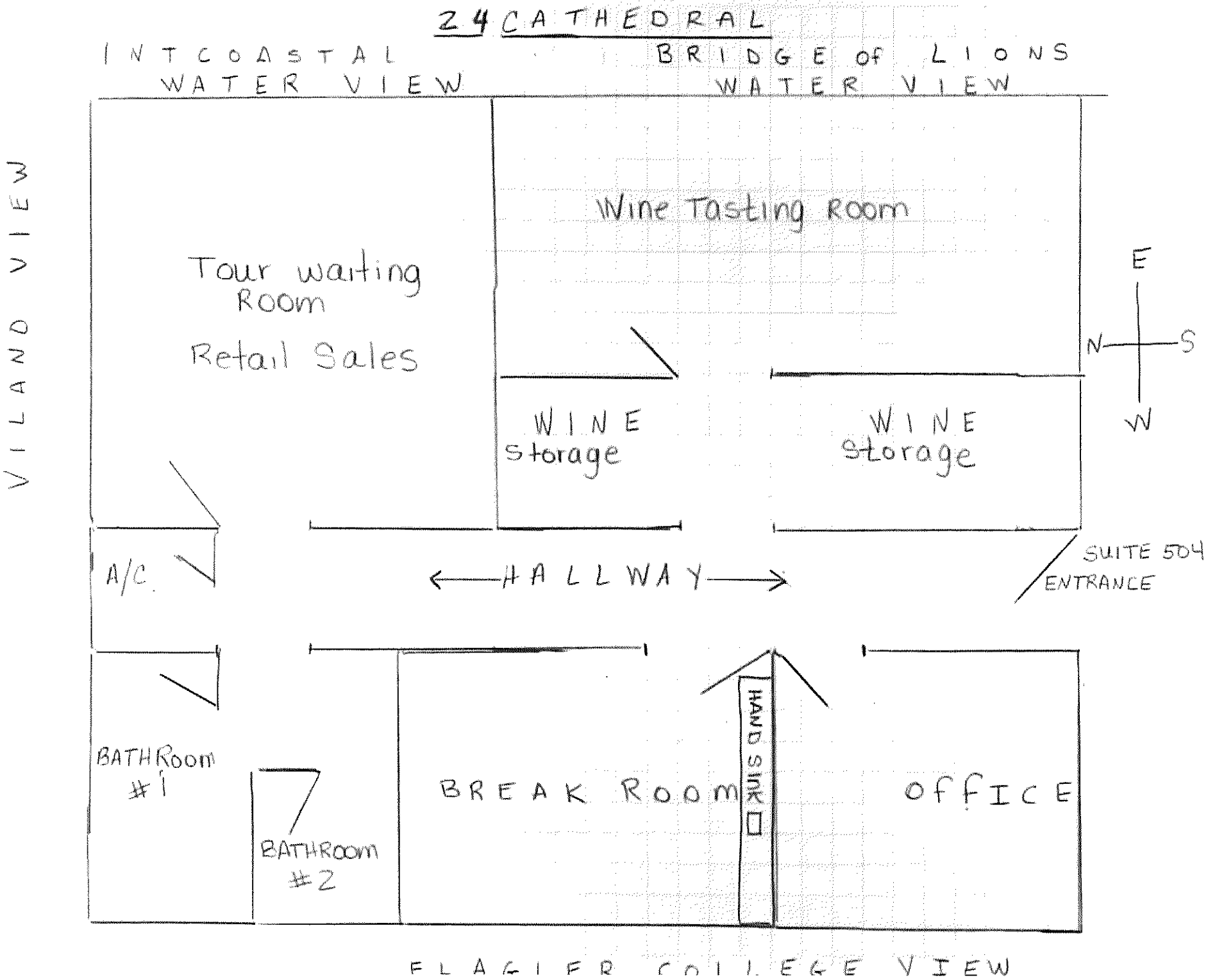
24 CATHEDRAL
INTCOASTAL WATER VIEW
BRIDGE of LIONS WATER VIEW
VILLAND VIEW
Tour waiting Room
Retail Sales
Wine Tasting Room
WINE storage
WINE storage
E
N
S
W
A/C
HALLWAY
SUITE 504 ENTRANCE
BATHRoom #1
BATHRoom #2
BREAK Room
HAND SINK
office
FLAGLER COLLEGE VIEW

TO: Planning and Zoning Board

DATE: September 6, 2022

RE: **CONSERVATION OVERLAY ZONE 3 DEVELOPMENT 2022-0037 – Continued August 2, 2022**

AGENDA ITEM	6(a)
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

RECEIVED

MAY 25 2022

Planning/Building Dept.

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

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.

04/18/2019

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

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

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

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

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

10. PREVIOUS APPPLICATIONS:

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

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

_____

11. AGREEMENT:

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

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

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

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

	5.23.22
Signature of Applicant	Date
	5.23.22
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.

Kevin Marks

Print name of applicant

Signature of applicant

5.23.22

Date

10/31/17

CITY OF
ST AUGUSTINE
EST. 1565

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. Th 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: X Yes ____ No

Notary Signature: Hazel Joyce Fitzsimmons

My Commission expires: JAN. 25, 2026

HAZEL JOYCE FITZSIMMONS
MY COMMISSION # HH 181889
EXPIRES: January 25, 2026
Bonded Thru Notary Public Underwriters

Rev:022117

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 210 Pelican Reef Drive

Applicant's Name: Kevin Marks Applicant's Signature: [signature]

Owner's Name: Paul Thompson 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

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 *The Description above is not to be used on legal documents.
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

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Last Data Upload: 6/8/2022, 1:20:17 AM

Version 2.3.198

St. Johns County, FL

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.

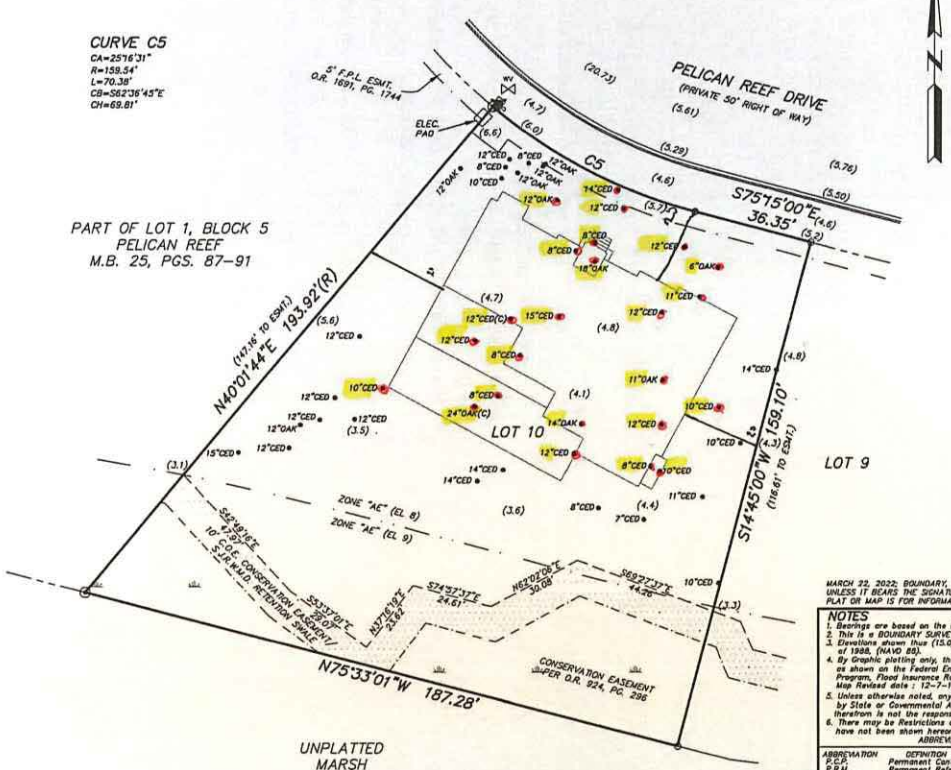
Date created: 6/8/2022
Last Data Uploaded: 6/8/2022 1:20:17 AM

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%



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 DETAIL

SPECIES (SEE TREE NOTES)
18"LO
DIAMETER BREAST HEIGHT
ACTUAL LOCATION

TREE LEGEND:

ASH	= ASH
BAY	= BAY
BIR	= BIRCH
CED	= CEDAR
CHE	= CHERRY
CYP	= CYPRESS
ELM	= ELM
HAC	= HACKBERRY
HIC	= HICKORY
HOL	= HOLLY
LLP	= 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	OHL	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
- —x— DENOTES FENCE
- ○ DENOTES 1/2" IRON PIPE SET WITH CAP, LB 8295
- ● DENOTES IRON PIPE FOUND (NOTED)

DATE	12-17-21
SCALE	1"=30'
JOB No.	2021-502
F.B.	–
page	–
Comp. File	21-502.dwg
Drawn by	WJM

MELROSE SURVEYING AND MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 107
JACKSONVILLE, FLORIDA 32224
L.B. No. 8295
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 5J-17, (formerly CHAPTER 61G17-6), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: _____
WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE No. 5843

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

Plans plans professionally modified by:

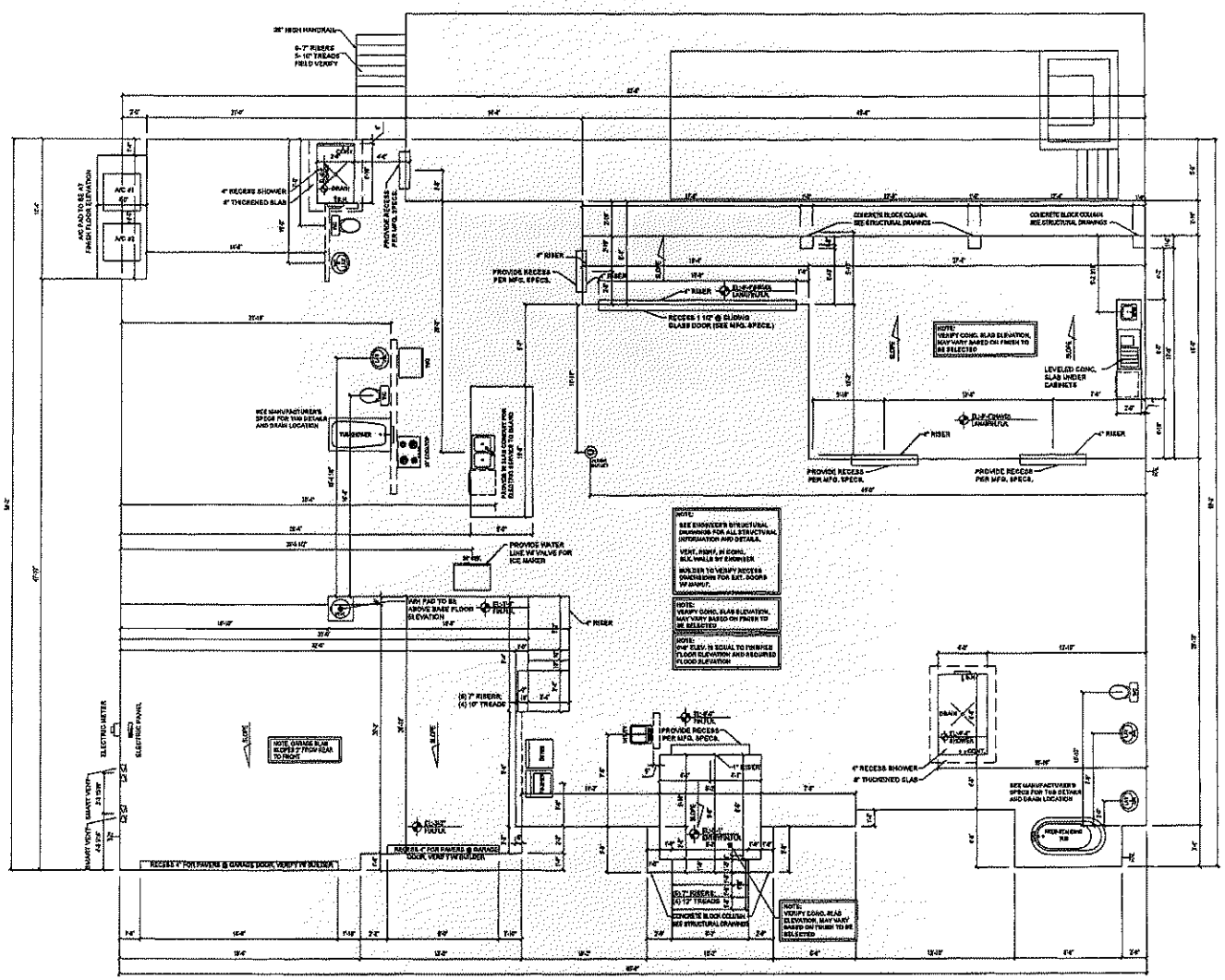
ISP INTERNATIONAL MORTGAGE PARTNERS, LLC

RESIDENCE OF
SHORELAND HOME
BUILDERS

SUBMITTAL LIST :

PLOT DATE : 2021-12-22
SCALE : AS NOTED
SHEET TITLE : COVER SHEET

SHEET NO.: A-01



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 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 TIGHT PLANS. THE CERTIFIED STRUCTURAL DRAWINGS ARE TO ACCOMPANY THIS PLAN DURING CONSTRUCTION AND OTHER USES.

FOUNDATION TO BE ENGINEERED

NOTE: ALL STAIR RISERS, TREAD, BEAM HEIGHTS, AND DIMENSIONS TO BE COORDINATED WITH ENGINEERED DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT DESIGN FOR REVIEW PRIOR TO CONSTRUCTION.

TREADS AND RISERS MAY VARY DUE TO FIELD CONDITIONS. BUILDER TO VERIFY ALL EXTERIOR STAIR VARIANCE CONDITIONS BEFORE START OF CONSTRUCTION.

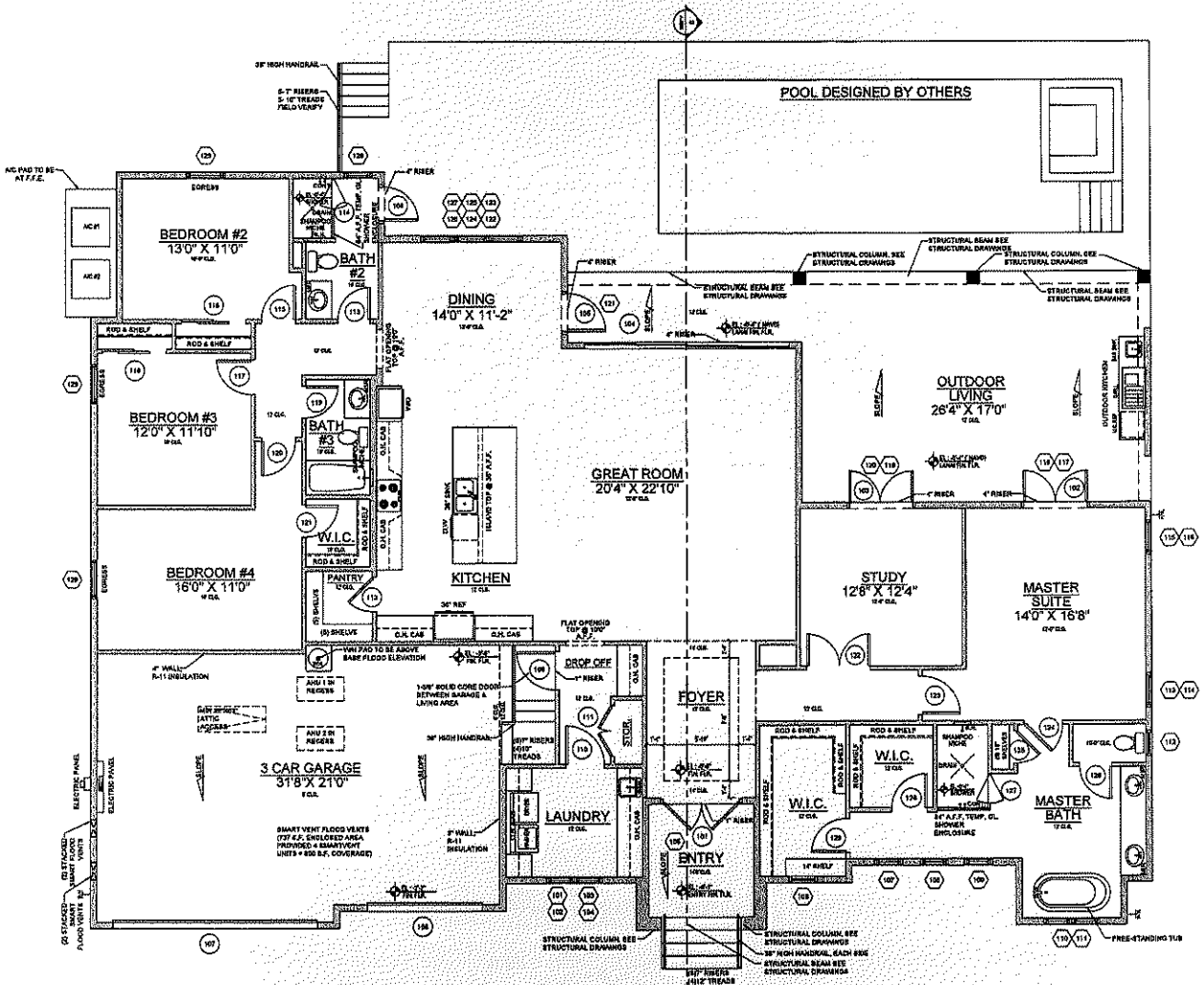
Have plans professionally modified by:
ISP INTERNATIONAL SERVICE PARTNERS, LLC

RESIDENCE OF SHORELAND HOME BUILDERS

SUBMITTAL LIST:

PLOT DATE:	2021-12-22
SCALE:	AS NOTED
SHEET TITLE:	SLAB PLAN

SHEET NO.: A-02



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 16 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"

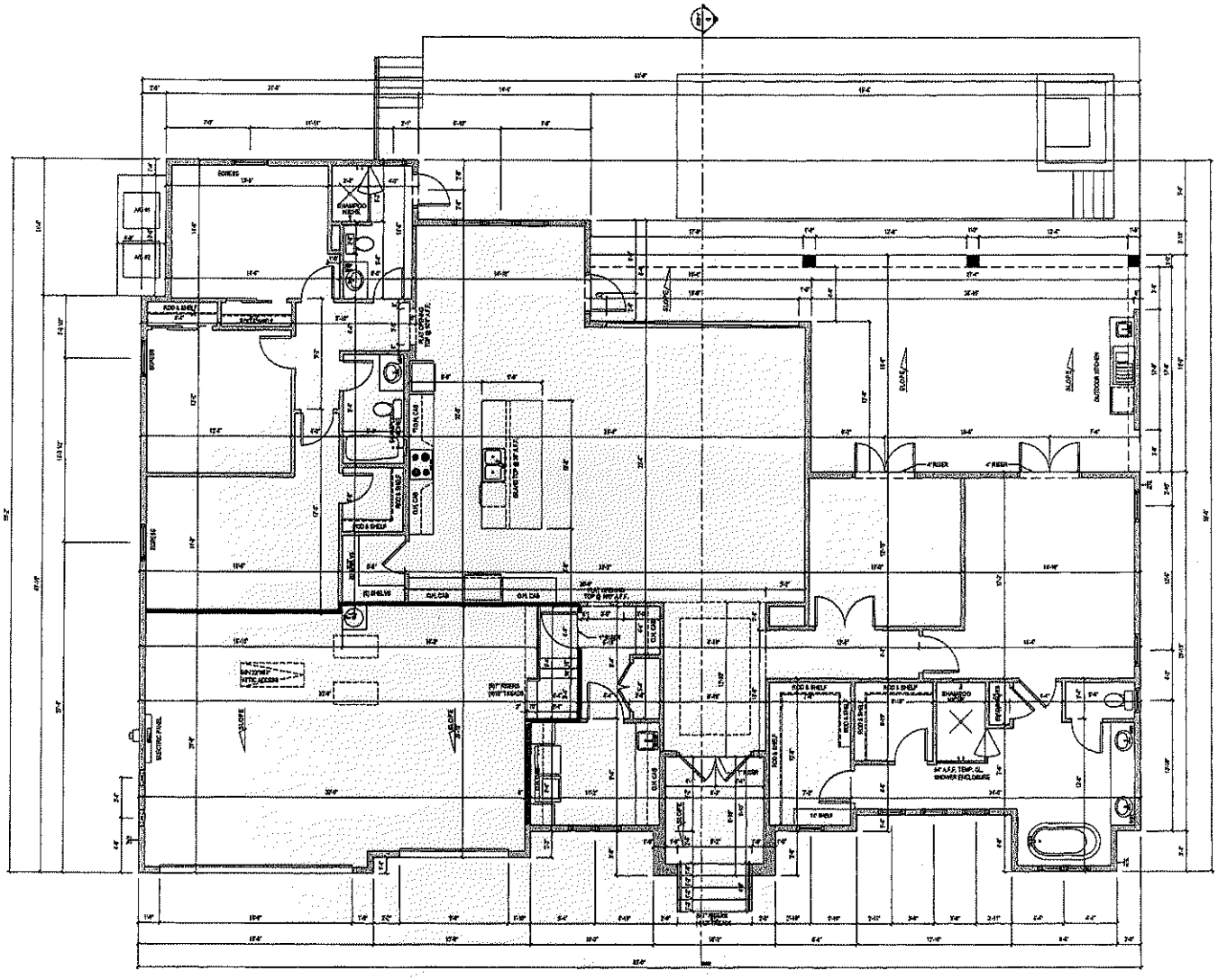
ISP INTERNATIONAL SERVICE PARTNERS, LLC

RESIDENCE OF SHORELAND HOME BUILDERS

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"

Floor plans professionally modified by

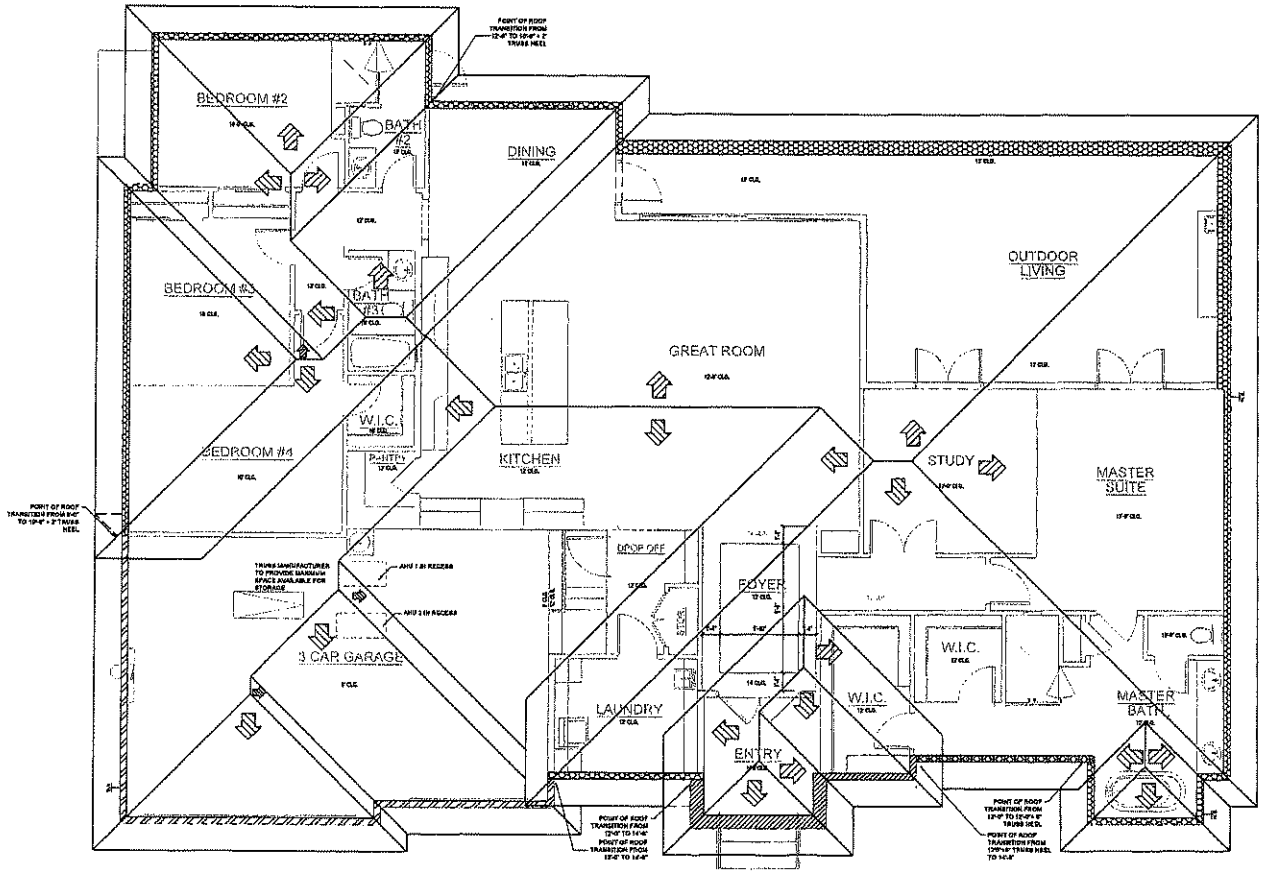
ISP INTERNATIONAL SERVICE PARTNERS, LLC

RESIDENCE OF SHORELAND HOME BUILDERS

SUBMITTAL LIST :

PLOT DATE : 2021-12-22
SCALE : AS NOTED
SHEET TITLE : DIMENSION PLAN

SHEET NO.: A-04



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. 48" TRUSS HEEL
- 14'-0" FROM 1ST. LIV. FIN. FL.

