



AGENDA

Planning and Zoning Board City of St. Augustine, Florida

Alcazar Room

Tuesday, March 7, 2023, at 1:00 p.m.

Regular Agenda

1. Roll Call

2. General Public Comments for Items Not on the Agenda

3. Approval of Minutes

- a. Regular Meeting Minutes from January 3, 2023.

4. Modification and Approval of Agenda

5. Variance

- a. 2023-0011

Robert Bellanich – Applicant & Owner

[16 Avista Circle](#)

To reduce the rear setback from 20' to 6.9' and to reduce the side setback from 15' to 6.6' on a Residential Single-Family-One (RS-1) lot to allow for the construction of a guesthouse.

6. Use by Exception

- a. 2023-0007

Morgan Siders – Applicant

c/o Siders Pomar LLC

Siders Pomar LLC – Owner

[123 Pomar Street](#)

To approve one (1) off-site parking space within four hundred (400) feet within the Residential Single-Family-Two (RS-2) zoning district as a permitted use by exception.

7. Use by Exception and Variance

- a. 2023-0009 Casey Fenwick – Applicant & Owner
[93 Keith Street](#)
To approve four (4) off-site parking spaces outside of four hundred (400) feet within the Residential Single-Family-Two (RS-2) zoning district as a permitted use by exception and a distance variance from 400 feet to approximately 1,000 feet.

8. Conservation Overlay Zone Development

- a. 2022-0088 Andrew Petersen – Applicant
c/o Bowman Consulting
CD St. Augustine Gas, LLC – Owner
[San Sebastian View / PID 073581-0040](#)
(Northwest Corner of San Sebastian View and US Highway 1)
To approve the removal of a significant portion of the tree canopy and significant trees including a 20” Cedar, 13” Cedar, 12” Cedar, 16” Cedar, and 54” Oak for development within the Commercial Medium-Two (CM-2) zoning district.
- Continued from January 3rd Meeting
REQUESTING CONTINUANCE
TO APRIL 4TH MEETING
- b. 2022-0091 Ryan Carter – Applicant
c/o Carter Environmental Services Inc.
Justin Muller
c/o St. Augustine Yacht Club, Inc.
City of St. Augustine – Owner of specific property and
[Owner of City of St. Augustine public right-of-way of eastern portion of Carver Street East](#)
[110 Carver Street E](#)
To approve the construction of a new dock, stabilization of the shoreline, and removal of trees within Conservation Overlay Zones 1 and 3 associated with site improvements for the St. Augustine Yacht Club’s Sailing Center on the property of the proposed sailing center including tree removal within the City of St. Augustine right-of-way.
- Proposed dock continued from January 3rd Meeting
Meeting all other items previously approved
- c. 2023-0003 Ryan Carter – Applicant
c/o Carter Environmental Services Inc.
Adrienne Flatland – Owner
[144 Pelican Reef Drive](#)
To approve the construction of a bulkhead, dock, single boat lift, one PWC lift, and floating dock totaling approximately 1,870 square feet within Conservation Overlay Zone 1 as well as the removal of a 13-inch dbh Southern Red Cedar within Conservation Overlay Zone 3.

- d. 2023-0005 Robert L. Mathews – Applicant
c/o C&H Marine Construction
Robert Ziadie – Owner
[150 Pelican Reef Drive](#)
To approve the construction of a new vinyl bulkhead within Conservation Overlay Zone 1.
- e. 2023-0008 Ryan Carter – Applicant
c/o Carter Environmental Services Inc.
Ryan & Terri Pereira – Owners
[201 Inlet Drive](#)
To approve the construction of a new dock, boat lift, two (2) PWC lifts, observation deck, and a pulley activated gangway totaling approximately 2,425 square feet within Conservation Overlay Zone 1.
- f. 2023-0010 Ryan Carter – Applicant
c/o Carter Environmental Services Inc.
David & CeCe Drysdale – Owners
[140 Pelican Reef Drive](#)
To approve the construction of a new wood pile bulkhead within Conservation Overlay Zone 1.

9. Rezoning

- a. 2023-0004 Valerie Lee – Applicant & Owner
c/o Palm Row LLC
[6 Palm Row](#)
To rezone the property from Historic Preservation One (HP-1) to Historic Preservation Two (HP-2).

10. Comprehensive Plan Amendment and Rezoning

- a. 2023-0006 Ellen Avery-Smith, Esq. – Applicant
c/o Rogers Towers, P.A.
Windward Shipyard Land Holdings, LLC – Owner
[Arapaho Avenue / PID 134760-0000, 134780-0000, & 134790-0000](#)
To amend the current land use of Mixed-Use District (St. Johns County) to Residential Medium Density Mixed Use and Residential Low Density (City) and to rezone the properties from Open Rural (OR) (St. Johns County) to Residential General Office (RGO) and Planned Unit Development (PUD) (City).

11. Other Business - None

12. Adjournment

Notices: In accordance with Florida Statute 286.0105: “If any person decides to appeal any decision made by the Planning and Zoning Board with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.” In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (904) 825-1007; 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

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

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

CITY OF ST. AUGUSTINE

Planning and Zoning Board Regular Meeting January 3, 2023

The Planning and Zoning Board met in formal session Tuesday, January 3, 2023, at 1:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Mike Davis, Chairperson and the following were present:

1. Roll Call:

Mike Davis, Chairperson
Charles Pappas, Vice- Chairperson
Jon DePreter
Carl Blow
Christina Griggs
Matthew Shaffer
Ashleigh Barnes

City Staff:

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

2. General Public hearings for Items Not on the Agenda

Marta Hern

3. Approval of Minutes

(None)

4. Modification and Approval of the Agenda

Mr. Fredriksson advised item 6(a) had been withdrawn by the applicant. He said they were able to find parking on their lot.

5. Variance

5. (a) 2022-0087– John McClain – Applicant & Owner **41 ½ Madeore Street**

To reduce the rear setback from 10' to 6.37' on a Residential General-One (RG-1) lot to allow for the conversion of an existing garage space into a residential use.

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 rear yard setback at 41 ½ Madeore Street/PID 123591-0030 from 10' to 6.37'.

John McClain reviewed the application.

The Board provided their ex parte communication.

24 certified notices were sent, 2 were returned in favor, 0 returned opposed and 1 had comments.

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

The Board discussed:

- Structure was existing
- After reviewing the staff report, the application met the criteria

- Asked if this became a Short-Term Rental (STR) would there be enough parking onsite

Ms. Skinner said that would be addressed when applicable; however, the property was large.

MOTION

Mr. Pappas MOVED to Variance 2022-0087 finding that it does meet the criteria for the approval of a variance. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:

AYES: Pappas, Blow, Shaffer, Barnes, Griggs, DePreter, Davis

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. (b) 2022-0093– Chanel Miller – Applicant & Owner **20 May Street**

To reduce the rear setback from 20' to 11.8' and to reduce the side setback from 15' to 2.4' on a Residential Single-Family-One (RS1) lot to allow for the conversion of an existing garage into habitable space.

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 setbacks at 20 May Street / PID 123591-0030 from 20' to 11.8' in the rear and 15' to 2.4' on the side.

Brad Grace was available for any questions.

The Board provided their ex parte communication.

17 certified notices were sent, 0 were returned in favor, 4 returned opposed and 4 had comments, and additional emails were attached.

Public hearing was opened.

Charles Parks spoke in opposition to the application and said the property was a short-term rental (STR). He said if this were to be approved there would be more bedrooms and an additional bathroom. He felt this would be a disadvantage to the neighborhood.

Justin Muller spoke in opposition to the application and said this was being rented as an STR and was very dense for the area.

Public hearing was closed.

Mr. Blow asked if this were approved could a two-story structure be constructed without review.

Ms. Skinner advised if the cubic area increased a review would be required.

The Board discussed:

- Concerned with the traffic on May Street and felt the alley was a critical entrance and exit point
- Asked if the property was a legal STR

Mr. Grace said the main house was a STR and the garage was not rented but used by the owner.

Ms. Skinner said the main structure was used as a STR and the owners used the accessory building. She said the garage was converted from a garage without approval, and was discovered by Code Enforcement which was what prompted the application.

Mr. Pappas asked if there was enough parking onsite.

Mr. Grace replied there was plenty of parking.

Board discussion:

- Wanted to clarify the parking issues before approving the application

- Adding garage apartment type spaces as they could be useful for other purposes
- Questioned the elevation of the garage floor and did it meet the basic flood floor elevation
- Survey had dimensions but not information regarding elevation
- Concerned with approving a variance without knowing if the space was a habitable buildable building

Applicant response:

- Unsure if the flood elevation was indicated on the survey

Ms. Skinner said she would need to confirm with the building official to ensure a habitable space.

Board discussion:

- City found out about the converted garage upon inspection of STR
- Work was completed without a permit
- Felt applicant should have to do due diligence that was required to obtain a building permit before voting to approve a new application
- Questioned how many rooms were registered as an STR

Ms. Skinner said she would have to double check but thought this was found upon inspection of the STR and would not be approved until this matter was settled. She said Code Enforcement was aware of the situation.

Mr. Davis asked if the home was being used as an STR currently.

Mr. Grace replied it was not being used as an STR at this time.

Board discussion:

- Felt there were many questions that needed to be answered before approving
- AC unit encroached into the side yard

- Thought using habitable space was generally a good idea
- Concerned with the alley way as they were heavily trafficked
- Asked the size of the area in question
- Felt application failed three of the four criteria for a variance
- Not opposed to the setback because it was for an existing structure, but there were questions that needed to be answered before moving forward
- Asked if the issue was the current building changed usage and setbacks needed to be approved for the change

Applicant response:

- Space was 22x20
- Would have to complete this process before moving forward with the permitting process

Ms. Skinner explained no residential uses could be within a setback. She said a variance was needed to use the existing structure and until the variance was approved, the building permit would not have been issued.

Board discussion:

- Concerned with the habitability of the building
- Asked if the setback facing the alley was 11.8 feet plus the AC unit

Ms. Skinner confirmed. She said there were other setbacks for AC units and different setbacks for an AC screening wall. She advised this was pertaining to conversion of the existing garage to the residential use.

Board discussion:

- If the application did not meet the Code guidelines was there a possibility of having a new structure in the same footprint

Ms. Skinner said it would have to meet building code related to flood proofing and if not then it could not be used for the change of use; however, if a demolition was requested and the structure was fifty years old, it would have to go through that process.

Mr. Davis asked the applicant if they wanted the application continued or to have a vote taken. He said the continuance would provide them time to provide documentation regarding the Board's questions.

Mr. Grace said it would be best to continue the application. He said the homeowner had been misled by another contractor and that was why he was here. He said they wish to go through the proper channels.

Mr. Shaffer said he was unsure of what could be required but wanted to know the elevation to confirm if it was habitable space or not.

Ms. Skinner said they could find out. She said the Building Official confirmed there were no building permits filed with the City, but the main house was registered as a STR.

Mr. DePreter said if this were approved, it was 500 square feet which was large for a bedroom. He asked if this would be one bedroom or would a wall be built to have two bedrooms.

Ms. Skinner advised it was one parking space per bedroom and that would be determined by the floor plan.

Mr. Davis said the Board wanted to following information at the next meeting:

- Elevation of the garage
- Proximity of the home to the west
- Better floor plan
- Survey

Mr. Grace felt this could not be converted into a two bedroom as it would have a bathroom

and one bedroom. He thought he would be able to compile the information requested by the next meeting.

MOTION

Mr. Blow MOVED to CONTINUE the Variance 2022-0093 to February 7, 2023. The motion was SECONDED by Mr. Davis.

VOTE ON MOTION:

AYES: Blow, Davis, Shaffer, Barnes, Griggs, DePreter, Pappas

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Use by Exception

6. (a) 2022-0071– Adrienn Molnar– Applicant & Owner
28 Arenta Street

WITHDRAWN BY THE APPLICANT

To approve an off-site parking space at the city parking garage for a short-term rental as a permitted use by exception.

6. (b) 2022-0089 – Carolyn Dentz c/o Yoga Bohemia – Applicant
Resa Properties LLC – Owner
62 Cuna Street

To approve a special-event venue within the Historic Preservation District (HP-2) as a permitted use by exception.

Mr. Shaffer recused himself from the application.¹

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 special event venue at 62 Cuna Street / PID 197910-0000.

Carolyn Dentz and Katie Ribsam reviewed the application.

¹ Recusal form attached to original minutes

The Board provided their ex parte communication.

20 certified notices were sent, 0 were returned in favor, returned opposed and 0 had comments; however, letters were provided at the meeting.²

Public hearing was opened.

Nancy Pellicer felt the applicant had done a great job planning and was happy for the businesses; however, thought this would impact their lives. She said they wanted to keep it like it was and keep the noise level at a minimum. She noted this was in Historic District (HP)-3 and not HP-2 as stated. She asked if this stayed with the home or did it apply to the applicant.³

Ms. Skinner replied this would run with the applicant.

Ronald Mickler spoke in opposition to the application and noted there was a home eight feet from the fence and the back fence was about twenty feet from his house. He said the word intent was said often; however, intent was not always followed. He felt the applicant had good intentions, but this was the only residential area downtown. He said they wanted to keep the area as it was and did not need special events in the area.

Martha Mickler spoke in opposition to the application and said this was not a good location to hold special events. She said they were the last residences in HP-3. She encouraged the Board to deny the application as there did not need to be anymore exceptions in the residential neighborhood. She encouraged the Board to deny the application.

BJ Kalaidi agreed the application should be denied as the location was not the proper place for events. She said there were other areas these events could be held.

Public hearing was closed.

Ms. Ribsam replied to public comment and said their proposal was more conservative and the courtyard could be open and used by everyone. She said this was more protective of the neighborhood as they could manage the site. She said the events taking place would be medium tier and comparable to what could be done in any backyard.

The Board discussed:

- Information in application was opposite from the presentation
- Had issues with certain events being held in the space
- Intent could change based on the profit margin
- Questioned which HP district property was located

Mr. Fredriksson replied the business was in the HP 3 district.

Board discussion:

- Questioned the backyard's current use
- Asked what the space could be used for without the change and were there rules and regulations on the space currently

Applicant response:

- Area was not currently being used but was a shared use
- Proposal would provide more control over the space
- Willing to abide by any conditions for the space
- Space would be an extension of their current business
- Would be less than part time usage

Ms. Skinner said the concern within HP-3 was having additional seating for restaurant use, otherwise it was a backyard.

² Attached to packet

³ Photos attached to packet

Mr. Davis asked if there was a rule preventing them from using the backyard space.

Ms. Skinner said the proposal met the definition for a special event venue. She said staff would have to review it if it were to only be used for yoga classes; however, if the space was utilized for organized events and met the definition of special event, it would be considered a Use by Exception.

Mr. Davis said conditions could be added for hours, noise level, and alcohol usage. He asked if the Board could stipulate the amount of people that could be on site.

Ms. Lopez advised that could be a condition had to be a numerical measurement. She said it had to be something a Code Enforcement officer could manage and would need to meet the dual rational nexus test. She said it had to be related to the use and proportionate.

Mr. Davis said since the application runs with the applicant, the other tenants would have to book through them to use the space.

Board discussion:

- Applicant would not want more than fifty-six people in the space but felt that was not a normal neighborhood gathering as suggested
- Felt times suggested were not associated with normal neighborhood activities
- Asked if holding yoga classes would need a special event license

Ms. Skinner said the definition for special events included hosting weddings, receptions, rehearsals, lunches, dinners, corporate luncheons and meetings.

Board discussion:

- Unsure if what applicant desired required a special event

- Felt yoga and paintings were a different intensity than a special event
- Felt this was more of an issue between tenants in the building
- Did not feel it met the criteria for a use by exception
- Felt this should be coordinated with the owner of the building instead of controlled by one business
- Suggested having more daytime hours instead of nighttime
- Questioned the capacity of the AirBnB upstairs
- Having control over the space was understandable but fifty or sixty people was too many
- More open to adding conditions and measurable ways to contain it
- Would the applicant prevent parties from taking place
- Concerned with applicants need to control the rear yard
- Asked if there were any complaints regarding the noise in the rear yard

Applicant response:

- Wanted to have control over the space
- Times were not set and were not expected to be longer than three to four hours for setup, event, and tear down
- Would be able to use the space in a managed way for everyone in the building
- Hours were in the rights of HP 3 but wanted the option to make additional income
- Wanted to network with the neighbors and become a positive member of the community
- Willing to work within the boundaries set
- Thirteen people were allowed in the AirBnB
- Area would be common space, but they would have the responsibility for the management
- Would be able to enforce the rules

Ms. Skinner replied she was unaware of any complaints.

Board discussion:

- Felt there were too many unknown factors
- Thought there was a critical flaw as applicants were held responsible but felt the landowner should be responsible
- Not in favor of the application but should have measurables listed instead of trying to negotiate
- Would rather have more details regarding the application

Applicant response:

- Were rule followers and willing to negotiate

MOTION

Mr. DePreter MOVED to DENY the Use by Exception 2022-0089 specifically it did not meet the criteria particularly the relation to the neighborhood it would not promote public health, safety, welfare, and morals, order, comfort, convenience, appearance, prosperity or general welfare as spoken from the neighbors and how this could affect their residential life. The motion was SECONDED by Mr. Pappas

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (c) 2022-0090 – Israel Hernandez c/o Casa de Hernandez – Applicant Israel Hernandez –Owner 2 Mulvey Street

To approve off-site parking spaces at the city parking garage for a short-term rental 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 six (6) short term rental offsite parking spaces in the municipal parking garage for 2 Mulvey Street/PID 205990-0010.

Israel Hernandez and Magan Hernandez reviewed the application.

Ex Parte Communication:

(None)

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

Public hearing was opened.

BJ Kalaidi asked how many bedrooms were in the STR available to be rented and how many people were allowed in the rental. She also noted there were not any commercial businesses within 400 feet of the property to help the applicant.

Public hearing was closed.

Mr. Davis asked how many people were allowed in the STR.

Ms. Skinner replied the STR ordinance set a maximum of twelve. She said there was no maximum number of bedrooms.

The Board discussed:

- Asked how many bedrooms were available
- If approved would have a total of thirty-nine spaces used in the City parking garage
- Unsure how this situation happened as the home had been there for a long time and now no parking was available

Applicant response:

- There was a total of eight bedrooms; however, only six were rented, one was storage and one was not used
- Only two adult per room and no children

Ms. Skinner said existing situations were grandfathered in and this was an old structure; however, the use had changed and now that it was a STR, parking was required.

Board discussion:

- Felt the application was appropriate to use the City parking garage with its proximity
- Applicant had tried to locate other businesses for parking
- No residential parking program available
- Asked about the shared driveway and why it could not be utilized
- No problem with the STR or the rules; however, struggled to approve the application
- Felt six parking spaces in the parking garage were not available and thought more parking needed to be available somewhere else
- Noted the garage filled up regularly and could not confirm if these spaces would be there

Applicant response:

- Space was more like an easement between the two yards
- It was the entrance for neighboring property parking
- Allowed guest to use driveway for loading and unloading only

Ms. Lopez suggested data regarding the parking garage could be provided. She said her understanding was the parking garage only filled during major events but understood the perception. She said data could be provided as 'other business' in a future meeting.

Ms. Barnes asked if the spots approved were not designated.

Ms. Skinner said what was provided was a hunting pass and not a particular space.

Mr. Shaffer asked what the allotted number of spaces were taken by other businesses within the parking structure.

Mr. Davis said that information could be provided at the next meeting.

Board discussion:

- Asked what happened when the parking garage was filled, and renters showed up
- Questioned if this other location had six parking spaces
- Agreed this was one of the better locations to utilize the parking garage
- Liked the applicant had a space for guest to unload

Applicant response:

- If there was an issue, would give renter their parking space
- Had a space ten minute from downtown they were able to use for parking
- Had more than enough room for guest but guest would have to find a way to get to the Airbnb
- Location was past St. Augustine South and it was an option if needed
- Disclaimer was provided on their website that onsite parking was not offered; however, the parking issues had not happened

Ms. Lopez reminded the Board there were limited options established by code. She said the City Commission set the policy and it was the Boards role to implement it.

Mr. Blow felt the past holiday season the traffic within the City was more of a health-safety concern. He questioned how emergency vehicles would get through the City and felt this was a real issue.

Ms. Lopez replied there were additional offsite parking lots to help with the traffic, and shuttling was available. She said there were long term solutions and believed the City Commission was looking at other options for the reasons expressed.

MOTION

Mr. DePreter MOVED to APPROVE the Use by Exception 2022-0090 as per the code there were four options: not able to park within 400 feet, no residential parking program, no onsite parking, and lastly parking garage was the only option. The motion was SECONDED by Ms. Griggs.

Mr. Shaffer stated he would be voting against the application. He felt the City needed to provide alternative parking for these types of applications.

VOTE ON MOTION:

AYES: DePreter, Griggs, Barnes, Pappas, Davis

NAYES: Shaffer, Blow

MOTION CARRIED 5/2

7.Conservation Overlay Zone

7. (a) 2022-0085 Continued from the December 6th Meeting – Russell E. Haimowitz Sr. c/o Russell Contractors Inc. – Applicant
Lorenc Hoxhaj – Owner –
119 Gaillardia Loop

To approve the removal of twenty-two (22) significant trees within Conservation Overlay Zone 3 for the construction of a new single-family residence.

Mr. Fredriksson read the staff report and said based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the Board can APPROVE the removal of twenty-five (25) trees, including nineteen (19) significant Cedar trees, within Conservation Overlay

Zone 3 at 119 Gaillardia Loop / PID 158571-2060.

Russell Haimowitz reviewed the application.

Ex Parte Communication:

(None)

Certified notices were sent at the last meeting.

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

The Board discussed:

- Concerned with the tree to the right of the front of the house
- Asked if the tree had been rotated
- Asked if this was being built on a pad or pier
- Arborist report advised if tree were rotated four feet it could be saved
- Arborist report noted tree would be pruned for the building but did not mention the root system
- Questioned if staff was concerned about the trees

Applicant response:

- Was able to move tree number two back four feet and tree one to the left was rooted around the sidewalk
- Would build on helical piles

Mr. Fredriksson replied there was no concerned.

Board continued:

- All concerns from last meeting had been met
- Arborist report had been provided
- Home was rotated to help save a few more trees
- Rear of the property was being graded and suggested having the water run off to

the road instead of the neighboring property

Mr. Haimowitz agreed that could be done.

MOTION

Mr. Davis MOVED to APPROVE Conservation Overlay Zone 2022-0085 To approve the removal of twenty-two (22) significant trees within Conservation Overlay Zone 3 for the construction of a new single-family residence. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

AYES: Davis, Pappas, Shaffer, Barnes, Griggs, DePreter, Blow

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. (b) 2022-0088– Andrew Petersen – c/o Bowman Consulting- Applicant CD St. Augustine Gas, LLC – Owner San Sebastian View / PID 073581-0040 (Northwest Corner of San Sebastian View and US Highway 1)

To approve the removal of a significant portion of the tree canopy and significant trees including a 20"dbh Cedar, 13"dbh Cedar, 12"dbh Cedar, 16"dbh Cedar, and 54"dbh Oak for development within the Commercial Medium Two (CM-2) zoning district.

Mr. Fredriksson read the staff report and said based on a review of section 11-29, staff finds that the board should DENY the removal of five (5) significant trees within Conservation Overlay Zone 3 at San Sebastian View / PID 073581-0040.

Mr. Davis asked if this was a separate parcel from the parcel that was approved for a housing development which was to the west of this location.

Ms. Skinner replied this was seen by the Board over a year ago as one property but has been separated or sold and was no

longer associated. She said the previous application for the Conservation Overlay Zone had expired.

Mr. Shaffer said on the architectural plan there was development shown adjacent to the west; however, he questioned if that existed.

Mr. Fredriksson said there was third proposed phase of The Landing Apartments but had not brought in for permitting.

Ms. Skinner advised this parcel had been separated from the other two phases of The Landing and was moving forward independently.

Evan Walton reviewed the application.

The Board provided their ex parte communication.

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

Public hearing was opened.

BJ Kalaidi spoke in opposition to the application and said this was inappropriate. She said removing the canopy should not be approved and not in line with the Comprehensive Plan or for the public good.

Public hearing was closed.

Mr. Blow requested for the benefit of the public if staff could share the photograph of the trees.

Wistenly Alphonse and Dane Fray Bowman Consulting, were available to answer any question.

The Board discussed:

- Asked for the tree mitigation calculations
- Would need the mitigation calculations all that was provided was an inventory list

- Hard to understand where trees were located
- Wanted a plan with the trees that were being removed with the proposed development
- Looked to have a lot of asphalt onsite
- Suggested one drive lane could be reduced to add more green space
- Wanted an arborist report regarding the significant trees
- Had more green space on the south side and could push development that way to increase green space around the building
- Tree in question was the Live Oak was in the Northwest north center of the property
- Wanted to have more trees on the site be saved
- Felt the reports mentioned would assist the Board with making a better decision
- Thought there were several significant trees but the main one was the fifty-four-inch Oak tree and wanted to save some of them

Applicant response:

- Calculations were provided and submitted to Public Works
- Access to the property was on the north side off US1 which was a right in and out
- Did not want to have a road on the front of the property
- Have the access road on the perimeter of the property
- The full movement access would be shared with The Landing Apartments
- Would have two access points to get to the property

Mr. Blow asked if the Board was allowed to have an owner shift their building to save a significant tree.

Ms. Skinner replied in the affirmative.

Mr. Blow said they were not allowed to be unreasonable in preventing the owner to develop the property for the highest and best use.

Board discussion:

- Asked if any out parcels had been sold
- No issue with removing any of the other trees except the large live oak
- Felt the applicant could still develop the property to the highest and best use without the removal of the tree
- Applicant should come up with other ideas
- Felt the live oak tree belonged in the development
- Suggested working around the tree and find another solution as it was very significant
- Needed a tree plan, identify trees, and provided other options
- Board was unlikely to support the removal of a significant tree

Applicant response:

- Had letter of intent but had not sold any at this time
- Bought the property from The Landing in August 2022

Mr. DePreter asked the applicant how he wanted to proceed, with a vote or a continuance. He asked if the February or March meeting would be best.

Mr. Walton said he wanted to continue the application to the March meeting.

MOTION

Mr. DePreter MOVED to CONTINUE Conservation Overlay Zone Three development 2022-0088 having provided the applicant with instructions to provide a tree survey, site plan showing the trees, arborist report and some way to protect the big tree and other trees on the property to March 7, 2023. The motion was SECONDED by Mr. Pappas.

Mr. Blow asked if Department of Transportation (DOT) was limiting them to

the right in and out. He asked if they were limited to Sebastian View Road.

Mr. Walton replied yes, there was a cut established and was unable to get closer to the intersection.

VOTE ON MOTION:

AYES: DePreter, Pappas, Shaffer, Barnes, Griggs, Blow, Davis

NAYES: NONE

MOTION CARRIED UNANIMOUSLY⁴

**7. (c) 2022-0091– Ryan Carter – Applicant
c/o Carter Environmental Services–
Applicant
Justin Muller c/o St. Augustine Yacht
Club, Inc. City of St. Augustine – Owner of
specific property and Owner of City of St.
Augustine public right-of-way of
eastern portion of Carver Street East
110 Carver Street E**

To approve the construction of a new dock, stabilization of the shoreline, and removal of trees within Conservation Overlay Zones 1 and 3 associated with site improvements for the St. Augustine Yacht Club's Sailing Center on the property of the proposed sailing center including tree removal within the City of St. Augustine right-of-way.

Mr. Fredriksson read the staff report and said based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the Board can APPROVE the construction of a new dock, stabilization of the shoreline, and removal of trees within Conservation Overlay Zones 1 and 3 associated with site improvements for the St. Augustine Yacht Club's Sailing Center at 110 Carver Street E and portion of the City right- of-way of Carver Street E/PID 158730-0080.

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

Ryan Carter reviewed the application.

The Board provided their ex parte communication.

7 certified notices were sent, 2 were returned in favor, 0 returned opposed and 1 had comments and additional emails were attached.

Public hearing was opened.

Jon Hodgkin spoke in opposition to the application and said fishing pier was constructed with a grant and was supposed to be open to the public. He said the distance between the floating dock and the fishing pier was different from what had been provided by the applicant. He said it was 47.5 yards and the open water distance provided was 53 yards. He said the average fishing casting in Florida was forty-five with maximum of seventy. He said this would move fishermen off the fishing pier. He encouraged the Board to deny the application.

Susan Hill spoke in opposition to the application and asked why an archeologist was hired if they were not allowed to complete their work. She said this was a historic piece of archeology and should be complete before voting on it. She said various artifacts could be seen at low tide in Lighthouse Park and felt these articles were landmark worthy. She encouraged the Board to continue the application for all information to be provided.

Maureen Long spoke in opposition to the application and said the justification was to establish neighborhood recreation which should serve everyone; however, that was not the intent and if someone wanted to use the facility, they would have to belong to the club. She asked the Board to review this application again and continue.

Debbie Whitaker spoke in opposition to the application and said the packet information

⁴ Break from 3:28p.m.-3:41p.m.

kept changing and the correct information was not provided to the community. She said this had happened several times and information should be provided on time. She felt the dock was too large, and the floating platform needed to be scaled back. She asked the Board to consider those items.

Brett Wales said the distance from the Boat ramp pier to the fishing pier was 136 feet on Google. He noted he was the contractor and the floating dock was needed for feasibility. He said if the archeology report was not complete, the permit in St. Johns County would not be issued. He said he hoped they were able to get passed this stage in order to continue in the process.

Charles Parks spoke in favor of the application and felt the safety of the children needed to be protected. He said a floating dock could prevent safety issues.

Justin Muller spoke in favor of the application and noted in 2019 the dock/ walkway portion did not exceed the one that had been destroyed; however, he felt others in the area were significantly larger. He said they wanted to have children using the dock by summertime and were trying to get this finished as quickly as possible.

BJ Kalaidi spoke in opposition to the application and said the information provided was not complete. She said this application needed to be continued and encouraged the Board to protect the City.

Bruce Butler spoke in favor of the application and thought most in the area supported the application. He said the size and position of the floating dock was appropriate to what had been approved by the City.

Public hearing was closed.

Mr. Carter replied to the public comment and said if the casting distance to the north were affected, they could cast in other directions. He said the neighborhood recreation facility were local youth and it was open to the

public; therefore, it was serving the public if enrolled. He said the dock was for a specific use and designed to hold the sailboats. He said it was larger due to the need and thought it was a safer option for the sailing school and should not be compared to a public/private marina or a residential dock.

The Board discussed:

- Felt the program was beneficial to the youth in the area
- Questioned if the dock needed to be as large as proposed
- Questioned if the dock was being built on the existing footprint with a larger floating dock
- Was a concern for how far out it went and asked if could be shorter and if there was flexibility
- Asked if there were other options for a more natural bulkhead and if those were considered
- Questioned if the Board should wait until the results from the Lighthouse Archeological Maritime Program (LAMP) study were complete
- Questioned if the report received from LAMP would change the recommendation from staff
- Pilings to the south were installed by the City between the proposed pier and the fishing dock
- Fishing pier was damaged during hurricane Matthew and a grant was provided to restore it
- Ramp went straight to a floating dock
- Had been a lot of archeological studies in the area
- Felt the Sailing center was good for the community
- In support of the use of the same pilings
- Asked if the cedar trees would be replaced
- Would prefer a natural shoreline, but did not feel like it would work in this area
- Concerned with not having the completed archeological report

- Questioned if the Army Corp of Engineers would review it differently than the Board
- Asked if the adjacent property owners had bulkheads
- Lease allowed a fifty-student capacity and asked how that tied into having eighteen boats
- No issue with the sailing school but younger kids stayed between the dock and the fishing pier
- Questioned where the sailing would take place with having eighteen sailboats
- Would they unload the boats into the deeper water
- Felt the map with the tree information should have been provided earlier
- Had safety concerns with the proposal as it was presented
- Concerned with the scale of activity and the other uses in the area and how those could be affected
- Asked how many students sailed simultaneously

Applicant response:

- Boardwalk was built on the existing, but the terminal platform was completely different
- Did not go out any more than the existing dock footprint
- Was more landward than the fishing pier
- More natural bulkhead would be riprap or armoring
- Natural armored shoreline would take more footprint and would have to go further landward
- Natural bulkhead could propose a safety issue
- Was not opposed to adding cedar trees and would be willing to replace them
- Landscape plan would be provided to the City Commission and the neighborhood
- Public notice would not be required
- Application had been with the Corp for almost two years, but it would not be permitted unless the archeological report was completed

- Did not believe if there was a bulkhead to the south
- More of a natural barrier had been created from the vegetation
- No bulkhead on the yacht club
- Largest boats held two people which were harder to get up the pier
- Would have paddle boards and kayaks down by the pier
- Larger two person boats would be docked on a 'V' shape and the smaller ones would be able to be pulled up the ramp and taken out
- Would be entering on the east and west on both sides of the docks
- Bigger boats could go out past the conch house, west of the channel or the mooring field
- No sailing would take place in the oyster field and would be able to sail to the north
- Would not want to be near any fishing lines
- Boats that were launched off the boat ramp were in better shape and the ones that had to pass the fishing pier were launched off the beach but not sailing
- Normally had forty or fifty students; had had growth in the program but the boats were able to support it
- Did not feel there would be an enormous increase of usage and would not be in the parking lot

Mr. DePreter asked when the City approved the lease, were there dock plans approved with it.

Ms. Lopez replied no. She said some of the documents were provided, but the terms of the lease and the concept had to return to PZB for approval.

MOTION

Mr. Pappas MOVED to APPROVE Conservation Overlay Zone Development 2022-0091 to approve the construction of the new dock, stabilization of the shore, and removal of trees within Conservation Overlay Zones 1 and 3, with the caveat of

replacing three cedar trees within the landscape plan to be approved by the City.

Mr. Davis asked if they could include the need of the archeological report for the permit for the dock.

Ms. Lopez advised state statute 166.033 subsection four, prohibited a local permit from having conditions or issuance of a development permit from another agency. She said the Board was not allowed to condition the approval on a state or federal permitting. She said if the Board thought the report would provide more information based on the City's seventeen criteria that was fine; however, it could not be a condition of the City's development approval.

Mr. Pappas said the archeological report had to be provided for the other agency to issue a permit for the dock to be built.

Ms. Lopez said that was correct by operation of law, but it was not able to be a condition of the City's permit.

The motion was SECONDED by Mr. Blow.

Mr. Blow said LAMP had to finish the report which might not be ready for at least a month. He asked if the motion could be amended to approve the bulkhead and the tree removal but continue the dock until the next meeting. He said the concern was having everyone, including the public, be conformable with it and wanted to wait on the LAMP report.

MOTION

Mr. Pappas AMENDED the motion to APPROVE Conservation Overlay Zone Development 2022-0091 to stabilization of the shoreline, and removal of trees within Conservation Overlay Zones 1 and 3, with the caveat of replacing three cedar trees within the landscape plan to be approved by the City. The amended MOTION was SECONDED by Mr. Blow.

VOTE ON MOTION:

AYES: Pappas, Blow, Shaffer, Barnes, Griggs, DePreter, Davis

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

MOTION

Mr. Pappas MOVED to CONTINUE Conservation Overlay 2022-0091 the construction of a new dock to March 7, 2023 meeting. The motion was SECONDED by Mr. Blow.

Mr. DePreter said the reason for the continuance was criteria number two which was the site's relationship to adjacent properties, bodies of water and surrounding conservations zones. He asked for the applicant to address how this would end at terminal, if eighteen boats were necessary, how it would affect the other public uses, and asked for a map with the following items: boat channel, boat ramp, fishing pier, sailing area, and activity that would be used from the terminal in relation to criteria number two.

Ms. Barnes asked if they were able to provide a comparison as to what had been offered before to what will be offered.

Mr. DePreter said it was likely to expand by 20% and the lease indicated it could be children or adults in St. Johns County. He said there were a lot of other activities in the area and those should not be compromised.

VOTE ON MOTION:

AYES: Pappas, Blow, Shaffer, Barnes, Griggs, DePreter, Davis

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Comprehensive Plan Land Use Plan Amendment and Rezoning

8. (a) 2022-0092 – City of Saint Augustine — Applicant & Owner

A Portion of 865 Fish Island Road / PID 161930-0000 Related to Approximately 2.32 acres south of SR 312 between 700

Plantation Island Drive S and 950
Plantation Island Drive S aka 764
Plantation Island Drive S

To amend the current land use of Public Use to Commercial Medium Intensity and to rezone the property from Government Use (GU) to Commercial Medium-Two (CM2).

Mr. Fredriksson advised 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.

David Birchim, Assistance City Manager, reviewed the application.

Ex Parte Communication:

(None)

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

Public hearing was opened.

Jon Hodgins questioned where this was in relation to Fish Island Preserve and asked if it would impact the entrance to Fish Island

Ms. Griggs replied Fish Island was west by the Gate carwash.

Mr. Davis said this should not impact the entry to Fish Island.

Maureen Long said since the City was selling the property, she hoped the money would be used to help the homeless.

Public hearing was closed.

The Board discussed:

- Questioned if phase two environmental research had been conducted and if not

encouraged to do it before putting property on the market

- Disagreed with selling the property because land was a finite property
- Would be a heavily commercial area
- Understood the need and justification for selling the property
- Was consistent with the City's Comprehensive Plan
- Was in support of the land use and the rezoning
- All other uses around the property was commercial and thought it best to rezone the property

Applicant response:

- Phase two had been conducted and was complete

MOTION

Mr. DePreter MOVED to RECOMMEND APPROVAL Comprehensive Plan Land Use Amendment 2022-0092 as the criteria had been met as stated in the code. The motion was SECONDED by Mr. Davis.

VOTE ON MOTION:

AYES: DePreter, Davis, Shaffer, Barnes, Griggs, Blow

NAYES: Pappas

MOTION CARRIED 6/1

MOTION

Mr. DePreter MOVED to APPROVE for rezoning request 2022-0092 as a recommendation to the City Commission. The motion was SECONDED by Mr. Davis.

VOTE ON MOTION:

AYES: DePreter, Davis, Shaffer, Barnes, Griggs, Blow

NAYES: Pappas

MOTION CARRIED 6/1

9. Other Business

a. Planning and Zoning Board (PZB) acting as the City's land planning agency concurrence that the use of a fire station at a new location on Anastasia Island is consistent with the City of St. Augustine's Comprehensive Plan

Ms. Skinner advised the PZB needed to act on the topic and said the City was working to building a new fire station on the island. She said the existing location had a dangerous intersection and it would be a vast benefit. She noted the City was working with other agencies on the new parcel. She said as the Land Planning agent for the City, the Board needed to make a recommendation to the City Commission.

Mr. Birchim clarified the Board was not making a recommendation but an affirmation that a fire station at this location was consistent with the underlying land use and zoning. He said this did not need to be presented to the City Commission but part of the application process to lease the land from the state. He said the local planning agency had to confirm this was consistent with the Comprehensive Plan and Land Development Code. He said the City Commission would adopt a resolution in support.

MOTION

Mr. Shaffer MOVED to AFFIRM that the use of a fire station at a new location on Anastasia Island is consistent with the City of St. Augustine's Comprehensive Plan. The motion was SECONDED by Mr. DePreter.

VOTES ON MOTION:

AYES: Shaffer, DePreter, Barnes, Griggs, Blow, Pappas, Davis

NAYES:

MOTION CARRIED

b. Discussion regarding an increase in dock height limit, use of stainless-steel

hardware on docks, and current work on a resilient shorelines' ordinance

Ms. Skinner reviewed the topic and said the City engaged a consultant to help work through the shoreline issue and requested more time to work with the consultant. She said a meeting was scheduled in early February and included a draft ordinance.

Mr. Davis felt hurricane Matthew had eight and half feet flood elevation. He was concerned that if it were not raised to at least that height it would be in vain. He asked staff to contact several dock builders in town to have their opinions regarding the issue.

Mr. Blow said this was great that the City had entered a contract with the Army Corp of Engineers. He said before anything changed, there should be input from the local engineers and dock builders as situations varied from location to location.

Ms. Skinner said they were trying to get the word out and would notify people. She said they also needed to discuss how to prepare for various types of flooding not only storms.

Mr. DePreter said there was a balance in planning and asked if there would be a plan dedicated to different parts of town.

Mr. Davis suggested having a workshop and inviting the builders.

c. Set a date for a special meeting regarding an update to the City of Saint Augustine's parking code, and to begin discussion related to a resilient shoreline ordinance.

Ms. Skinner noted the dates available to discuss the topics were February 15th and February 22nd; she asked which days worked best for the Board members.

There was Board consensus that February 22, 2023 at 1:00p.m. was best for the members.

8. Adjournment

Having no further business, Mr. Davis adjourned the meeting at 5:58 P.M.⁵

Mike Davis, Chairperson

⁵ Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: March 7, 2023

RE: **VARIANCE 2023-0011**

AGENDA ITEM 5(a)

APPLICANT & OWNER Robert Bellanich

LOCATION 16 Avista Circle / PID 214530-0000

REQUEST To reduce the rear setback from 20' to 6.9' and to reduce the side setback from 15' to 6.6' on a Residential Single-Family-One (RS-1) lot to allow for the construction of a guesthouse.

LAND USE Residential Low Density

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

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

H Objective 2.1

The city will support private sector housing production capacity sufficient to meet the housing needs of existing and future residents.

H Policy 2.1.2

The city shall review ordinances, codes, regulations and the permitting process in an ongoing basis to eliminate excessive requirements, and amend or add others in order to increase appropriate private sector housing production.

H Policy 2.1.6

The city will consider fee waivers, density bonuses, density flexibility programs, accessory dwelling units and other affordable housing incentives or strategies to encourage a broad range of housing options and price points within the city limits.

APPLICABLE CODES/ORDINANCES

Variance means a relaxation of the terms of this chapter where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this chapter would result in unnecessary and undue hardship on the land. As used in this chapter, a variance is authorized only for height, area and size of structure or sides of yards and open spaces. Establishment or expansion of uses

otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district. A modification to lot requirements so as to increase the permitted density of multifamily dwellings shall not be considered a variance and is specifically prohibited.

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

(b) Variances:

- (1) Requirements for grant of variance. The board may grant a variance only under circumstances where practical difficulty or unnecessary hardship is so substantial, serious and compelling that relaxation of the general restrictions should be granted; provided, however, that no variance may be granted for maximum lot coverage requirements within any historic preservation districts 1, 2 and 3, except variances may be obtained for school, church and governmental agency uses. No variance shall be granted unless the applicant shall show and the board shall find that:
 - a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
 - b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
 - c. This disadvantage does not exist because of conditions created by the owner or applicant; and
 - d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.

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

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

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

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

- (1) *Permitted uses and structures.* Single-family dwelling; home office, private.
- (2) *Permitted accessory uses and structures.* See [section 28-348](#).
- (3) *Permissible uses by exception.* See [section 28-347](#).
- (4) *Minimum lot requirements (width and area):*
 - a. Minimum lot width, seventy-five (75) feet.
 - b. Minimum lot area, one-quarter acre (10,890 square feet).
- (5) *Maximum lot coverage by all buildings and structures.* Twenty-five (25) percent.
- (6) *Minimum yard requirements:*
 - a. Front, twenty (20) feet minimum.
 - b. **Side, fifteen (15) feet minimum.**
 - c. **Rear, twenty (20) feet minimum.**
- (7) *Maximum height of structures.* Thirty-five (35) feet.

(Code 1964, § 33-21; Ord. No. 99-05, § 2, 2-8-99)

Sec. 28-2. – Definitions.