ROOF NOTES:

1) PRE-ENGINEERED WOOD ROOF TRUSSED @ 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"

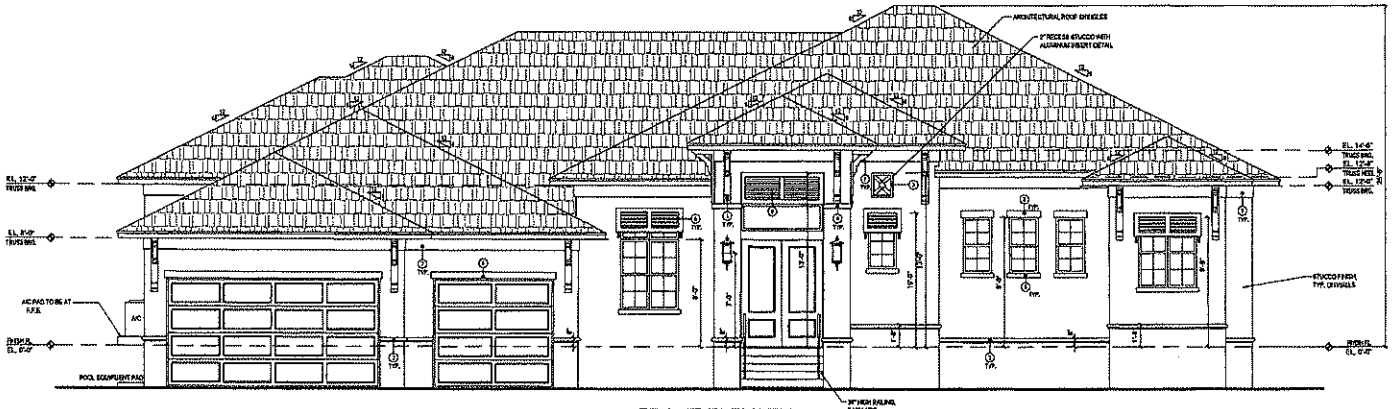
These plans professionally modified by:
ISP INTERNATIONAL SERVICE PARTNERS, LLC

RESIDENCE OF SHORELAND HOME BUILDERS

SUBMITTAL LIST:

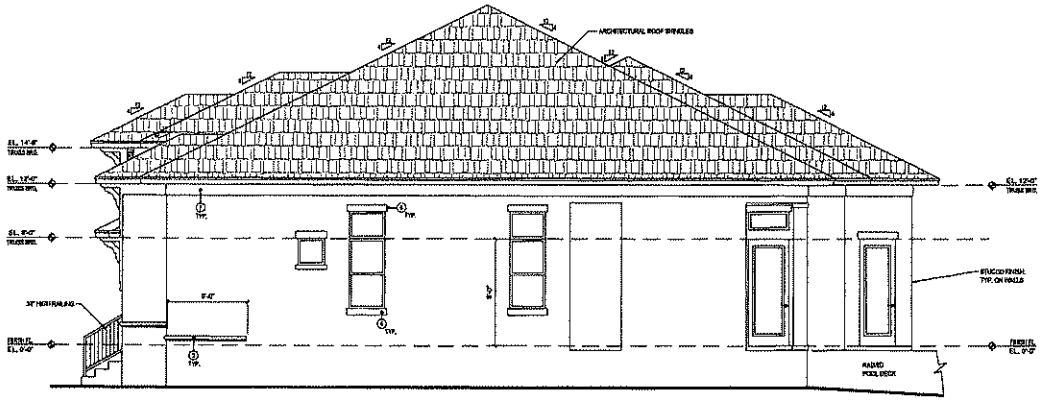
PLOT DATE: 2021-12-22
SCALE: AS NOTED
SHEET TITLE: ROOF PLAN

SHEET NO.: A-05



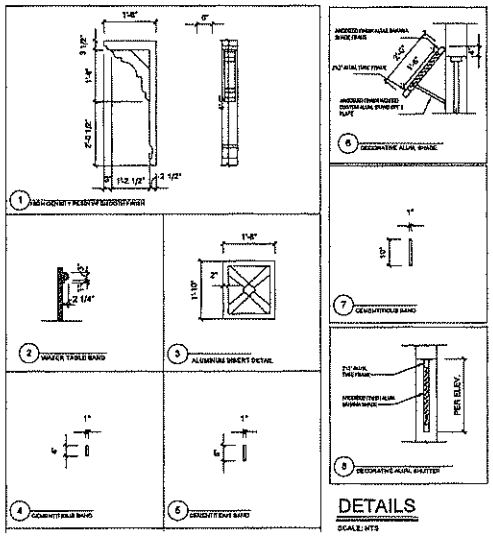
FRONT ELEVATION

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



RIGHT-SIDE ELEVATION

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



DETAILS

SCALE: NTS

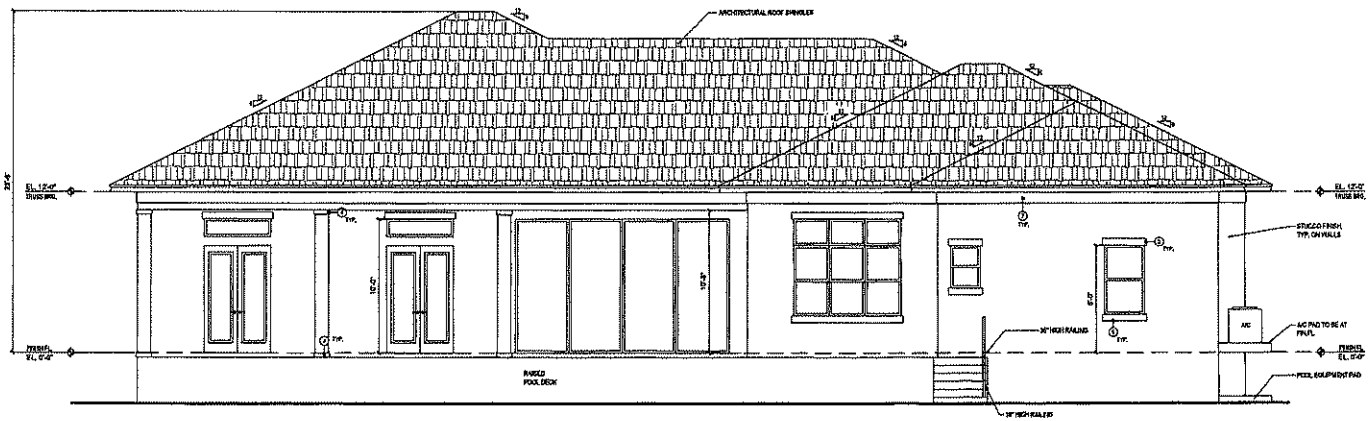
ISP

RESIDENCE OF SHORELAND HOME BUILDERS

SUBMITTAL LIST:

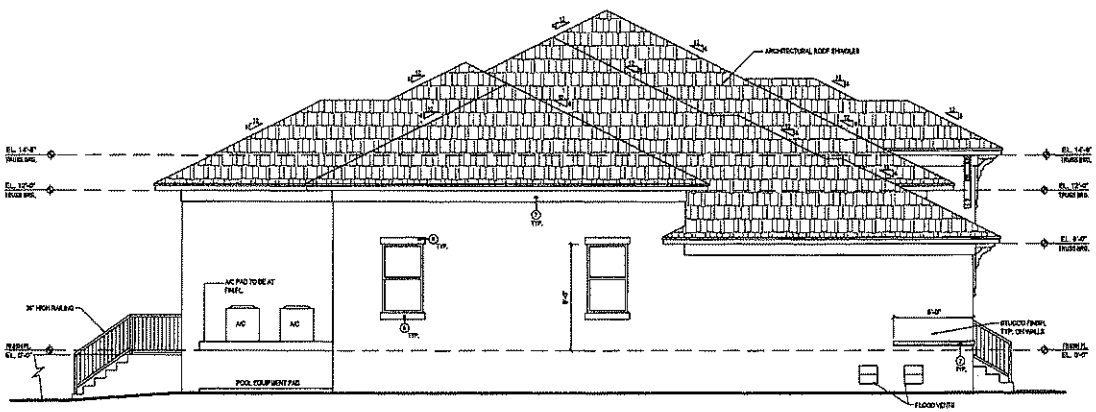
PLOT DATE: 2021-12-22
SCALE: AS NOTED
SHEET TITLE: ELEVATION #01

SHEET NO: A-06



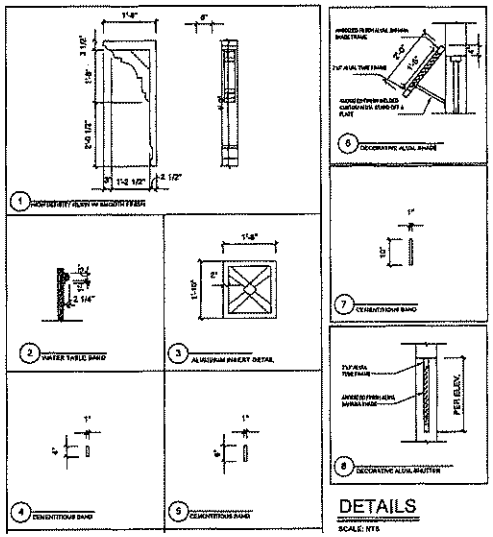
REAR ELEVATION

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



LEFT-SIDE ELEVATION

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



DETAILS

SCALE: NTS

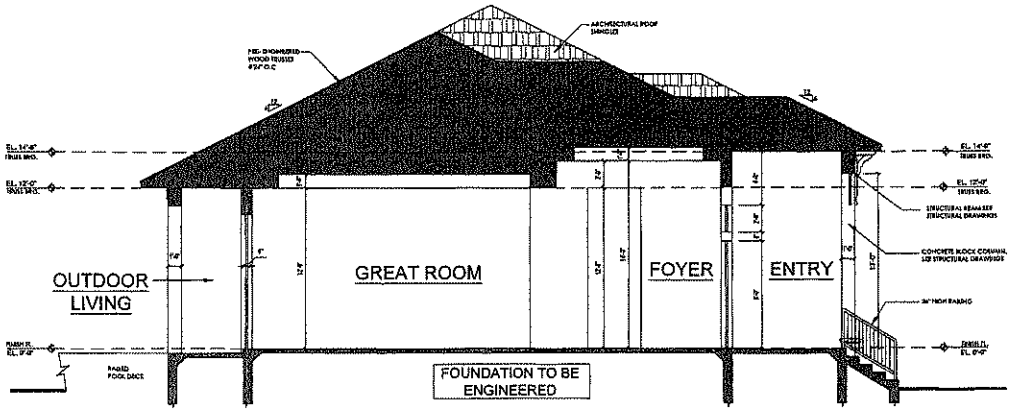
ISP INTERNATIONAL SECURITY PARTNERS, LLC

RESIDENCE OF SHORELAND HOME BUILDERS

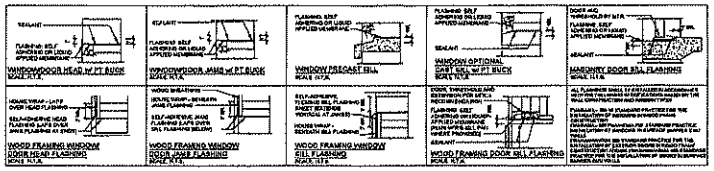
SUBMITTAL LIST:

PLOT DATE: 2021-12-22
SCALE: AS NOTED
SHEET TITLE: ELEVATION #02

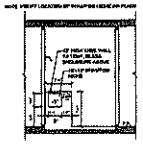
SHEET NO.: A-07



1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



DOOR AND WINDOW FLASHING DETAILS
SCALE: N.T.S.



SHAMPOO NICHE @ 42" LOW WALL
SCALE: N.T.S.

FIRST FLOOR WINDOW SCHEDULE

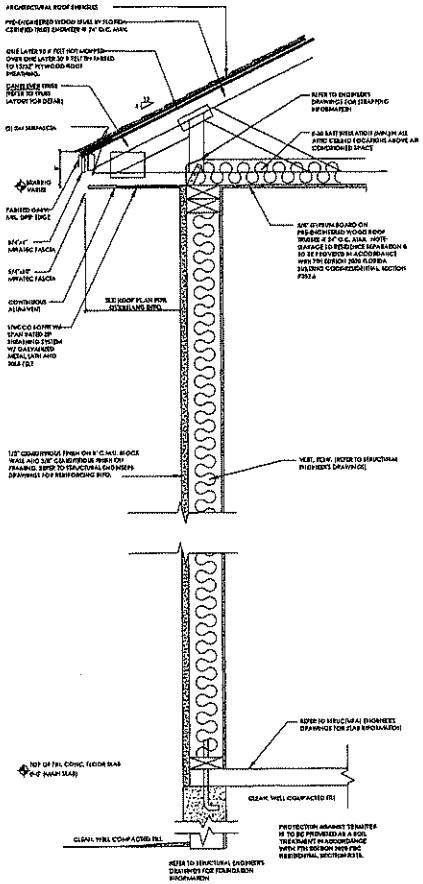
NO.	STYLE	SIZE WIDTH	SIZE HEIGHT	PROTECTION SHUTTER	PROTECTION IMPACT	MATERIAL	MANUFACTURER	REMARKS
101	SINGLE HUNG	2'-0"	3'-0"		YES	ALUM.	PGT	TOP @ 8' A.F.F.
102	FIXED GLASS	3'-0"	3'-0"		YES	ALUM.	PGT	TRANSOM
103	SINGLE HUNG	2'-0"	3'-0"		YES	ALUM.	PGT	TOP @ 8' A.F.F.
104	FIXED GLASS	2'-0"	3'-0"		YES	ALUM.	PGT	TRANSOM
105	FIXED GLASS	4'-0"	2'-0"		YES	ALUM.	PGT	AREA ELEV. PER LOCATION
106	FIXED GLASS	2'-0"	4'-0"		YES	ALUM.	PGT	TOP @ 10'0" A.F.F.
107	SINGLE HUNG	2'-0"	4'-0"		YES	ALUM.	PGT	TOP @ 7'0" A.F.F.
108	SINGLE HUNG	2'-0"	4'-0"		YES	ALUM.	PGT	TOP @ 8'0" A.F.F.
109	SINGLE HUNG	2'-0"	4'-0"		YES	ALUM.	PGT	TOP @ 8'0" A.F.F.
110	SINGLE HUNG	2'-0"	5'-0"		YES	ALUM.	PGT	TOP @ 8'0" A.F.F.
111	SINGLE HUNG	2'-0"	5'-0"		YES	ALUM.	PGT	TOP @ 8'0" A.F.F.
112	FIXED GLASS	2'-0"	2'-0"		YES	ALUM.	PGT	TOP @ 8' A.F.F.
113	SINGLE HUNG	2'-0"	5'-0"		YES	ALUM.	PGT	TOP @ 8' A.F.F.
114	FIXED GLASS	2'-0"	2'-0"		YES	ALUM.	PGT	TRANSOM
115	SINGLE HUNG	2'-0"	5'-0"		YES	ALUM.	PGT	TOP @ 8' A.F.F.
116	FIXED GLASS	2'-0"	2'-0"		YES	ALUM.	PGT	TRANSOM
117	FIXED GLASS	2'-0"	1'-0"		YES	ALUM.	PGT	TRANSOM
118	FIXED GLASS	2'-0"	1'-0"		YES	ALUM.	PGT	TRANSOM
119	FIXED GLASS	2'-0"	1'-0"		YES	ALUM.	PGT	TRANSOM
120	FIXED GLASS	2'-0"	1'-0"		YES	ALUM.	PGT	TRANSOM
121	FIXED GLASS	2'-0"	1'-0"		YES	ALUM.	PGT	TRANSOM
122	SINGLE HUNG	2'-0"	5'-0"		YES	ALUM.	PGT	TOP @ 8' A.F.F.
123	FIXED GLASS	2'-0"	2'-0"		YES	ALUM.	PGT	TRANSOM
124	SINGLE HUNG	2'-0"	5'-0"		YES	ALUM.	PGT	TOP @ 8' A.F.F.
125	FIXED GLASS	2'-0"	2'-0"		YES	ALUM.	PGT	TRANSOM
126	SINGLE HUNG	2'-0"	5'-0"		YES	ALUM.	PGT	TOP @ 8' A.F.F.
127	FIXED GLASS	2'-0"	2'-0"		YES	ALUM.	PGT	TRANSOM
128	SINGLE HUNG	2'-0"	5'-0"		YES	ALUM.	PGT	TOP @ 8' A.F.F., TEMP. GL.
129	SINGLE HUNG	2'-0"	5'-0"		YES	ALUM.	PGT	TOP @ 8' A.F.F., SCREEN

FIRST FLOOR DOOR SCHEDULE

NO.	STYLE	SIZE WIDTH	SIZE HEIGHT	PROTECTION SHUTTER	PROTECTION IMPACT	MATERIAL	MANUFACTURER	REMARKS
101	SWING-DBL.EXT	PR 3'-0"	10'-0"		YES	FIBERGLASS	PLASTPRO	
102	DBL.EXT.FRENCH	PR 3'-0"	8'-0"		YES	FIBERGLASS	PLASTPRO	
103	DBL.EXT.FRENCH	PR 2'-0"	8'-0"		YES	FIBERGLASS	PLASTPRO	
104	HIDDEN 4 PANEL	18'-0"	10'-0"		YES	ALUM.	PGT	
105	EXTERIOR FRENCH	3'-0"	8'-0"		YES	FIBERGLASS	PLASTPRO	1 LITE TEMP. GL.
106	EXTERIOR FRENCH	3'-0"	10'-0"		YES	FIBERGLASS	PLASTPRO	1 LITE TEMP. GL.
107	OVERHEAD DOOR	16'-0"	8'-0"		YES	METAL	CLOPAY	
108	OVERHEAD DOOR	9'-0"	8'-0"		YES	METAL	CLOPAY	
109	SWING GARAGE	3'-0"	6'-0"			METAL		FIRE RATED W/SELF CLOSING DEVICE
110	SWING	2'-0"	6'-0"			WOOD		
111	SWING-DBL	PR 2'-0"	6'-0"			WOOD		
112	SWING	2'-6"	6'-0"			WOOD		
113	SWING	2'-6"	6'-0"			WOOD		
114	SLIDING# SWING	2'-0"	7'-0"			GLASS		TEMP. GL.
115	SWING	2'-6"	6'-0"			WOOD		
116	BYPASS-DBL	PR 2'-0"	7'-0"			WOOD		
117	SWING	2'-0"	6'-0"			WOOD		
118	BYPASS-DBL	PR 2'-0"	7'-0"			WOOD		
119	SWING	2'-0"	7'-0"			WOOD		
120	SWING	2'-0"	6'-0"			WOOD		
121	SWING	2'-0"	6'-0"			WOOD		
122	SWING-DBL	PR 2'-0"	7'-0"			WOOD		
123	SWING	2'-0"	6'-0"			WOOD		
124	SWING	2'-0"	6'-0"			WOOD		
125	SWING	2'-0"	6'-0"			WOOD		
126	SWING	2'-0"	6'-0"			WOOD		
127	SWING	2'-0"	6'-0"			WOOD		
128	SHOWER SWING	2'-0"	7'-0"			GLASS		TEMP. GL.
129	SWING	2'-0"	6'-0"			WOOD		
130	SWING	2'-0"	6'-0"			WOOD		

OPTIONAL FIRST FLOOR DOOR SCHEDULE

NO.	STYLE	SIZE WIDTH	SIZE HEIGHT	PROTECTION SHUTTER	PROTECTION IMPACT	MATERIAL	MFR.	REMARKS
131	HIDDEN 4 PANEL	16'-0"	10'-0"	-	YES	ALUM.	PGT	
132	HIDDEN TRIPLE	3 @ 3'-0"	10'-0"		YES	ALUM.	PGT	
133	SHOWER-BYPASS	PR 2'-0"	7'-0"			GLASS		TEMP. GLASS
134	SHOWER-BYPASS	PR 2'-0"	7'-0"			GLASS		TEMP. GLASS



TYPICAL WALL SECTION
SCALE : NTS
NOTE: FIRE RATED SOFFIT DETAIL TO BE USED AS NEEDED

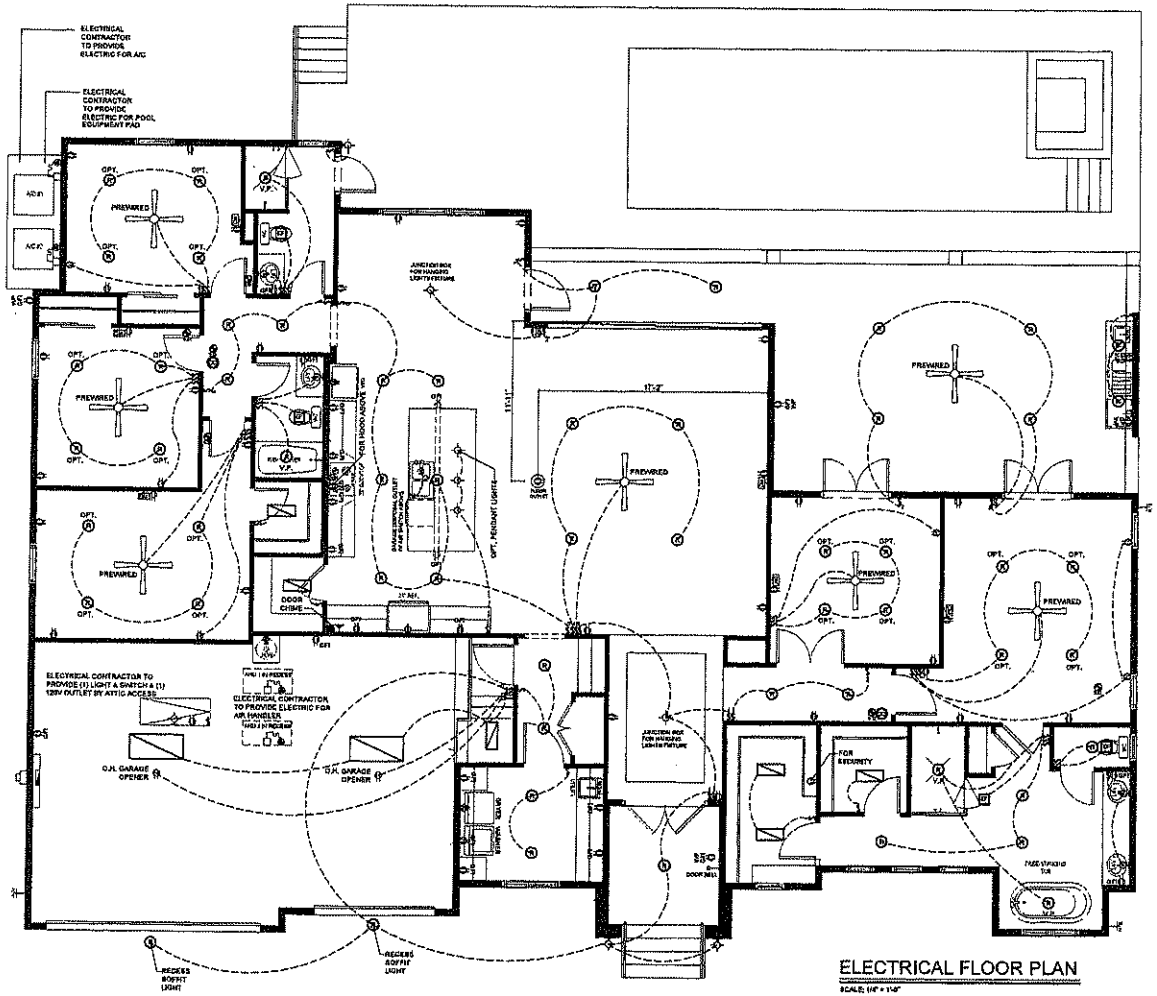
Home plans professionally modified by:
ISP INTERNATIONAL SUNRISE PARTNERS, LLC

RESIDENCE OF SHORELAND HOME BUILDERS

SUBMITTAL LIST :

PLOT DATE : 2021-12-22
SCALE : AS NOTED
SHEET TITLE : SECTIONS & DETAILS

SHEET NO.: A-08



ELECTRICAL FLOOR PLAN

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

ELECTRICAL LEGEND

	CEILING FAN
	24" X 48" FLOOR FIX.
	12" X 48" FLOOR FIXTURE
	FLOR. STRIP
	UNDERCOUNTER LIGHT
	BASE CABINET FOOT LIGHTING
	BANDCOMC LIGHTING
	ROPE LIGHTING
	H-99 RECESS
	3'X 3' 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 CAT6)
	CARBON MONOXIDE DETECTOR
DATA	DATA VISUAL OUTLET (DATA, PH, TV, ELEC.)

ELECTRICAL NOTES

NOTE:
ALL ELECTRICAL DEVICES AND FIXTURES W/ ALL LIVING QUARTERS TO BE PROVIDED 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 INSTALLER FOR DETAILS)
3. SEE SMOKE DETECTOR AND POOL ALARM NOTES BELOW.
4. ALL ELECTRICAL SHALL BE IN ACCORDANCE TO MEET OR EXCEED IEEC 2015.

SMOKE DETECTORS 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.

These plans professionally modified by:
ISP INTERNATIONAL SOURCE PARTNERS, LLC

RESIDENCE OF SHORELAND HOME BUILDERS

SUBMITTAL LIST :

PLOT DATE : 2021-12-22
SCALE : AS NOTED
SHEET TITLE : ELECTRICAL PLAN

SHEET NO: E-01

TO: Planning and Zoning Board

DATE: September 6, 2022

RE: **CONSERVATION OVERLAY ZONE 1 DEVELOPMENT 2022-0046**

AGENDA ITEM	6(b)
APPLICANT	Michael Carpenter c/o Carter Environmental Services
OWNER	Agan Prameshuber
LOCATION	171 Inlet Drive Lot A / PID 213831-0010
REQUEST	To approve the construction of a new 939 square foot dock, boat lift and PWC 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 939 square foot dock, boat lift and personal watercraft (PWC) lift within Conservation Overlay Zone 1. The dock will extend roughly 21' into the water to allow access to Salt Run.

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 95 feet of Salt Run frontage that is not visible from Atlantic beaches. The property and adjacent properties utilize sea walls/riprap and are elevated from the coastline. Mangroves and marine vegetation are present in the area but not on the site.

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

The property sits on the Salt Run and is adjacent to another single-family home to the south and to a currently vacant single-family lot to the north.

(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.

There is no impact on floodplains associated with this application.

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

Vegetative impacts: There are no anticipated vegetative impacts as salt marsh, mangroves, and sea grass are not present. Also, the dock will minimally shade a small area of open water, but will be built as required by state and federal agencies, five feet or higher above mean high water.

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 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 are not anticipated. Negative effects to shellfish, if any, should be minimal, with potentially positive impacts in the form of additional substrate for shellfish to colonize.

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

The dock site is located in a channel of slightly deeper water behind a large sand bar at the mouth of the Salt Run, and due to this natural restriction boating is limited to lower and no-wake speeds. Also, the current presence of a dock at the site is related to boat usage by prior property owners. Use of the modified dock by the new 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.

N/A.

(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 approximately 17 new pilings for the dock expansion.

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 939 square foot dock, boat life and PWC lift within Conservation Overlay Zone 1 at 171 Inlet Drive Lot A / PID 213831-0010.

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: 2022-0046

Receipt Number: 2425959 Meeting Date: 9/6/22

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

1. NAME OF APPLICANT: Michael Carpenter Contact Number: 904-540-1786
   Business (*if applicable*): Carter Environmental Services
   Address: 42 Masters Dr. City: St. Augustine State: FL Zip: 32084
   E-Mail Address: mcarpenter@carterenv.com
2. NAME OF PROPERTY OWNER: Agan Prameshuber Contact Number: 904-708-4200
   Business (*if applicable*):
   Address: 3653 East Bury Dr City: Jacksonville State: FL Zip: 32224
   E-Mail Address: aganprameshuber@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: A Block: 1
   Subdivision: Davis Shores Ocean View Parcel Number: 2138310010
4. PROJECT STREET ADDRESS: 171 Inlet Dr. - Lot A
5. SPECIFIC PROPOSED USE: Proposed SIngle Family 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 for a single family dock
8. JUSTIFICATION FOR ACTION REQUESTED: Please see Overlay Zone Development Supplement

04/18/2019

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

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

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

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

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

10. PREVIOUS APPPLICATIONS:

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

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

_____

11. AGREEMENT:

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

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

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

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

Michael Carpenter — 7-20-22

Signature of Applicant — Date

7-20-22

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.