Guest house means an attached or detached structure intended to be used by a guest for sleeping and sanitation purposes but not for cooking. A guest house is not a dwelling unit and is a maximum of five hundred (500) total square feet of gross floor area.

Use, accessory, means a use which:

- (1) Is subordinate to and serves a principal structure or a principal use.
- (2) Is subordinate in area, extent, and purpose to the principal structure or use served.
- (3) Is located on the same lot as the principal structure or use served except as otherwise expressly authorized by provisions of this chapter.
- (4) Is customarily incidental to the principal structure or use.

Yard, required, means the open space between a lot line and the buildable area within which no structure shall be located except as provided in this chapter.

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

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

- (3) Accessory uses and structures shall not be located in required front or side yards, or within three (3) feet of rear property lines, in any residential district except as follows:
- On multiple-frontage lots, through lots and corner lots, accessory uses and structures may be located in any required side yard but not less than three (3) feet from any side lot line.
 - Accessory structures for residential purposes such as guesthouses shall not be located in any required yard.**
 - Detached accessory structures (other than as in subsection (2) above or as otherwise specified elsewhere in this section) which are separated from the main structure by not less than ten (10) feet may be located in a required side or rear yard, but not less than three (3) feet from any lot line.

STAFF SUMMARY AND ANALYSIS

The applicant is requesting a variance to both the rear and side yard setbacks within the Residential Single-Family-One (RS-1) zoning district. The applicant is proposing converting a previously approved "art & crafts/office/storage area" addition above an existing garage into a guesthouse. The applicant states that they are moving to St. Augustine full-time from a larger residence and would like to use the space as both a studio office and to accommodate overnight guests.

The RS-1 zoning district does not allow for multi-family uses or accessory apartments. Guesthouses are permitted, but not in any required yard.

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

- 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 from unique disadvantages from the shape and physical conditions of the property. 16 Avista Circle is an irregularly shaped lot with five property lines which in turn reduces the amount of developable space with the suburban RS-1 setback requirements. The physical condition disadvantage is the location of the existing garage, which based on its design for a smaller vehicle was most likely built before current zoning codes, is located within the setbacks required for habitable space. The owners are looking to make use of this existing garage rather than construct a third structure on the property.

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

The disadvantage of the existing structure being located within the required setback is that staff cannot approve the addition of habitable space above the garage. Efforts to not increase lot coverage or impervious surface are reasons for this request.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

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

This lot was created, and the structure was built before the current owner purchased the property.

- 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 setbacks at 16 Avista Circle / PID 214530-0000 from 20' to 6.9' in the rear and 15' to 6.6' on the side to allow for the construction of a guesthouse.



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: 2023-0011

Receipt Number: 2563684 Meeting Date: 3/7/23

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

1. NAME OF APPLICANT: Robert Bellanich Contact Number: 917-748-8138

Business (if applicable): _____

Address: 16 AVISTA Circle City: St. Augustine State: FL Zip: 32080

E-Mail Address: CAPTROB@NYBOAT.com

2. NAME OF PROPERTY OWNER: Robert Bellanich Contact Number: 917-748-8138

Business (if applicable): _____

Address: 602 Palmer Drive City: Upper Nyack State: N.Y. Zip: 10960

E-Mail Address: CAPTROB@NYBOAT.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: LOT 7

Block: Block 2

Subdivision: AVISTA Subdivision

Parcel Number: 12109C-0318

4. PROJECT STREET ADDRESS: 16 AVISTA Circle St. Augustine, FL 32080

5. SPECIFIC PROPOSED USE: ART & CRAFTS, STORAGE, HOME OFFICE

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☒ Variance

☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: We recently received a permit to build additional space on top of our existing garage to be used as an arts & crafts/office/storage area. In addition, we are now requesting special permission to add a bathroom, sink, mini-kitchen to that area as well.

8. JUSTIFICATION FOR ACTION REQUESTED: We are moving fulltime from a larger space and would like to have the option of utilizing the space as a studio office with day bed and bathroom for overnight guests. We do not want to rent this out for to anyone.

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:

YES, BECAUSE OF THE SIZE & SHAPE OF THE LOT.

- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: SIZE OF LOT IS OF CONCERN.

- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: THE HOUSE WAS DELETED LONG AGO. NO

- (d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: WE HAVE ONLY BEEN THE OWNERS OF OUR PROPERTY AT 16 AVISTA CIRCLE SINCE SEPT. 2021. WE ARE NOT INTERESTED IN TURNING THIS SPACE INTO A LONGTERM RENTAL.

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

[Signature]
Signature of Applicant

2/7/23
Date

[Signature]
Signature of Property Owner

2/7/23
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.

Robert Bellanich

Print name of applicant

Robert Bellanich

Signature of applicant

2/7/23

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 16 AVISTA Circle, St. Augustine FL. 32080

Applicant's Name: Robert Bellanich Applicant's Signature: [Signature]

Owner's Name: Robert Bellanich 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](#)

2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

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



Parcel ID	2145300000
Location Address	16 AVISTA CIR SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores North (589.01)
Tax Description*	7-7 AVISTA SUB OF DAVIS SHORES LOT 7 BLK 2 OR5376/1608 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Avista Subdivision
Sec/Twp/Rng	17-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.270
Homestead	N

Owner Information

Owner Name	Bellanich Robert Et AL 100% Peterzell-Bellanich Leslie 100%
Mailing Address	602 PALMER DR NYACK, NY 10960-0000

Map



Valuation Information

	2023
Building Value	\$258,653
Extra Features Value	\$2,070
Total Land Value	\$267,120
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$527,843
Total Deferred	\$0
Assessed Value	\$527,843
Total Exemptions	\$0
Taxable Value	\$527,843

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
2022	\$224,675	\$5,903	\$267,120	\$0	\$0	\$497,698	\$497,698	\$0	\$497,698
2021	\$174,105	\$5,903	\$202,500	\$0	\$0	\$382,508	\$382,154	\$354	\$382,154
2020	\$176,457	\$5,903	\$171,000	\$0	\$0	\$353,360	\$347,413	\$5,947	\$347,413
2019	\$138,939	\$5,891	\$171,000	\$0	\$0	\$315,830	\$315,830	\$0	\$315,830
2018	\$133,169	\$5,891	\$162,000	\$0	\$0	\$301,060	\$301,060	\$0	\$301,060
2017	\$138,339	\$4,235	\$146,250	\$0	\$0	\$288,824	\$288,824	\$0	\$288,824
2016	\$140,090	\$4,235	\$146,250	\$0	\$0	\$290,575	\$290,575	\$0	\$290,575
2015	\$101,185	\$2,346	\$112,500	\$0	\$0	\$216,031	\$178,867	\$87,164	\$128,867
2014	\$96,847	\$2,458	\$94,500	\$0	\$0	\$193,805	\$177,447	\$66,358	\$127,447
2013	\$100,075	\$2,570	\$76,500	\$0	\$0	\$179,145	\$174,825	\$54,320	\$124,825
2012	\$101,690	\$2,781	\$67,432	\$0	\$0	\$171,903	\$171,903	\$50,000	\$121,903
2011	\$104,918	\$2,893	\$74,925	\$0	\$0	\$182,736	\$182,736	\$50,000	\$132,736
2010	\$106,532	\$3,005	\$83,250	\$0	\$0	\$192,787	\$188,815	\$53,972	\$138,815

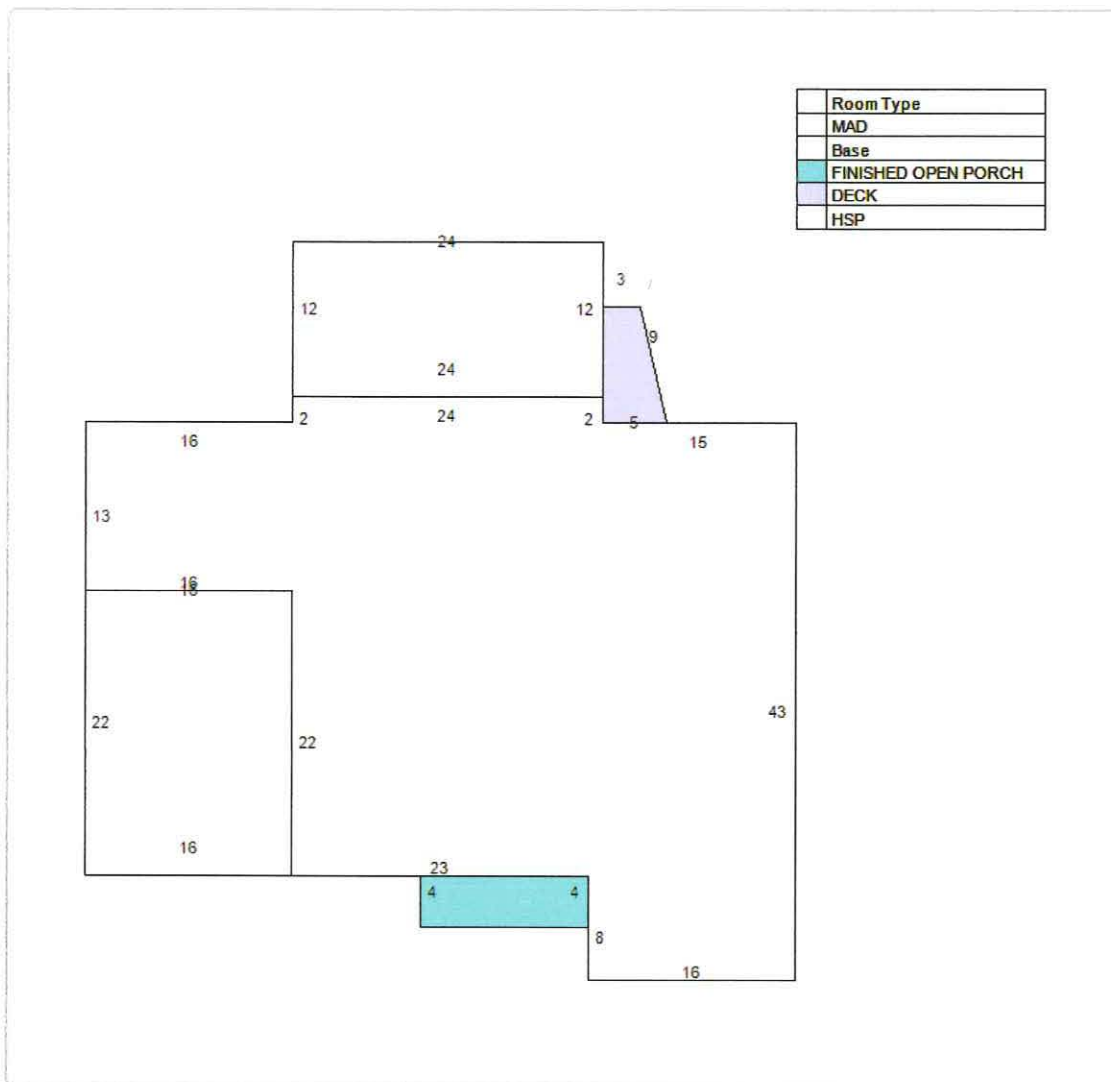
Building Information

Building 1
 Year Built 1954
 Actual Area 2477
 Conditioned Area 2101
 Use Single Family Residence
 Style 01
 Class N
 Exterior Wall Concrete Stucco

Roof Cover Composite Shingle
 Roof Structure Gable Hip
 Interior Flooring Carpet, Hardwood
 Interior Wall Drywall
 Heating Type Air Duct
 Air Conditioning Central
 Bedrooms 0
 Baths

Description	Square Footage
BASE AREA	1749
HALF SCREEN PORCH	288
FINISHED DECK	36
FINISHED OPEN PORCH	52
MASONRY ADDITION	352
Total SqFt	2477

Sketch Information



Extra Feature Information

Code Description	Status	Value
Garage - Average (Mix)		1680
Storage Building (Mix)		390

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	90	125	90	EF	\$267,120

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/23/2021	9/22/2021	\$500,000.00	WARRANTY DEED	5376	1608	Q	I	GRAUBARD JANICE BROWN ET AL	BELLANICH ROBERT ET AL
10/13/2020	9/14/2020	\$100.00	WARRANTY DEED	5069	501	U	I	GRAUBARD JANICE BROWN	GRAUBARD JANICE BROWN ET AL
2/19/2014	7/14/2004	\$100.00	LIFE ESTATE	3847	477	U	I	BROWN ESCAL & EVOLA *** & GRAUBARD JANICE FKA BROWN	BROWN ESCAL, EVOLA ***
	6/12/2000	\$179,000.00	WARRANTY DEED	1503	1157	Q	I	HENDERSON HAZEL	BROWN ESCAL & EVOLA *** & BROWN JANICE (T/C)
	3/1/1991	\$108,000.00		888	1251	Q	I		HENDERSON HAZEL

No data available for the following modules: Exemption Information.

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

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Version 2.3.245



Overview



Legend

Parcels

Parcel ID	2145300000	Physical	16 AVISTA CIR	Building Value	\$258,653	Last 2 Sales			
Property	0100 - Single	Address	SAINT AUGUSTINE	Extra Feature	\$2,070	Date	Price	Reason	Qual
Class	Family	Mailing	BELLANICH ROBERT ET	Value		9/22/2021	\$500000	01	Q
Taxing	City of St	Address	AL	Total Land Value	\$267,120	6/12/2000	\$179000	01	Q
District	Augustine		602 PALMER DR	Just Value	\$527,843				
Acres	0.27		NYACK NY 10960-0000	Total Deferred	N/A				
				Assessed Value	\$527,843				
				Total Exemptions	N/A				
				Taxable Value	\$527,843				

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

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16 AVISTA CIRCLE ST.
AUGUSTINE, FL



DATE ISSUED 10.27.2022

PROJECT NUMBER

P22113

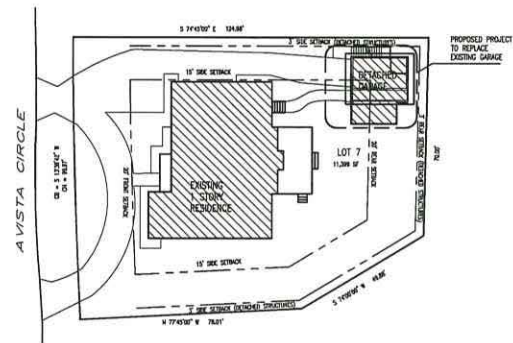
SHEET TITLE

SITE PLAN

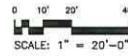
SHEET NUMBER

A-1

LOT AREA TABULATION		
	AREA	PERCENTAGE
LOT AREA	11,399 SF	
BUILDING COVERAGE	2,809 SF (+/-)	24.6%
IMPERVIOUS COVERAGE	5,259 SF (+/-)	45%



1 SITE PLAN
A-1 SCALE: 1" = 20'-0"



ROOF TRUSS HURRICANE CLIP SCHEDULE FOR FRAMING

HURRICANE STRAPS ARE REQUIRED TO ATTACH EACH ROOF TRUSS TO THE WALL. LOCATE TYPICALLY AT EACH BEARING POINT OF EACH TRUSS TO HANDLE UPLIFT. CHOOSE CLIP FROM TABLE BELOW BASED ON THE UPLIFT REQUIREMENTS FROM THE MANUFACTURER. UNLESS NOTED OTHERWISE ON PLANS.

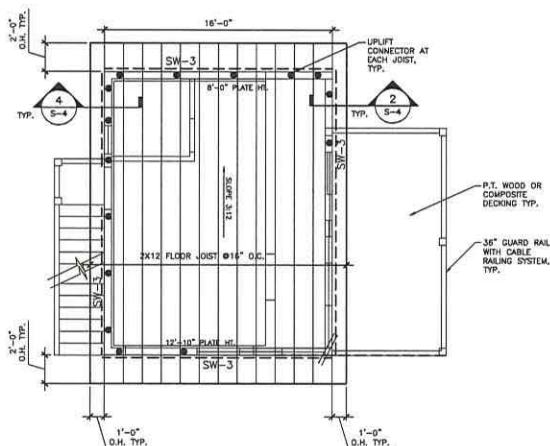
MARK	
1/H2.5	INDICATES 1-SIMPSON H2.5 HURRICANE TIE NAILED WITH 8-80 COMMON NAILS
2/H2.5	INDICATES 2-SIMPSON H2.5 HURRICANE TIE NAILED WITH 8-80 COMMON NAILS
1/MTS18	INDICATES 2-SIMPSON MTS18 TWIST STRAP NAILED WITH 14-100 X 1 1/2" NAILS
1/MTS18	INDICATES TRUSS CONNECTION DESIGNED BY MANUFACTURER
2/MTS18	INDICATES 2-SIMPSON MTS18 TWIST STRAPS, EACH NAILED WITH 14-100 X 1 1/2" NAILS
2/MTS20	INDICATES 2-SIMPSON MTS20 HURRICANE TIES EACH NAILED WITH 24-100 X 1 1/2" NAILS
1/H10	INDICATES 1-SIMPSON H10 HURRICANE TIE EACH NAILED WITH 16-80 X 1 1/2" NAILS
2/H10	INDICATES 2-SIMPSON H10 HURRICANE TIE EACH NAILED WITH 16-80 X 1 1/2" NAILS

UPLIFT FROM TRUSS MANUFACTURER	REQUIRED HURRICANE CLIP ON WOOD-FRAMED WALL
0 TO 445 LBS	1/H2.5 (OPTION: 1/MTS18)
456 TO 910 LBS	2/H2.5 (OPTION: 1/MTS18)
911 TO 1000 LBS	1/MTS18
1001 TO 1455 LBS	1/MTS18 PLUS 1/H2.5
1456 TO 2000 LBS	2/MTS18
2001 TO 2900 LBS	2/MTS20

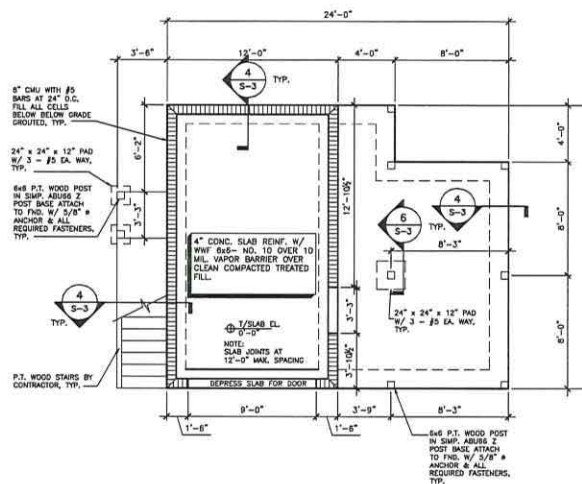
ROOF TRUSS HURRICANE CLIP SCHEDULE FOR MASONRY

HURRICANE STRAPS ARE REQUIRED TO ATTACH EACH ROOF TRUSS TO THE WALL. LOCATE TYPICALLY AT EACH BEARING POINT OF EACH TRUSS TO HANDLE UPLIFT. CHOOSE CLIP FROM TABLE BELOW BASED ON THE UPLIFT REQUIREMENTS FROM THE MANUFACTURER. UNLESS NOTED OTHERWISE ON PLANS, UPLIFT VALUES ARE FROM SIMPSON STRONG-TIE CATALOG.

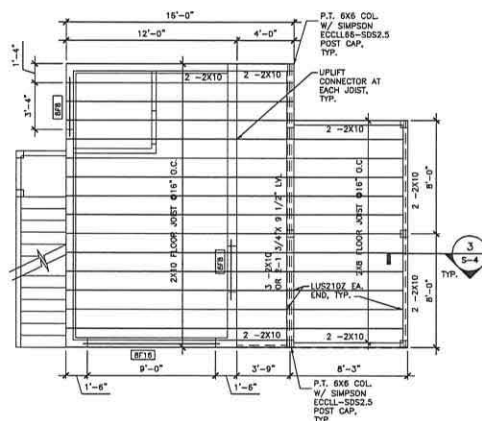
MARK	NOTES / CONNECTIONS	1 PLY	2 OR 3 PLY
1/META12	INDICATES 1-SIMPSON META12 NAILED TO ONE PLY TRUSS WITH 7-100 X 1 1/2" NAILS AND TO 2 OR 3 PLY TRUSS WITH 6-160 COMMON NAILS.	1450 LBS	1450 LBS
1/HETA12	INDICATES 1-SIMPSON HETA12 NAILED TO ONE PLY TRUSS WITH 7-100 X 1 1/2" NAILS AND TO 2 OR 3 PLY TRUSS WITH 6-160 COMMON NAILS.	1520 LBS	1780 LBS
1/HETA16	INDICATES 1-SIMPSON HETA16 NAILED TO ONE PLY TRUSS WITH 8-100 X 1 1/2" NAILS AND TO 2 OR 3 PLY TRUSS WITH 8-160 COMMON NAILS.	1810 LBS	1810 LBS
1/HETA12	INDICATES 1-SIMPSON HETA12 NAILED TO ONE PLY TRUSS WITH 7-100 X 1 1/2" NAILS AND TO 2 OR 3 PLY TRUSS WITH 7-160 COMMON NAILS.	1565 LBS	1820 LBS
1/HETA16	INDICATES 1-SIMPSON HETA16 NAILED TO ONE PLY TRUSS WITH 10-100 X 1 1/2" NAILS AND TO 2 OR 3 PLY TRUSS WITH 9-160 COMMON NAILS.	2235 LBS	2235 LBS
1/HETA12	INDICATES 1-SIMPSON HETA12 NAILED TO ONE PLY TRUSS WITH 10-100 X 1 1/2" NAILS AND TO 2 OR 3 PLY TRUSS WITH 10-160 COMMON NAILS. ALSO, PROVIDE 5 NAILS IN THE TRUSS SEAT	1085 LBS	1270 LBS
1/HETA16	INDICATES 1-SIMPSON HETA16 NAILED TO ONE PLY TRUSS WITH 14-100 X 1 1/2" NAILS AND TO 2 OR 3 PLY TRUSS WITH 13-160 COMMON NAILS. ALSO, PROVIDE 5 NAILS IN THE TRUSS SEAT	1810 LBS	1810 LBS



3 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



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



2 2ND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

CONVENTIONAL FRAMING NOTES:

1. ALL CONVENTIONAL FRAMING SHALL BE SYP. NO. 2 OR BETTER.
2. ALL RAFTERS SHALL BE 2X6" @ 24" O.C. U.N.D.
3. FASTEN ALL RAFT. TO PLATES WITH SYP. HS CLIPS W/ (3) 10d X 1.5" NAILS EACH END FOR SPANS UP TO 10 FT.
4. FASTEN ALL RAFTERS AT RIDGES WITH 2X6 COLLAR TIES. FACE-NAIL COLLAR TIES TO RAFTERS WITH (5) .131 X 3" NAILS.
5. FASTEN ALL JACK RAFT. TO HIP AND VALLEYS W/ (3) .131 X 3" TOE-NAILS.
6. ALL RIDGES, HIP AND VALLEYS SHALL BE ONE (1) NOM. SIZE LARGER THAN ADJOINING RAFTERS U.N.D.
7. FASTEN RAFTERS TO CEILING JOISTS WITH (3) .131 X 3" NAILS.
8. FASTEN RAFTERS AND CEILING JOISTS TO PLATES WITH (3) .131 X 3" TOE-NAILS.
9. FASTEN ALL HIP AND VALLEYS TO PLATES WITH (2) SYP. MTS12 TWIST STRAPS W/ (7) 10d X 1.5" NAILS EACH END OF EACH STRAP.
10. FASTEN WALLERS TO EA. RAFTER W/ (3) 16d NAILS OR W/ 12" SYP. #2 STUDS BECAUSE.
11. BENEATH EACH HIP OR VALLEY TO PLATE CONN. USE MIN. (2) SYP. #2 STUDS BECAUSE.
12. FROM POST TO PLATE/WALL, STRAP DOWN W/ (2) MTS24 FLAT STRAPS.
13. ALL INTERIOR WALLS WITH POST FROM ABOVE TO BE STRAPPED TO FDN. W/ CONVENTIONAL STRAPPING. SEE GENERAL NOTES.

SYMBOL KEY

- 1/2" DIA. THREADED ROD LOCATION W/ 3/8X3/4" WASHER @ 48" O.C. & ON EA. SIDE OF EA. OPENING & AT ENDS OF EA. WALL & WHERE SHOWN
- FASTEN (2) SIMPSON MTS18 FLAT STRAPS
- △ SIMPSON HTS TWIST STRAP FROM BM. TO WALL/HOR. BELOW
- SW-3 SHEARWALL W/ 3" NAILING PAT. (SEE GENERAL NOTES)

TRUSS UPLIFT SCHEDULE:

USE (2) SIMPSON HTS EA. END OF EACH TRUSS TYP.

FRAMING NOTES:

ALL EXTERIOR WALLS ARE 2X6 U.N.D. - SEE ARCH. PLAN AND GENERAL NOTES.



BELLANICH
DETACHED
GARAGE

16 AVISTA CIRCLE ST.
AUGUSTINE, FL



REVISIONS

NO.	DESCRIPTION

DATE ISSUED: 10/27/2022

PROJECT NUMBER

P22113

SHEET TITLE

FOUNDATIONS,
2ND FLOOR FRAMING
ROOF FRAMING

SHEET NUMBER

S-1

4 SECTION
5-4 SCALE: 1/2" = 1'-0"

SECTION
SCALE: 1/2" = 1'-0"

2 SECTION
S-4 SCALE: 1/2" = 1'-0"

SECTION
SCALE: 1/2" = 1'-0"

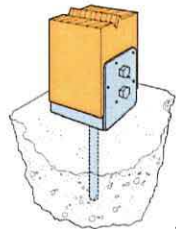
S&A
SURAGE & ASSOCIATES, LLC
101 MARKETSIDE AVE, SUITE 404 #320
PONTE VEDRA, FL 32081
904-347-1811
www.surageandassociates.com

BELLANICH
DETACHED
GARAGE

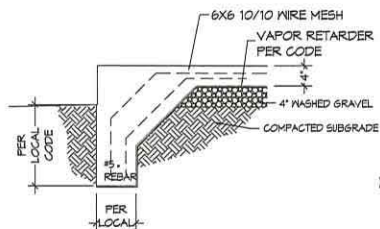
16 AVISTA CIRCLE ST.
AUGUSTINE, FL



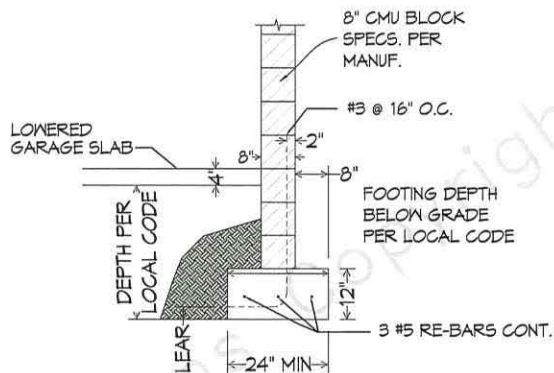
REVISIONS
DATE ISSUED: 10.27.2022
PROJECT NUMBER P22113
SHEET TITLE SECTION AND DETAILS
SHEET NUMBER S-4



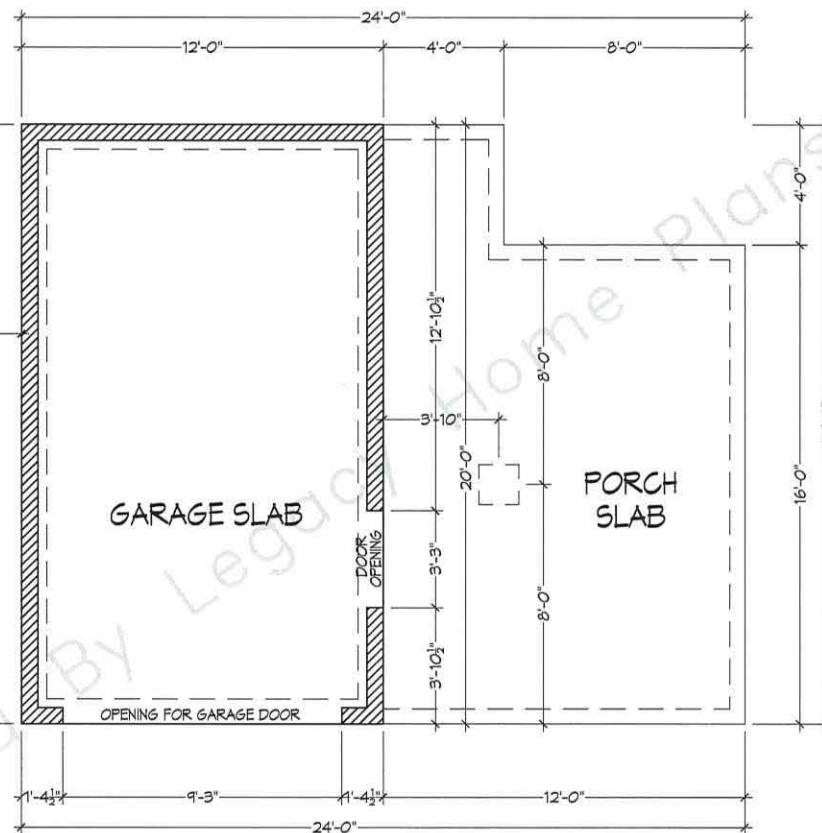
4X4 SQUARE TUBE POST
CONNECT TO FOOTING WITH
SIMPSON STRONG-TIE POST BASE
"ABU88RZ" OR EQUIVALENT



TURNED DOWN FOOTING
AT PORCH SLAB
NOT TO SCALE



FOOTING @
GARAGE SLAB
NOT TO SCALE



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

FOUNDATION NOTES

FOUNDATION HAS BEEN DESIGNED
BASED ON THE ASSUMED BEARING
PRESSURE OF 1500 P.S.F. ALL
FOOTINGS MUST BEAR ON NATURAL
UNDISTURBED SOIL AND MUST EXTEND
A MINIMUM OF 13 INCHES BELOW
NATURAL GRADE.

THE SOIL BEARING CAPACITY SHALL BE
VERIFIED BY THE OWNER'S OR
CONTRACTOR'S SOIL ENGINEER.

ALL EARTH FILL SHALL BE GOOD SOIL
CAPABLE OF BEING THOROUGHLY
COMPACTED. BEFORE DEPOSITING FILL,
THE SITE SHALL BE COMPLETELY
CLEARED OF ALL VEGETATION, DEBRIS,
TRASH, RUBBLE OR OTHER UNSOUND
MATERIAL. FILL MATERIALS SHALL BE
DEPOSITED ONLY IN THIN LAYERS OF 4
TO 6 INCHES AND COMPACTED AT
OPTIMUM MOISTURE CONTENT. DAMP
NOT WET SAND MAY BE USED.

SLABS ON GRADE SHALL BE MIN. 4
INCHES IN THICKNESS, REINFORCED WITH
6X6 10-10 WIRE MESH WITH ONE LAYER
OF 6 MIL VISQUEEN. LAP MESH ONE
MESH SPACE ON ALL SIDES.

REINFORCING BARS TO BE DEFORMED
BARS, GRADE 60.

LAP ALL REINFORCING STEEL 24 BAR
DIAMETERS OR A MINIMUM OF 18
INCHES UNLESS NOTED OTHERWISE.

ALL REINFORCEMENT AND REINFORCING
ACCESSORIES ARE TO BE DETAILED,
FABRICATED AND PLACED IN
ACCORDANCE WITH THE LATEST A.C.I.
DETAILING MANUAL.

ALL CONCRETE SHALL DEVELOP A
MINIMUM COMPRESSIVE STRENGTH OF
3000 P.S.I. IN 28 DAYS.

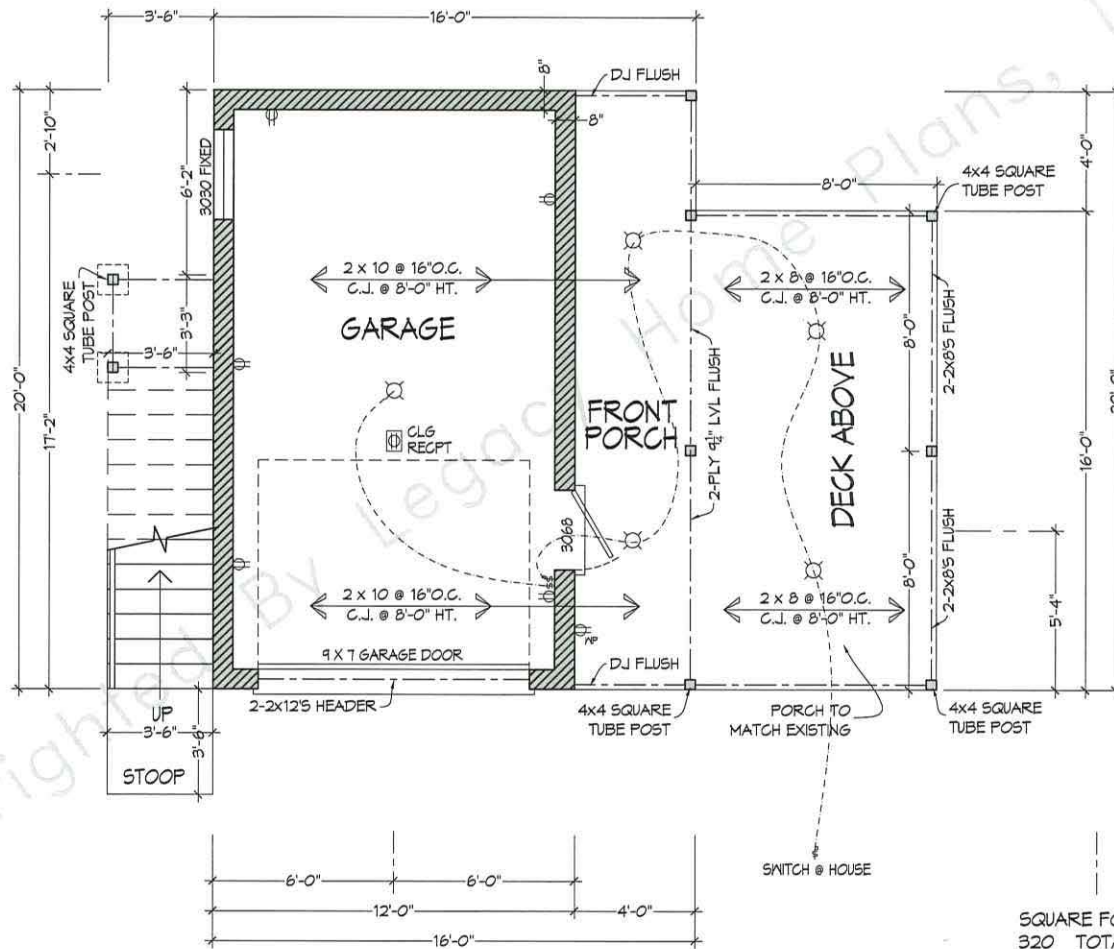
ALL CONCRETE, FORMS, REBAR AND
WELDED WIRE FABRIC SHALL COMPLY
WITH LOCAL CODES.

ALL STRUCTURAL INFORMATION IS
SHOWN FOR REFERENCE ONLY. IT IS
RECOMMENDED THAT A REGISTERED
ENGINEER REVIEW ACTUAL SITE
CONDITIONS AND DESIGN ALL
STRUCTURAL ELEMENTS ACCORDINGLY.

FILE	DATE	SCALE	DRAWN BY	SHEET #
	4-4-22	AS SHOWN	CHW/SKY	1
PROJECT	San Marcos Escape			
PLAN	0320-774			

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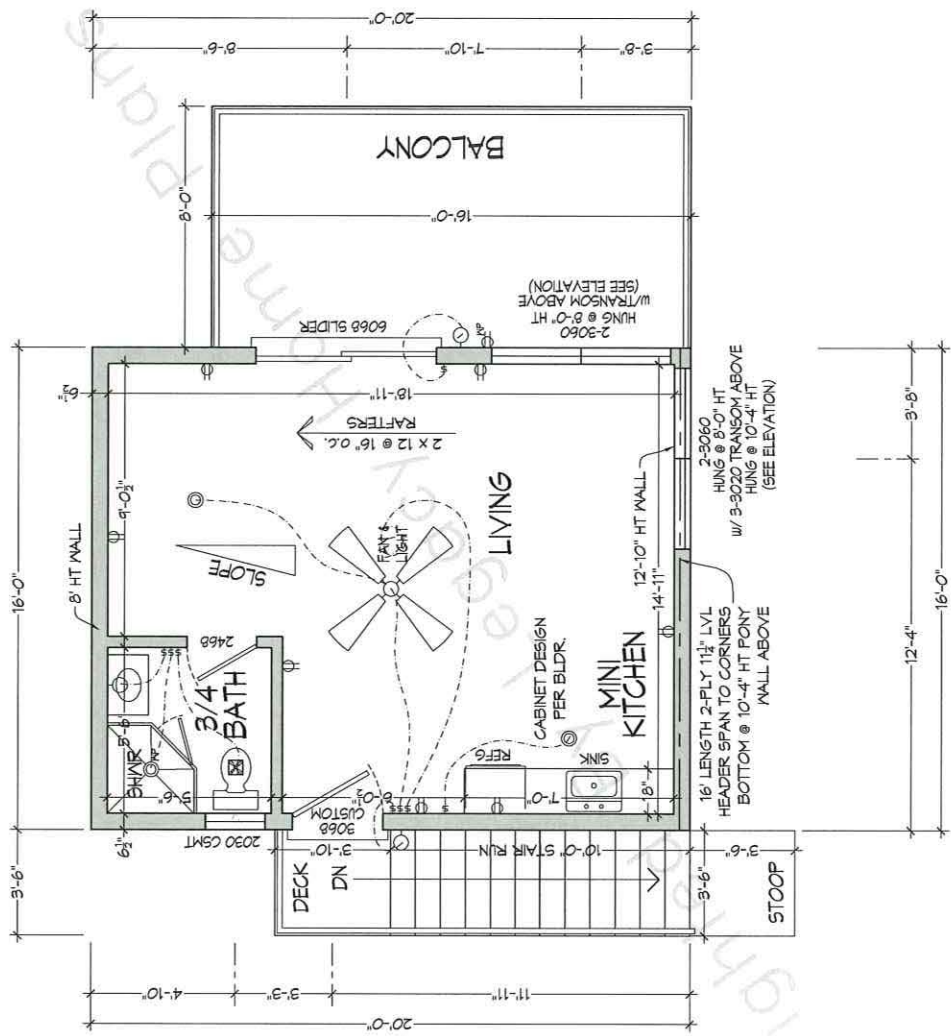
MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	
320	TOTAL HEATED
240	GARAGE & STORAGE
128	BALCONY
406	DECK, STAIRS & PORCH
774	TOTAL UNHEATED
1094	TOTAL SQUARE FT

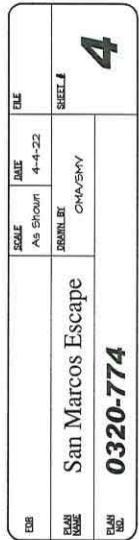
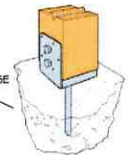
FILE	DATE	SCALE	DATE
2	4-4-22	As Shown	4-4-22
DESIGNER	DATE	SCALE	DATE
CHAS/SHY	03/20/22	As Shown	03/20/22
San Marcos Escape			
0320-774			

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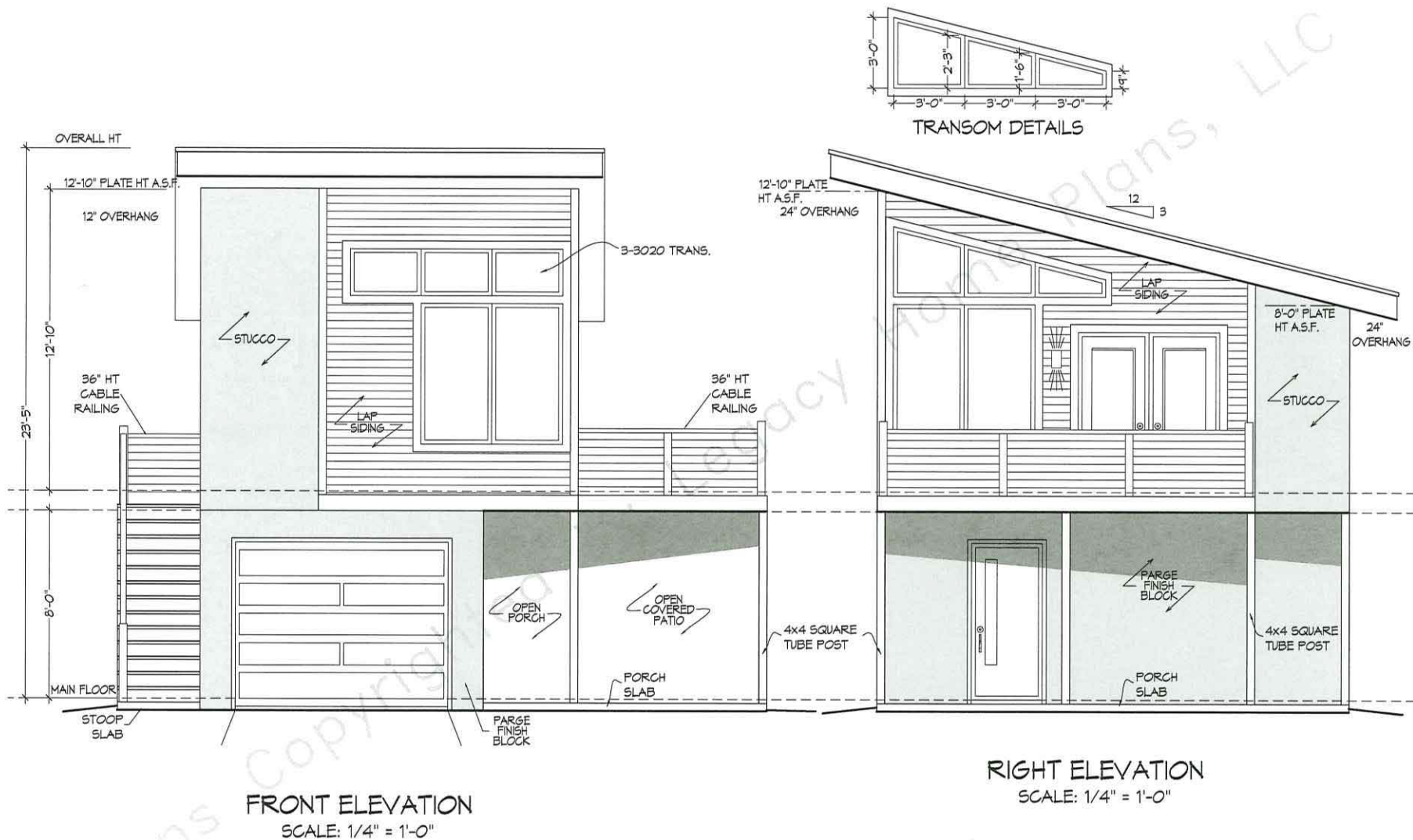