Michael Carpenter
Print name of applicant

Michael Carpenter
Signature of applicant

7-20-22
Date

ST AUGUSTINE.
EST. 1565

Owner's Authorization For Agent

Carter Environmental Services is/are hereby authorized TO ACT ON BEHALF OF Agan Prameshuber, 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: 171 Inlet Dr. Lot - A

BY: _____
Signature of Owner

Agan Prameshuber
Print Name of Owner

904 708-4200
Telephone Number

State of FLORIDA

County of DUVAL

Signed and sworn before me on this 20th day of July, 2022

By Agan Prameshuber

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: _____

My Commission expires: 5-3-24

DANIJELA CAUSEVIC
MY COMMISSION # GG961513
EXPIRES: MAY 3, 2024

Rev 022117

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab

Parcel ID	2138310010
Location Address	INLET DR SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	107/16-17 INLET VIEW LOT A OR5556/701 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	INLET VIEW
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.390
Homestead	N

Owner Information

Owner Name	Prameshuber Agan 100%
Mailing Address	3653 EASTBURY DR JACKSONVILLE, FL 32224-0000

Map

Valuation Information

	2022
Building Value	$0
Extra Features Value	$13,054
Total Land Value	$731,136
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$744,190**
Total Deferred	$0
Assessed Value	**$744,190**
Total Exemptions	$0
Taxable Value	**$744,190**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$0	$0	$5,000	$0	$0	$0	$0	$0	$0

Extra Feature Information

Code Description	Status	Value
Bulkhead (Average)		13054

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	80	202	80	FF	$731,136

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/11/2022	5/4/2022	$1,250,000.00	WARRANTY DEED	5556	701	Q	V	ANTONATOS ANN CAROLYN REVOCABLE TRUST D: 09/23/2015	PRAMESHUBER AGAN

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

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 7/23/2022, 12:57:24 AM

Version 2.3.208

St. Johns County, FL

Overview

Legend

☐ Parcels

Parcel ID	2138310010	**Physical**	INLET DR	**Building Value**	N/A	**Last 2 Sales**				
Property	0000 - Vacant	**Address**	SAINT AUGUSTINE	**Extra Feature**	$13,054	**Date**	**Price**	**Reason**	**Qual**
Class	Residential	**Mailing**	PRAMESHUBER AGAN	**Value**		5/4/2022	$1250000	01	Q
Taxing	City of St Augustine	**Address**	3653 EASTBURY DR	**Total Land**	$731,136	n/a	0	n/a	n/a
District			JACKSONVILLE FL 32224-	**Value**					
Acres	0.39		0000	**Just Value**	$744,190				
				Total Deferred	N/A				
				Assessed Value	$744,190				
				Total	N/A				
				Exemptions					
				Taxable Value	$744,190				

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: 7/25/2022
Last Data Uploaded: 7/23/2022 12:57:24 AM

Developed by Schneider GEOSPATIAL

Attachment 1
Overlay Zone Application Narrative

171- Lot A Inlet Drive
Overlay Zone Development Application Supplement
July 2022

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a proposed dock that includes one new boat lift & a duel PWC lift at 171- Lot A Inlet Dr. The proposed dock will allow the new owners access to the Salt Run. Total dock and lift area over open water will be approximately 939 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 no salt marsh vegetation between the uplands and open water on the site. The shoreline is sea-walled and armored with riprap and vegetation is not present.

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 95 feet of Salt Run frontage that is not visible from Atlantic beaches. The property and adjacent properties utilize sea walls/riprap and are elevated from the coastline. Mangroves and marine vegetation are present in the area but not on the site.

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

   The property sits on the Salt Run and is adjacent to another single-family home to the south and to a currently vacant single-family lot to the north.

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.*

   <u>Vegetative impacts</u>: There are no anticipated vegetative impacts as salt marsh, mangroves, and sea grass are not present. Also, the dock will minimally shade a small area of open water, but will be built as required by state and federal agencies, five feet or higher above mean high water.

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

   <u>Increased noise from day users</u>: 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 are not anticipated. Negative effects to shellfish, if any, should be minimal, with potentially positive impacts in the form of additional substrate for shellfish to colonize.

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

    The dock site is located in a channel of slightly deeper water behind a large sand bar at the mouth of the Salt Run, and due to this natural restriction boating is limited to lower and no-wake speeds. Also, the current presence of a dock at the site is related to boat usage by prior property owners. Use of the modified dock by the new 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:

<u>Positive</u>: The proposed new dock supports will provide shelter for larval, juvenile, and adult fish.

<u>Negative</u>: Extremely small loss of juvenile habitat from the placement of approximately 17 new pilings for the dock expansion.

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

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

<u>Negative</u>: None

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

<u>Positive</u>: The additional dock area could be used as a resting place or perch for many water fowl.

<u>Negative</u>: 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.

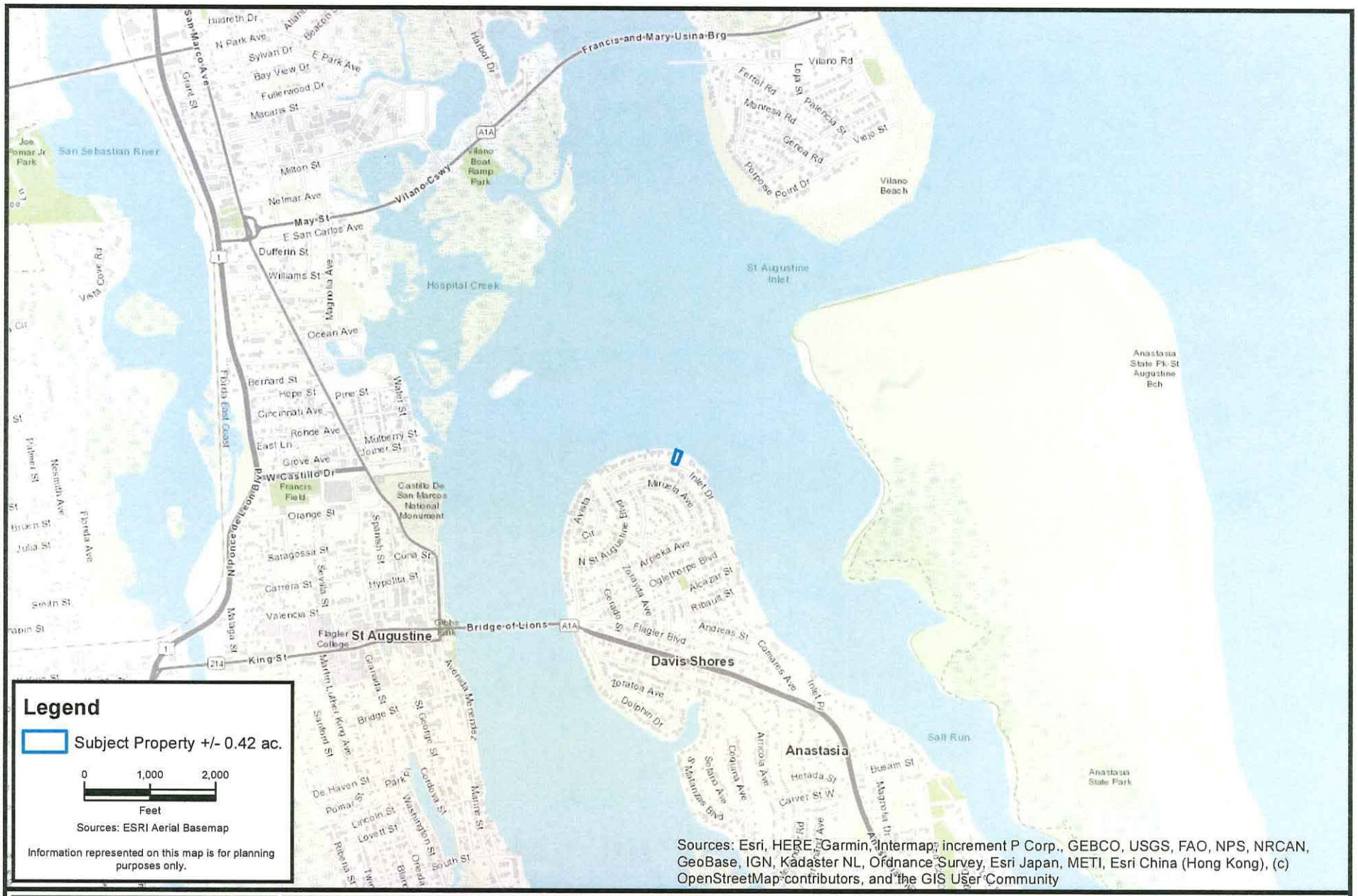
b) *The deck of any private boat dock shall not exceed six (6) feet in height above the mean high water line.*

The deck will not exceed 6' above MHW, with a proposed height for the newly constructed dock being 5' to match the existing dock profile.

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.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Location Map

Lot A - Prameshuber 171 Inlet

Project: 5.21548	St. Augustine, FL	Date: Jul 03 2022	Figure: 1

F:\CES Projects\Project Files\Active\Projects\Project Files\202115.21548 Antonatos 171 Inlet\GIS\MXD\01-Lot A- Prameshuber 171 Inlet_Proposed Dock Location.mxd

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Current Aerial

Lot A - Prameshuber 171 Inlet

Project:	5.21548	St. Augustine, FL	Date: Jul 03 2022	Figure:	2

F:\CES Projects\Project Files\Active\Projects\Project Files\2021\5.21548 Antonatos 171 Inlet\GIS\MXD\02-Lot A- Prameshuber 171 Inlet_Proposed Dock Aerial.mxd

F:\CES Projects\Project Files\Active\Projects\Project Files\2021\5.21548 Antonatos 171 Inlet\GIS\MXD\LOT A\02-Lot A- Prameshuber 171 Inlet_Neighboring Structures.mxd

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St. Augustine, FL 32084
904-540-1786
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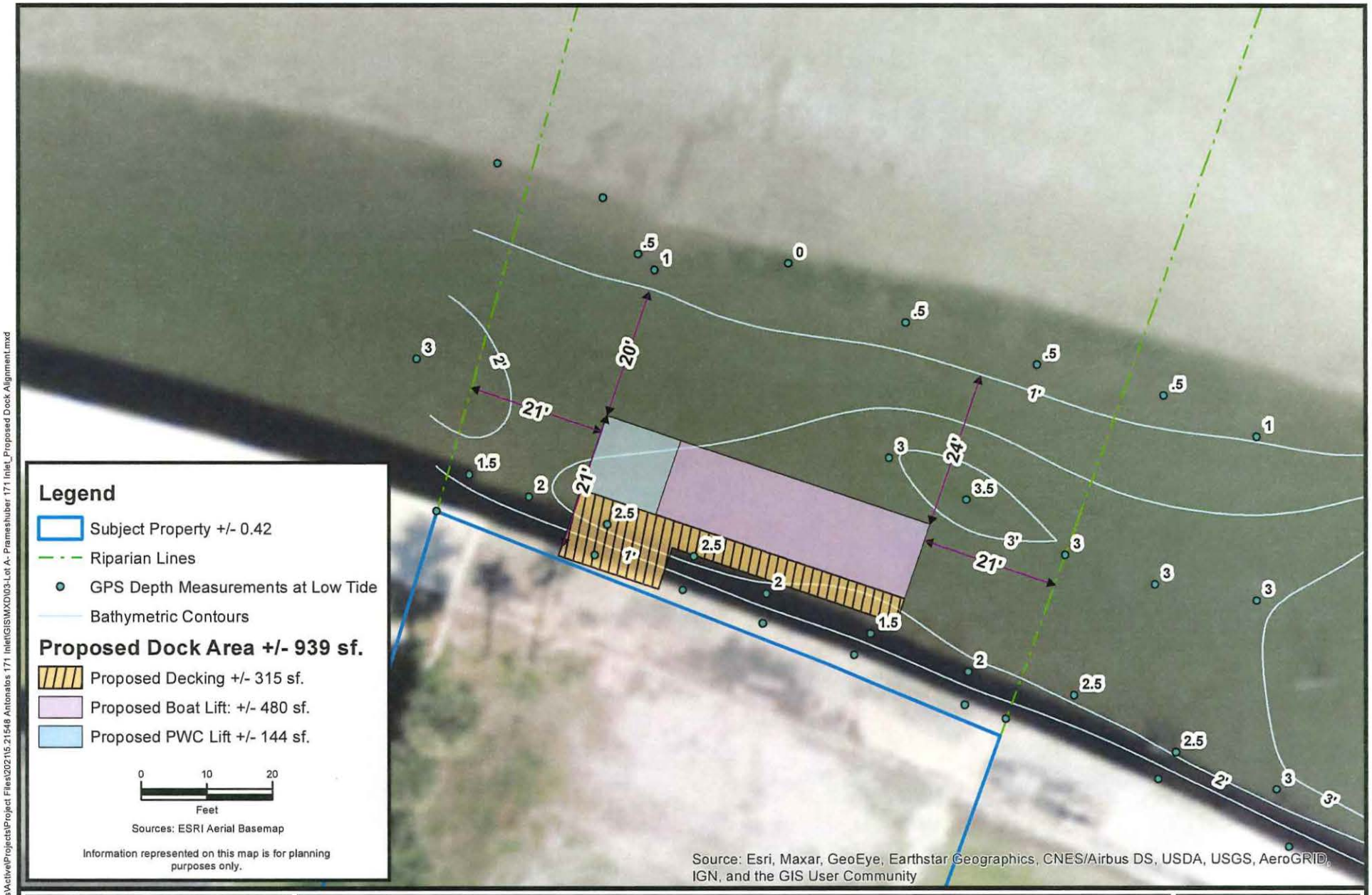
Neighboring Structures

Lot A - Prameshuber 171 Inlet

Project: 5.21548	St. Augustine, FL	Date: Jul 18 2022	Figure: 3



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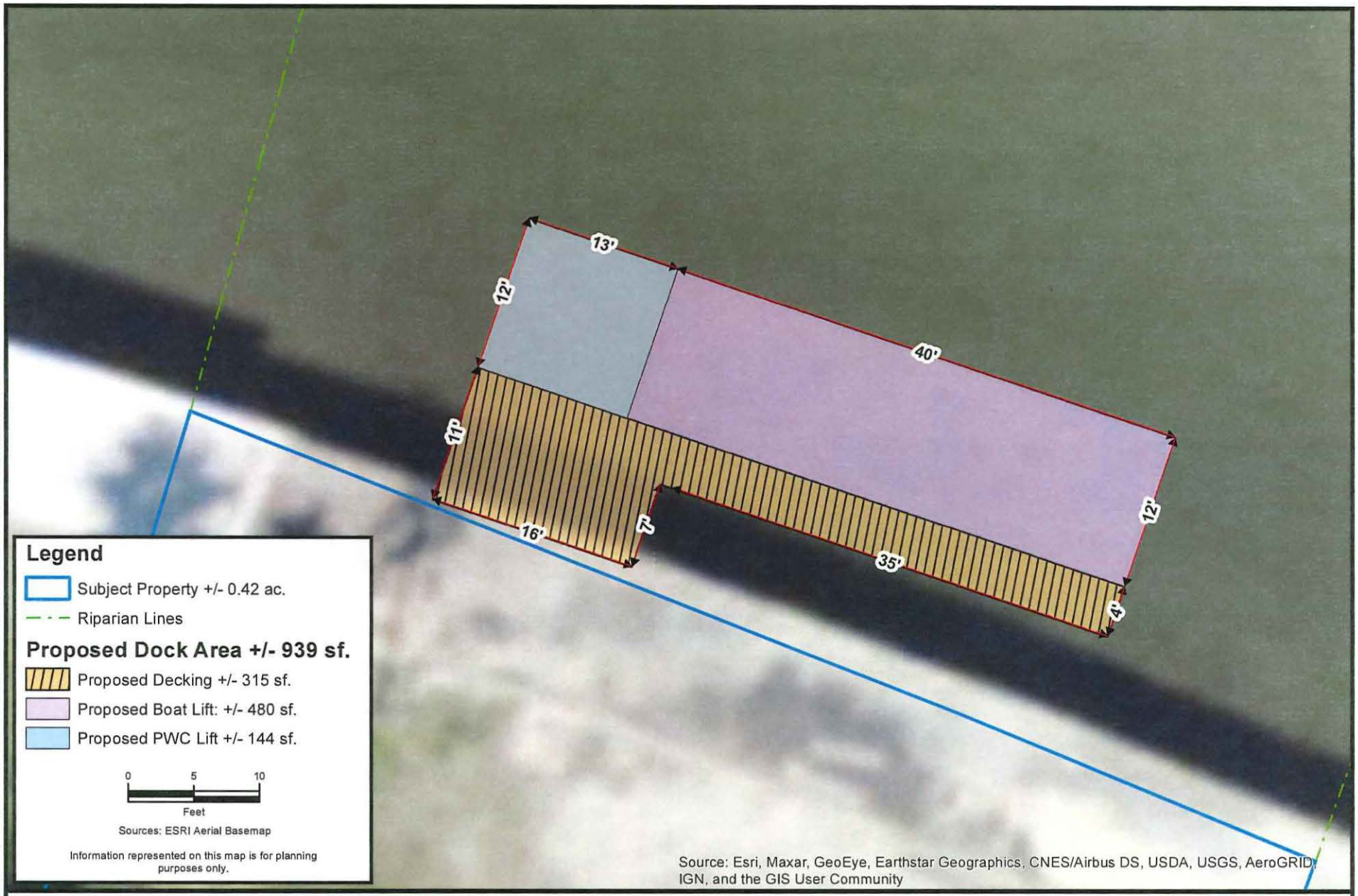
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Dock Alignment

Lot A - Prameshuber 171 Inlet

Project: 5.21548	St. Augustine, FL	Date: Jul 05 2022	Figure: 4

F:\CES Projects\Project Files\Active\Projects\Project Files\2021\5.21548 Antonatos 171 Inlet\GIS\MXD\03-Lot A- Prameshuber 171 Inlet_Proposed Dock Alignment.mxd



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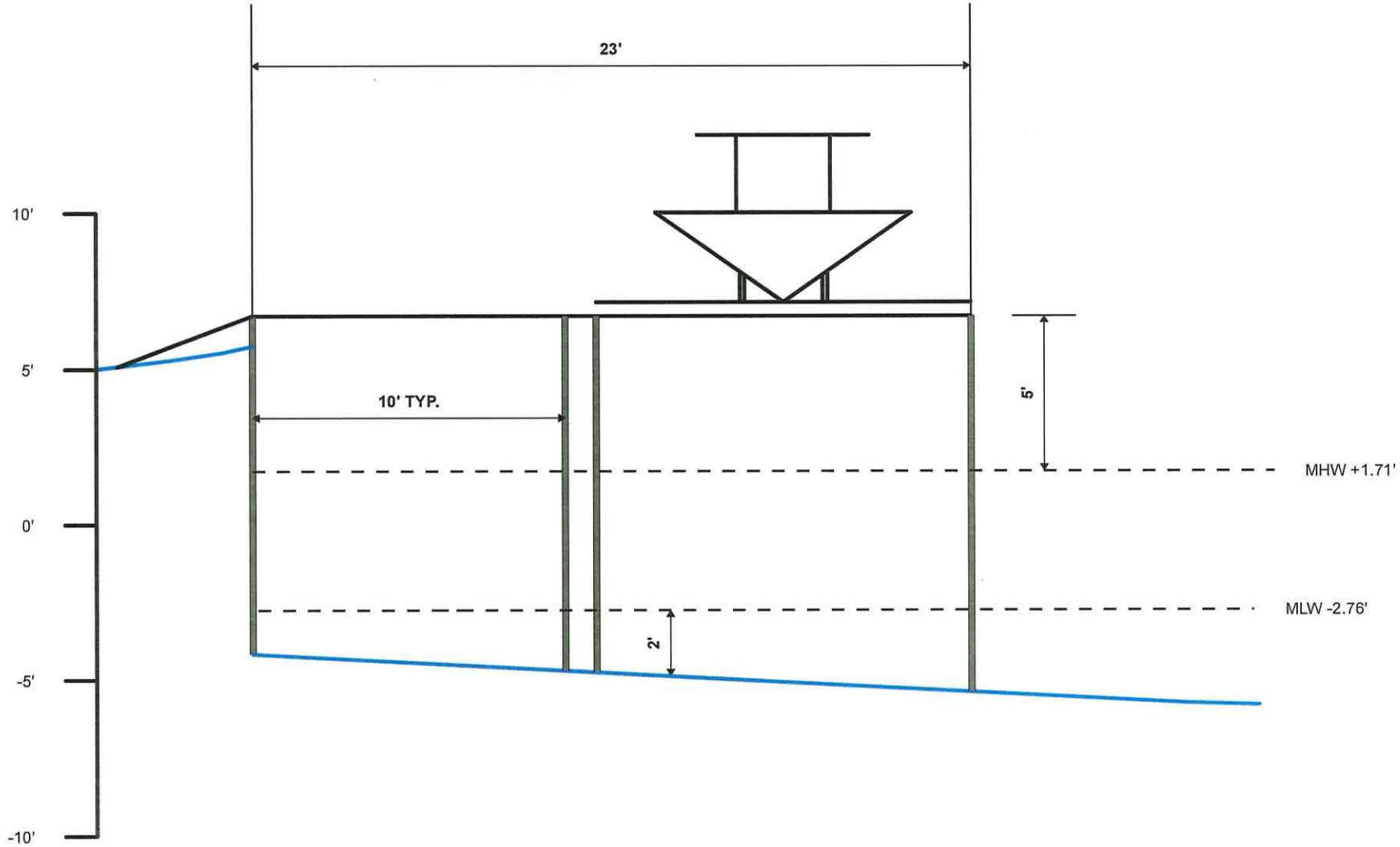
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Dock Dimensions

Lot A - Prameshuber 171 Inlet

Project: 5.21548	St. Augustine, FL	Date: Jul 05 2022	Figure: 5

F:\CES Projects\Project Files\Active\Projects\Project Files\2021\5.21548 Antonatos 171 Inlet\GIS\MXD\04-Lot A- Prameshuber 171 Inlet_Proposed Dock Dimensions.mxd



F:\CES Projects\Project Files\Active\Projects\Project Files\202115.21548 Antonatos 171 Inlet\GIS\MXD\LOT A\06-Lot A- Prameshuber 171 Inlet_Profile.mxd

CARTER ENVIRONMENTAL SERVICES, INC.
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42 Masters Drive
St. Augustine, FL 32084
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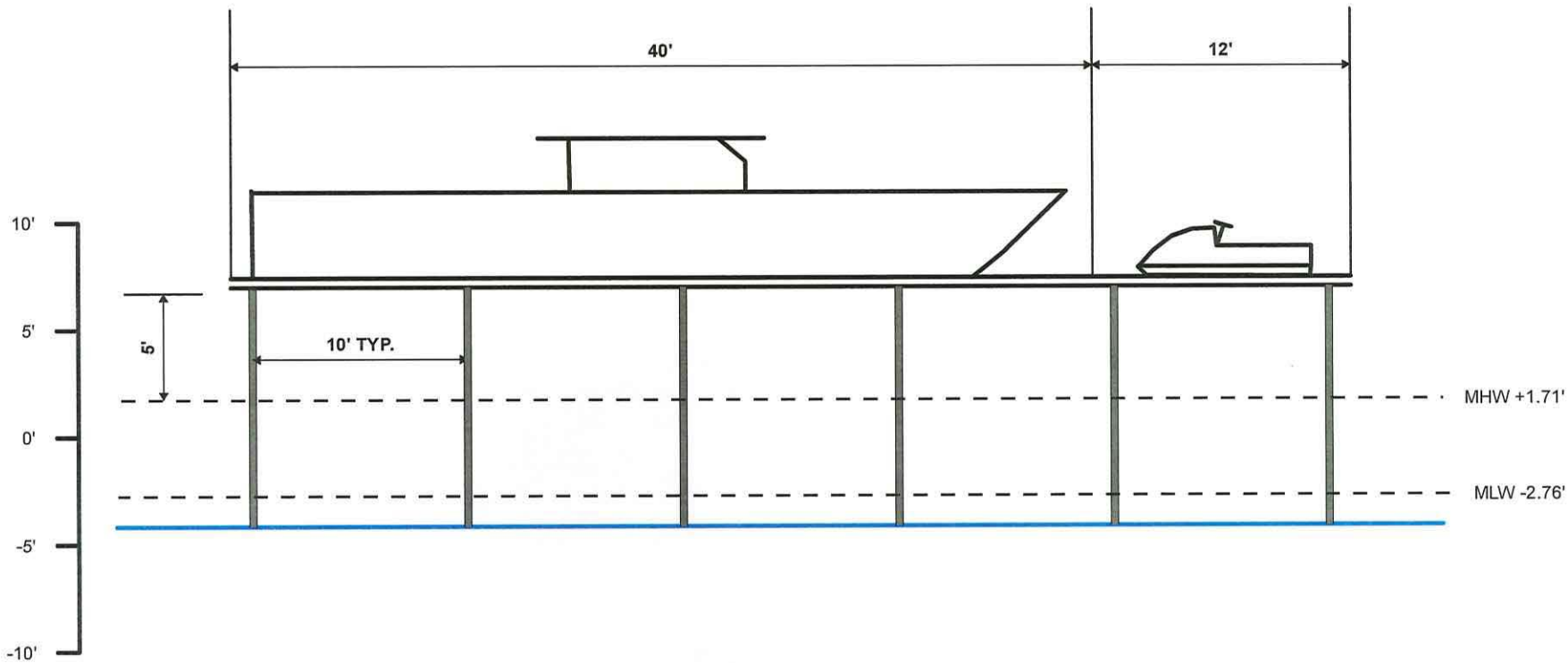
Proposed Dock Profile

Lot A - Prameshuber 171 Inlet

Project: 5.21548	St. Augustine, FL	Date: Jul 20 2022	Figure: 6



CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Dock Cross Section

Lot A - Prameshuber 171 Inlet

Project: 5.21548	St. Augustine, FL	Date: Jul 20 2022	Figure: 7

F:\CES Projects\Project Files\Active\Projects\Project Files\20215.21548 Antonatos 171 Inlet\GIS\MXD\LOT A\07-Lot A- Prameshuber 171 Inlet_Xsec.mxd

TO: Planning and Zoning Board

DATE: September 6, 2022

RE: **CONSERVATION OVERLAY ZONE 1 DEVELOPMENT 2022-0047**

AGENDA ITEM	6(c)
APPLICANT & OWNER	Scott Johnson c/o SHJ Rentals LLC
LOCATION	75 Comares Avenue Unit 3C / PID 218350-0303
REQUEST	To approve the installation of one piling low profile boat lift at the existing dock within Conservation Overlay Zone 1.
LAND USE	Residential Medium Density
ZONING	Residential General-Two (RG-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.

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 install a new low profile boat lift at an existing dock along Salt Run.

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 160 feet of Salt Run frontage that is composed of mainly marsh type vegetation along with a dock that extends out into Salt Run.