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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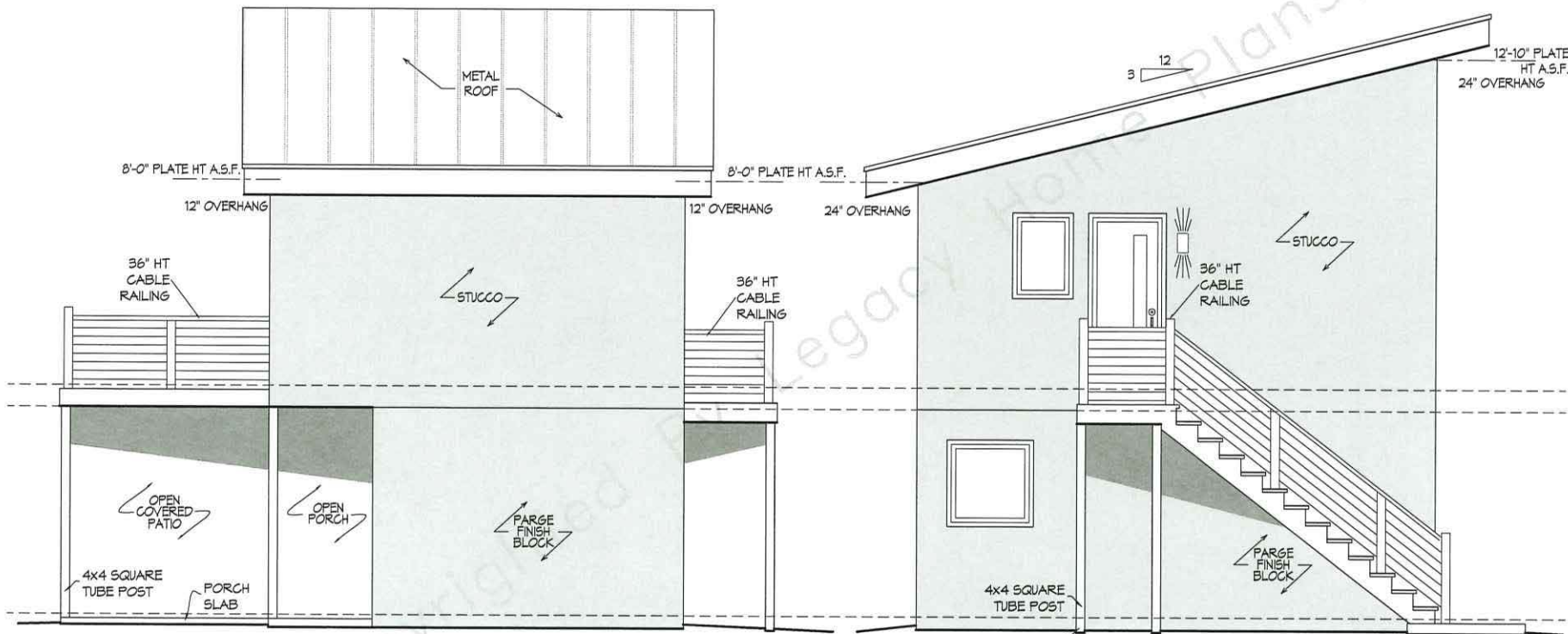




FILE	DATE	SCALE	DESIGNED BY	PROJECT NAME	SHEET #
5	4-4-22	As Shown	CHAS/SMY	San Marcos Escape	5
FILE NO.	0320-774				

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

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

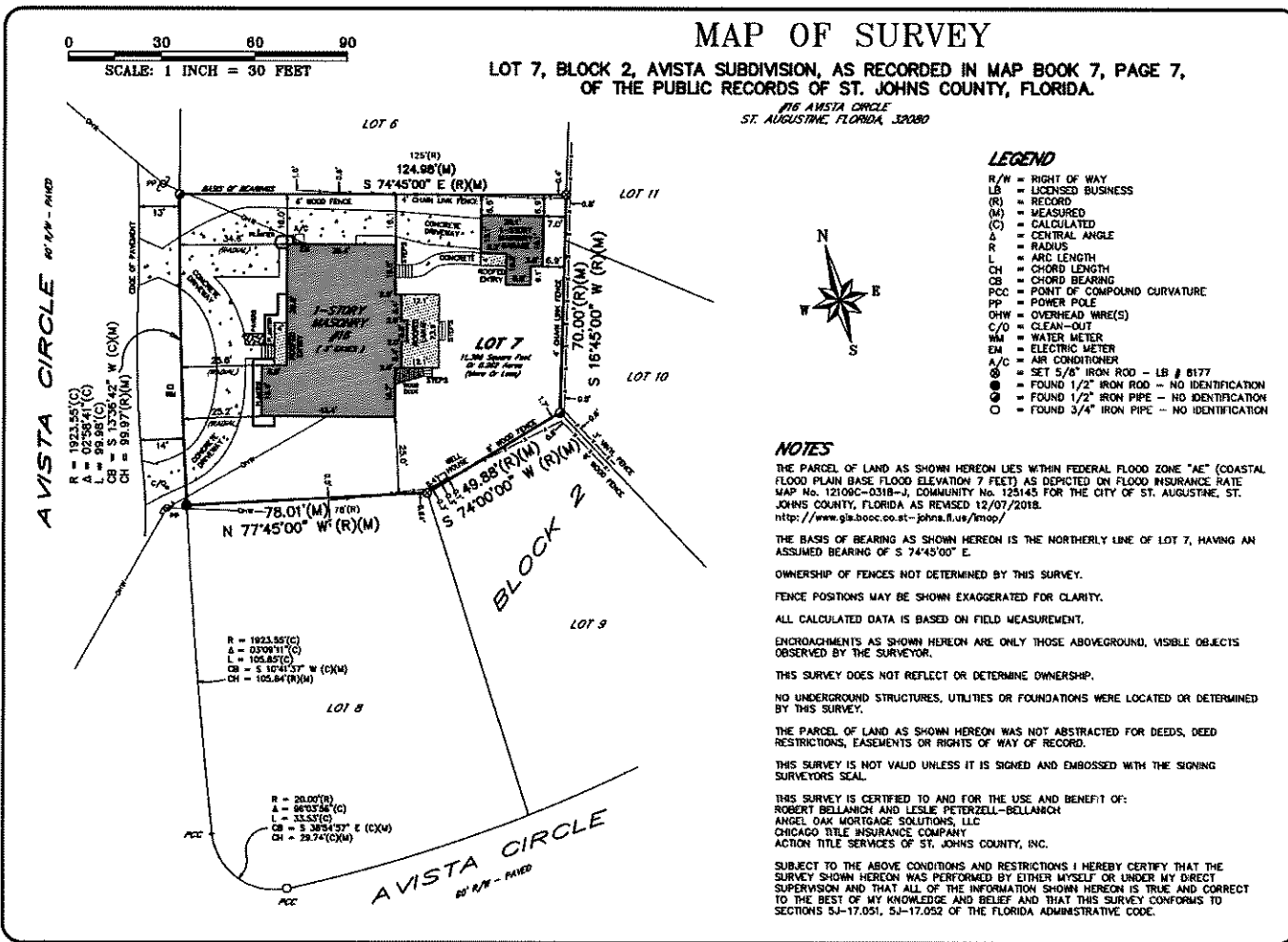
STAIR INFORMATION
13 RISERS @ 7.75" (MAX)
(VERIFY TOTAL RISE ON JOBSITE)
12 TREADS @ 10.0" + NOSING

FILE	SHEET	6
DATE	4-1-22	
SCALE	As Shown	
DRAWN BY	CHAYSKY	
PROJECT	San Marcos Escape	
PHONE	0320-774	

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MEMBER
A **B**
AMERICAN
BUILDING DESIGN



REVISIONS	

TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: 08/30/2021
FIELD BOOK/PAGE(S): 506/65-66
DRAWING SCALE: 1" = 30'
JOB NUMBER: 21-465

ANCIENT CITY SURVEYORS
12/1/17
ACS
PROFESSIONAL
LAND SURVEYORS

4496 U.S. HIGHWAY No. 1 NORTH, SUITE 401

SEAL

DATE SIGNED:

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: March 7, 2023

RE: **USE BY EXCEPTION 2023-0007**

AGENDA ITEM 6(a)

APPLICANT Morgan Siders
c/o Siders Pomar LLC

OWNER Siders Pomar LLC

LOCATION 123 Pomar Street / PID 208790-0000

REQUEST To approve one (1) off-site parking space within four hundred (400) feet within the Residential Single-Family-Two (RS-2) zoning district as a permitted use by exception.

LAND USE Residential Low Density

ZONING Residential Single-Family-Two (RS-2)

APPLICABLE CODES/ORDINANCES

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

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

(a) Zoning exceptions:

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

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

(3) Public hearing. Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a zoning exception within not more than thirty (30) days from the date of filing of the

completed application. Notice of public hearing shall be made as provided in section 28-59(a) and (b), and any party shall be heard in person or by agent or attorney.

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

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

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

STAFF SUMMARY AND ANALYSIS

The approval of short-term rental registration is contingent upon being able to provide parking at a rate of one stabilized parking space per bedroom. The annual registration renewal will require the applicant to provide proof of current parking on-site and of the approval of the off-site parking by exception, or maintenance of valid parking passes in the city parking garage. If the applicant fails to renew parking permits, or off-site parking leases, they will be out of compliance with City Code requirements for short term rentals, and subject to code enforcement action.

- There are a total of two (2) bedrooms at 123 Pomar Street which is a single-family residence constructed in 1986 according to the St. Johns County Property Appraiser's website.
- 2 parking spaces are required for a short-term rental with 2 bedrooms being offered for rent.
- The owner is able to accommodate a single parking space at the property but not a second one leaving them one space short of the requirement.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

Following a site visit by staff there are 17 parking spaces at the Lincolnville Museum and Cultural Center overflow lot. The St. Johns County Property Appraiser lists the Lincolnville Museum and Cultural Center as a 4,674 square foot structure; based on this number the museum is required to provide 12 parking spaces. The museum as a surplus of 5 parking spaces which would allow them to lease one space for the use of a short term rental at 123 Pomar Street.

STAFF RECOMMENDATION

Based on a review of Section 28-29, and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a use by exception for one (1) short term rental off-site parking space at the Lincolnville Museum and Cultural Center for 123 Pomar Street / PID 208790-0000.



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: 2023-0067

Receipt Number: 2560208 Meeting Date: 3/7/23

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

1. NAME OF APPLICANT: Siders Pomar LLC - Managed by Morgan Siders Contact Number: 843-240-5777

Business (if applicable): _____

Address: 123 Pomar St. City: St. Augustine State: FL Zip: 32084

E-Mail Address: morgansiders904@gmail.com

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

Business (if applicable): _____

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

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 9 Block: C

Subdivision: Atwood Tract Parcel Number: 2087900000

4. PROJECT STREET ADDRESS: 123 Pomar St. St. Augustine, FL 32084

5. SPECIFIC PROPOSED USE: Short term Rental

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☒ Exception

☐ Land Use Plan Amendment

☐ Variance

☐ Rezoning

Other: Parking

7. DESCRIPTION OF ACTION REQUESTED: Seeking approval for designated parking spot located in the overflow parking lot for the Lincolnville Museum & Cultural Center, located at the SE end of Pomar St. There will be one parking spot at 123 Pomar St. and 1 additional spot in the overflow lot for a total of 2 parking spots.

*See attached agreement with Lincolnville Museum & Cultural Center.

8. JUSTIFICATION FOR ACTION REQUESTED: Advised by the Code Enforcement Officer for SR's

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.

lot size is .04 and parking is substantially limited.

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

[Signature]
Signature of Applicant

2/2/23
Date

[Signature]
Signature of Property Owner

2/2/23
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.

Morgan Siders (acting on behalf of Siders Pomar LLC)
Print name of applicant

[Signature]
Signature of applicant

2/2/23
Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 123 Pomer St. Saint Augustine, FL 32084

Managed by Morgan Siders

Applicant's Name: Siders Pomer LLC Applicant's Signature: [Signature]

Owner's Name: Siders Pomer LLC Owner's Signature: [Signature]

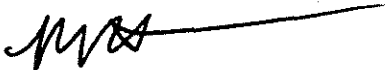
1/31/2023

Siders Pomar LLC owns parcel number
2087900000.

In order to satisfy the city code for short term rental parking it has leased 1 designated parking space from Lincolnville Museum and Cultural Center overflow lot. The Lincolnville Museum and Cultural Center has agreed to allow SIDERS POMAR LLC, concerning parcel number 2087900000, to lease 1 designated by sign and map parking spaces in the overflow lot.



Floyd Phillips- President, Lincolnville Museum & Cultural Center
Date 1/31/2023



Morgan Siders (Mgr- SIDERS POMAR LLC)
1/31/23



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](#)

2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

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



Parcel ID	2087900000
Location Address	123 POMAR ST SAINT AUGUSTINE 32084-0000
Neighborhood	Atwood Tract (626)
Tax Description*	1-86 ATWOOD TR CITY LOT 9 BLK C OR5691/101 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Atwood Tract, Buenaesperanza A Diagram O
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.050
Homestead	N

Owner Information

Owner Name	Siders Pomar LLC 100%
Mailing Address	2041 WATERWAY ISLAND LN JACKSONVILLE BEACH, FL 32250-0000

Map



Valuation Information

	2023
Building Value	\$115,219
Extra Features Value	\$0
Total Land Value	\$71,971
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$187,190
Total Deferred	\$0
Assessed Value	\$187,190
Total Exemptions	\$0
Taxable Value	\$187,190

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
2022	\$99,443	\$0	\$71,971	\$0	\$0	\$171,414	\$127,159	\$44,255	\$127,159
2021	\$66,654	\$0	\$56,700	\$0	\$0	\$123,354	\$115,599	\$7,755	\$115,599
2020	\$55,950	\$0	\$49,140	\$0	\$0	\$105,090	\$105,090	\$0	\$105,090
2019	\$50,142	\$0	\$49,140	\$0	\$0	\$99,282	\$99,282	\$0	\$99,282
2018	\$49,897	\$0	\$45,360	\$0	\$0	\$95,257	\$95,257	\$0	\$95,257
2017	\$51,409	\$0	\$40,824	\$0	\$0	\$92,233	\$87,241	\$4,992	\$87,241
2016	\$52,164	\$0	\$35,438	\$0	\$0	\$87,602	\$79,310	\$8,292	\$79,310
2015	\$53,677	\$0	\$28,350	\$0	\$0	\$82,027	\$72,100	\$9,927	\$72,100
2014	\$42,865	\$0	\$22,680	\$0	\$0	\$65,545	\$65,545	\$0	\$65,545
2013	\$44,055	\$0	\$17,577	\$0	\$0	\$61,632	\$61,632	\$0	\$61,632
2012	\$44,651	\$0	\$15,309	\$0	\$0	\$59,960	\$59,960	\$0	\$59,960
2011	\$45,246	\$0	\$17,010	\$0	\$0	\$62,256	\$62,256	\$0	\$62,256
2010	\$45,842	\$0	\$18,900	\$0	\$0	\$64,742	\$64,742	\$0	\$64,742

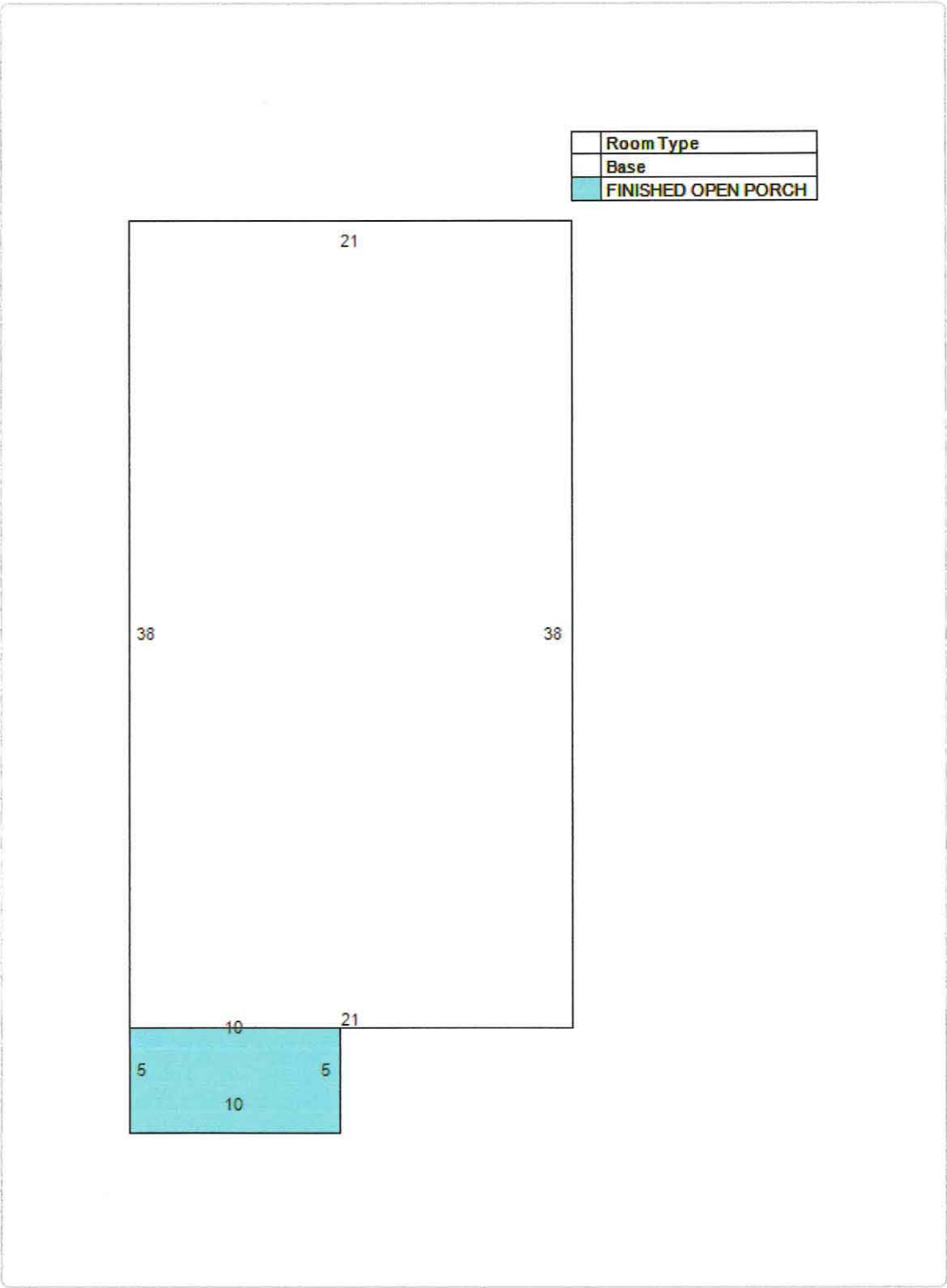
Building Information

Building	1
Year Built	1986
Actual Area	848
Conditioned Area	798
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Block

Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Sheet Vinyl
Interior Wall	Drywall
Heating Type	Convection
Air Conditioning	Window
Bedrooms	0
Baths	

Description	Square Footage
FINISHED OPEN PORCH	50
BASE AREA	798
Total SqFt	848

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	30	50	30	EF	\$71,971

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/6/2023	12/30/2022	\$382,000.00	WARRANTY DEED	5691	101	Q	I	BAKER LODGING LLC	SIDERS POMAR LLC
5/2/2022	4/15/2022	\$250,000.00	WARRANTY DEED	5549	336	Q	I	HANKINS NATHANIEL ET AL	BAKER LODGING LLC
	4/7/2004	\$0.00	SUMMARY ORDER ADMIN	2182	676	U	I	HARRIS FLORA L ESTATE (DECD 10/15/03)	HANKINS NATHANIEL, DONALD RICKY SR, CARL (T/C)
	2/10/2004	\$100.00	QUIT CLAIM DEED	2321	1944	U	I	HANKINS CARL SYLVESTER (HIS INT)	HANKINS NATHANIEL & HANKINS DONALD RICKY SR
	6/29/1990	\$0.00	WILL	2182	671	U	I	HARRIS FLORA L	HARRIS FLORA L (WILL)
	6/1/1985	\$4,500.00		678	1677	Q	I		HARRIS FLORA L
	4/1/1981	\$4,000.00		491	272	U	I		

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

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

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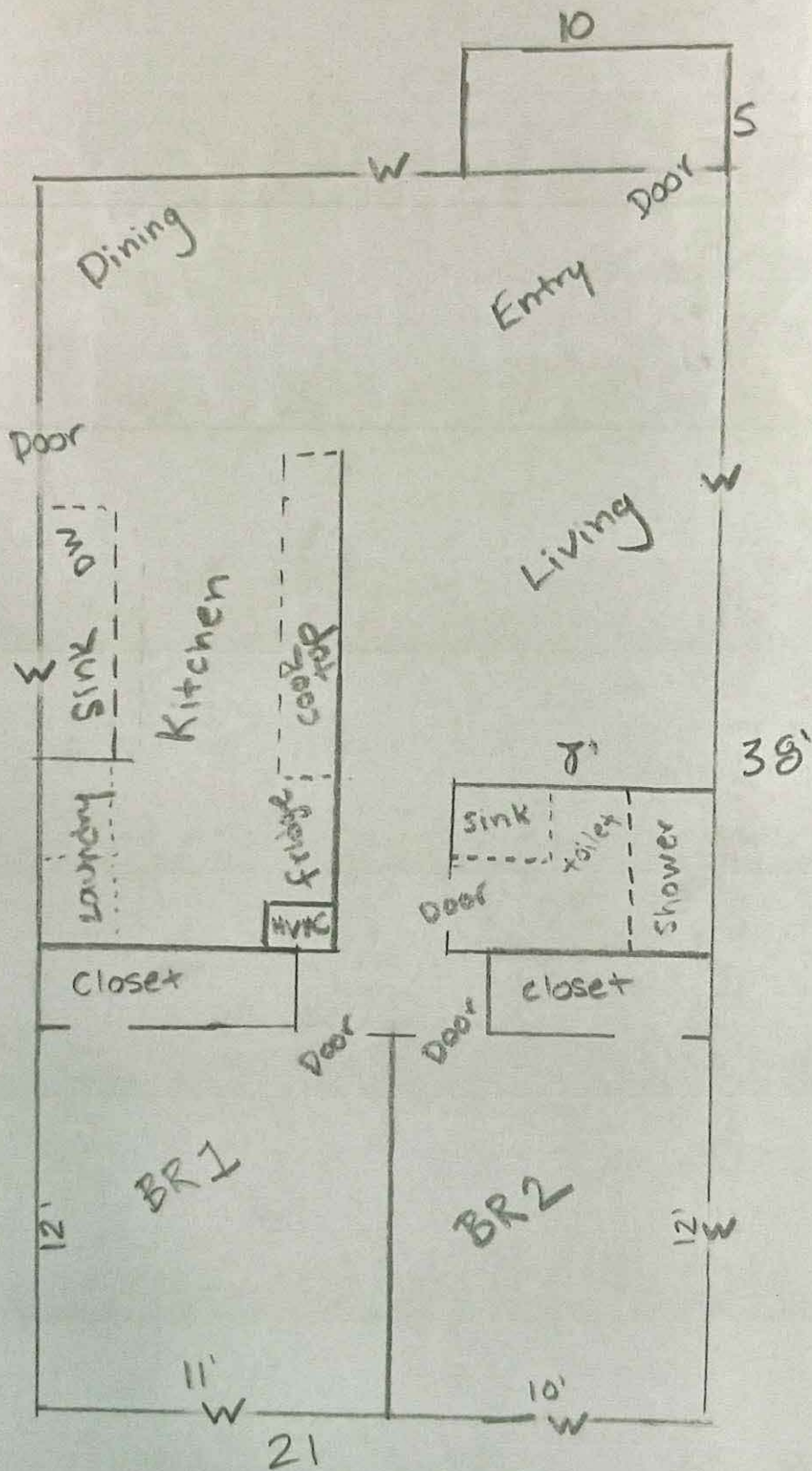
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Version 2.3.245

Page 61 of 609

123 Pomar Floor Plan



CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: March 7, 2023

RE: **USE BY EXCEPTION AND VARIANCE 2023-0009**

AGENDA ITEM 7(a)

APPLICANT & OWNER Casey Fenwick

LOCATION 93 Keith Street / PID 210750-0000

REQUEST To approve four (4) off-site parking spaces outside of four hundred (400) feet within the Residential Single-Family-Two (RS-2) zoning district as a permitted use by exception and a distance variance from 400 feet to approximately 1,000 feet.

LAND USE Residential Low Density

ZONING Residential Single-Family-Two (RS-2)

APPLICABLE CODES/ORDINANCES

Sec. 28-2. – Definitions.

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

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.

(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.

(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: 1) for school, church and governmental agency uses and 2) to provide for handicapped accessibility for buildings constructed prior to December 19, 2019. No variance shall be granted unless the applicant shall show and the board shall find that:
 - a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
 - b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
 - c. This disadvantage does not exist because of conditions created by the owner or applicant; and
 - d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.

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

Within the historic preservation zoning districts 1, 2 and 3 and national register districts, the board may grant a request for variance for architectural or historic reasons, provided that the variance is necessary for the construction or reconstruction of buildings or structures in the appropriate historic architectural style or form, based upon review of the historic architectural review board's recommendations. The board shall find that granting the variance will not be contrary to the public

interest; will not adversely affect other property and structures in the district; and will be in harmony with the spirit, intent and purpose of this section.

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

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

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

STAFF SUMMARY AND ANALYSIS

The approval of short-term rental registration is contingent upon being able to provide parking at a rate of one stabilized parking space per bedroom. The annual registration renewal will require the applicant to provide proof of current parking on-site and of the approval of the off-site parking by exception, or maintenance of valid parking passes in the city parking garage. If the applicant fails to renew parking permits, or off-site parking leases, they will be out of compliance with City Code requirements for short-term rentals, and subject to code enforcement action.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

93 Keith Street is a duplex which was constructed in 1930 with units A and B currently proposed be used as a short-term rental.

- Unit A is a three (3) bedroom unit located on the first floor of the structure.
- Unit B is a two (2) bedroom unit located on the second floor of the structure.

There is also a two (2) bedroom single-family residence on the property recorded as 95 Keith Street being used as a short-term rental which also requires 2 parking spaces to be in compliance with City codes.

- There are a total of seven (7) bedrooms at 93 Keith Street split between three dwelling units and two separate structures. Two bedrooms in the single-family home known as 95 Keith Street constructed in 1910 and five bedrooms in the duplex known as 93 Keith Street constructed in 1930 according to the St. Johns County Property Appraiser's website.
- 7 parking spaces are required for a short-term rental registration application with 7 bedrooms being offered for rent.
- The owner is able to accommodate a three parking spaces at the property but not the seven required for the amount of rooms proposed to be rented.

Following a site visit by staff there are 17 parking spaces at the Lincolnville Museum and Cultural Center overflow lot. The St. Johns County Property Appraiser lists the Lincolnville Museum and Cultural Center as a 4,674 square foot structure; based on this number the museum is required to provide 12 parking spaces. The museum as a surplus of 5 parking spaces which would allow them to lease four parking spaces for the use of a short-term rental at 93 Keith Street.

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 from unique disadvantages from the size and physical conditions of the property. 93 Keith Street is an undersized, roughly 6,900 square feet, Residential Single-Family-Two (RS-2) zoned lot even though it accommodates three dwelling units all constructed before 1930. The physical structures, again constructed before the City's zoning code, are also positioned in such a way that limits the amount of space that may be used for off-street parking. With off-street parking not readily available the owner must look elsewhere to provide it while being located in the center of a vastly single-family residential zoned area of Lincolnville.

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

The disadvantage of the existing structures and location within a predominantly non-commercial area of Lincolnville and St. Augustine the owner is unable to make use of commercial parking facilities within 400 feet of 93 Keith Street and must request this variance to the distance allowed for off-site off-street parking.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

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

The two structures were built in 1910 and 1930, according to the St. Johns County Property Appraiser, and was zoned RS-2 well before the current owner purchased the property at 93 Keith Street.

- 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 use by exception for four (4) short-term rental off-site parking spaces at the Lincolnville Museum and Cultural Center for 93 Keith Street / PID 210750-0000.

The Board is only able to approve the previously mentioned use by exception if a variance to the distance limitation of 400 feet is granted; which based on a review of Section 28-29, and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** the variance to the distance limitation of 400 feet to allow for the use of the Lincolnville Museum and Cultural Center parking lot for 93 Keith Street / PID 210750-0000.



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: 2023-0009
Receipt Number: 2560261 Meeting Date: 3/7/23
Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Casey Fenwick Contact Number: 6615105197
Business (if applicable): _____
Address: 6104 doubloon ct City: ELk Grove State: CA Zip: 95758
E-Mail Address: cfenwick2@gmail.com

2. NAME OF PROPERTY OWNER: Casey Fenwick Contact Number: 6615105197
Business (if applicable): _____
Address: 6104 doubloon ct City: elk grove State: ca Zip: 95758
E-Mail Address: cfenwick2@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: _____ Block: _____
Subdivision: keith sub 263 Parcel Number: 2107500000

4. PROJECT STREET ADDRESS: 93 and 95 keith st

5. SPECIFIC PROPOSED USE: STR

6. ACTION REQUESTED:
☐ Conservation Zone Development ☐ Appeal of Staff Determination
☒ Exception ☐ Land Use Plan Amendment
☐ Variance ☐ Rezoning
☐ Other: 510

7. DESCRIPTION OF ACTION REQUESTED: Request is for 4 additional parking spaces for guest parking

8. JUSTIFICATION FOR ACTION REQUESTED: Not enough on site parking

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

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

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

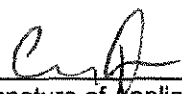
11. AGREEMENT:

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

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

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

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

 _____ 01
Signature of Applicant Date

 _____ 1/30/2023
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.

Casey Fenwick

Print name of applicant



Signature of applicant

1/30/2023

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

93 & 95 keith st

Project Address: _____

Casey Fenwick

Casey Fenwick

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

Casey Fenwick

Casey Fenwick

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

Tracey Mullins

From: Casey Fenwick <cfenwick2@gmail.com>
Sent: Monday, January 30, 2023 4:01 PM
To: Tracey Mullins
Cc: Jacob Fredriksson
Subject: Re: Parking Exemption APP

Hi,

Yes it is for an STR. Total bedrooms are 7. I have 3 onsite parking spots. I can get it signed as soon as I get back to the printer.

On Mon, Jan 30, 2023 at 12:39 PM Tracey Mullins <tmullins@citystaug.com> wrote:

Good afternoon,

We will need the applicant and property owner signature on page two of the application. Is this for a short term rental? If so, how many bedrooms are being rented out?

Thank you,

Tracey

Tracey Mullins

Planner

City of St. Augustine | Planning and Building Department

P.O. Box 210 | St. Augustine, FL 32085

Office: 75 King Street, Lobby B, 4th Floor | Phone: 904.209.4324

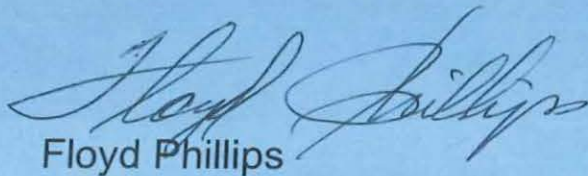
Email: tmullins@citystaug.com

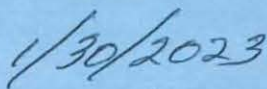
Web: www.CityStAug.com

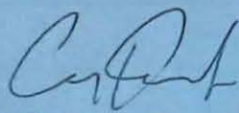
1/30/2023

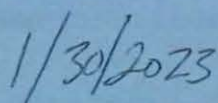
East Florida Property Ventures LLC owns parcel number 2107500000.

In order to satisfy the city code for short term rental parking it has leased 4 designated parking spaces from Lincolnville Museum and Cultural Center overflow lot. The Lincolnville Museum and Cultural Center has agreed to allow East Florida Property Ventures LLC concerning parcel number 2107500000 to lease 4 designated by sign and map parking spaces in the overflow lot towards the back of the property.


Floyd Phillips


Date


Casey Fenwick


Date



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

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

[Sales Questionnaire](#)

2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

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



Parcel ID	2107500000
Location Address	93 KEITH ST 95 KEITH ST SAINT AUGUSTINE 32084-0000
Neighborhood	Keith Subdivision (623)
Tax Description*	2/30 KEITH SUBDIVISION OF BLOCKS D E F H LOTS 18 & 19 BLK D (EX E35FT) OR1119/1387 &1221/938(Q/C) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Multi-Family (Less than 10 Units) (0800)
Subdivision	Keith Subdivision, Plat of Block D,E,F,H
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.160
Homestead	N

Owner Information

Owner Name	East Florida Property Venture LLC 100%
Mailing Address	5050 LAGUNA BLVD - UNIT 112-470 ELK GROVE, CA 95758-0000

Map



Valuation Information

	2023
Building Value	\$403,828
Extra Features Value	\$0
Total Land Value	\$249,691
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$653,519
Total Deferred	\$0
Assessed Value	\$653,519
Total Exemptions	\$0
Taxable Value	\$653,519

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
2022	\$354,151	\$0	\$249,691	\$0	\$0	\$603,842	\$442,264	\$161,578	\$442,264
2021	\$210,121	\$0	\$213,102	\$0	\$0	\$423,223	\$402,058	\$21,165	\$402,058
2020	\$217,125	\$0	\$170,482	\$0	\$0	\$387,607	\$365,507	\$22,100	\$365,507
2019	\$174,344	\$0	\$170,482	\$0	\$0	\$344,826	\$332,279	\$12,547	\$332,279
2018	\$145,405	\$0	\$157,368	\$0	\$0	\$302,773	\$302,072	\$701	\$302,072
2017	\$150,026	\$0	\$141,631	\$0	\$0	\$291,657	\$274,611	\$17,046	\$274,611
2016	\$153,393	\$0	\$122,944	\$0	\$0	\$276,337	\$249,646	\$26,691	\$249,646
2015	\$158,717	\$0	\$98,355	\$0	\$0	\$257,072	\$226,951	\$30,121	\$226,951
2014	\$127,635	\$0	\$78,684	\$0	\$0	\$206,319	\$206,319	\$0	\$206,319
2013	\$131,828	\$0	\$60,980	\$0	\$0	\$192,808	\$192,808	\$0	\$192,808
2012	\$134,479	\$0	\$53,112	\$0	\$0	\$187,591	\$187,591	\$0	\$187,591
2011	\$138,117	\$0	\$59,013	\$0	\$0	\$197,130	\$197,130	\$0	\$197,130
2010	\$140,768	\$0	\$65,570	\$0	\$0	\$206,338	\$206,338	\$0	\$206,338

Building Information

Building 1
 Year Built 1930
 Actual Area 2750
 Conditioned Area 2388
 Use Duplex
 Style 01
 Class N
 Exterior Wall Cement Fiber

Roof Cover Metal
 Roof Structure Gable Hip
 Interior Flooring Hardwood
 Interior Wall Drywall
 Heating Type Air Duct
 Air Conditioning Central
 Bedrooms 0
 Baths

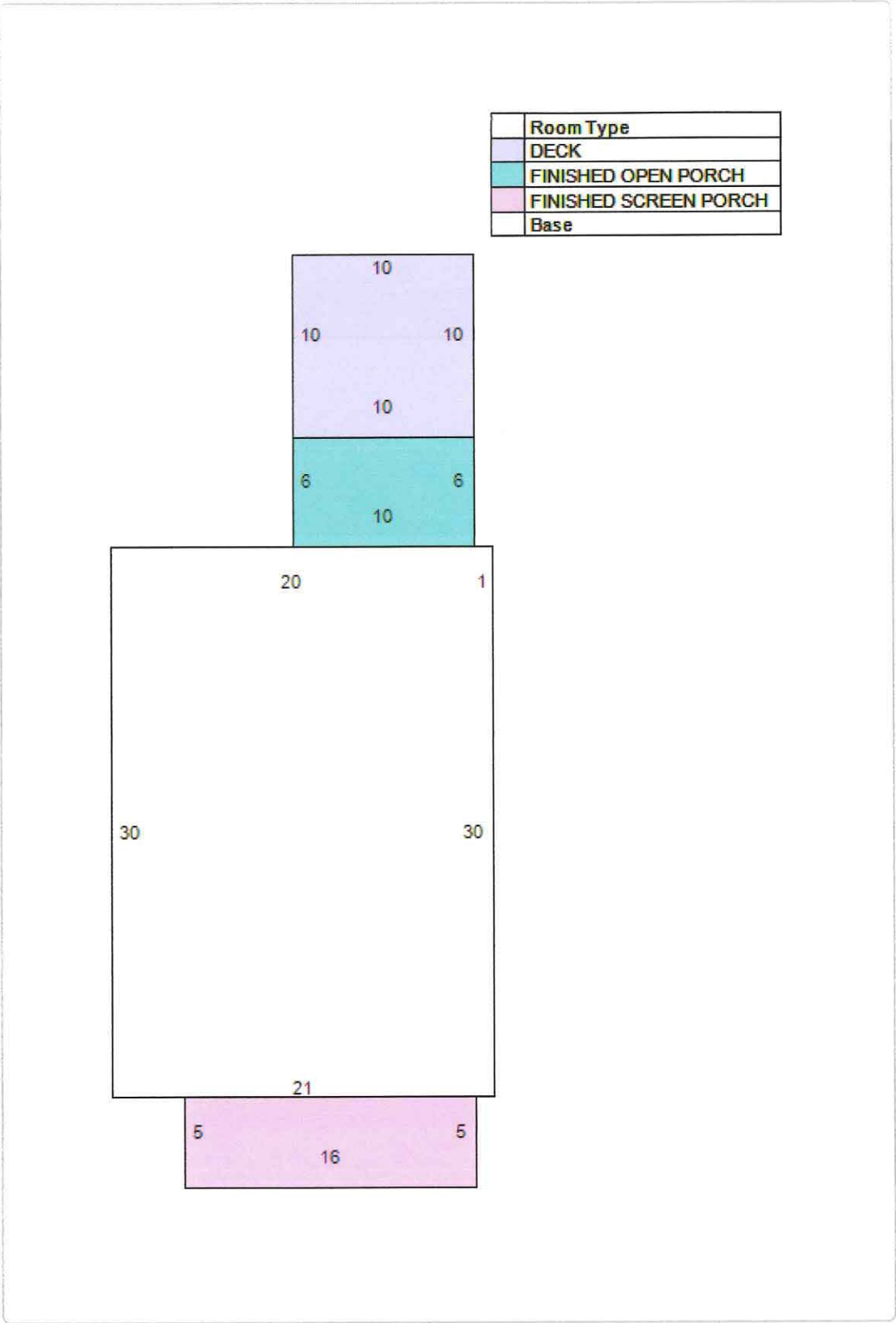
Description	Square Footage
BASE AREA	1464
FINISHED OPEN PORCH	80
FINISHED UPPER STORY	924
FINISHED OPEN PORCH	120

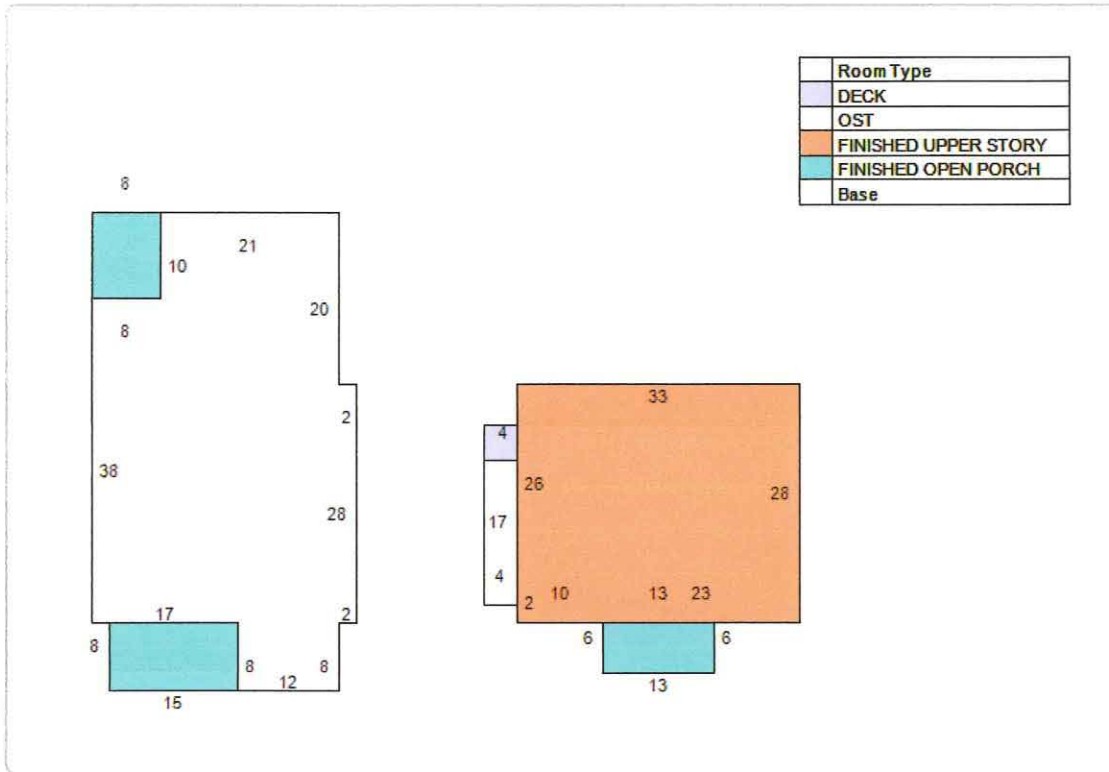
Description	Square Footage
OUTSIDE STAIRS	68
FINISHED DECK	16
FINISHED OPEN PORCH	78
Total SqFt	2750

Building	2	Roof Cover	Metal
Year Built	1910	Roof Structure	Gable Hip
Actual Area	870	Interior Flooring	Ceramic Tile
Conditioned Area	630	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Air Conditioning	Central
Class	N	Bedrooms	0
Exterior Wall	Aluminum Vinyl	Baths	

Description	Square Footage
BASE AREA	630
FINISHED SCREEN PORCH	80
FINISHED OPEN PORCH	60
FINISHED DECK	100
Total SqFt	870

Sketch Information





Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	83	75	83	EF	\$249,691

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/15/2022	3/11/2022	\$1,220,000.00	WARRANTY DEED	5515	1525	Q	I	RUBINICH ELLIOT J	EAST FLORIDA PROPERTY VENTURE LLC
	2/6/1997	\$3,100.00	QUIT CLAIM DEED	1221	938	U	I	KROLL ALBERT III	RUBINICH ELLIOT J
	3/27/1995	\$45,000.00	OTHER INSTRUMENT	1119	1387	U	I	KOONCE EFFIE FRANCIS, GUARDIANSHIP OF	KROLL ALBERT III ETAL

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

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

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Page 79 of 609



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

Detail by Entity Name

Florida Limited Liability Company
EAST FLORIDA PROPERTY VENTURE LLC

Filing Information

Document Number	L21000299784
FEI/EIN Number	N/A
Date Filed	06/29/2021
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	07/15/2021
Event Effective Date	NONE

Principal Address

7901 4TH ST N STE 300
ST. PETERSBURG, FL 33702

Mailing Address

7901 4TH ST N STE 300
ST. PETERSBURG, FL 33702

Registered Agent Name & Address

REGISTERED AGENTS INC.
7901 4TH ST N STE 300
ST. PETERSBURG, FL 33702

Authorized Person(s) Detail

Name & Address

Title AMBR

LESLIE, ASHLEY
5050 LAGUNA BLVD 112-470
ELK GROVE, CA 95758

Title AMBR

FENWICK, CASEY

5050 LAGUNA BLVD.
112-470
ELK GROVE, CA 95758

Annual Reports

Report Year	Filed Date
2022	03/18/2022

Document Images

03/18/2022 -- ANNUAL REPORT	View image in PDF format
07/15/2021 -- LC Amendment	View image in PDF format
06/29/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Keith St