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

The property sits on Salt Run and is adjacent to another multi-family development along Comares 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.

N/A.

(6) Impact on floodplain.

There is no impact on floodplains associated with this application.

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

The installation of a boat lift should not impact vegetative or animal communities, the new pilings may provide a habitat to small animals.

(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 are not anticipated but will be minimal if any.

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

The proposed boat lift should not impact any of the above.

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

N/A.

(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.

Minimal if any.

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

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

There are currently no proposed plans for any boathouse, roofed structure or wall within the dock. 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 low profile boat lift within Conservation Overlay Zone 1 at 75 Comares Avenue Unit 3C / PID 218350-0303.

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: 2022-0047

Receipt Number: 2425813 Meeting Date: Sept. 6, 2022

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

1. NAME OF APPLICANT: Scott Johnson Contact Number: 912-552-5643
   Business (*if applicable*):
   Address: 75 Comares Ave, Unit 3C City: St. Augustine State: FL Zip: 32080
   E-Mail Address: scott@bentpineinc.com

2. NAME OF PROPERTY OWNER: Scott Johnson Contact Number: 912-552-5643
   Business (*if applicable*): SHJ Rentals LLC
   Address: 10619 Colerain Rd City: St. Marys State: GA Zip: 31558
   E-Mail Address: scott@bentpineinc.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot:_____ Block:_____
   Subdivision: Inlet Place Condo (595) Parcel Number: 2183500303

4. PROJECT STREET ADDRESS: 75 Comares Ave, Unit 3C, St. Augustine, FL 32080

5. SPECIFIC PROPOSED USE:_____

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

7. DESCRIPTION OF ACTION REQUESTED: Installation of (6) piling low profile 12k boat hoist in existing marina.

8. JUSTIFICATION FOR ACTION REQUESTED: n/a

04/18/2019

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

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

_____

_____

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

_____

_____

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

_____

_____

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

_____

_____

10. PREVIOUS APPPLICATIONS:

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

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

_____

11. AGREEMENT:

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

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

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

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

_____ 7/19/22

Signature of Applicant Date

_____ 7/19/22

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.

Scott Johnson

Scott Johnson

Print name of applicant

Signature of applicant

7/19/22

Date

10/31/17

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

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

BY: _____
Signature of Owner

Scott Johnson
Print Name of Owner

912-552-5643
Telephone Number

State of Georgia

County of Camden

Signed and sworn before me on this 19th day of July, 2022

By Scott Johnson

Identification verified: personally known

Oath sworn: _____ Yes ✓ No

Notary Signature: Kelli Payne

My Commission expires: October 4, 2025

KELLI PAYNE
NOTARY
EXPIRES
GEORGIA
10/4/2025
PUBLIC
CAMDEN COUNTY

Rev:022117

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 75 Comares Ave, Unit 3C

Applicant's Name: Scott Johnson Applicant's Signature: _____

Owner's Name: Scott Johnson Owner's Signature: _____

NOTICE OF COMMENCEMENT

State of Florida County of St. Johns

Permit No._____

Tax Folio No._____

THE UNDERSIGNED HEREBY GIVES NOTICE THAT IMPROVEMENT WILL BE MADE TO CERTAIN REAL PROPERTY, AND IN ACCORDANCE WITH CHAPTER 713, FLORIDA STATUTES, THE FOLLOWING INFORMATION IS PROVIDED IN THIS NOTICE OF COMMENCEMENT.

Expiration Date of Notice of Commencement (the expiration date is 1 year from the Date of recording unless a different date is specified_____.

Owner's name (print) SHJ Rentals LLC - Scott Johnson

Owner's address 10619 Colerain Rd, St Marys, GA 31558

Owner's interest in property Owner

Legal description of property OR761/883) INLET PLACE CONDO UNIT 303 (AKA 3C) & BOAT SLIP (LESS OR1053/835) OR5565/1

Property address 75 COMARES AVE UNIT 3C, ST. AUGUSTIN, FL 32080

General description of improvement (6) PILING LOW PROFILE 12K BOAT LIFT

Fee simple title holder, if other than owner (print) _____

Address _____

Contractor's name (print) P&G Construction, Inc. **Phone (**904**)** 342-5746

Address 1401 State Road 207, Saint Augustine, FL 32086 **Fax (____)**_____

Surety's name, if any (print) _____ **Amount of bond $**_____

Address _____ **Phone (____)**_____ **Fax (____)**_____

Lender's name (print) _____ **Phone (____)**_____

Lender's address _____ **Fax (____)**_____

PERSONS WITHIN THE STATE OF FLORIDA DESIGNATED BY OWNER UPON WHOM NOTICES OR OTHER DOCUMENTS MAY BE SERVED AS PROVIDED BY SECTION 713.13(1) (A) 7, FLORIDA STATUTES:

Name (print) _____ **Phone (____)**_____

Address _____ **Fax (____)**_____

IN ADDITION TO HIMSELF OR HERSELF, OWNER DESIGNATES_____

OF_____**TO RECEIVE A COPY OF THE LIENOR'S NOTICE AS PROVIDED IN SECTION 713.13(1)(B), FLORIDA STATUTES.**

PHONE NUMBER OF PERSON OR ENTITY DESIGNATED BY OWNER:_____.

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT. UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING AND THAT THE FACTS STATED IN IT ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

_____ 7/19/22

Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager **Date Signed**

SCOTT JOHNSON St. Johns FL

Print Name of Person Signing Above **In County Named** **Of State**

STATE OF FLORIDA COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☑ **physical presence or** ☐ **online notarization, this** 19th **day of** July, **20**22 **by** Scott Johnson **as** President **for** SHJ Rentals, LLC.

Kelli Payne

Notary Public, State of ~~Florida~~ Georgia

Name: Kelli Payne

My Commission Expires: 10/4/25

My Commission Number is: W-005257608

Personally Known [✓] **OR Produced Identification** [ ]

Type of Identification Produced _____

KELLI PAYNE NOTARY EXPIRES GEORGIA 10/4/2025 PUBLIC CAMDEN COUNTY

Updated 02.06.20

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	2183500303
Location Address	75 COMARES AVE UNIT 3C SAINT AUGUSTINE 32080-0000
Neighborhood	Inlet Place Condo (595)
Tax Description*	(OR761/883) INLET PLACE CONDO UNIT 303 (AKA 3C) & BOAT SLIP (LESS OR1053/835) OR5565/1630 *The Description above is not to be used on legal documents.
Property Use Code	Condos (0400)
Subdivision	INLET PLACE BLDG
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.000
Homestead	N

Owner Information

Owner Name	Shj Rentals LLC 100%
Mailing Address	10619 COLERAIN RD SAINT MARYS, GA 31558-0000

Map

Valuation Information

	2022
Building Value	$427,500
Extra Features Value	$0
Total Land Value	$0
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$427,500**
Total Deferred	$0
Assessed Value	**$427,500**
Total Exemptions	$0
Taxable Value	**$427,500**

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	$392,500	$0	$0	$0	$0	$392,500	$359,531	$82,969	$309,531
2020	$392,500	$0	$0	$0	$0	$392,500	$354,567	$87,933	$304,567
2019	$352,500	$0	$0	$0	$0	$352,500	$346,595	$55,905	$296,595
2018	$352,500	$0	$0	$0	$0	$352,500	$181,313	$221,187	$131,313
2017	$322,500	$0	$0	$0	$0	$322,500	$177,584	$194,916	$127,584
2016	$280,000	$0	$0	$0	$0	$280,000	$173,931	$156,069	$123,931
2015	$247,500	$0	$0	$0	$0	$247,500	$172,722	$124,778	$122,722
2014	$247,500	$0	$0	$0	$0	$247,500	$171,351	$126,149	$121,351
2013	$247,500	$0	$0	$0	$0	$247,500	$168,819	$128,681	$118,819
2012	$243,500	$0	$0	$0	$0	$243,500	$165,997	$127,503	$115,997
2011	$243,500	$0	$0	$0	$0	$243,500	$161,162	$132,338	$111,162
2010	$286,000	$0	$0	$0	$0	$286,000	$158,780	$177,220	$108,780

Building Information

Building	1
Year Built	1987
Actual Area	1250
Conditioned Area	1250
Use	Condos
Style	08
Class	N
Exterior Wall	

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

Description	Square Footage
BASE AREA - FORCED	1250
Total SqFt	1250

Sketch Information

	Room Type

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/25/2022	5/24/2022	$789,900.00	WARRANTY DEED	5565	1630	Q	I	PHILCOX CHRISTOPHER JONATHAN REV TRUST D: 2-28-2018	SHJ RENTALS LLC
3/2/2018	2/28/2018	$400,000.00	WARRANTY DEED	4511	232	Q	I	PISHOTTA FREDERICK T	PHILCOX CHRISTOPHER JONATHAN REV TRUST D: 2-28-2018
	8/23/1994	$159,000.00	WARRANTY DEED	1071	61	Q	I	PARIS STANLEY V,CATHERINE E PALTA	PISHOTTA FREDERICK T
	5/10/1994	$126,000.00	WARRANTY DEED	1053	835	Q	I	PARIS STANLEY V,CATHERINE E PALTA	PARIS STANLEY V,CATHERINE E PALTA

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

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 7/23/2022, 12:57:24 AM

Version 2.3.208

12K Low Profile Boat Lift

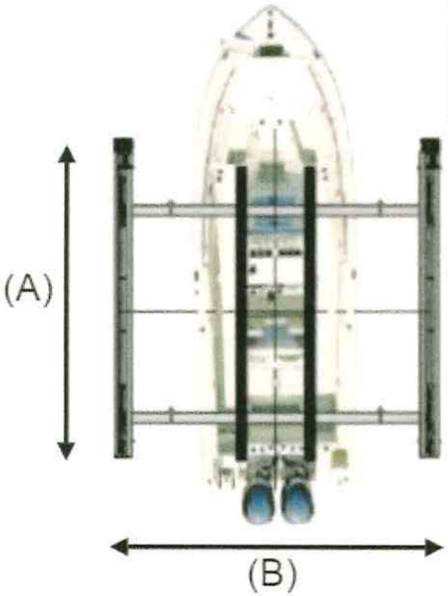
- **Six (6) 10" P.T. Pilings**
- **12K Tide Tamer Low Profile Lift**

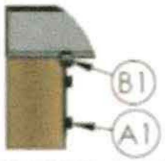
P&G
CONSTRUCTION

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

Scott Johnson
75 Comares Ave Unit 3C
St. Augustine, FL 32080

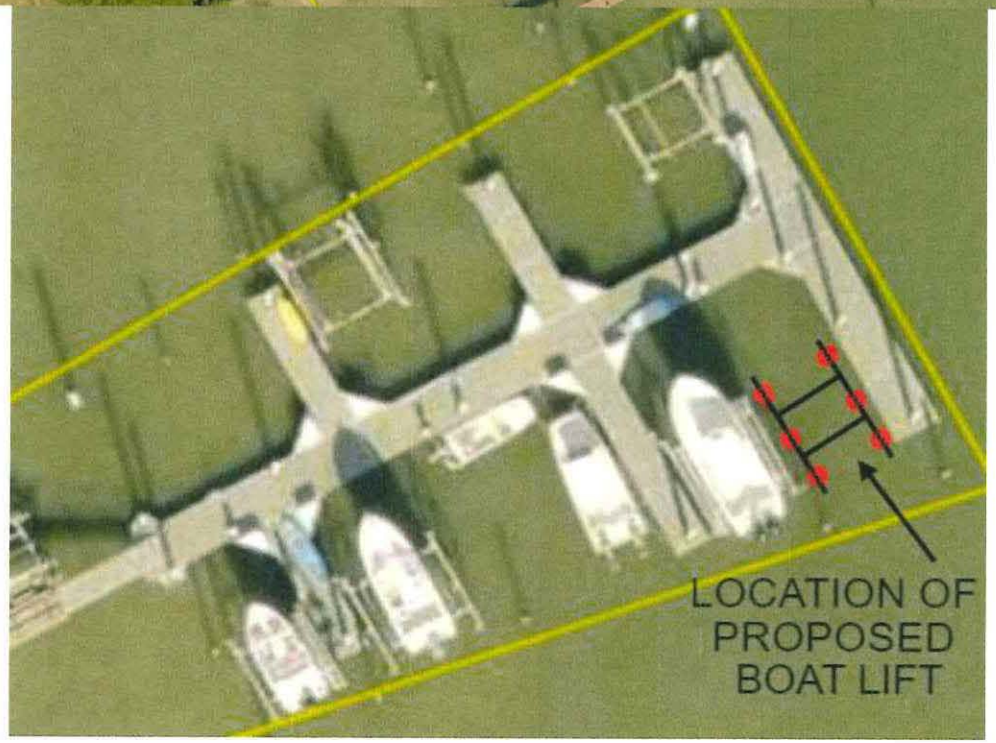
CUSTOM 6 PILING BOAT LIFT PILING SPACING



MOUNTING OPTIONS:		CABLE ROUTING:		
PILING MOUNT	SIDE MOUNT	SINGLE PULL	DOUBLE PULL	TRIPLE PULL
5K - 24K LIFTS	5K - 16K LIFTS	5K - 7K LIFTS	10K - 16K LIFTS	20K - 24K LIFTS
				
(A1) 2X 1/2" SS LAG BOLT 2" MIN. LENGTH (B1) 2X 1/2" SS HEX NUT	MOUNT HARDWARE: 5/8" X PILING DIA. DETERMINED BY CONTRACTOR 2X 1/2" X 2 SS HEX BOLT W/ LOCKS AND NUTS			

NOTE: LOAD SHOULD BE EVENLY DISTRIBUTED BY POSITIONING THE CENTER OF GRAVITY DIRECTLY IN THE CENTER OF THE LIFTING BEAMS AS SHOWN IN THE ILLUSTRATION

(A) BOW TO STERN (outsides) 20'
(B) PORT TO STARBOARD (centers) 14'


LOCATION OF
PROPOSED
BOAT LIFT

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: September 6, 2022

RE: **CONSERVATION OVERLAY ZONE 1 DEVELOPMENT 2022-0048**

AGENDA ITEM	6(d)
APPLICANT & OWNER	Renato Sindicic
LOCATION	73 Magnolia Avenue / PID 154300-0000
REQUEST	To approve the construction of a new wood retaining wall and replacement of two (2) existing wood pilings 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 wood retaining wall and replace two existing wood pilings located in Camanchee Creek. The proposed retaining wall will be backfilled with clean sand and the applicant claims that drainage patterns will not be impacted. The existing retaining wall appears to be in poor condition and would warrant either repair or replacement, applicant did not state the reason for the replacement of the two pilings located in Camanchee Creek.

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 100 feet of Camanchee Creek frontage and is occupied by an existing wooden bulkhead between the edge of the backyard and the creek.

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

The property sits on Camanchee Creek and is adjacent to a public park and another single-family home.

(3) Natural and proposed drainage patterns.

Drainage does not appear to 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.

Clean sand will be used for backfill.

(6) Impact on floodplain.

There is no impact on floodplains associated with this application.

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

The installation of a boat lift should not impact vegetative or animal communities, the new pilings may provide a habitat to small animals.

(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 may be felt during the construction process but once that is complete negative impacts are not anticipated but may be 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.

Roughly 100' of the shoreline will be built upon.

(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.

Landscaping details were not provided by the applicant.

(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.

Minimal if any.

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

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

N/A.

STAFF RECOMMENDATION

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** the construction of a new wooden bulkhead and two (2) new pilings within Conservation Overlay Zone 1 at 73 Magnolia Avenue / PID 154300-0000.

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: 2022-0048

Receipt Number: 2428859 Meeting Date: Sept. 6, 2022

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

1. NAME OF APPLICANT: Renato Sindicic Contact Number: 904-217-2938
   Business (*if applicable*):_____
   Address: 73 Magnolia Ave City: St. Augustine State: FL Zip: 32084
   E-Mail Address: recorema@gmail.com

2. NAME OF PROPERTY OWNER: Renato Sindicic Contact Number: 904-217-2938
   Business (*if applicable*):_____
   Address: 73 Magnolia Ave City: St. Augustine State: FL Zip: 32084
   E-Mail Address: recorema@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 51 Block:_____
   Subdivision: Nelmar Terrace & Genoply Tract (707) Parcel Number: 1543000000

4. PROJECT STREET ADDRESS: 73 Magnolia Ave, St. Augustine, FL 32084

5. SPECIFIC PROPOSED USE:_____

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

7. DESCRIPTION OF ACTION REQUESTED: Construction of wood retaining wall & removal and replacement of (2) existing wood pilings.

8. JUSTIFICATION FOR ACTION REQUESTED:_____

04/18/2019

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

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

_____

_____

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

_____

_____

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

_____

_____

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

_____

_____

10. PREVIOUS APPPLICATIONS:

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

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

_____

11. AGREEMENT:

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

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

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

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

Signature of Applicant — Date: 7/20/22

Signature of Property Owner — Date: 7/20/22

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.

Renato Sindicic

Print name of applicant

Signature of applicant

7/20/22

Date

10/31/17

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

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

BY: _____
Signature of Owner

Renato Sindicic
Print Name of Owner

904-217-2938
Telephone Number

State of FL

County of St. Johns

Signed and sworn before me on this 20 day of July, 2022

By Renato Sindicic

Identification verified:

Oath sworn: ✓ Yes ___ No

Notary Signature: _____

My Commission expires: 7-17-25

MINDY LEA COPPOLA
MY COMMISSION # HH 132364
EXPIRES: July 17, 2025
Bonded Thru Notary Public Underwriters

Rev:022117

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 73 Magnolia Ave, St. Augustine, FL 32084

Applicant's Name: Renato Sindicic Applicant's Signature: _____

Owner's Name: Renato Sindicic Owner's Signature: _____

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

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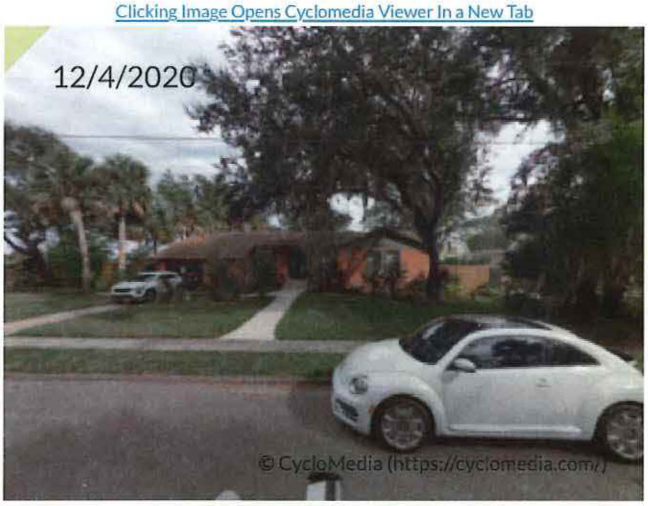


Parcel ID	1543000000
Location Address	73 MAGNOLIA AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Nelmar Terrace & Genoply Tract (707)
Tax Description*	2-1 NELMAR TERRACE LOT 51 & MARSH TO CREEK OR3807/475 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Nelmar Terrace
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.310
Homestead	Y

Owner Information

Owner Name	Sindicic Renato I Et AL 100% Fernandez Maria Concepcion 100%
Mailing Address	73 MAGNOLIA AVE SAINT AUGUSTINE, FL 32084-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		$50,000

Map

Valuation Information

	2022
Building Value	$183,214
Extra Features Value	$0
Total Land Value	$322,560
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$505,774**
Total Deferred	$172,994
Assessed Value	**$332,780**
Total Exemptions	$50,000
Taxable Value	**$282,780**

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	$144,576	$0	$201,600	$0	$0	$346,176	$323,087	$73,089	$273,087
2020	$161,423	$0	$201,600	$0	$0	$363,023	$318,626	$94,397	$268,626
2019	$150,624	$0	$201,600	$0	$0	$352,224	$311,462	$90,762	$261,462
2018	$152,507	$0	$201,600	$0	$0	$354,107	$305,655	$98,452	$255,655
2017	$155,283	$733	$182,400	$0	$0	$338,416	$299,368	$89,048	$249,368
2016	$157,177	$733	$182,400	$0	$0	$340,310	$293,211	$97,099	$243,211
2015	$159,071	$733	$182,400	$0	$0	$342,204	$291,173	$101,031	$241,173
2014	$124,223	$733	$182,400	$0	$0	$307,356	$288,862	$68,494	$238,862
2013	$79,975	$733	$128,304	$0	$0	$209,012	$209,012	$0	$209,012
2012	$82,197	$733	$128,304	$0	$0	$211,234	$211,234	$0	$211,234
2011	$83,307	$733	$142,560	$0	$0	$226,600	$226,600	$0	$226,600
2010	$84,418	$733	$158,400	$0	$0	$243,551	$243,551	$0	$243,551

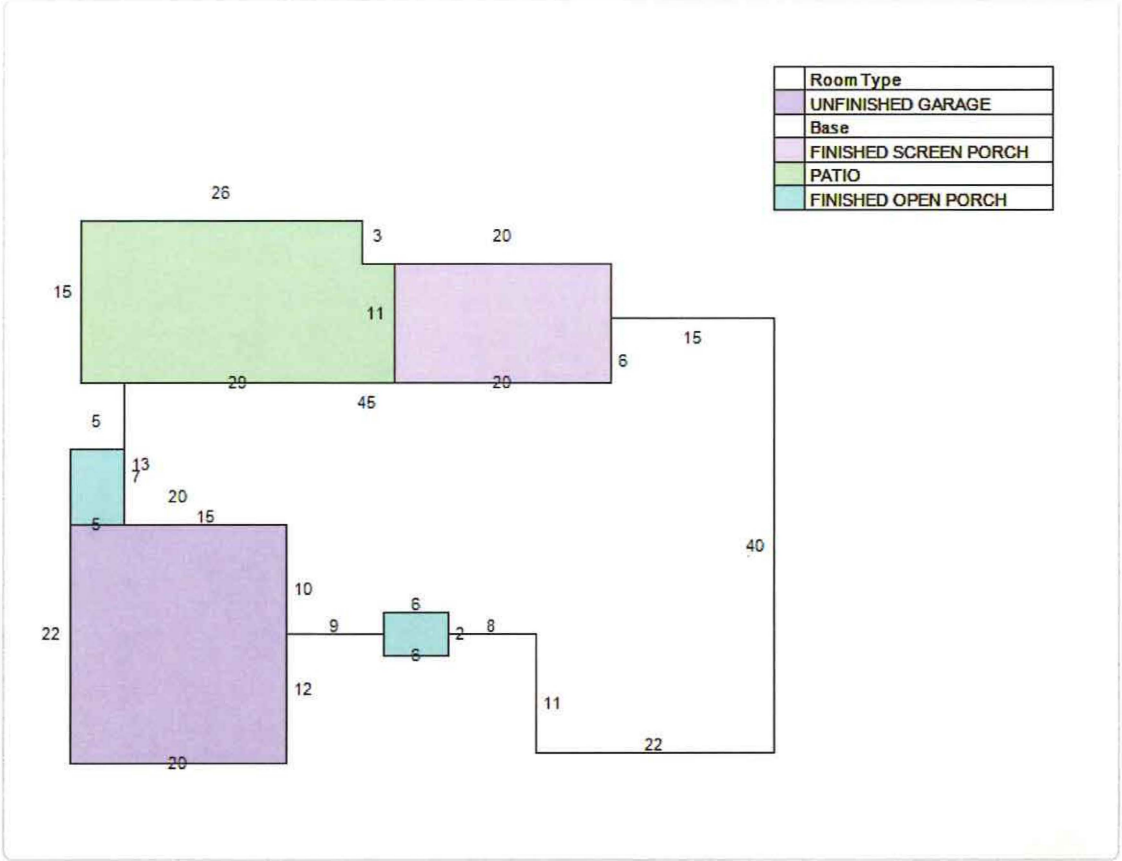
Building Information

Building	1	**Roof Cover**	Composite Shingle
Year Built	1950	**Roof Structure**	Gable Hip
Actual Area	2692	**Interior Flooring**	Carpet, Hardwood
Conditioned Area	1550	**Interior Wall**	Drywall
Use	Single Family Residence	**Heating Type**	Air Duct
Style	01	**Air Conditioning**	Central
Class	N	**Bedrooms**	3
Exterior Wall	Concrete Block	**Baths**	1.5

Description	Square Footage
BASE AREA	1550
FINISHED OPEN PORCH	35
FINISHED SCREEN PORCH	220
PATIO	423
FINISHED OPEN PORCH	24
UNFINISHED GARAGE	440

Total SqFt	2692

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	96	130	96	FF	$322,560

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/28/2013	10/25/2013	$375,000.00	WARRANTY DEED	3807	475	Q	I	BRONSON RONALD,SARA LYNN	SINDICIC RENATO I ETUX
	8/7/2007	$400,000.00	WARRANTY DEED	2965	1842	Q	I	HAMILTON JASON P	BRONSON RONALD,SARA LYNN
	6/23/2006	$100.00	WARRANTY DEED	2732	288	U	I	HAMILTON PATRICIA A	HAMILTON JASON P
	6/21/2001	$100.00	PERSONAL REP	1629	1857	U	I	WRIGHT REGINA A ESTATE BY PERS REP	HAMILTON PATRICIA A
	3/8/2001	$0.00	OTHER INSTRUMENT	1577	745	U	I	WRIGHT REGINA A (DECD 1/24/01)	WRIGHT REGINA A ESTATE (LETT OF ADMIN)
	6/19/1991	$0.00	WILL	1577	740	U	I	WRIGHT REGINA A	WRIGHT REGINA A (WILL)

No data available for the following modules: Sales Questionnaire Form, Extra Feature Information.