1st Floor - 93 Keith St
Unit A

Frontyard

Parcel ID# 2107500000

Parking
Space
#1
Unit A

Stairs

Sun Room

Porch

Living Room

Bedroom
#1

Stairs

Dining Room

Water
Heater
Closet

Laundry

Master
Bedroom
#2

Parking
Space
#2
Unit A

Kitchen

Bathroom #1

Bathroom
#2

Parking
Space
#3
Unit A

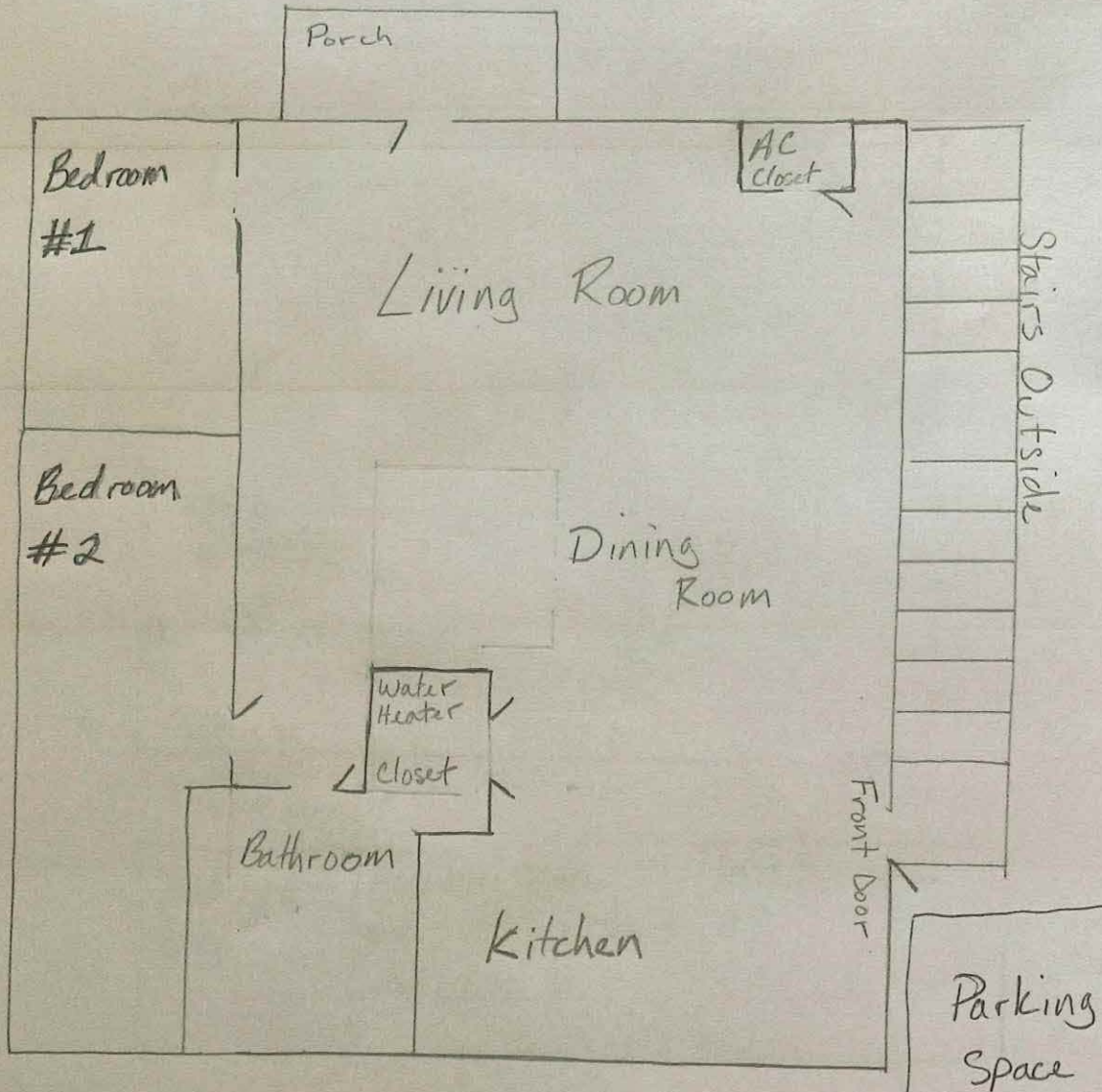
Bedroom
#3

Backyard

Keith St

Address: 93 Keith St
Unit B

Parcel ID # 21075 00000



Parking Space
#2
Unit B

Parking Space.
#1
Unit B

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Planning and Zoning Board

DATE: March 7, 2023

RE: **Conservation Overlay Zone Development – Item 8(a) 2022-0088**

The applicant has requested that this item be continued to the April 4, 2023 Planning and Zoning Board (PZB) meeting

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

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: March 7, 2023

RE: **CONSERVATION OVERLAY ZONE DEVELOPMENT 2022-0091**

AGENDA ITEM 8(b)

APPLICANT Ryan Carter
c/o Carter Environmental Services

OWNER Justin Muller
c/o St. Augustine Yacht Club, Inc.

LOCATION 110 Carver Street E / PID 158730-0080

REQUEST To approve the construction of a new dock within Conservation Overlay Zones 1. This request is associated with previously approved site improvements for the St. Augustine Yacht Club's Sailing Center.

LAND USE Residential Low Density

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

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

Overall Goal

Conserve, protect and appropriately manage the natural resources of the City of St. Augustine to ensure the highest environmental quality possible.

Conservation Goal

Chapter 163.3177(6)(d) F.S.

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. (Adopted June 2011 Ord #2011-02)

APPLICABLE CODES/ORDINANCES

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. 11-27. – Definitions.

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.

Conservation Overlay Zone 2 includes all property one hundred (100) feet landward from the most restrictive boundary line establishing Conservation Overlay Zone 1. Zone 2 is the transition zone or buffer area between Zone 1 and Zone 3, and may include areas recognized as habitat for species considered endangered, threatened, of special concern, or unique by federal state and local agencies. The primary purpose of Zone 2 is to protect the functional integrity of Zone 1, and to protect Zone 3 from extreme high water conditions.

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.

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.

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](#).

- (b) The planning and building division may issue permits for additions to existing structures, for construction of new secondary structures, such as fences, driveways, decks, patios, greenhouses, garages and sheds, and use permits for uses otherwise permitted to be conducted in these structures located in Conservation Overlay Zone 2 when no drainage into the marsh is proposed, no significant alteration of surface water hydrology will occur and native plant materials are preserved or replaced. The planning and building division may issue permits for the construction of new primary structures located in Conservation Overlay Zone 2 when the above conditions are met and when the subject property contains a seawall, bulkhead or rip rap shoreline, or is located within one hundred fifty (150) feet of existing development and the primary structure is located no closer to the marsh edge or to the mean high water line than are adjacent primary structures. In addition, such additions and new structures may not exceed the lesser of seventy-five (75) feet or seventy-five (75) percent of the lot width.
- (c) The planning and building division may issue permits for structures and uses otherwise permitted and located within Conservation Overlay Zone 3 provided that all healthy significant trees are retained on the site.
- (d) Removal of a significant tree shall be approved by the planning and zoning board. All significant trees removed shall be replaced in accordance with the requirements of [chapter 25](#).

(Code 1964, § 7-114; Ord. No. 96-02, § 1, 2-26-96; Ord. No. 09-17, § 1, 5-11-09; Ord. No. 19-03, § 1, 1-28-19)

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 subsections (1)—(4) of this subsection. If the area is already disturbed, a restoration plan is required. The planning and zoning board is authorized to impose limitations in the following manner so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to any animal, fish or shellfish life contained therein, to avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. Rear or side lot drainage from grassed or altered areas of new development along an altered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be compensated elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the twenty-five (25) feet buffer (water discharged shall be at non-erosive velocities), with the following permitted activities:

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

Restoration plan(s) shall be developed to achieve the fifty (50) percent criteria above for those sites already disturbed. If the altered shoreline is bulk-headed, softening of this hardened shoreline with riprap, environmentally engineered materials or other techniques to soften wave energies and promote vegetation is encouraged. Should a softening effort be employed, a reduction in the twenty-five (25) feet buffer may be permitted.

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

THIS LANGUAGE MAY BE FOUND UNDER THE STAFF SUMMARY AND ANALYSIS
SECTION OF THIS REPORT

Sec. 28-6. - Accessory buildings.

Except for temporary storage of building supplies during the period of construction of the main use building no accessory building shall be used or occupied until the main use building on the lot is being used. This restriction shall not apply to boat docks, boathouses and well houses.

STAFF SUMMARY AND ANALYSIS

This request, construction of a new dock, is a continuance of a previous application from January 3rd, 2023 where approval was given for shoreline improvements and tree removal. At the January 3rd PZB meeting the board continued the request for a new dock with the following conditions:

- Information regarding activity in the area
- Mapping of the boat channel
- Details on the relationship with the existing fishing pier
- Details on the existing area
- Description of new usage compared to the old usage

On February 2nd, 2023 the applicant submitted the attached *Phase I Cultural Resource Assessment Survey of the Proposed St. Augustine Yacht Club Youth Sailing Center, St. Augustine St. Johns County, Florida*. Included in this assessment is a historical background of the area, previous archaeological investigations, field investigation design and methodology, and field investigation results. The importance and relevancy of this assessment is due to the close proximity of the proposed dock with the area of interest.

The new proposed dock will be 6' wide and 301' long terminating with a gangway to a 25' x 85' floating dock. This floating platform will be used to launch and store the Sailing Center's small sailing dinghies. These nonmotorized sailings vessels are approximately 12-14' in length and are used for instructional activities.

Under Sec. 11-29. – Standards for review, applications for development in Conservation Overlay Zones 1 shall be evaluated according to the following criteria, the applicant's responses are italicized.

(1) Site specific conditions.

- *This property has approximately 128 feet of river frontage. The bottom substrate is sand/silt with sparse 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 to the north, the Lighthouse Neighborhood to the west and City of St. Augustine property, Lighthouse Boat Ramp, to the south.*

- (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: Two damaged red cedars were previously approved by the PZB for removal.*
 - *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: There may be additional exclamations of laughter and joy from the youth sailors attending the new Sailing Center.*
- (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.
 - *No vegetative shading will occur. Effects of shading on shellfish should be minimal.*
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
 - *The sailing dinghies are nonmotorized and produce minimal wake; their use should not affect any manatees, vegetation, shellfish and wildlife, or shoreline erosion.*
- (11) Impact of development on shoreline by linear feet and percent of site.
 - *The applicant wishes to extend the existing wooden retaining wall which was previously approved by the PZB.*
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
 - *The proposed revitalization of the property should improve visual aesthetics.*
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
 - *Landscaping will utilize predominantly native plants.*
- (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.

<i>The effects of the proposed project on commercial and sport fish are as follows:</i>	
<i>Positive</i>	<i>Negative</i>
<i>The proposed new dock supports will provide shelter for larval, juvenile, and adult fish.</i>	<i>Negligible.</i>

<i>The effects of the project on shellfish are as follows:</i>	
<i>Positive</i>	<i>Negative</i>
<i>The pilings used to construct the dock/lift additions could be colonized by barnacles, oysters, and mussels. This will be an addition of habitat.</i>	<i>Minimal shading.</i>

<i>The effects of the project on waterfowl area as follows:</i>	
<i>Positive</i>	<i>Negative</i>
<i>None anticipated.</i>	<i>None anticipated.</i>

- (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 deck will be built 6' above MHW and there are no proposed boat lifts associated with this application.*

STAFF RECOMMENDATION

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** the construction of a new dock within Conservation Overlay Zone 1 associated with site improvements for the St. Augustine Yacht Club's Sailing Center at 110 Carver Street E / PID 158730-0080.

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
EST. 1565
NATION'S OLDEST CITY

January 13, 2023

Ryan Carter
Carter Environmental Services
42 Masters Drive
St. Augustine, FL 32084

Re: Conservation Overlay Zone Development –
110 & 210 Carver Street East – Case Number 2022-0091

Dear Mr. Carter:

On Tuesday, January 3, 2023, the Planning and Zoning Board (PZB) met and discussed your application to approve the construction of a new dock, stabilization of the shoreline, and removal of trees within Conservation Overlay Zones 1 and 3 associated with site improvements for the St. Augustine Yacht Club's Sailing Center on the property of the proposed sailing center including tree removal within the City of St. Augustine right-of-way, located at 110 and 210 Carver Street East.

Specifically, the PZB **continued your application to the March 7, 2023**, PZB meeting, to allow the applicant sufficient time to produce additional information.

Should you have questions regarding this matter, please contact the Planning and Building Department at 825-1065.

Sincerely,

Amy McClure Skinner, AICP
Director, Planning & Building

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

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

TYPE OF REQUEST:

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

IN THE MATTER OF:

Case No.: 2022-0091

Applicant: Ryan Carter c/o Carter Environmental Services and Justin Muller c/o St. Augustine Yacht Club, Inc.

Owner: City of St. Augustine

Address: Owner of City of St. Augustine public right-of-way of eastern portion of carver street east 110 Carver Street E

Parcel Number: 1587300000, 1586910000, and 1587300080

RE: Request to approve the construction of a new dock, stabilization of the shoreline, and removal of trees within Conservation Overlay Zones 1 and 3 associated with site improvements for the St. Augustine Yacht Club's Sailing Center on the property of the proposed sailing center including tree removal within the City of St. Augustine right-of-way.

THE PLANNING AND ZONING BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON JANUARY 3, 2023, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant and/or representative ☒ was present at the January 3, 2023 Planning and Zoning Board meeting and testified under oath, or ☐ was not present.
2. A public hearing was held, with notice given as required by law, and ☒ members of the public testified under oath, or ☐ no members of the public spoke on this issue.
3. The subject property has a land use designation of Commercial Medium Intensity and a zoning classification of Commercial Medium Two (CM-2).
4. The above-described Conservation Overlay Zone Development is subject to Section 11-29 of the Code of the City of St. Augustine.

ORDER:

Based upon the evidence presented, the Planning and Zoning Board determined that the requested action MEETS / DOES NOT MEET the requirements of Section 11-29, City of St. Augustine Code, and APPROVES / DENIES / CONTINUES the Applicant's request to approve the construction of a new dock, stabilization of the shoreline, and removal of trees within Conservation Overlay Zones 1 and 3 associated with site improvements for the St. Augustine Yacht Club's Sailing Center on the property of the proposed sailing center including tree removal within the City of St. Augustine right-of-way.

Subject to the following conditions:

- - amended motion to approve shoreline improvements
- and removal of trees including replantment of 3 Cedar Trees
- _____
- - unknown - construction of dock by March 7, 2023
- request information of activity in area - map boat channel, fishing
- pier, existing dock, describe new usage vs. old usage
- _____
- _____

DONE AND ORDERED, at a public hearing on the 3 day of January, A.D., 2023, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

2022-0091

REQUEST APPROVED / DENIED / CONTINUED

Sign Name

Michael Davis

Print Name

PLANNING AND ZONING BOARD
CITY OF ST. AUGUSTINE, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Michael A. Davis who is personally known to me and who is the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes therein expressed.

Witness my hand and official seal, this 3rd day of January, A.D., 2023.

Elope Wiemann
Notary Public, State of Florida



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$330¹⁶⁵ (plus advertising costs) Project Number: 2822-0091
 Receipt Number: 2518520 Meeting Date: 01/10/23
 Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

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

2. NAME OF PROPERTY OWNER: Justin Muller Contact Number: 978-697-7188
 Business (if applicable): St. Augustine Yacht Club, Inc.
 Address: 442 Ocean Vista Ave City: St. Augustine State: FL Zip: 32080
 E-Mail Address: Commodore.staugustineyc@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
 Lot: 8 & 9 Block: _____
 Subdivision: Keegan's Addition Parcel Number: 158730-0080

4. PROJECT STREET ADDRESS: 110 Carver Street East St. Augustine, FL 32080 210 Carver St. E
City Right of Way

5. SPECIFIC PROPOSED USE: Youth Sailing School Center

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

7. DESCRIPTION OF ACTION REQUESTED: _____
The applicant seeks PZB Conservation Overlay Zone approval for a dock, shoreline stabilization and tree removal associated with site improvements for the St. Augustine Yacht Club's Youth Sailing Center.

8. JUSTIFICATION FOR ACTION REQUESTED: _____
The project will adhere to all City, State and Federal environmental permitting standards and establish a neighborhood recreation facility for a non-profit sailing center, which will have a dock for instructional boats.

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

12-2-2022

Date

12/2/22



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.

Ryan Carter

Print name of applicant

Handwritten signature of Ryan Carter in black ink.

Signature of applicant

12-2-2022

Date

10/31/17



Owner's Authorization For Agent

RYAN CARTER, JUSTIN MULLER is/are hereby authorized TO ACT ON BEHALF
OF CITY OF ST. AUGUSTINE, 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:
210 CARVER STREET EAST, CARVER STREET RIGHT OF WAY

BY: _____

Signature of Owner

DAVID BIRCHIM

Print Name of Owner

(904) 825-1006

Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 6th day of Dec, 2022

By Eral P. Fountain

Identification verified:

Oath sworn: _____ Yes _____ No

Notary Signature: _____

My Commission expires: _____



ERAL. FOUNTAIN
Commission #GG930608
Expires March 8, 2024
Bonded Thru Budget Notary Services



Owner's Authorization For Agent

Carter Environmental Services is/are hereby authorized TO ACT ON BEHALF OF St. Augustine Yacht Club 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: _____

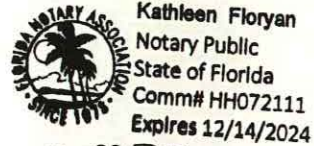
BY: [Signature]
Signature of Owner
Justin Muller
Print Name of Owner
978-697-7788
Telephone Number

State of FLORIDA

County of ST Johns

Signed and sworn before me on this 2nd day of December, 2022

By KATHLEEN FLORYAN



Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: Kathleen Floryan

My Commission expires: 12/14/2024

LEASE AGREEMENT

THIS LEASE AGREEMENT (hereinafter referred to as "Lease") is made and entered into by and between **CITY OF ST. AUGUSTINE, FLORIDA**, a municipal corporation organized and existing under and by virtue of the laws of the State of Florida (hereinafter referred to as "LESSOR"), whose mailing address is P.O. Box 210, St. Augustine, Florida 32085, and **ST. AUGUSTINE YACHT CLUB, INC.** (hereinafter referred to as "LESSEE"), whose mailing address is 442 Ocean Vista Avenue, St. Augustine, Florida 32080.

W I T N E S S E T H: That in consideration of the covenants herein contained and the Rent to be paid, LESSOR and LESSEE hereby agree as follows:

(1) **LEASED PREMISES:** LESSOR does hereby rent, lease and demise unto LESSEE, and LESSEE does take from LESSOR, for a Term hereinafter provided, and in all instances in the condition as presented as of the date of this Lease, the following described premises located in St. Augustine, St. Johns County, Florida (hereinafter referred to as "Leased Premises"), to-wit:

LOT 8 AND 9, KEEGAN'S ADDITION TO ANASTASIA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 33, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

TOGETHER WITH THAT PORTION OF CARVER STREET VACATED BY ORDINANCE NO. 584 RECORDED IN DEED BOOK 186, PAGE 257 LYING ADJACENT TO LOTS 8, AND 9, KEEGAN'S ADDITION TO ANASTASIA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 6, PAGE 33 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL ID NUMBER: 158730-0000

LESSEE must obtain a separate Submerged Lands Lease for the City of St. Augustine's submerged lands associated with dock structures on the leased property described in paragraph 8. The Submerged Lands Lease must be approved by the City Commission.

LESSOR and LESSEE acknowledge and agree that LESSOR acquired the Leased Premises, other than LESSOR's preexisting sovereign submerged lands, from Patris YC, LLC, a Florida limited liability company, via that certain Warranty Deed dated

_____, 2022 and recorded in Official Records Book _____, Page _____, Public Records of St. Johns County, Florida (the "Deed").

The Deed requires the Leased Premises to be used as a not-for-profit sailing center. For the purposes of this Lease, such sailing center shall be focused primarily on teaching young people sailing and boating, with some limited training of adults in sailing and boating (the "Sailing Center"). No more than 20 percent of revenue generated in conjunction with the Leased Premises may be from adult sailing programs annually. Adults are people over 18 years of age. Adults must be residents of, or attend school in, St. Johns County. The sailing and boating activities of the Sailing Center may take place on the Leased Premises, on the Dock (as hereinafter defined) or in adjacent waterways.

(2) **TERM:** The Term of this Lease shall be 99 years, commencing September 1, 2022 at 12:01 a.m. and expiring August 31, 2121 at 11:59 p.m., subject to the terms and conditions set forth herein.

(3) **RENTAL:** The rental of the Leased Premises shall be in the amount of Nine Hundred and Ninety dollars and No/100 (\$990.00) DOLLARS ("Rent"). This rental amount reflects the public interest in providing for recreational opportunities and access to the waterways, as well as, other valuable consideration the receipt thereof is acknowledged by LESSOR, over the Term of this Lease and shall be payable annually, at a rate of Ten and No/100 DOLLARS (\$10.00), plus applicable taxes commencing on the first day of September, 2022 and on the first day of September each consecutive year thereafter during the Term of the Lease. The Rent shall be payable annually on September 1st, and shall be payable to LESSOR at:

CITY OF ST. AUGUSTINE
DEPARTMENT OF FINANCE, BUDGET AND MANAGEMENT
P.O. Box 210
ST. AUGUSTINE, FLORIDA 32085-0210

A late fee of fifteen (15%) percent of the annual lease will be assessed for any late payment received after the fifth day of each month of November. Failure to pay rent, in total, before the end of the fifth day of the month of November shall be a default of the Terms of this Lease.