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User Privacy Policy
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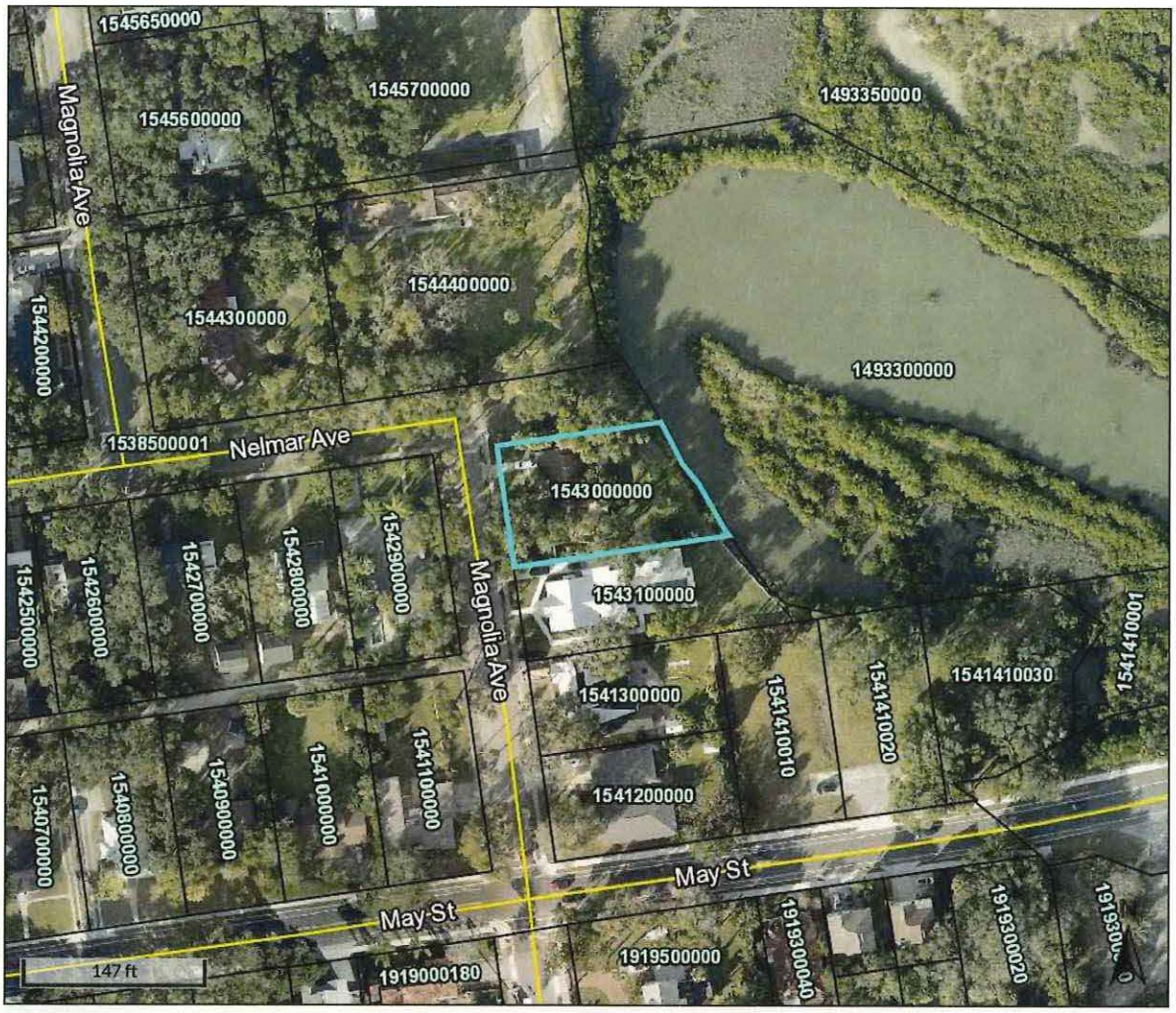
St. Johns County, FL



Overview

Legend

☐ Parcels

Parcel ID	1543000000	Physical Address	73 MAGNOLIA AVE SAINT AUGUSTINE	Building Value	$183,214	Last 2 Sales			
Property Class	0100 - Single Family	Mailing Address	SINDICIC RENATO I ET AL 73 MAGNOLIA AVE SAINT AUGUSTINE FL 32084-0000	Extra Feature Value	N/A	Date	Price	Reason	Qual
Taxing District	City of St Augustine			Total Land Value	$322,560	10/25/2013	$375000	01	Q
Acres	0.31			Just Value	$505,774	8/7/2007	$400000	01	Q
				Total Deferred	$172,994				
				Assessed Value	$332,780				
				Total Exemptions	$50,000				
				Taxable Value	$282,780				

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No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

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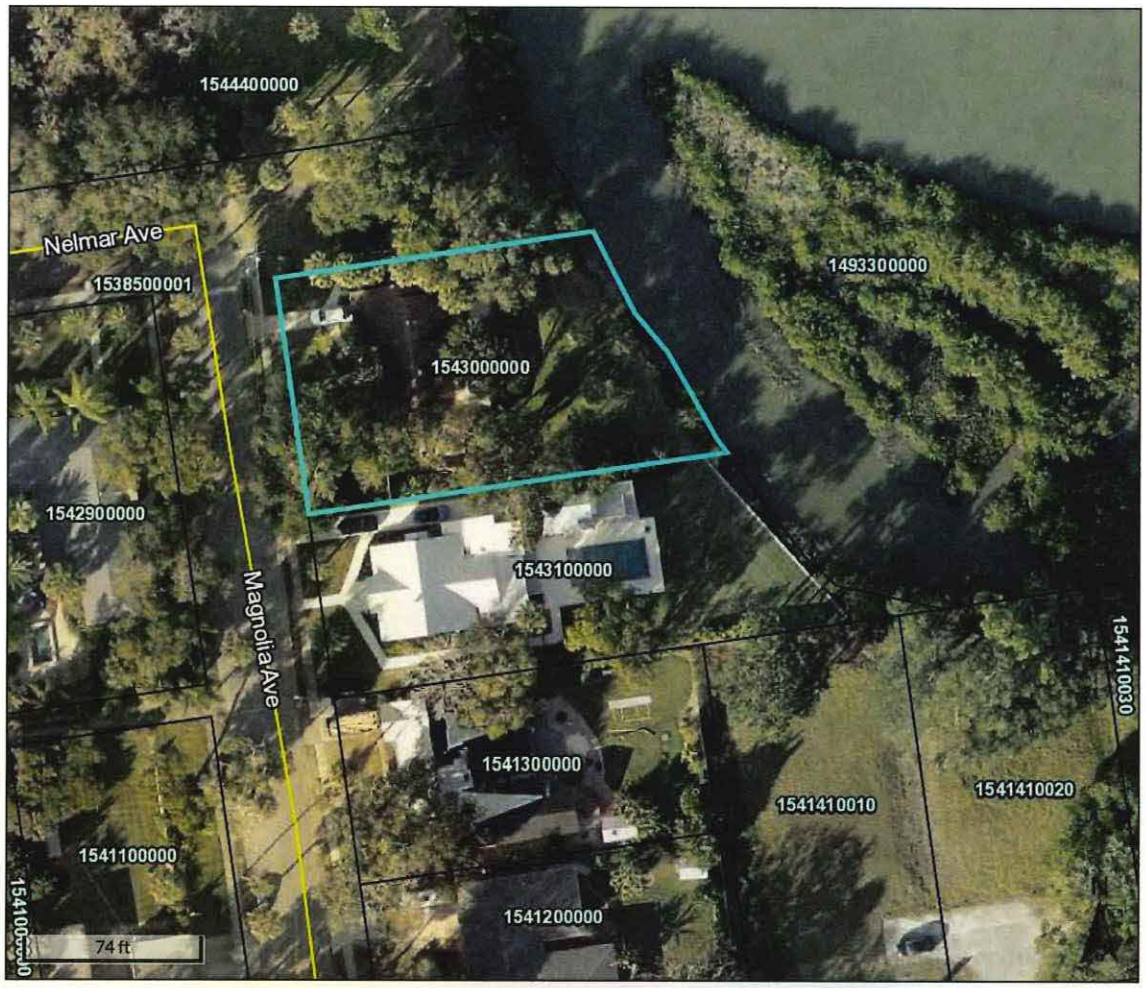
St. Johns County, FL



Overview

Legend

☐ Parcels

Parcel ID	1543000000	**Physical Address**	73 MAGNOLIA AVE SAINT AUGUSTINE	**Building Value**	$183,214	**Last 2 Sales**			
Property Class	0100 - Single Family	**Mailing Address**	SINDICIC RENATO I ET AL 73 MAGNOLIA AVE SAINT AUGUSTINE FL 32084-0000	**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
Taxing District	City of St Augustine			**Total Land Value**	$322,560	10/25/2013	$375000	01	Q
Acres	0.31			**Just Value**	$505,774	8/7/2007	$400000	01	Q
				Total Deferred	$172,994				
				Assessed Value	$332,780				
				Total Exemptions	$50,000				
				Taxable Value	$282,780				

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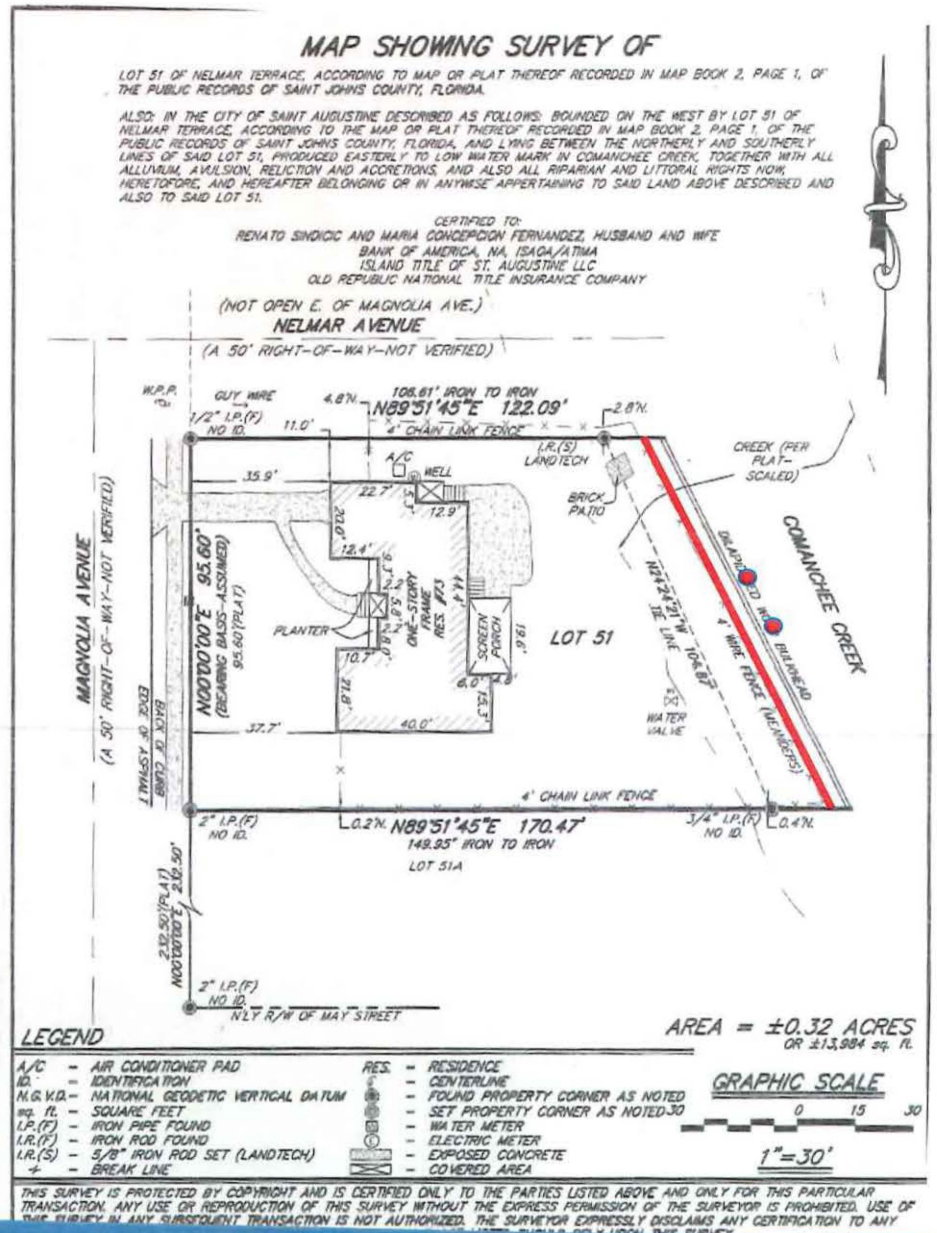


Wood Retaining Wall

- ~100' of Wood Retaining wall upland of revetment.
- Retaining wall shall be located within property boundaries.
- Backfill to be clean pervious "sand" fill.
- No changes to original drainage plan.
- Please see cross sectioned signed & sealed.
- Remove and replace 32084
- Performance-based erosion and sediment control BMPs shall be installed immediately prior to and be maintained during and after construction as needed, to prevent adverse impacts to the water

P&G CONSTRUCTION
1401 State Road 207
Saint Augustine, FL 32086
904-342-5746

Sindicic Residence

73 Magnolia Ave, St. Augustine, FL 32084

DESIGN SPECIFICATIONS:

DESIGN CODES: THE 2020 FLORIDA BUILDING CODE (FBC), ACI & NDS,
APA AND ASCE-7-22, ALL LATEST EDITIONS
OCCUPANCY: N/A
CONSTRUCTION: N/A
BASIC WIND SPEED: 150 MPH.
WIND IMPOTENCE FACTOR: .78
WIND EXPOSURE: B
INTERNAL PRESSURE COEFFICIENT: .18

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

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

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

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

GENERAL NOTES:

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

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

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

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

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

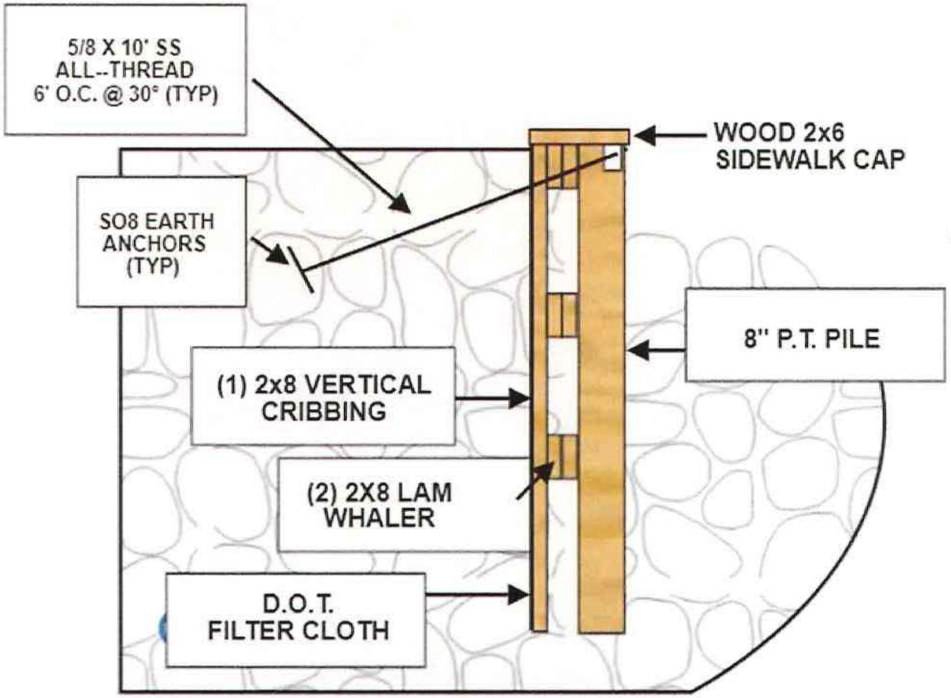
Plans Conform to:
2020 Florida Building Code 2017 National Electric Code
2015 WFCM Design Criteria 2015 ASCE 24 Design Criteria.
Structurally Adequate for
Alteration Level: N/A
Risk Category: N/A
Wind Velocity: (MPH) 150 Exposure Category: B Internal Pressure: .18

GENERAL NOTES

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

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

Project: Wood Retaining Wall
Owner: Sindicic
Address: 73 Magnolia Ave
St. Augustine, FL 32084
Plan Date: July 28, 2022



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

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1114 Mistletoe Drive,
Daytona Bch, Fl 32117
(386) 295-9750

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

GENERAL NOTES

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

P&G
CONSTRUCTION
1401 State Road 207
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Project: Wood Retaining Wall
Owner: Sindicic
Address: 73 Magnolia Ave
St. Augustine, FL 32084
Plan Date: July 28, 2022

TO: Planning and Zoning Board

DATE: September 6, 2022

RE: **CONSERVATION OVERLAY ZONE 1 DEVELOPMENT 2022-0049**

AGENDA ITEM	6(e)
APPLICANT	Michael Carpenter c/o Carter Environmental Services
OWNER	Mark Matrazzo
LOCATION	171 Inlet Drive Lot B / PID 213831-0020
REQUEST	To approve the construction of a new 1,214 square foot dock, boat lift and PWC 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 1,214 square foot dock, boat lift and personal watercraft (PWC) lift within Conservation Overlay Zone 1. The dock will extend roughly 33' into the water to allow access to Salt Run.

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 95 feet of Salt Run frontage that is not visible from Atlantic beaches. The property and adjacent properties utilize sea walls/riprap and are elevated from the coastline. Mangroves and marine vegetation are present in the area but not on the site.

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

The property sits on the Salt Run and is adjacent to another single family home to the east and to a currently vacant single-family lot to the west.

(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.

There is no impact on floodplains associated with this application.

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

Vegetative impacts: There are no anticipated vegetative impacts as salt marsh, mangroves, and sea grass are not present. Also, the dock will minimally shade a small area of open water, but will be built as required by state and federal agencies, five feet or higher above mean high water.

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 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 are not anticipated. Negative effects to shellfish, if any, should be minimal, with potentially positive impacts in the form of additional substrate for shellfish to colonize.

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

The dock site is located in a channel of slightly deeper water behind a large sand bar at the mouth of the Salt Run, and due to this natural restriction boating is limited to lower and no-wake speeds. Also, the current presence of a dock at the site is related to boat usage by prior property owners. Use of the modified dock by the new 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.

N/A.

(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 approximately 24 new pilings for the dock expansion.

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 1,214 square foot dock, boat lift and PWC lift within Conservation Overlay Zone 1 at 171 Inlet Drive Lot B / PID 213831-0020.

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: 2022-0049

Receipt Number: 2431496 Meeting Date: 9/6/22

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

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

2. NAME OF PROPERTY OWNER: Mark Matrazzo Contact Number: 904-466-0798
   Business (*if applicable*):
   Address: 5330 Pelican Way City: St. Augustine State: FL Zip: 32080
   E-Mail Address: markmatrazzo@thehomemag.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: B Block: 1
   Subdivision: Davis Shores Ocean View Parcel Number: 2138310020

4. PROJECT STREET ADDRESS: 171 Inlet Dr. - Lot B

5. SPECIFIC PROPOSED USE: Proposed SIngle Family 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 for a single family dock

8. JUSTIFICATION FOR ACTION REQUESTED: Please see Overlay Zone Development Supplement

04/18/2019

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

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

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

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

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

10. PREVIOUS APPPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Michael Carpenter — 7-20-22

Signature of Applicant — Date

Marc Mabry — 7/27/22

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.

Michael Carpenter
Print name of applicant

Michael Carpenter
Signature of applicant

7-20-22
Date

10/31/17

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Carter Environmental Services is/are hereby authorized TO ACT ON BEHALF OF Mark Matrazzo, 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: 171 Inlet Dr. Lot - B

BY: _____
Signature of Owner

Mark Matrazzo
Print Name of Owner

904-466-0798
Telephone Number

State of FLORIDA

County of ST JOHNS

Signed and sworn before me on this 27th day of July, 2022

By: Mark Matrazzo

Identification verified:

Oath sworn: ✓ Yes ____ No

Notary Signature: _____

My Commission expires: 3-8-2025

Notary Public State of Florida
Karen J. Brannon
My Commission HH 095483
Expires 03/08/2025

Rev 022117

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

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

Sales Questionnaire

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab

Parcel ID	2138310020
Location Address	INLET DR Saint Augustine 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	107/16-17 INLET VIEW LOT B OR5409/1235 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	INLET VIEW
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	Matrazzo Mark,Janice 100% Matrazzo Janice 100%
Mailing Address	5330 PELICAN WAY SAINT AUGUSTINE, FL 32080-0000

Map

Valuation Information

	2022
Building Value	$0
Extra Features Value	$13,054
Total Land Value	$731,136
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$744,190**
Total Deferred	$0
Assessed Value	**$744,190**
Total Exemptions	$0
Taxable Value	**$744,190**

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	$0	$0	$5,000	$0	$0	$0	$0	$0	$0

Extra Feature Information

Code Description	Status	Value
Bulkhead (Average)		13054

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	80	200	80	FF	$731,136

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/2/2021	10/29/2021	$1,150,000.00	WARRANTY DEED	5409	1235	Q	V	ANTONATOS ANN CAROLYN REVOCABLE TRUST D:09/23/15	MATRAZZO MARK,JANICE

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

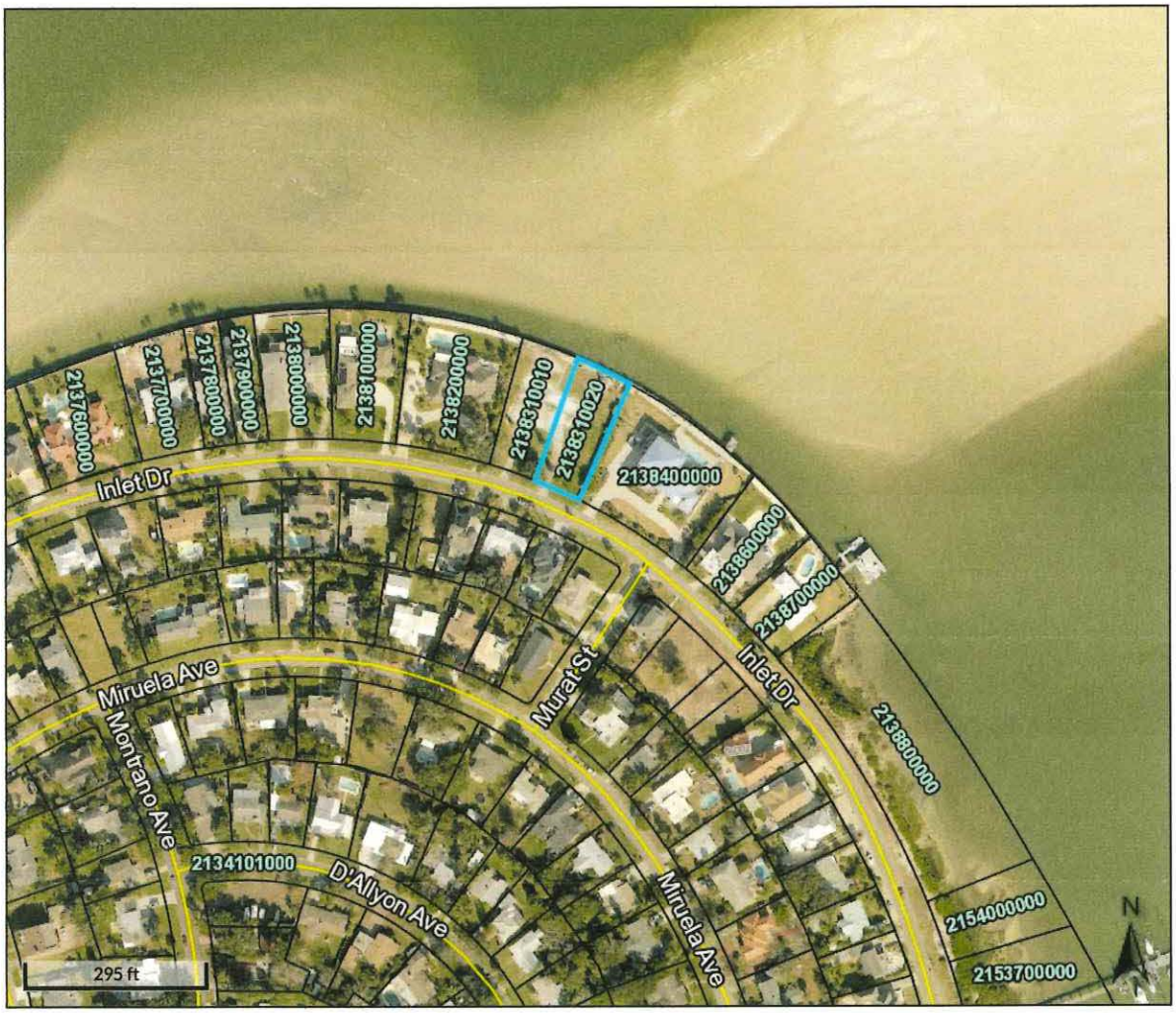
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 7/30/2022, 12:18:26 AM

Version 2.3.209

St. Johns County, FL



Overview

Legend

☐ Parcels

Parcel ID	2138310020	**Physical**	INLET DR	**Building Value**	N/A	**Last 2 Sales**				
Property	0000 - Vacant	**Address**	Saint Augustine	**Extra Feature**	$13,054	**Date**	**Price**	**Reason**	**Qual**
Class	Residential	**Mailing**	MATRAZZO MARK,JANICE	**Value**		10/29/2021	$1150000	01	Q
Taxing	City of St Augustine	**Address**	5330 PELICAN WAY	**Total Land**	$731,136	n/a	0	n/a	n/a
District			SAINT AUGUSTINE FL	**Value**					
Acres	0.38		32080-0000	**Just Value**	$744,190				
				Total Deferred	N/A				
				Assessed Value	$744,190				
				Total	N/A				
				Exemptions					
				Taxable Value	$744,190				

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: 8/1/2022
Last Data Uploaded: 7/30/2022 12:18:26 AM

Developed by Schneider GEOSPATIAL

Attachment 1
Overlay Zone Application Narrative

171- Lot B Inlet Drive
Overlay Zone Development Application Supplement
July 2022

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a proposed dock structure that includes one new boat lift & one new duel PWC lift at 171- Lot B Inlet Dr. The proposed dock will allow the new owners access to Salt Run. Total dock and lift area over open water will be approximately 1,214 sq. ft. The height of the dock will be 5' above Mean High Water. The proposed works also include the removal of an existing dock that is beyond repair. 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 no salt marsh vegetation between the uplands and open water on the site. The shoreline is sea-walled and armored with riprap and vegetation is not present.

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 95 feet of Salt Run frontage that is not visible from Atlantic beaches. The property and adjacent properties utilize sea walls/riprap and are elevated from the coastline. Mangroves and marine vegetation are present in the area but not on the site.

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

   The property sits on the Salt Run and is adjacent to another single-family home to the east and to a currently vacant single-family lot to the west.

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.*

   <u>Vegetative impacts</u>: There are no anticipated vegetative impacts as salt marsh, mangroves, and sea grass are not present. Also, the dock will minimally shade a small area of open water, but will be built as required by state and federal agencies, five feet or higher above mean high water.

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

   <u>Increased noise from day users</u>: 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 are not anticipated. Negative effects to shellfish, if any, should be minimal, with potentially positive impacts in the form of additional substrate for shellfish to colonize.

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

    The dock site is located in a channel of slightly deeper water behind a large sand bar at the mouth of the Salt Run, and due to this natural restriction boating is limited to lower and no-wake speeds. Also, the current presence of a dock at the site is related to boat usage by prior property owners. Use of the new dock 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:

<u>Positive</u>: The proposed new dock supports will provide shelter for larval, juvenile, and adult fish.

<u>Negative</u>: Extremely small loss of juvenile habitat from the placement of approximately 24 new pilings for the dock expansion.

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

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

<u>Negative</u>: None

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

<u>Positive</u>: The additional dock area could be used as a resting place or perch for many water fowl.

<u>Negative</u>: 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.

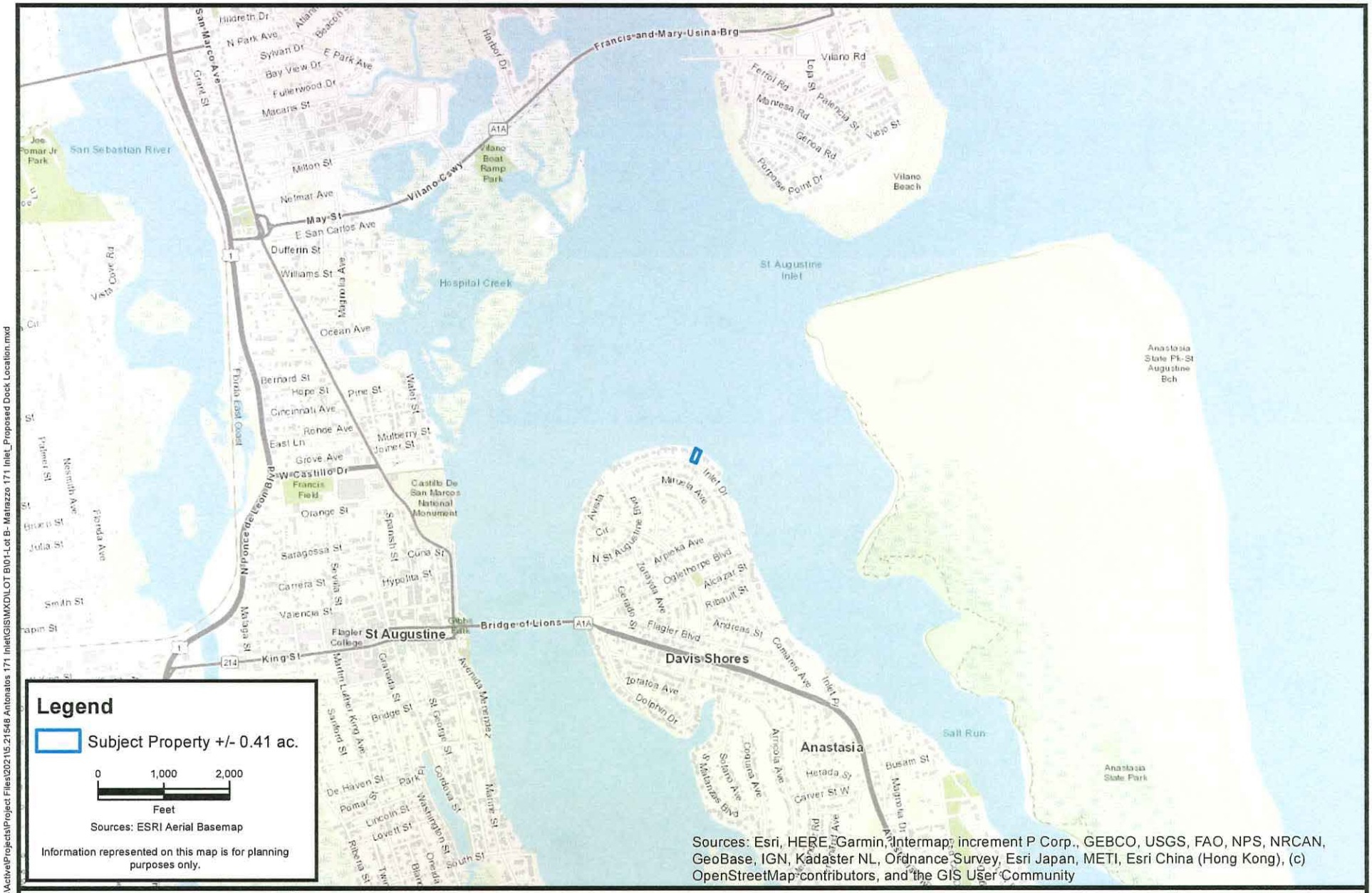
b) *The deck of any private boat dock shall not exceed six (6) feet in height above the mean high water line.*

The deck will not exceed 6' above MHW, with a proposed height for the newly constructed dock being 5' to match the existing dock profile.

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.

CES

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

www.carterenv.com

Location Map

Lot B - Matrazzo 171 Inlet

Project:	5.21548	St. Augustine, FL	Date: Jul 13 2022	Figure:	1

F:\CES Projects\Project Files\Active\Projects\Project Files\2021\5.21548 Antonatos 171 Inlet\GIS\MXD\LOT B\01-Lot B- Matrazzo 171 Inlet_Proposed Dock Location.mxd

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Current Aerial

Lot B - Matrazzo 171 Inlet

Project:	5.21548	St. Augustine, FL	Date: Jul 13 2022	Figure:	2

F:\CES Projects\Project Files\Active\Projects\Project Files\2021\5.21548 Antonatos 171 Inlet\GIS\MXD\LOT B\03-Lot B- Matrazzo 171 Inlet_Current Aerial.mxd

F:\CES Projects\Project Files\Active\Projects\Project Files\202115.21548 Antonatos 171 Inlet\GIS\MXD\LOT B\02-Lot B- Matrazzo 171 Inlet_Neighboring Structures.mxd

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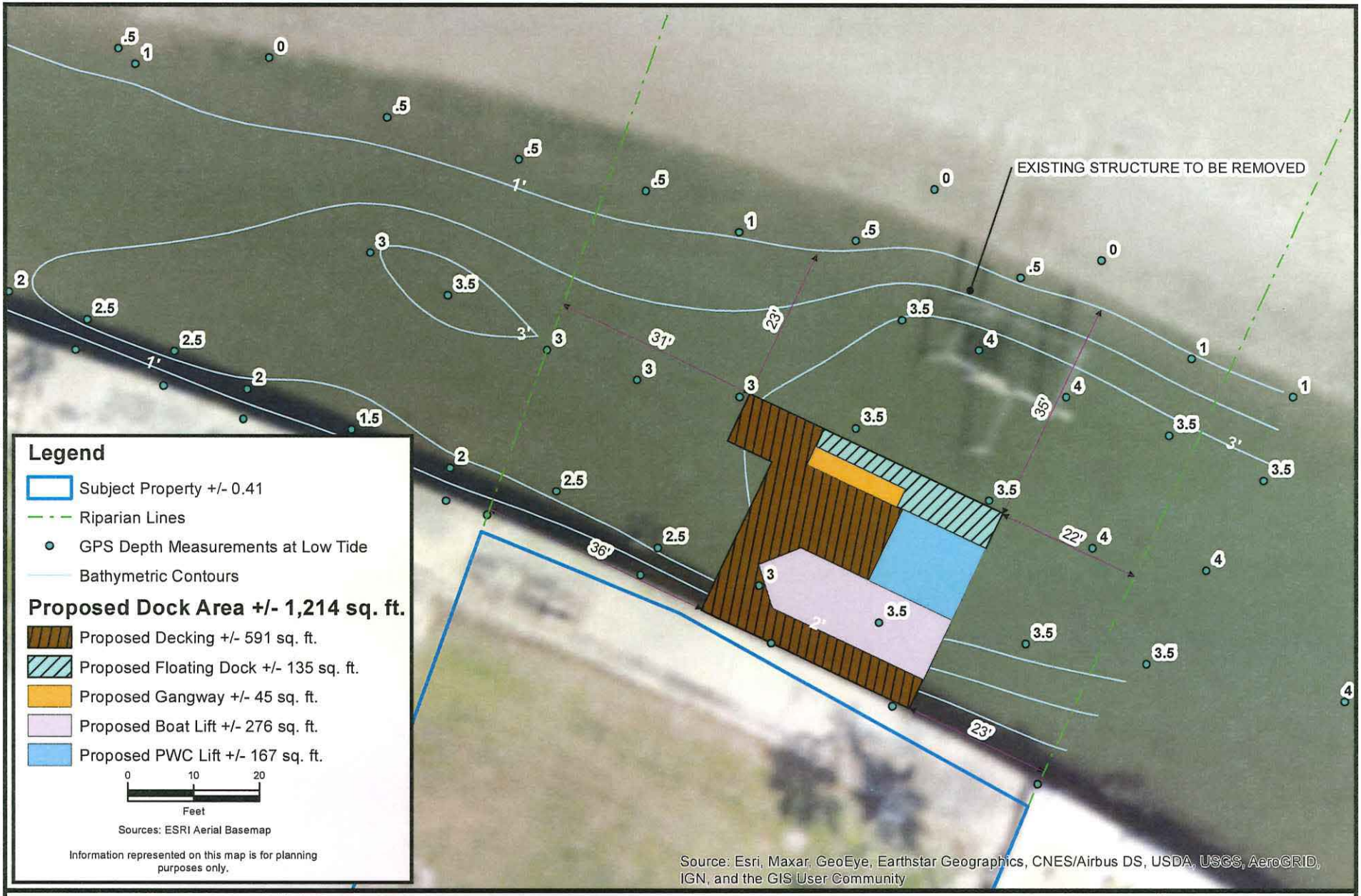
Neighboring Structures

Lot B - Matrazzo 171 Inlet

Project: 5.21548	St. Augustine, FL	Date: Jul 22 2022	Figure: 3



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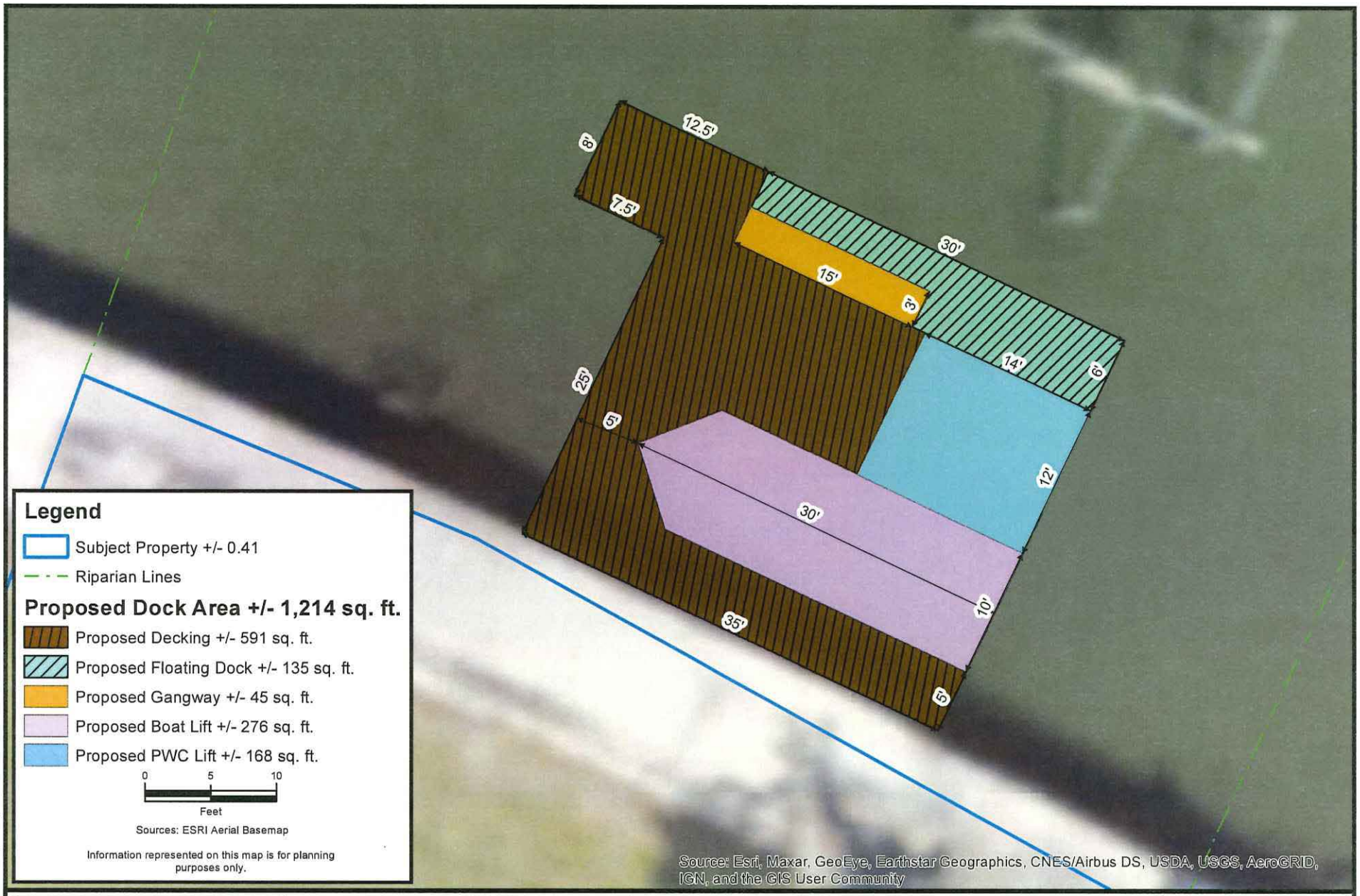
Proposed Dock Alignment

Lot B - Matrazzo 171 Inlet

Project: 5.21548	St. Augustine, FL	Date: Jul 22 2022	Figure: 4



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Proposed Dock Dimensions

Lot B - Matrazzo 171 Inlet

Project: 5.21548	St. Augustine, FL	Date: Jul 20 2022	Figure: 5

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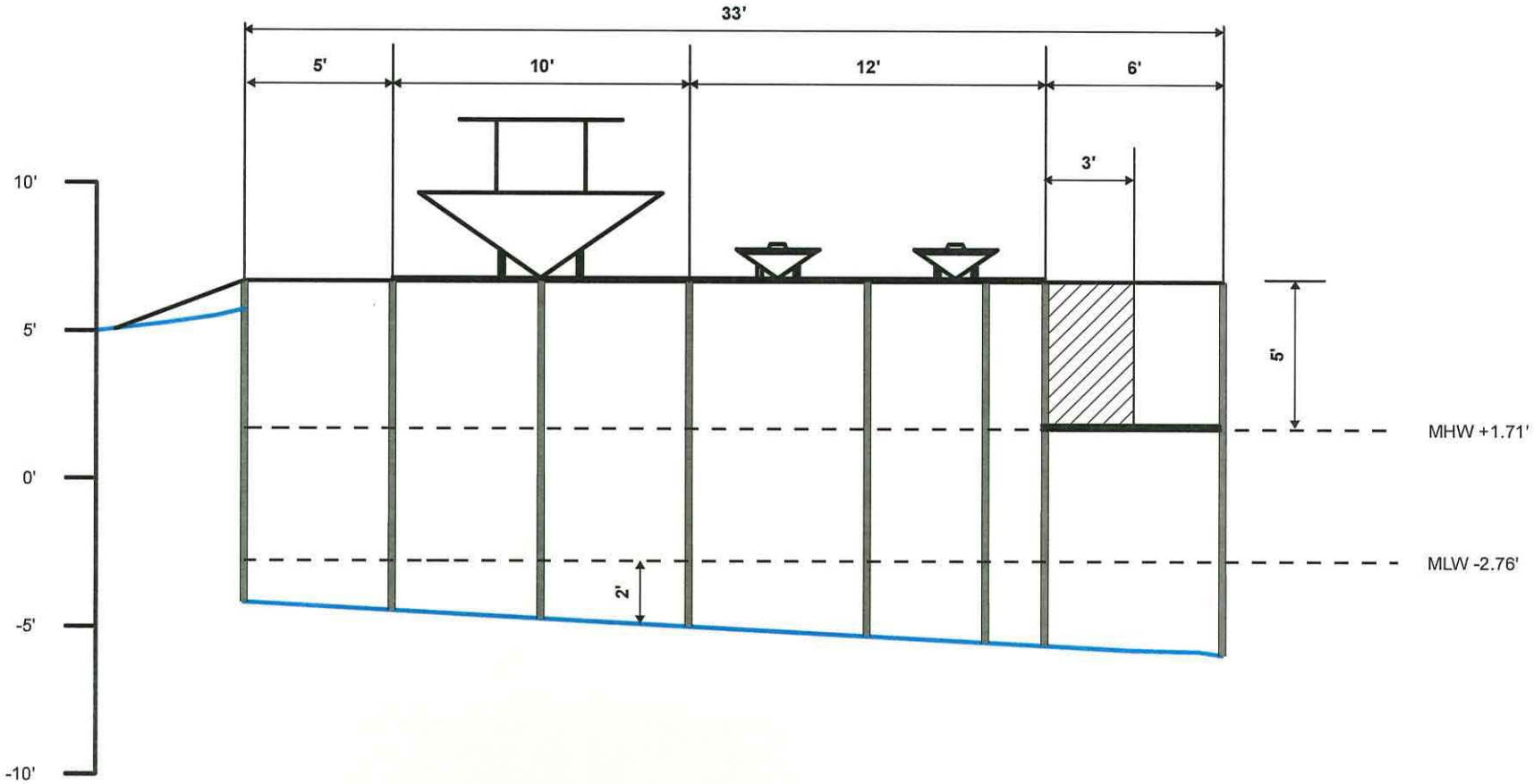

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Proposed Dock Profile

Lot B - Matrazzo 171 Inlet

Project: 5.21548	St. Augustine, FL	Date: Jul 22 2022	Figure: 6

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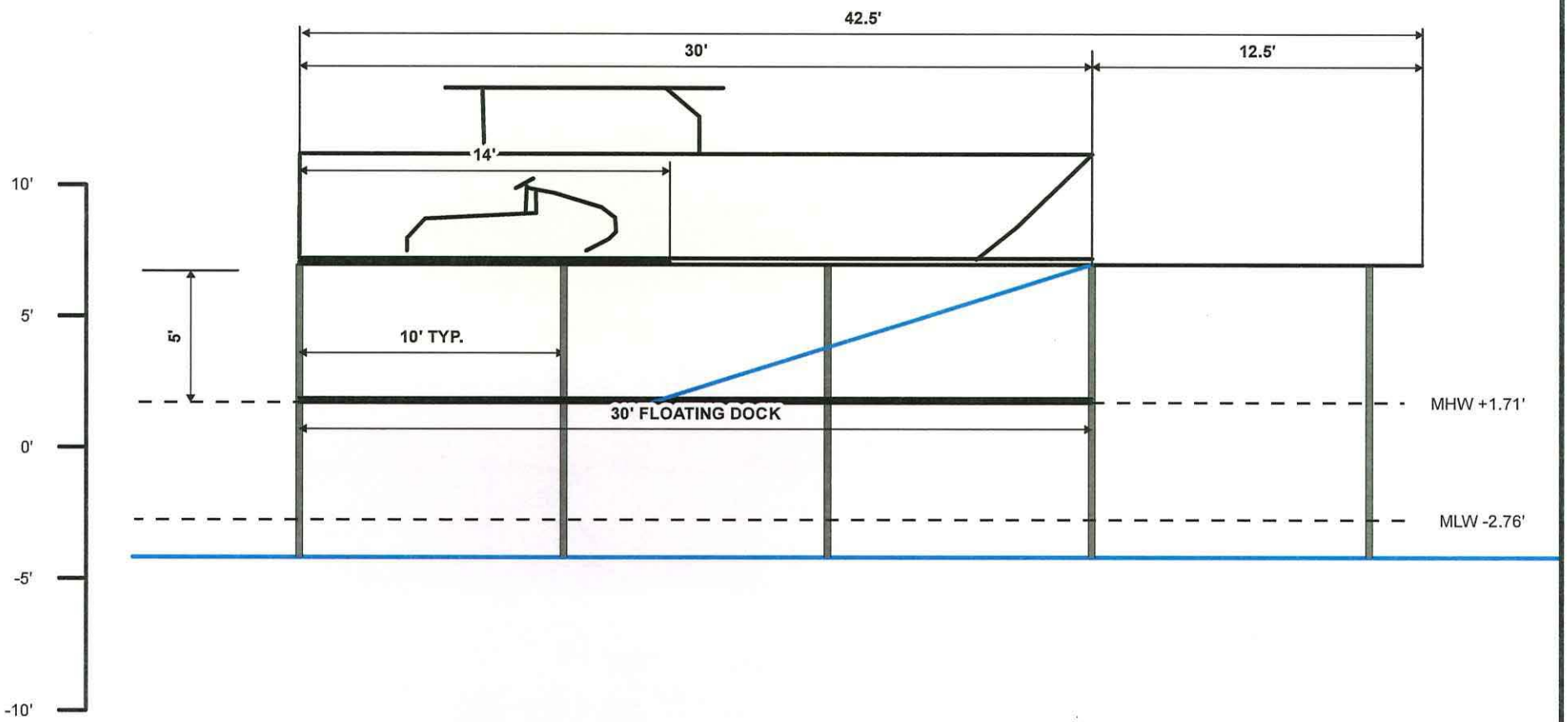

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Proposed Dock Cross Section

Lot B - Matrazzo 171 Inlet

Project: 5.21548	St. Augustine, FL	Date: Jul 22 2022	Figure: 7

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Attachment 3
Overlay Zone Application Photos

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: September 6, 2022

RE: **CONSERVATION OVERLAY ZONE 1 DEVELOPMENT 2022-0050**

AGENDA ITEM	6(f)
APPLICANT	Michael Carpenter c/o Carter Environmental Services
OWNER	Thomas Hartman
LOCATION	7 Lighthouse Avenue / PID 157030-0000
REQUEST	To approve the construction of a new 2,814 square foot dock and boat lift within Conservation Overlay Zone 1.
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.

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 2,814 square foot dock and boat lift within Conservation Overlay Zone 1. The dock will extend over 320' into the water to allow access to Salt Run, the proposed length is questionable and there is a lack of justification provided by the applicant for the need of such a long section of decking.

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 135 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 Salt Run.

(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.

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 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.

N/A.

(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 approximately 17 new pilings for the dock expansion.

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 2,814 square foot dock and boat lift within Conservation Overlay Zone 1 at 7 Lighthouse Avenue / PID 157030-0000 if it is found that the proposed size is appropriate.

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: 2022-0050

Receipt Number: 2431582 Meeting Date: 9/6/22

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

---

1. NAME OF APPLICANT: Michael Carpenter Contact Number: 9045401786
   Business (*if applicable*): Carter Environmental Services (CES)
   Address: 42 Masters Dr City: St. Augustin State: FL Zip: 32084
   E-Mail Address: mcarpenter@carterenv.com

2. NAME OF PROPERTY OWNER: Thomas Hartman Contact Number:_____
   Business (*if applicable*):_____
   Address: 180 Patton Mountain Rd City: Ashville State: NC Zip: 28804
   E-Mail Address: hanseatic@aol.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 1&2&S1/2 Lot Block: BLK 3
   Subdivision: Anastasia Parcel Number: 1570300000

4. PROJECT STREET ADDRESS: 7 Lighthouse 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 Dev. Supplement

04/18/2019

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

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

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

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

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

10. PREVIOUS APPPLICATIONS:

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

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

_____

11. AGREEMENT:

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

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

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

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

Mike Carpenter

Digitally signed by Mike Carpenter
DN: cn=Mike Carpenter, o=Carter Environmental Services, ou=GIS, email=mcarpenter@cartereny.com, c=US
Date: 2022.07.22 12:03:40 -04'00'

Signature of Applicant — Date

Signature of Property Owner — Date 7.28.22

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.

Michael Carpenter
Print name of applicant

Michael Carpenter
Signature of applicant

7-20-22
Date

10/31/17

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Carter Environmental Services is/are hereby authorized TO ACT ON BEHALF OF Thomas Hartmann, PILAR BELMONTE HARTMANN 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: 7 Lighthouse Ave.

BY: Pilar Belmonte Hart
Signature of Owner

PILAR BELMONTE HARTMANN, THOMAS HARTMANN
Print Name of Owner

828 713-7200
Telephone Number

State of North Carolina

County of Buncombe

Signed and sworn before me on this 28 day of July, 2022

By Pilar Belmonte hartmann, thomas Michael Hartmann

Identification verified:

Oath sworn: X Yes ____ No

Notary Signature: _____

Joseph Chavez
Notary Public
Buncombe County, NC
My Commission Expires: 05/15/2027

My Commission expires: 05/15/2027

Rev:022117

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

2021 TRIM Notice

2021 TRIM Notice (PDF)

Summary

Clicking Image Opens Cyclomedia Viewer In a New Tab

Parcel ID	1570300000
Location Address	7 LIGHTHOUSE AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Carvers (ICWFR) (713.42)
Tax Description*	1-58 58-7S-30E MB1/58 ANASTASIA LOTS 1 & 2 & S1/2 LOT 3 BLK 3 GL 1 SEC 16 & VACATED COQUINA AVE & RIP RGTS OR137/367 & 2004/942(Q/C) & 4631/299(Q/C) *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Anastasia, Map Of
Sec/Twp/Rng	58-7-30
District	City of St Augustine (District 452)
Millage Rate	19.3368
Acreage	0.530
Homestead	N

Owner Information

Owner Name	Seven Ripples LLC 100%
Mailing Address	180 PATTON MOUNTAIN RD ASHVILLE, NC 28804-0000

Map

Valuation Information

	2022
Building Value	$110,222
Extra Features Value	$28,554
Total Land Value	$680,064
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$818,840**
Total Deferred	$128,070
Assessed Value	**$690,770**
Total Exemptions	$0
Taxable Value	**$690,770**

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	$80,769	$28,554	$518,650	$0	$0	$627,973	$627,973	$0	$627,973
2020	$61,040	$28,554	$518,650	$0	$0	$608,244	$608,244	$0	$608,244
2019	$101,034	$24,614	$616,550	$0	$0	$742,198	$742,198	$0	$742,198
2018	$107,682	$26,250	$616,550	$0	$0	$750,482	$750,482	$0	$750,482
2017	$50,514	$26,076	$515,660	$0	$0	$592,250	$592,250	$592,250	$0
2016	$51,637	$25,808	$515,660	$0	$0	$593,105	$593,105	$593,105	$0
2015	$53,882	$25,808	$515,660	$0	$0	$595,350	$590,526	$595,350	$0
2014	$44,371	$25,808	$515,660	$0	$0	$585,839	$585,839	$585,839	$0
2013	$46,182	$25,808	$515,660	$0	$0	$587,650	$530,647	$587,650	$0
2012	$47,994	$25,808	$408,604	$0	$0	$482,406	$482,406	$482,406	$0
2011	$48,504	$25,808	$454,005	$0	$0	$528,317	$528,317	$528,317	$0
2010	$50,268	$25,808	$504,450	$0	$0	$580,526	$580,526	$580,526	$0

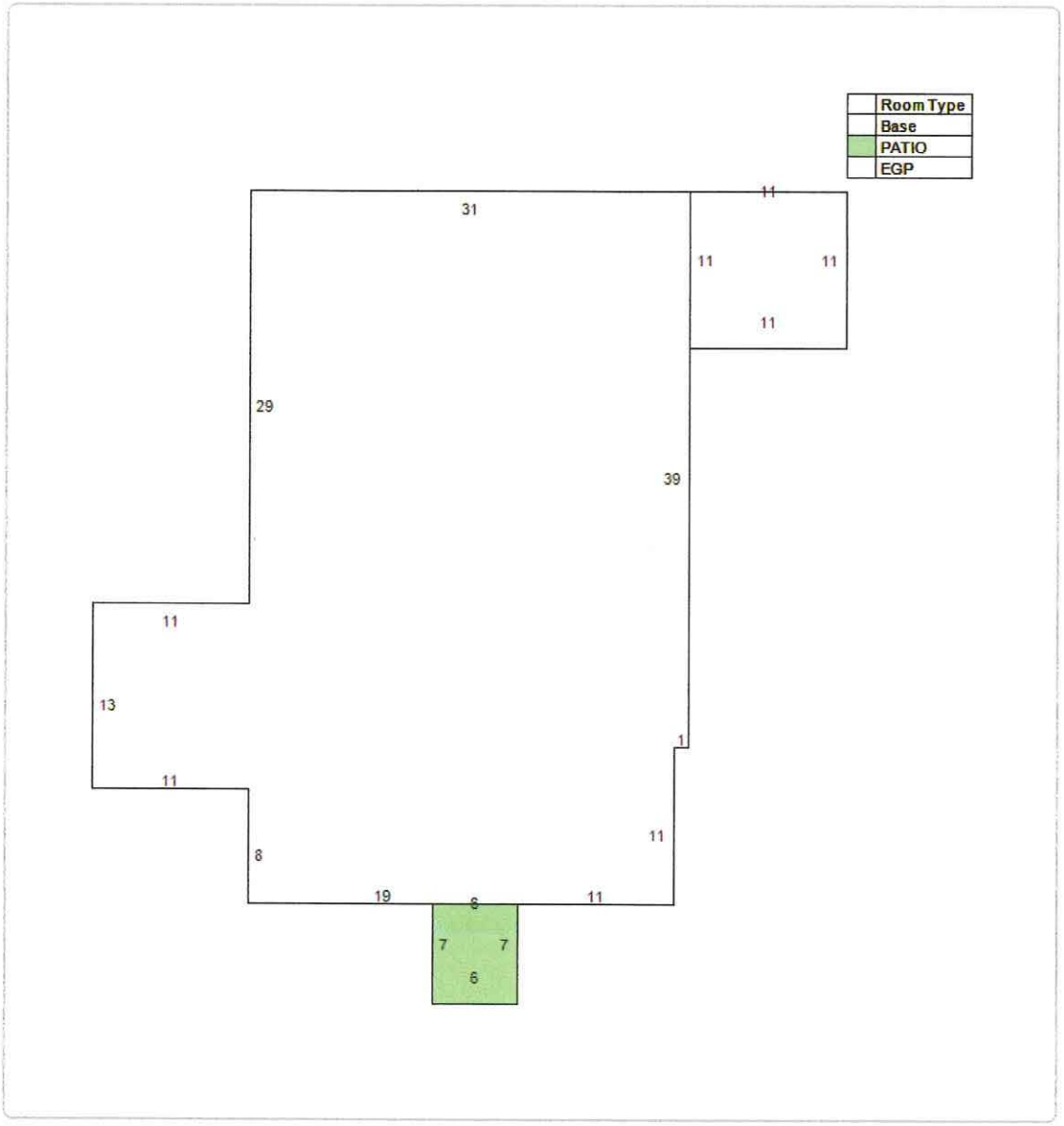
Building Information

Building	1
Year Built	1930
Actual Area	1845
Conditioned Area	1682
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Wood Shingle, Concrete Stucco

Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	2
Baths	2

Description	Square Footage
BASE AREA	1682
ENCLOSED GLASS PORCH	121
PATIO	42
Total SqFt	1845

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage		11500
Pool (Vinyl)		7995
Kool Deck		684
Bulkhead (Low)		8375

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	115	0	115	FF	$680,064

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/24/2018	8/23/2018	$100.00	QUIT CLAIM DEED	4631	299	U	I	BELMONTE ANN TRUSTEE/HER TRUST D:7-24-03	SEVEN RIPPLES LLC
	7/24/2003	$100.00	QUIT CLAIM DEED	2004	942	U	I	BELMONTE ANN L	BELMONTE ANN TRUSTEE/HER TRUST D:7-24-03

St. Johns County, FL

Overview

Legend

☐ Parcels

Parcel ID	1570300000	**Physical Address**	7 LIGHTHOUSE AVE SAINT AUGUSTINE	**Building Value**	$110,222	**Last 2 Sales**			
Property Class	0100 - Single Family	**Mailing Address**	SEVEN RIPPLES LLC 180 PATTON MOUNTAIN RD ASHVILLE NC 28804-0000	**Extra Feature Value**	$28,554	**Date**	**Price**	**Reason**	**Qual**
Taxing District	City of St Augustine					n/a	0	n/a	n/a
Acres	0.53			**Total Land Value**	$680,064	n/a	0	n/a	n/a
				Just Value	$818,840				
				Total Deferred	$128,070				
				Assessed Value	$690,770				
				Total Exemptions	N/A				
				Taxable Value	$690,770				

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: 8/1/2022
Last Data Uploaded: 7/30/2022 12:18:26 AM

Developed by Schneider GEOSPATIAL

Attachment 1
Overlay Zone Application Narrative

7 Lighthouse Ave.
Overlay Zone Development Application Supplement
July 19th, 2022

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a proposed dock and boat lift at 7 Lighthouse Ave. The proposed dock will allow the owners access to Salt Run. Total dock and lift area over open water/salt marsh will be approximately 2,814 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.*

   Currently there is no vegetation present. The dock will be constructed 5' above mean high water, high enough as to not over shade any future 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 135 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 Salt Run

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.*

   <u>Vegetative impacts</u>: 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.

   <u>Lighting of the open water areas at night</u>: 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.

   <u>Increased noise from day users</u>: 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:

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

       <u>Negative</u>: 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:

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

<u>Negative</u>: None

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

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

<u>Negative</u>: 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.

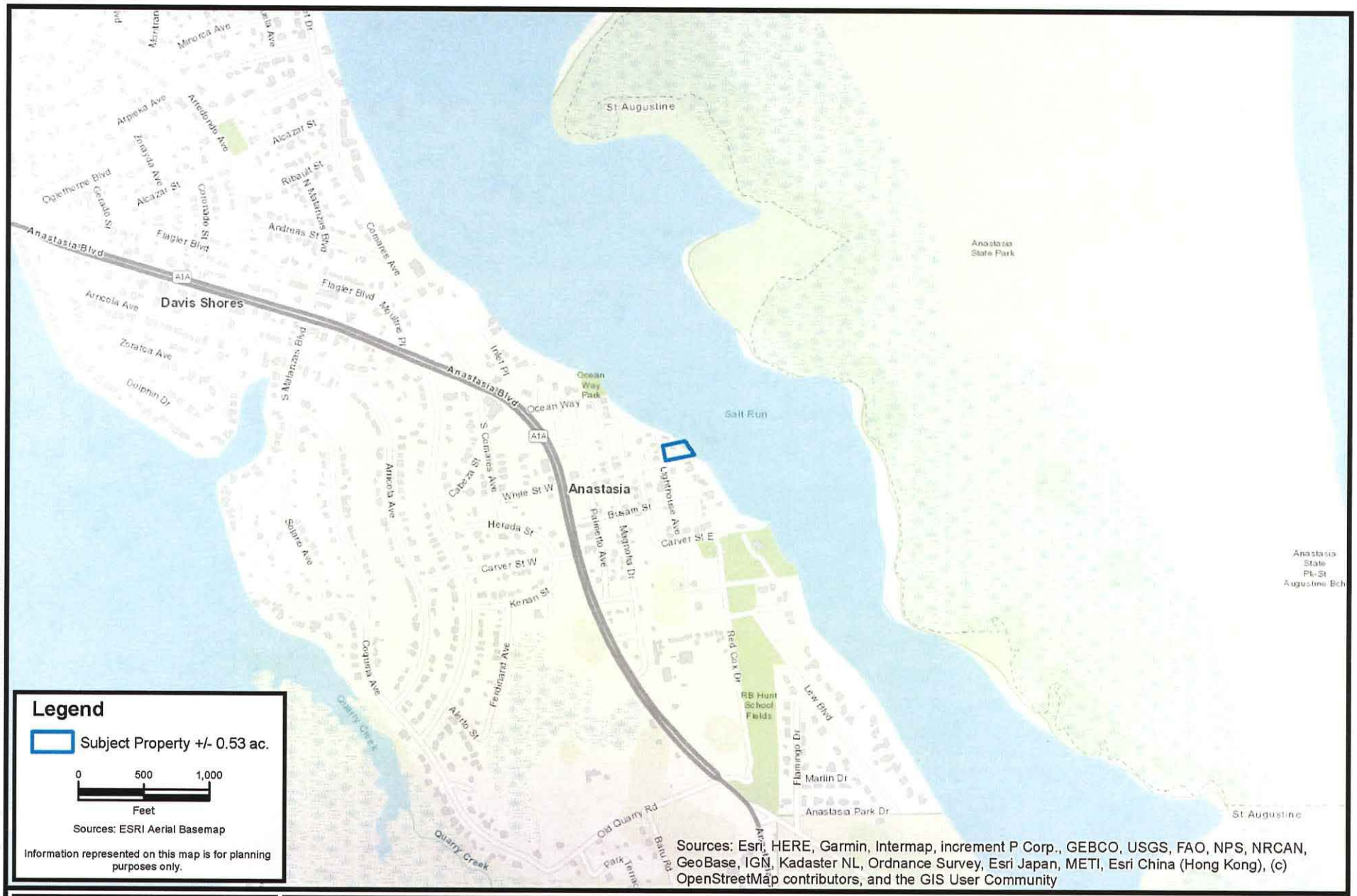
b) *The deck of any private boat dock shall not exceed six (6) feet in height above the mean high water line.*

The deck will not exceed 6' 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



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CARTER ENVIRONMENTAL SERVICES, INC.

CES

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

www.carterenv.com

Location Map

Hartmann - 7 Lighthouse

Project: 5.22161	St. Augustine, FL	Date: Apr 13 2022	Figure: 1

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Aerial Map

Hartmann - 7 Lighthouse

Project: 5.22161	St. Augustine, FL	Date: Apr 13 2022	Figure: 2

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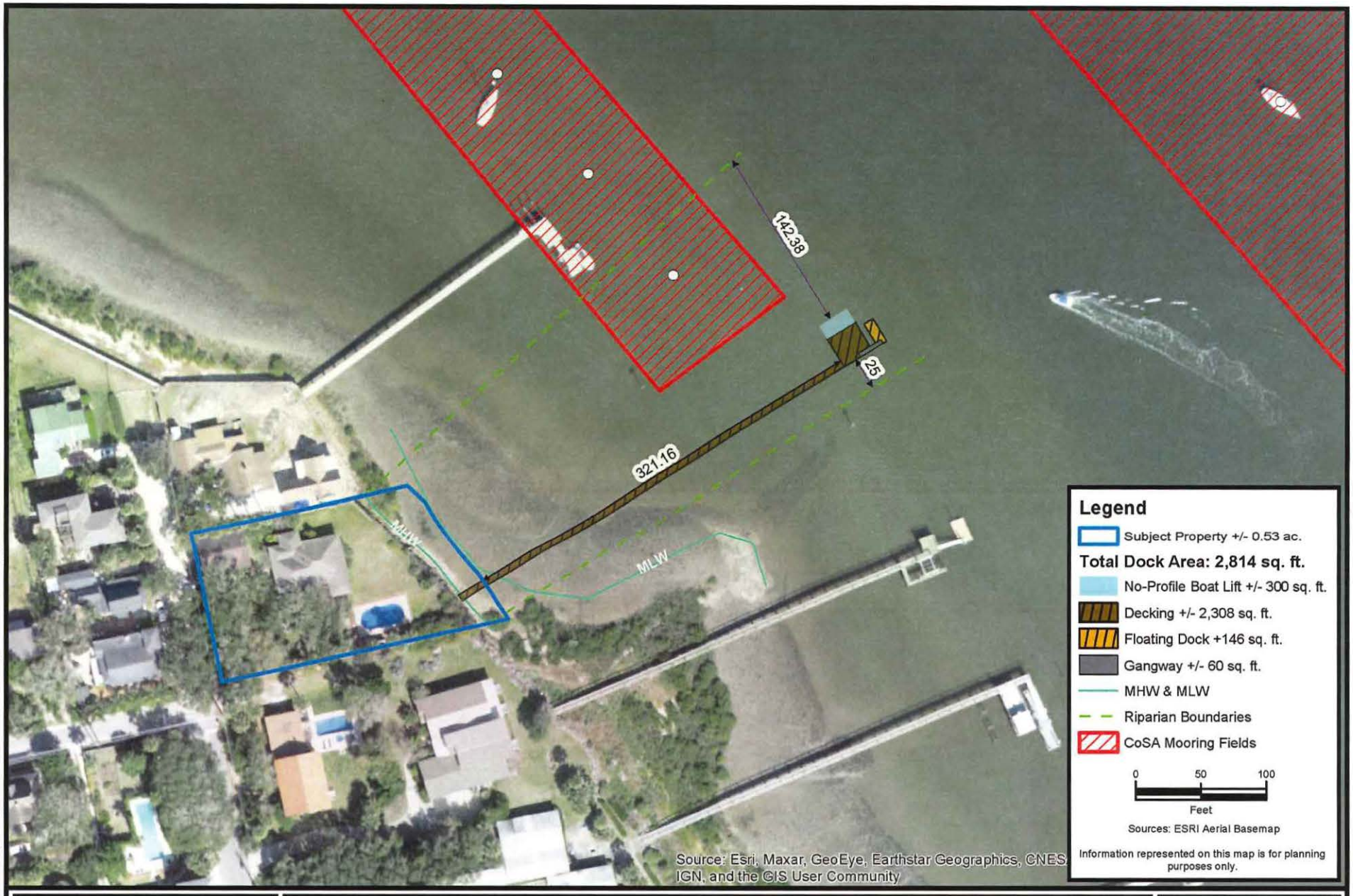
Neighboring Structures

Hartman - 7 Lighthouse

Project: 5.22161	St. Augustine, FL	Date: Jul 19 2022	Figure: 3



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St. Augustine, FL 32084
904-540-1786

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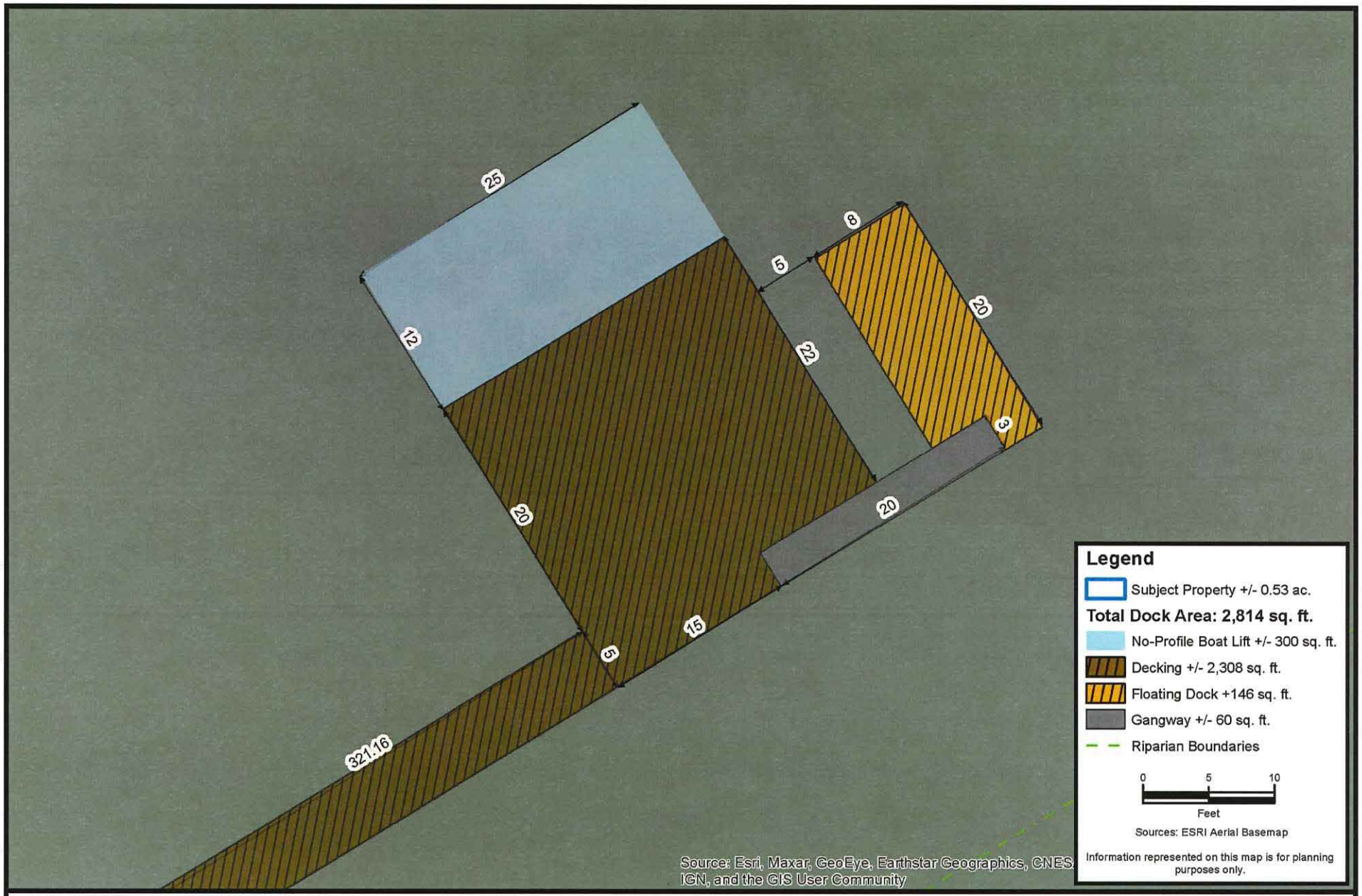
Proposed Dock Alignment

Hartmann - 7 Lighthouse

Project:	5.22161	St. Augustine, FL	Date: Jun 23 2022	Figure:	4



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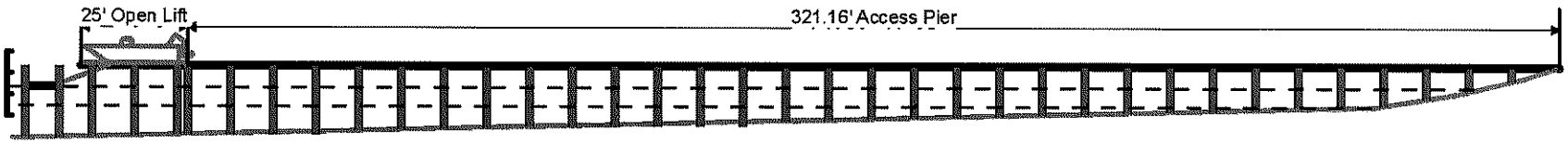
Proposed Dock Dimensions

Hartmann - 7 Lighthouse

Project: 5.22161	St. Augustine, FL	Date: Jun 23 2022	Figure: 5



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St. Augustine, FL 32084
904-540-1786
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Proposed Dock Profile View

Hartmann - 7 Lighthouse

Project: 5.22161	St. Augustine, FL	Date: Jun 23 2022	Figure: 6

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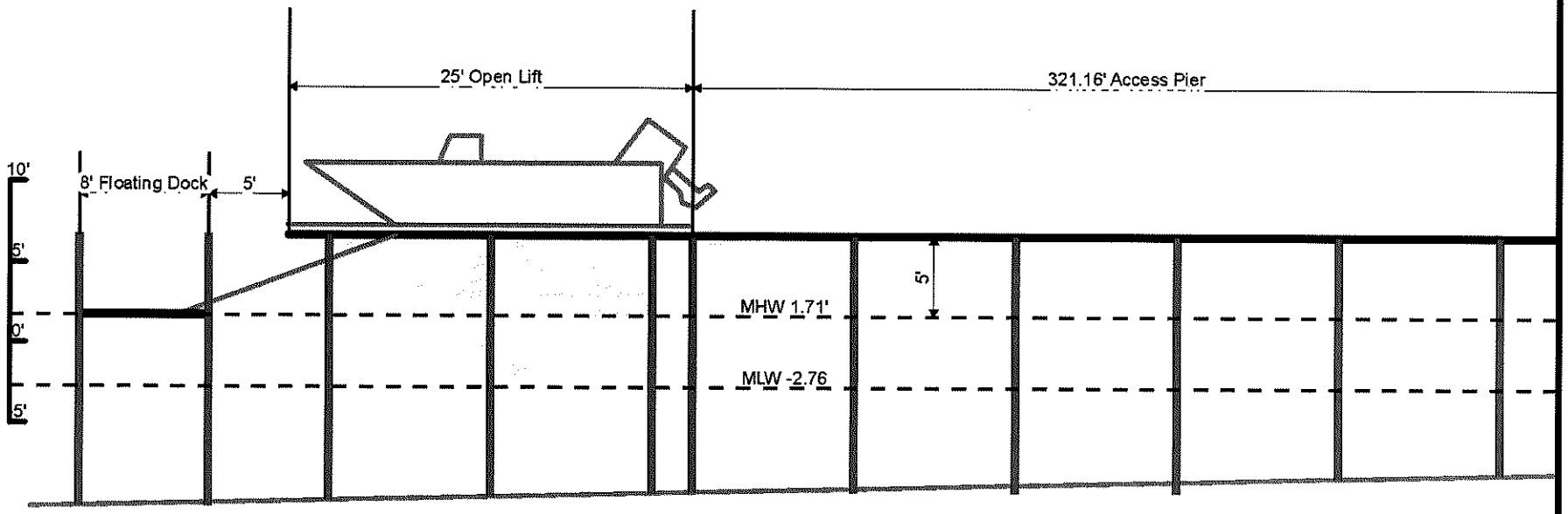

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904-540-1786
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Proposed Dock Profile View Detail

Hartmann - 7 Lighthouse

Project: 5.22161	St. Augustine, FL	Date: Jun 23 2022	Figure: 6a

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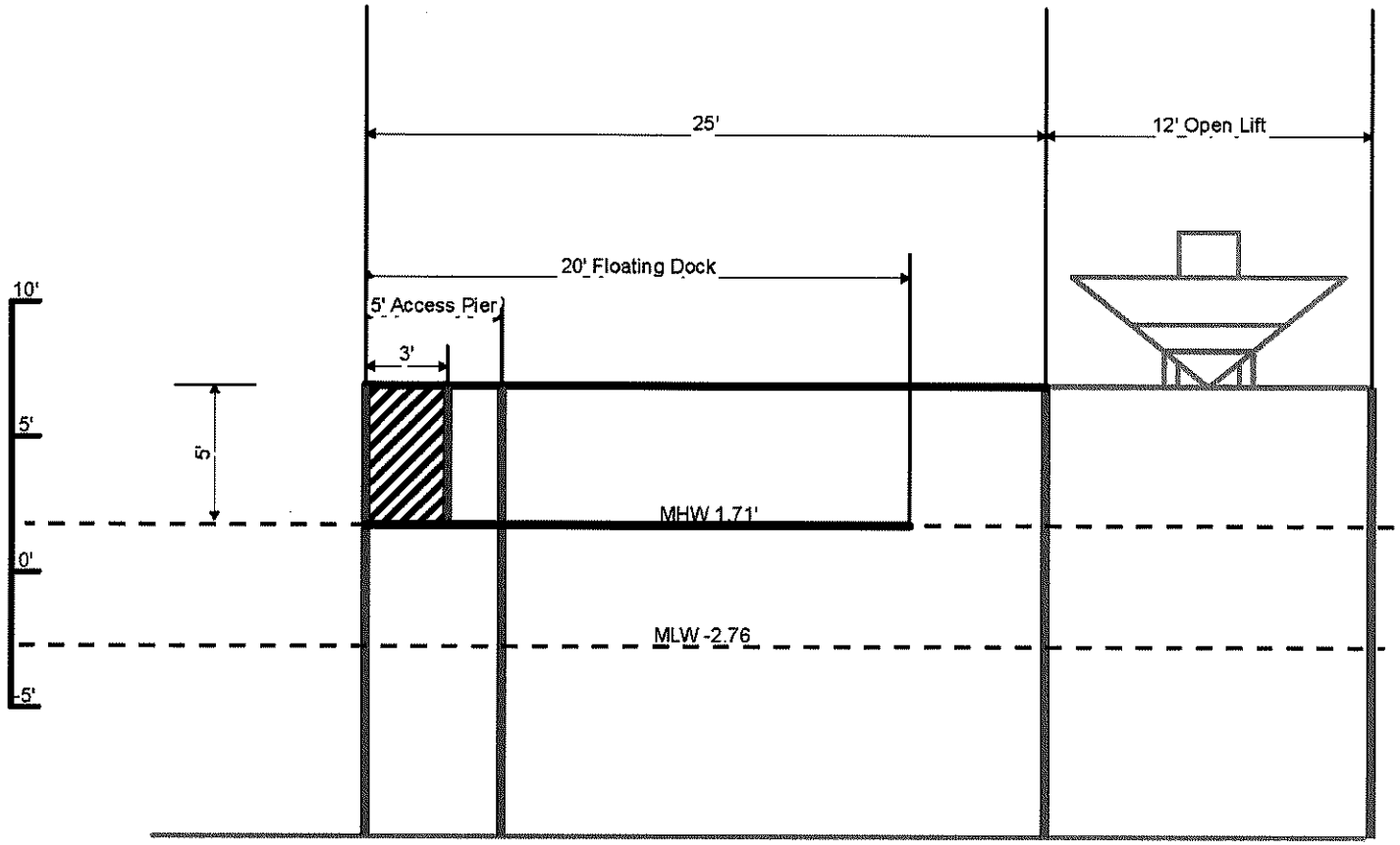

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Proposed Dock Cross-Section View

Hartmann - 7 Lighthouse

Project: 5.22161	St. Augustine, FL	Date: Jun 23 2022	Figure: 7

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CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Planning & Zoning Board

DATE: September 6, 2022

RE: CONSERVATION OVERLAY ZONE DEVELOPMENT 2022-0054

Andy Hardy – Applicant
c/o Hardy Joe Marine Company
Steve Leathers – Owner
103 Dolphin Drive
To approve an after the fact installation of dock pilings and a 240 square foot floating dock within Conservation Overlay Zone 1.

The applicant requested approval for after the fact installation of dock pilings and a 240 square foot floating dock at 103 Dolphin Drive. During staff's preparation of a report and recommendation it was discovered that additional dock installations need approval which will be included in an update of this application. This item will be administratively continued to the October 4th, 2022, Planning and Zoning Board meeting.

If you have any questions, please let me know at either 904-209-4331 or jfredriksson@citystaug.com.

Jacob Fredriksson
Senior Planner
Planning and Building Department

TO: Planning and Zoning Board

DATE: September 6, 2022

RE: **COMPREHENSIVE PLAN LAND USE PLAN AMENDMENT AND REZONING 2022-0052**

AGENDA ITEM	7(a)
APPLICANT	Debi Redding c/o emergency Service and Homeless Coalition of St. Johns County
OWNER	ESHC of St. Johns County
LOCATION	3 Nesbit Avenue / PID 104410-0000
REQUEST	To amend the current land use of Industrial to Residential Medium Density and to rezone the property from Industrial and Warehousing (IW) to Residential General-One (RG-1).
CURRENT LAND USE	Industrial
CURRENT ZONING	Industrial and Warehousing (IW)
PROPOSED LAND USE	Residential Medium Intensity
PROPOSED ZONING	Residential General-One (RG-1)

APPLICABLE CODES/ORDINANCES FOR COMPREHENSIVE PLAN AMENDMENTS AND REZONINGS

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

(c) *Nature and requirements of board report.* The report and recommendations to the city commission as required by subsection (d) below shall show that the board has studied and considered:

(1) The need and justification for the change.

(2) The relationship of the proposed amendment or rezoning to the city's general planning program and such comprehensive plans as may from time to time be adopted by the city commission.

(3) Consistency with the comprehensive plan.

(d) *Board report to commission.* If the board recommends approval of the amendment or rezoning, the board shall forward its recommendation and report to the city commission.

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

Comprehensive Plan Land Use Plan Amendment

The current Comprehensive Plan land use designation of the property at 3 Nesbit Avenue is Industrial which is compatible with the zoning designation of Industrial and Warehousing.

The applicant is requesting to change the land use designation to Residential Medium Density to allow for the development of this property as housing units to help achieve the goals of the Emergency Services and Homeless Coalition of St. Johns County.

The Industrial land use category is defined in the Future Land Use Element of the 2040 Comprehensive Plan and outlined below:

FLUE Policy 6.6.1

Industrial

This district is intended to allow light manufacturing and related service, storage and commercial uses including non-residential mixed-use.

- Industrial and commercial mixed-use projects are encouraged.

The Residential Medium Density land use category is defined in the Future Land Use Element of the 2040 Comprehensive Plan and outlined below:

FLUE Policy 6.4.6

Residential Medium Density

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

For All Uses a maximum of 16 units per acre.

Rezoning

The current Zoning designation of the property at 3 Nesbit Avenue is Industrial and Warehousing (IW). The IW zoning district at 3 Nesbit Avenue is currently vacant which is most likely due to both its proximity to residential neighborhoods and Conservation Overlay Zone 1 making it a problematic place to establish industrial businesses and activities. The properties bordering 3 Nesbit Avenue, 5 and 7 Nesbit Avenue, are zoned Residential General-One (RG-1) making the rezoning compatible with surrounding zoning districts.

Since the applicant is requesting to change the land use designation to Residential Medium Density a compatible zoning district needs to be in place as well such as a Residential General-One zoning district.

Sec. 28-226. - Industrial and warehousing: IW.
Intent. This district is intended to allow light manufacturing and related service, storage and commercial uses.

(1) *Permitted uses and structures:*
   a. Wholesaling, warehousing, storage or distribution establishments, mini-warehouses, and self-storage facilities and similar uses.
   b. Light manufacturing and processing, including food processing, packaging or fabricating; however, any food processing, packaging or fabricating plant engaged in the processing or packaging of shellfish shall be wholly contained within completely enclosed buildings with no odor, fumes or steam detectible to normal senses from off the premises.
   c. Printing, lithographing, publishing or similar establishments.
   d. Bulk storage yards, not including bulk storage of flammable liquids and acids.
   e. Outdoor storage yards and lots, provided, such outdoor storage yard shall not be located closer than twenty-five (25) feet to any public street and that such yard shall be completely enclosed by a solid fence or wall or equivalent visual barrier not less than eight (8) feet high except for entrance and exit and such openings shall be equipped with eight-foot-high visual barrier gates; and provided further that this provision shall not permit wrecking yards (including automobile wrecking yards), junkyards or yards used in whole or in part for scrap or salvage operations, or for processing, storage, display or sales of any scrap, salvage or secondhand building materials, junk automotive vehicles, or secondhand automotive parts.
   f. Vocational, technical, trade or industrial schools and similar uses.
   g. Miscellaneous uses such as express office, telephone exchange, commercial parking lots and parking garages, motor bus or truck or other transportation terminal.
   h. Radio or television broadcasting offices, studios, transmitters or antennas.
   i. Any existing industrial use.
   j. Railroad right-of-way, tracks, sidings, yard, etc.
   k. Boatbuilding.
   l. Tattoo parlor or studio.

m. Craft alcohol industry, but no retail sales.

(2) *Permitted accessory uses and structures:*

a. See section 28-348.

b. Residential facilities (including not more than one (1) mobile home) located on the same premises as an industrial use for the use of watchmen or caretakers whose employment requires residence on the premises.

(3) *Permissible uses by exception:*

a. Retail establishments for sale of new and used automobiles, motorcycles, trucks and tractors, boats, automotive vehicle parts and accessories, heavy machinery and equipment, farm equipment and supplies, lumber and building supplies, monuments and similar uses.

b. Service establishments catering to commerce and industry, including linen supply, laundry package dry cleaning plants, freight movers, communications services, business machine services, canteen services, restaurants (including drive-in restaurants), hiring and union halls, employment agencies, sign companies, automobile service stations and truck stops, and similar uses.

c. Bulk storage yards for flammable liquids and acids.

d. Special cabarets to the extent otherwise authorized by law.

e. Facilities for hydrocultural, agricultural or cultivation of legally available marijuana.

f. Facilities for manufacturing, production or processing of legally available marijuana.

(4) *Minimum lot requirements.* None.

(5) *Minimum yard requirements:*

a. Front, none.

b. Side, five (5) feet.

c. Rear, five (5) feet.

(6) *Maximum lot coverage by all buildings.* Eighty (80) percent.

(7) *Maximum height of structures.* Thirty-five (35) feet for buildings and structures set back at least twenty (20) feet from the front property line or public right-of-way. Thirty (30) feet for buildings and structures set back at least fifteen (15) feet, but not more than twenty (20) feet, from the front property line or public right-of-way. Twenty-five (25) feet for buildings and structures set back at least ten (10) feet, but not more than fifteen (15) feet, from the front property line or public right-of-way. Twenty (20) feet for buildings and structures set back at least five (5) feet, but not more than ten (10) feet, from the front property line or public right-of-way. Fifteen (15) feet for buildings and structures set back not more than five (5) feet, from the front property line or public right-of-way.

(Code 1964, § 33-52; Ord. No. 01-13, § 1, 6-25-01; Ord. No. 14-25, § 1, 12-8-14; Ord. No. 14-26, § 1, 12-8-14; Ord. No. 16-02, § 1, 1-25-16; Ord. No. 20-03, § 3, 2-10-20; Ord. No. 21-17, § 1, 10-11-21)

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

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

(1) *Permitted uses and structures:*
   a. Single-family dwellings.
   b. Multiple-family dwellings.
   c. Housing for the elderly.
   d. Roominghouses and boardinghouses.
   e. Home office, private.
   f. Tourist homes and bed and breakfast inns.
   g. Neighborhood recreational facility.
   h. Accessory apartments.

(2) *Permitted accessory uses and structures.* See section 28-348.

(3) *Permissible uses by exception:*
   a. See section 28-347, special event venue as per section 28-347(8) only allowed as an accessory use to a principal use.
   b. Hospitals and medical clinics, medical and dental offices, and intermediate care facilities.
   c. Professional offices, such as accountant, architect, attorney, engineer, land surveyor, optometrist and similar uses.
   d. Business offices, such as real estate broker, insurance agent, stockbroker, manufacturer's agent and similar uses.
   e. Radio or television broadcasting office.
   f. Marinas, including food service incident to operation of a marina.
   g. Hotels and motels with or without kitchenettes (maximum thirty (30) units).\
   h. Restaurants and/or bars in connection with hotels or motels, with a maximum of three (3) seats per hotel or motel unit.
   i. Hair salons, barbershops, interior decorators, photographic and art studios, and dance and music studios.

(4) *Minimum lot requirements:*
   a. *Single-family dwellings:*
      1. Minimum lot width, fifty (50) feet.
      2. Minimum lot area, five thousand four hundred fifty (5,450) square feet.
   b. *Multiple-family dwellings:*
      1. Minimum lot width, fifty (50) feet.
      2. Minimum lot area, seven thousand two hundred fifty (7,250) square feet for the first two (2) units and one thousand seven hundred fifty (1,750) square feet for each additional unit to a maximum of sixteen (16) units per acre.
   c. *Nonresidential uses:*
      1. Minimum lot width, fifty (50) feet.
      2. Minimum lot area, five thousand four hundred fifty (5,450) square feet.

(5) *Maximum lot coverage by all buildings and structures.* Thirty-five (35) percent.

(6) *Minimum yard requirements:*
   a. *Residential uses:*

1. Front, fifteen (15) feet.
2. Side, ten (10) feet.
3. Rear, ten (10) feet.

b. *Nonresidential uses:*
1. Front, fifteen (15) feet.
2. Side, ten (10) feet.
3. Rear, ten (10) feet.

(7) *Maximum height of structures:*
a. *Single-family dwellings.* Thirty-five (35) feet.
b. *Multiple-family dwellings.* Thirty-five (35) feet.

(Code 1964, § 33-24; Ord. No. 99-42, § 2, 1-10-00; Ord. No. 03-17, § 2, 6-23-03; Ord. No. 15-02, § 1, 12-14-15)

STAFF ANALYSIS & SUMMARY

Staff does not make a recommendation on comprehensive plan amendment or rezoning applications; the Board's role is to make a recommendation to the City Commission.

The property at 3 Nesbit Avenue is an approximately 1.64 acre property owned by the Emergency Services and Homeless Coalition of St. Johns County with conceptual plans to develop twenty single-family cottages.

This proposed rezoning furthers goals, objectives and policies laid out in the City of Saint Augustine's 2040 Comprehensive Plan and are included below.

H Goal 1

Encourage and promote quality housing through new construction, maintenance, rehabilitation and preservation of safe and sanitary housing for the present and future residents of the city.

H Objective 1.1

The city shall assist the private sector in providing adequate housing to meet current and future needs.

H Policy 1.1.1

The city shall continue to provide land use designations and zoning districts on the Future Land Use Map and the official zoning map, respectively, to ensure that adequate amounts of land to accommodate the projected housing needs for single family and multi-family housing units are met within the city.

H Objective 1.4

The city shall strive to provide adequate sits for very low, low, and moderate income households.

H Policy 1.4.2

The city shall seek to disperse affordable housing throughout the city and avoid overconcentration in any single area.

H Objective 1.7

Provide adequate and affordable housing opportunities to accommodate households with special housing needs.

H Policy 1.7.3

The city shall participate in the efforts of the St. Johns County Homeless Coalition and other non-profit private agencies in the development of transitional housing for the homeless.

H Policy 2.2.3

To encourage workforce housing, the city should consider exempting workforce housing units from mobility fees related to vehicles and parking requirement reductions in the land development code.

These examples from the City's 2040 Comprehensive Plan provide enough validation for this rezoning and comprehensive plan land use amendment request.

STAFF RECOMMENDATION

Staff does not make recommendations concerning comprehensive plan amendments or rezonings of land. The Planning and Zoning Board makes formal recommendations to the City Commission regarding these items.

Jacob Fredriksson
Senior Planner

Planning and Building Department

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: $ 300 (plus advertising costs) Project Number: 2022-0052

Receipt Number: 2433466 Meeting Date: 9/6/22

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

1. NAME OF APPLICANT: Debi Redding Contact Number: 904-824-6623
   Business (*if applicable*): Emergency Services and Homeless Coalition of St Johns County
   Address: 62 Chapin St. City: St Augustine State: FL Zip: 32084
   E-Mail Address: homelesscoalition@comcast.net

2. NAME OF PROPERTY OWNER: ESHC of St Johns County Contact Number: 904-824-6623
   Business (*if applicable*): Emergency Services and Homeless Coalition of St Johns County
   Address: 62 Chapin St City: St Augustine State: FL Zip: 32084
   E-Mail Address: homelesscoalition@comcast.net

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 1 Block: 11
   Subdivision: GreenoTract Parcel Number: 1044100000

4. PROJECT STREET ADDRESS: 3 Nesbit Ave

5. SPECIFIC PROPOSED USE: Affordable Housing

6. ACTION REQUESTED:
   - ☐ Conservation Zone Development
   - ☐ Appeal of Staff Determination
   - ☐ Exception
   - ☐ Land Use Plan Amendment
   - ☐ Variance
   - ☒ Rezoning
   - ☐ Other: 824

7. DESCRIPTION OF ACTION REQUESTED: To change zoning designation from Industrial/Warehouse to RG1, similar to surrounding properties currently owned by ESHC.

8. JUSTIFICATION FOR ACTION REQUESTED: To add additional low income affordable housing units with supportive services, available for rent, to homeless families in St. Johns County

04/18/2019

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

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

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

(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.

Deborah Redding — 7/26/22

Signature of Applicant — Date

Joanne Immolin — 7/26/22

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.

Debi Redding

Print name of applicant

Debi Redding

Signature of applicant

7/27/2022

Date

10/31/17

CITY OF
ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

Debi Redding is/are hereby authorized TO ACT ON BEHALF OF ESHC of St Johns County, 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: Jeanne Moeller
Signature of Owner

Jeanne Moeller
Print Name of Owner

904-460-6670
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 27th day of July, 2022.

By Jeanne Moeller

Identification verified: Known to me personally

Oath sworn: _____ Yes ____ No

Notary Signature: Deborah Redding

My Commission expires: 12/22/2023

DEBORAH REDDING
MY COMMISSION # GG 936577
EXPIRES: December 22, 2023
Bonded Thru Notary Public Underwriters

Rev:022117

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

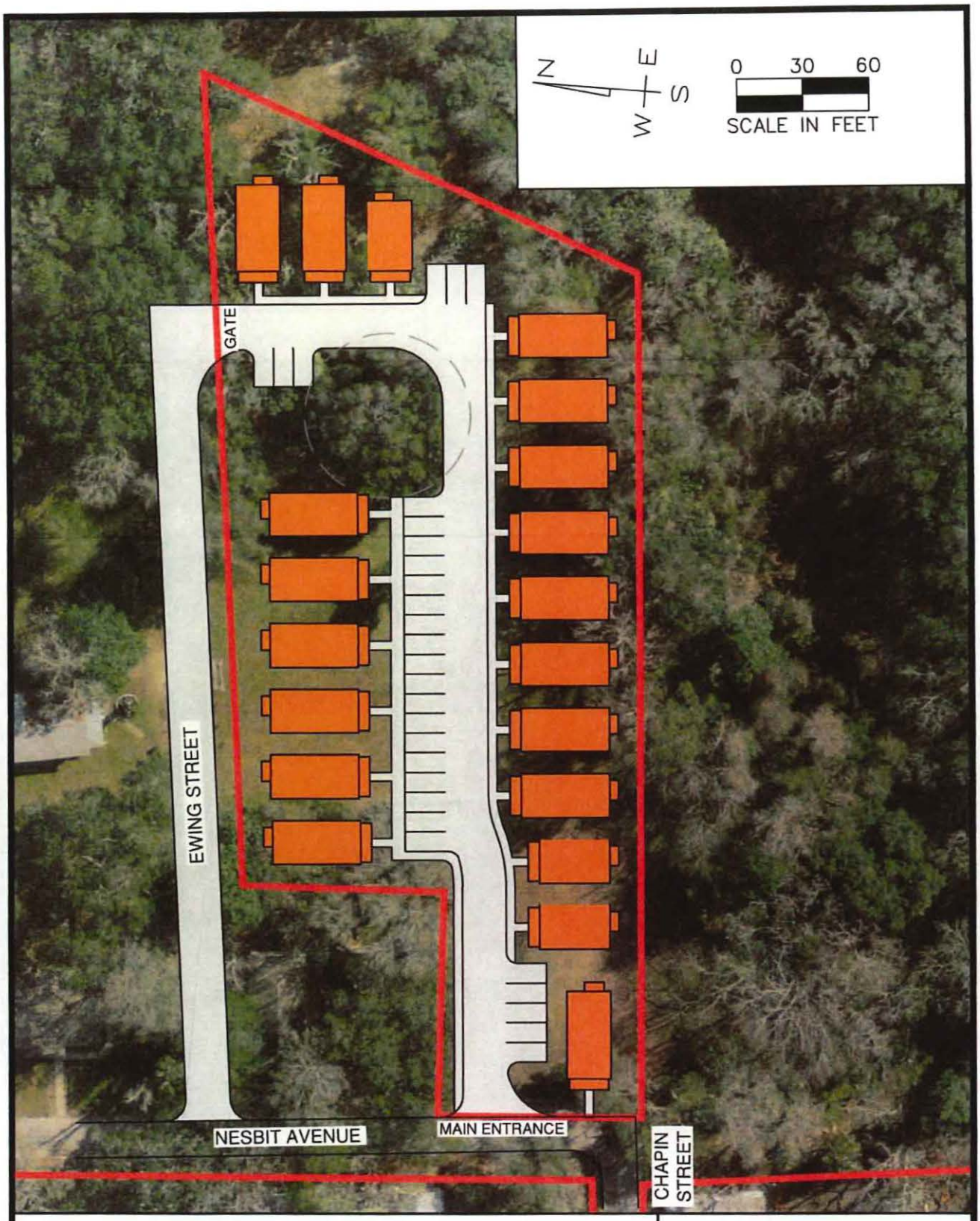
By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

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

Project Address: 3 Nesbit Ave., St. Augustine, FL 32084

Applicant's Name: Debi Redding Applicant's Signature: Debi Redding

Owner's Name: Jeanne Moeller Owner's Signature: Jeanne Moeller



HOMELESS COALITION

3 NESBIT AVENUE, ST. AUGUSTINE, FLORIDA

SINGLE FAMILY CONCEPT PLAN

SCALE 1" = 60'

EXHIBIT 1

DATE 7/28/22

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Planning and Zoning Board

DATE: September 6, 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 previous Planning and Zoning Board (PZB) meetings, the Board has 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. After additional discussion the PZB expressed concerns related to the taxation status of a property owned by a not-for-profit club.

Based on this discussion the City Attorney has drafted a definition that would address this concern. See in red below:

Club, private not-for-profit tenant, means a not-for-profit association or organization for a fraternal or social purpose, with a limited number of members, operating under lease at a property owned by a non-exempt person or entity that is current on payment of their local ad valorem taxes. Membership limitations must include annual paid membership to the club, entry unto the premises limited to existing members, with no simultaneous at the door paid membership with immediate entry into the establishment allowed, and limitations on the number of guests allowed entry with an existing member. The term "private not-for-profit tenant club" shall not include casinos, nightclubs, bottle clubs, or other establishments operated or maintained for profit. Uses regulated pursuant to the Adult Entertainment Code are not allowed under this definition.

Not-for-profit clubs are currently 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:

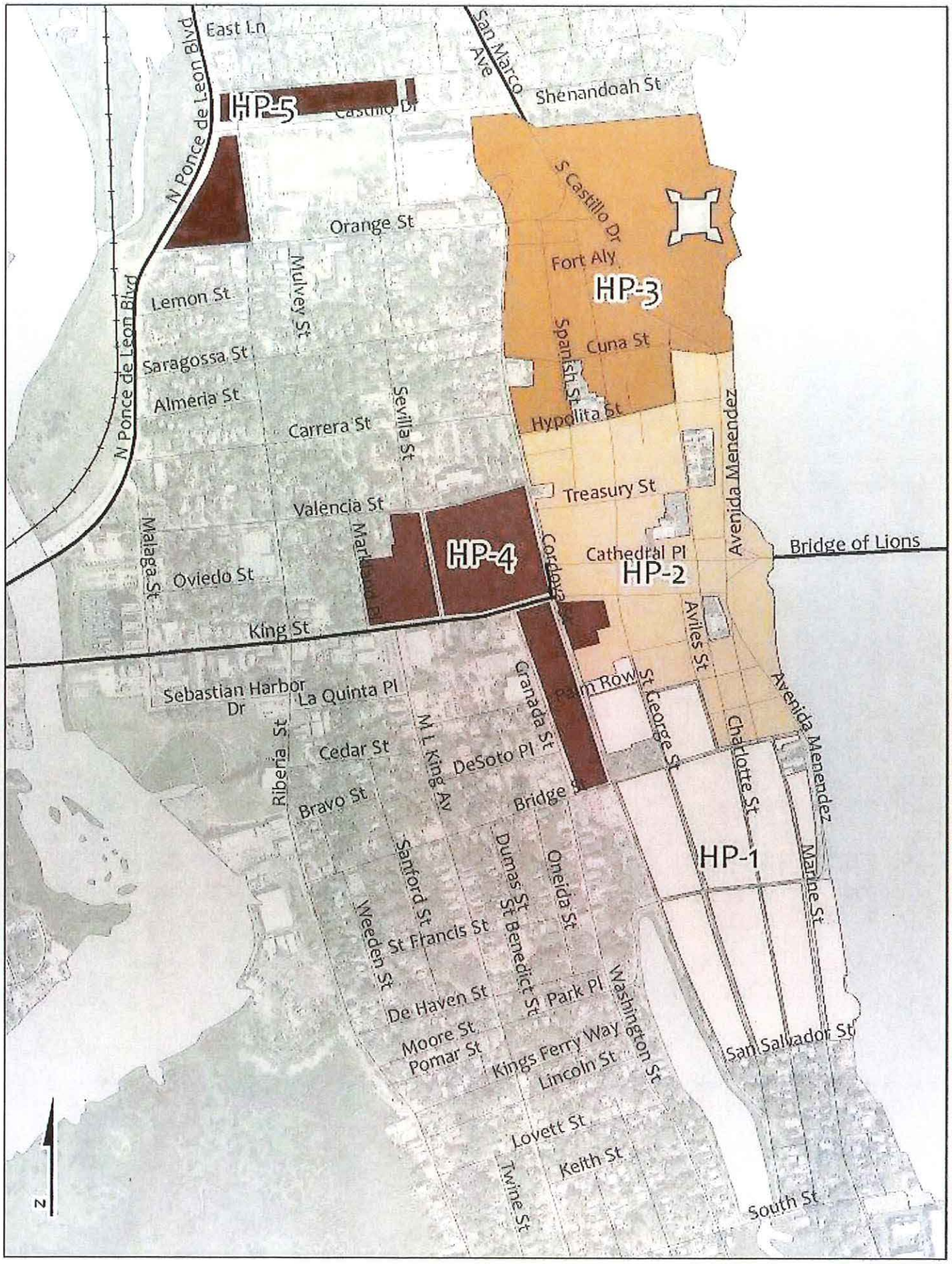
(7) *Maximum and minimum yard requirements:*

a. Front, ten (10) feet minimum, twenty (20) feet maximum.
b. Side, five (5) feet.
c. Rear, twenty (20) feet.

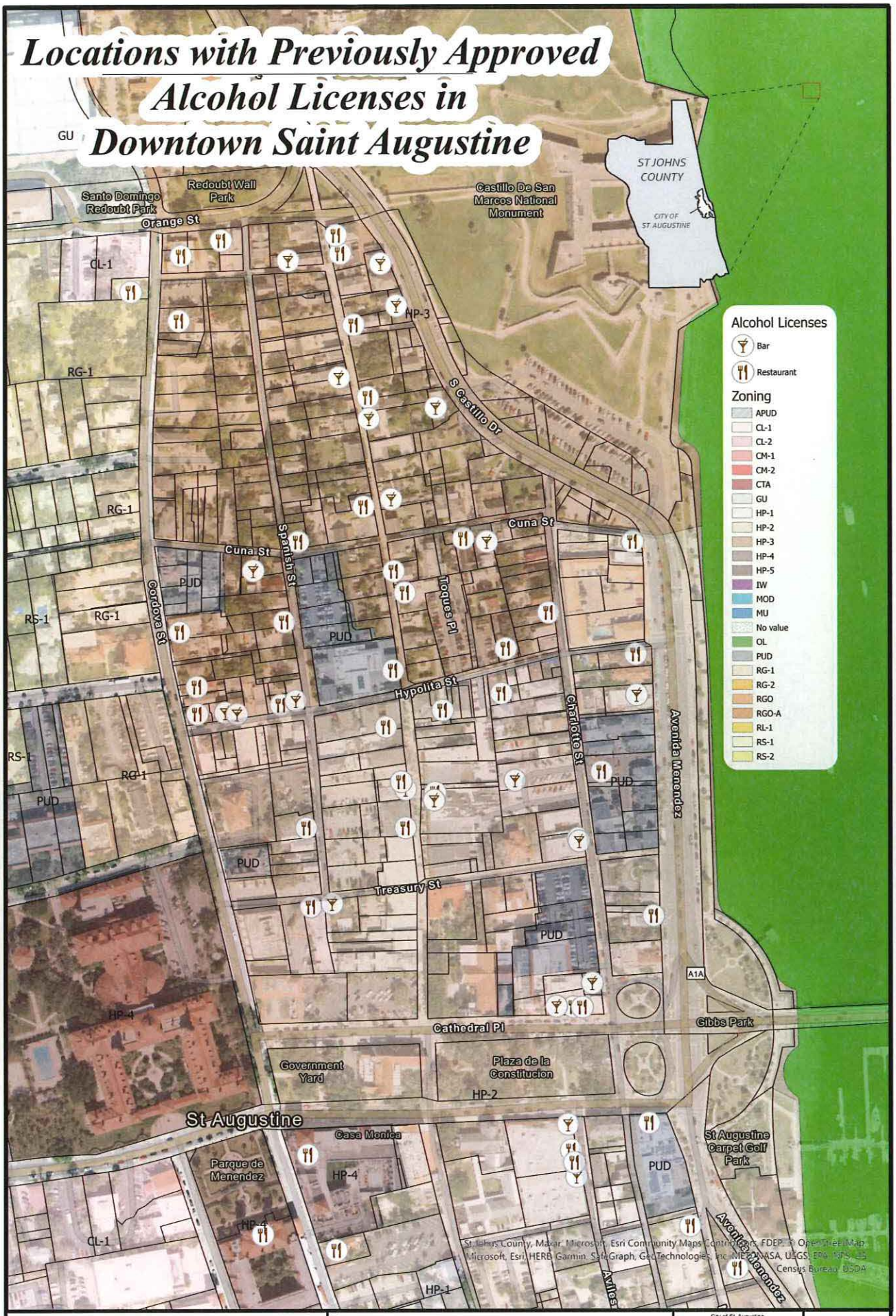
(8) *Maximum height of structures:* Thirty-five (35) feet, two and one-half (2½) stories.

(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.


HP-5
HP-3
HP-4
HP-2
HP-1
East Ln
San Marco Ave
Shenandoah St
Castillo Dr
N Ponce de Leon Blvd
Orange St
S Castillo Dr
Fort Aly
Lemon St
Mulvey St
Spanish St
Cuna St
Saragossa St
Almeria St
Sevilla St
Hypolita St
Carrera St
Avenida Menendez
Treasury St
Valencia St
Malaga St
Marilyn Pl
Cordova St
Cathedral Pl
Bridge of Lions
Oviedo St
King St
Aviles St
Sebastian Harbor Dr
La Quinta Pl
Granada St
Palm Row
St George St
Avenida Menendez
Riberia St
Cedar St
M L King Av
DeSoto Pl
Charlotte St
Bravo St
Bridge St
Sanford St
Dumas St
Oneida St
Marine St
Weeden St
St Francis St
St Benedict St
De Haven St
Park Pl
Washington St
Moore St
Pomar St
Kings Ferry Way
Lincoln St
San Salvador St
Lovett St
Keith St
Twine St
South St
N

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 hereon.