In addition to the Rent payable hereunder, LESSEE shall be responsible, as Additional Rent, for the payment of any real estate taxes assessed during the Term of this Lease by any governmental agency having taxing authority. Real estate taxes shall be paid within thirty (30) days of the date an invoice for such taxes is transmitted to LESSEE by LESSOR.

LESSEE shall be responsible for timely payment of all personal property taxes, excise, use, sales or other taxes which may be levied for or on account of LESSEE'S occupancy or rental of the Leased Premises now or at any time during the Term of this Lease

(4) **UTILITIES:** All utilities and property and equipment related to the provision of said utilities are the responsibility of LESSEE. Those utilities include, but are not limited to, telephone and telecommunications, water, sewer, electricity and trash removal.

(5) **HEATING AND AIR CONDITIONING:** LESSEE agrees to furnish heating and air conditioning equipment for the Leased Premises and to maintain same in satisfactory operating condition at all times during the term of this Lease at the expense of LESSEE.

(6) **LICENSES:** LESSEE shall be responsible for obtaining and maintaining at LESSEE'S expense all licenses necessary and required for the operation of the business or businesses conducted by the LESSEE on the Leased Premises.

(7) **REPAIRS AND MAINTENANCE FOR LEASED PREMISES:** LESSEE shall keep and maintain all structures on the Leased Premises, including but not limited to, the interior and exterior of the structures, docks, parking lot, outdoor lighting, fence/wall and landscaping in good, sound condition, order and repair. LESSEE shall not cause or suffer any lien to be filed against the Leased Premises by reason of any repairs, restoration, reconstruction, alteration or change made thereon by LESSEE. A lien which is filed as a result of any action of LESSEE and which is not removed within ninety (90) days after being filed, shall constitute a default by LESSEE hereunder. LESSEE shall save LESSOR harmless from all legal costs and charges, including

attorney's fees, reasonably incurred in and about the defense and/or prosecution of any suit or proceeding in discharging the said premises, or any part thereof, from any lien caused by LESSEE.

(8) **MOORINGS and DOCK:** LESSEE may separately lease and occupy any available moorings in Salt Run near the Leased Premises on an as-needed basis under the same terms and conditions as are generally available to the public. LESSEE shall be allowed to design, permit and construct a dock on the Leased Premises and upon the submerged lands owned by LESSOR in Salt Run located adjacent to the Leased Premises (the "Dock"), at LESSEE's sole expense. The configuration of the Dock will be as depicted on Exhibit "A" attached hereto and incorporated herein by this reference (the "Dock Plans"). The Dock Plans provide for construction of the Dock in the same location as a prior dock that served the Leased Premises. The Dock must be approved and constructed pursuant to the requirements of applicable municipal codes and City permits. The pier for the Dock must be constructed within the footprint of the existing/former dock that served the Leased Premises for years. The Dock will also include a floating platform to be used for launching vessels. Failure to timely permit and construct the Dock shall constitute a default by LESSEE unless LESSEE can otherwise fulfill the terms of the deed for its intended purpose, as further described in paragraph 23(ii)(a). In the event the Dock is damaged or destroyed, LESSEE may, but shall have no obligation to, repair or reconstruct the Dock. In such event, LESSEE shall be permitted to continue the Lease, provided LESSEE can otherwise fulfill the terms of the deed for its intended purpose, as further described in paragraph 23(ii)(a). No Sailing Center member or guest, or any third party, may moor his or her boat at the Dock overnight.

(9) **INDEMNIFICATION:** LESSEE agrees, to the extent allowed by law and except and to the extent caused by the LESSOR'S gross negligence or intentional misconduct, to protect, defend, reimburse, indemnify and hold the LESSOR, its agents, employees and officers and each of them forever, free and harmless at all times from and against any and all claims, liability, expenses, losses, costs, fines and damages, including reasonable attorney fees, and causes of action of every kind and character by

reason of any damage to property, or the environment, including, without limitation, any contamination of the Leased Premises, such as the soil or storm water, or by fuel, gas, chemicals or any hazardous substances, or bodily injury, including death, incurred or sustained by any party to this Lease, any agent or employee of any party to this Lease or any other person or any governmental agency arising out of or incident to or in connection with the LESSEE'S performance under this Lease, the LESSEE'S use or occupancy of the Leased Premises, the LESSEE'S acts, omissions or operations hereunder or the performance, non-performance or purported performance of this Lease or any breach of the terms of this Lease. LESSEE recognizes the broad nature of this indemnification and hold harmless clause and voluntarily makes this covenant and expressly acknowledges the receipt of such good and valuable consideration provided by the LESSOR in support of this indemnification in accordance with laws of the State of Florida. This clause shall survive the termination of this Lease. Compliance with the insurance requirements described in paragraph 10, below, shall not relieve the LESSEE of its liability or obligation to indemnify the LESSOR as set forth in this paragraph. Notwithstanding anything to the contrary in the foregoing or within this Lease, the LESSOR shall not relinquish or waive any of its rights as a sovereign local government and the LESSOR reserves all rights and defenses under applicable sovereign immunity law.

(10) **HOLD HARMLESS; INSURANCE:** LESSEE agrees that LESSEE will at all times indemnify and save and keep LESSOR harmless from any and all claims for damage and liability to persons or property occasioned, either directly or indirectly, by the use and occupancy of the Leased Premises by the LESSEE and the LESSEE'S invitees, guests, agents and employees, including any court costs and attorney's fees, including any appeals, and shall defend the LESSOR against any such claims. LESSEE, at LESSEE'S expense, shall provide policies of insurance generally known as public liability and property damage insurance and/or "Owner's Landlord and Tenant Insurance" insuring LESSOR and LESSEE against all claims and demands made by any persons whomsoever for injuries of any type and/or kind to persons or property incurred in connection with the operation and/or maintenance of the Leased Premises in a coverage amount of not less than \$1,000,000 for each occurrence for damages to

persons or property and \$500,000 for damages to the Leased Premises. **LESSEE shall obtain and deliver to LESSOR prior to or at commencement of this Lease a copy of the original policy showing the LESSOR as a named insured along with a corresponding certificate of insurance and thereafter shall provide copies of all renewals of said policy.** Failure to so provide such a policy or renewals shall constitute a default hereunder. The LESSEE also shall provide to the LESSOR proof of current Worker's Compensation coverage to the extent such coverage is required by law.

(11) **NO WAIVER OF SOVEREIGN IMMUNITY:** Nothing in this Agreement shall be construed as a waiver of sovereign immunity beyond that provided in Section 768.28, Florida Statutes, nor shall anything in this Agreement be construed as increasing the limits of the sovereign immunity of the LESSOR as provided in Section 768.28, Florida Statutes.

(12) **USE CONDITIONS:** LESSEE shall not perform nor shall LESSEE permit anyone to perform any unlawful acts on said Leased Premises nor shall LESSEE permit or suffer any noise, disturbance, or nuisance on said Leased Premises detrimental to or annoying to LESSEE'S neighbors. LESSEE shall use the Leased Premises for the purpose of operating the Sailing Center. LESSEE shall open Leased Premises for the transaction of business and maintain an occupancy consistent with the established Fire Marshall maximum. The LESSEE's hours of operation will be from sunrise to sunset daily, with the exception of the months of October through March, which will allow operations for an additional hour after sunset. LESSEE will not nor will LESSEE allow any person to reside in the Leased Premises, however, LESSEE will be permitted to have security personnel on the Leased Premises overnight. LESSEE will use the primary building existing on the Leased Premises as part of the sailing center. LESSEE will construct certain improvements within the Leased Premises around the existing building, including a driveway, parent pick-up/drop off area, parking area, landscaping, an observation platform open only during daylight hours, and other improvements, as depicted on Exhibit "B" attached hereto and incorporated herein by this reference (the "Site Plan"). The primary structure currently located on the Leased Premises may not be expanded beyond its current footprint, and any expansion of the

existing building or new structure shall be no taller than twenty (20) feet. The architecture of any expanded structure or new building on the Leased Premises shall be consistent with the architecture of structures in the Lighthouse Park neighborhood and shall be subject to review by LESSOR'S staff. Where possible, night-time lighting shall be "dark-sky" friendly, exceptions may be made for safety or security purposes.

(13) **SPECIAL CONDITIONS:** LESSOR acknowledges and agrees that its deed to the Leased Premises and this Lease is conditioned upon LESSOR successfully amending its Future Land Use Map (FLUM) and rezoning the Leased Premises to a FLUM and zoning category that would permit the use of the Leased Premises for a not-for-profit sailing center. LESSOR further acknowledges and agrees that pursuant to the terms of that deed, LESSOR will cooperate in good faith with LESSEE to process and conduct all required hearings necessary in establishing the Sailing Center on the Leased Premises. LESSOR is required to hold quasi-judicial hearings to approve or disapprove any zoning code determination, and base its decision on competent, substantial evidence in the record. The terms of this Lease are not intended to create contract zoning, nor to promise a particular outcome of those hearings.

LESSEE acknowledges and agrees that its use of the Leased Premises is limited to those related to the operation of the Sailing Center, and that the Leased Premises are not a Special Event Venue as described in the municipal code. Furthermore, LESSEE shall not seek to use the Leased Premises as a Special Event Venue, a restaurant or bar, or any other more intensive use than contemplated for the not-for-profit sailing center. Parking for the Leased Premises is limited to on-site parking only, and LESSEE and LESSEE'S invitees are not permitted to park on adjacent property or right-of-way. LESSEE acknowledges and agrees that it shall maintain the public access of Carver Street East opened and unobstructed through the Leased Premises.

LESSEE shall store its vessels, other watercraft, and related equipment in a neat and appropriate manner such as on storage racks, tied up to or on the docks, or attached to a mooring ball. LESSEE shall not be permitted to store its vessels, other watercraft and related equipment directly on the ground or in a way that is not organized and becomes unsightly. In the event of a named storm, however, LESSEE

shall be permitted to move all its sailing and boating vessels and equipment onto the Leased Premises and secure them in any way possible until such time as the named storm passes. Following the named storm, LESSEE shall have a reasonable time to place such vessels and equipment in their customary storage locations.

LESSEE shall not be permitted to:

(a) Use said Leased Premises in any manner that will obstruct or interfere with the public access of Carver Street East, or encroach on the walks or approaches to said Leased Premises.

(b) Use the Dock for overnight docking or storing of vessels not owned or leased by the LESSOR or successors or assigns pursuant to paragraph 30 hereof.

(c) Store more than 50 vessels on the Leased Premises and Dock.

(d) Schedule any class or combination of simultaneous classes that, in combination, exceed 50 participants.

(e) Make or suffer any waste or unlawful, improper or offensive use of said Leased Premises or any use of which the LESSOR disapproves.

(f) Sell, serve, consume, allow the consumption of, or otherwise dispose of on said Leased Premises any intoxicating beverages of any type. Alcohol is prohibited on the Leased Premises.

(g) Hold or conduct any type of auction sales on said Leased Premises.

(h) Occupy the Leased Premises without obtaining all required city, county, and state licenses.

(i) Violate any of the Use Conditions found at paragraphs 12 and 13.

LESSOR reserves the right to require LESSEE to remove any item either stored, displayed, or for sale, or to conform its use to the Use Conditions, that LESSOR finds is objectionable or not compatible with the use of the Leased Premises. Upon written notification to LESSEE by LESSOR, the objectionable item(s) or Use Conditions violations will be immediately cured, with no recourse by LESSEE. Failure to comply constitutes a default hereunder and will result in termination of this Lease.

(14) INSPECTION AND REPAIRS:

(a) LESSOR and LESSOR'S agents shall have the right to make such inspection of the Leased Premises as LESSOR may from time to time desire, such inspection to be at reasonable times.

(b) If LESSOR or LESSOR'S agents find that the Leased Premises are not in good order and repair and in order to protect and preserve said Leased Premises, LESSOR may serve written notice upon LESSEE notifying LESSEE to make the desired repairs within fifteen (15) days after receipt of said notice. Upon the failure of LESSEE to make all such repairs within said fifteen (15) days, LESSOR may enter upon the Leased Premises and make repairs at LESSEE'S expense, and the costs of same shall be due and payable to LESSOR upon written demand. Failure to immediately pay for repairs made by LESSOR at LESSEE'S expense shall constitute a default hereunder.

In the event the building in which the Leased Premises is located is tented for termite infestation, LESSEE will be given thirty (30) days written notice and will vacate the Leased Premises within the thirty (30) days and will not return to the Leased Premises until notified by LESSOR and will hold LESSOR harmless for any loss of business or damage to LESSEE'S equipment, merchandise or property incurred as a result of the vacation of the Leased Premises or the tenting and treatment process.

(15) **SIGNS, ADVERTISING AND OTHER ITEMS:** No interior or exterior window signs, advertising, painting on the interior or exterior of the building or painting on the interior or exterior of the windows of the Leased Premises shall be permitted without the prior written approval of the LESSOR. Any such signs, advertising or painting shall conform to all existing laws and ordinances, including the Code of the City of St. Augustine relating to zoning. Except for vessels stored consistent with the terms of paragraph 13 herein and the placement of picnic tables, benches, chairs and other outdoor furniture related to the not-for-profit sailing center, LESSEE shall not place any other items, fixtures, merchandise or other items of any description at any location other than inside the Leased Premises.

(16) **ALTERATIONS, REPAIRS:** LESSEE shall not make changes in or to the interior or exterior of the Leased Premises without prior written consent of LESSOR.

Any approved changes, additions, alterations, improvements, or repairs shall be made at the sole cost of LESSEE. Any such changes, additions, alterations, improvements, or repairs shall immediately become part of the realty and the property of LESSOR and shall remain upon said Leased Premises and be surrendered therewith upon expiration or other termination of this Lease without any reimbursement being due LESSEE therefore, except for free-standing items not secured to the ceiling, walls, or floor.

(17) **ITEMS FURNISHED BY LESSEE:** LESSEE will furnish all equipment, fixtures, furnishings, supplies, housewares, decoration, floor coverings, drapes (all drapes will be lined with white material as approved by the LESSOR) and all other items as necessary to operate LESSEE'S not-for-profit sailing center on the Leased Premises. Items furnished by LESSEE under this paragraph shall remain the property of LESSEE and may be removed upon vacation by LESSEE.

(18) **ABANDONED PROPERTY:** BY SIGNING THIS LEASE, THE LESSEE AGREES THAT UPON SURRENDER OR ABANDONMENT, AS DEFINED BY FLORIDA STATUTES, THE LESSOR SHALL NOT BE LIABLE OR RESPONSIBLE FOR STORAGE OR DISPOSITION OF THE LESSEE'S PERSONAL PROPERTY AND MAY EXERCISE ALL RIGHTS OF A LESSOR AS PROVIDED BY FLORIDA LAW REGARDING DISPOSITION OF ABANDONED PROPERTY.

(19) **ASSIGNING AND SUBLETTING:**

(a) LESSEE shall not assign said Lease, or any part thereof, or mortgage this Lease or any interest therein, or, if LESSEE is a corporation, LESSEE'S shareholders shall not transfer a majority interest in the company to any party or parties other than the St. Augustine Yacht Club Foundation, Inc., a Florida not-for-profit corporation or the St. Augustine Yacht Club Sailing Center, Inc. a Florida not-for-profit corporation, except upon the prior written approval of LESSOR, which approval shall not be unreasonably withheld.

(b) Subleasing of the Leased Premises is strictly prohibited under this Lease. Any subleasing of the Leased Premises will be considered a violation of the Lease and considered a default for purposes of paragraph 23 on this Lease.

(c) Subleasing of slips on the Dock for mooring of vessels not involved in the operation of the Sailing Center is strictly prohibited under this Lease.

(20) **FORCE MAJEURE:** In the event the Leased Premises shall be damaged or rendered untenable in whole or in part as a result of the consequences of fire or other casualty, including all weather events and acts of God, during the term hereof, LESSEE at LESSEE'S option shall:

(a) Restore same to tenantable condition within a reasonable period, consistent with paragraph 23 section (ii) (d) herein; or

(b) Concur that Lessee cannot meet the deed condition and terminate this Lease without liability of any kind to LESSEE.

(21) **COVENANT TO OCCUPY:** LESSEE hereby covenants and agrees to continue in occupancy of said Leased Premises for the Sailing Center consistent with the terms of the Deed, and to pay the Rent as agreed during the entire Term of the Lease and hereby expressly covenants to be and remain liable for all damages sustained by LESSOR by virtue of the LESSEE'S failure to continue occupancy of said Leased Premises and failure to pay the Rent as required.

(22) **RESPONSIBILITY FOR DAMAGE TO CONTENTS:** LESSEE covenants and agrees to assume full responsibility for all damage to the personal property and contents of the Leased Premises, whether such personal property is owned by LESSEE or in possession of LESSEE, and agrees to hold LESSOR harmless for any damage to said personal property and contents from any cause whatever. LESSEE shall be responsible for all costs necessary to procure and maintain insurance coverage for the personal property and contents.

(23) **DEFAULT:**

(i) Rent: If the Rent herein reserved for LESSOR, or any part thereof, or any other moneys due LESSOR hereunder, shall not be paid when due or should LESSEE be in default under any other provision of this Lease and should remain in default after written notice to LESSEE of said non-payment or for other default, then in such event LESSOR, without further notice, may at any time thereafter:

(a) Terminate this Lease, reenter the Leased Premises and hold LESSEE liable in damages; or

(b) Reenter the Leased Premises and rent same, with or without the fixtures, furniture and equipment that may be therein, for the account of LESSEE, at such price and on such terms and for such duration of time as LESSOR may determine and shall receive the rent, applying same to the payment of rent or other moneys due hereunder, and LESSEE shall be liable for any deficiency incurred; or

(c) Utilize any and all other remedies now or hereafter existing under the common and statutory laws of the State of Florida. All remedies granted hereunder are deemed cumulative and not exclusive.

(d) Use the Leased Premises consistent with the term of the deed.

(ii) Special conditions: If LESSOR is unable to modify its FLUM or zoning district to allow the use of the Leased Premises for the intended purpose of the Sailing Center, then this Lease shall automatically terminate, and the Leased Premises shall revert to its Grantor consistent with the terms of the deed. If LESSOR does modify its FLUM and zoning district to allow the use of the Leased Premises for the Sailing Center, then the following additional conditions apply:

(a) LESSEE must continuously occupy the Leased Premises for its intended purpose of the Sailing Center. The primary activity on site will be instructional sailing recreation.

(b) In order to allow for the necessary transition and rehabilitation of the site, as well as, to provide for operational restructuring, staffing, and program implementation, LESSEE will have one calendar year from the date of the final order rezoning the Leased Premises to engage in the primary activity on site. After this initial period, LESSEE must continuously maintain operations consistent with the primary activity on site, the use of the property, and the covenant to occupy described herein.

(c) If LESSOR has actual knowledge, information, documents, or facts demonstrating that LESSEE has breached the conditions found in paragraph 23 subsection (ii) (a) and (b) herein, LESSOR will serve written notice upon LESSEE notifying LESSEE of the breach. LESSEE shall have a right to cure the breach within sixty (60) days after receipt of said notice. Upon the failure of LESSEE to cure the

breach within said sixty (60) days, LESSOR may enter upon the Leased Premises, retake management and control of the Leased Premises and shall convert the sailing center into a passive park consistent with the terms of the deed.

(d) If the breach described in paragraph 23 subsection (ii) (b) occurs as a result of a force majeure event, LESSOR and LESSEE will cooperate in good faith to define a reasonably attainable timetable with appropriate benchmarks for LESSOR'S cure and compliance with the terms of this agreement. If LESSEE is unable or unwilling to cure, the terms of paragraph 20 subsection (b) shall apply.

(24) **LESSEE'S CANCELLATION RIGHT:** Provided no event of default exists when LESSEE delivers the Cancellation Notice, LESSEE may cancel the Lease upon thirty (30) days' notice to LESSOR, by delivering to LESSOR written notice thereof. Voluntary cancellation by LESSEE shall operate as a concurrence by LESSEE that LESSEE cannot meet the deed condition and terminate this Lease without liability of any kind to LESSEE.

(25) **ATTORNEY'S FEES AND COURT COSTS:** In the event LESSOR incurs any expense in collecting any sum of money due under this Lease for Rent or otherwise, in the event the LESSOR shall bring legal action for the purpose of evicting or ejecting LESSEE from the Leased Premises or if the LESSOR shall bring legal action for the purpose of enforcing performance by LESSEE of any of the several agreements, conditions and covenants contained herein, LESSEE, should the LESSOR prevail in such legal action, covenants and agrees to pay to LESSOR all such expenses and all expenses and costs of litigation, including any appeals, and including a reasonable attorney's fee for LESSOR'S attorney.

(26) **CHOICE OF LAW; VENUE:** This Lease shall be interpreted according to the laws of the State of Florida, and venue for any action regarding this Lease shall lie in a court of competent jurisdiction located in St. Johns County, Florida.

(27) **LEASE NOT RECORDABLE:** This Lease shall not be recorded in the public records of St. Johns County, Florida, and in the event that such Lease is recorded contrary to this provision, the Lease shall terminate, and LESSEE shall be

responsible for all attorney's fees and court costs incurred by LESSOR in removing said Lease from said public records.

(28) **NOTICES:** Any notices called for hereunder that are required to be delivered to LESSOR shall be mail to LESSOR, postage prepaid, certified mail, return receipt requested, at the following address:

CITY OF ST. AUGUSTINE
GENERAL SERVICES DEPARTMENT
ATTN: TIMOTHY FLEMING
P.O. BOX 210
ST. AUGUSTINE, FLORIDA 32085-0210

For purposes of any notices or correspondence to LESSEE, LESSOR shall mail same, postage prepaid, certified mail, return receipt requested, to the following address:

ST. AUGUSTINE YACHT CLUB, INC.
442 OCEAN VISTA AVENUE
ST. AUGUSTINE, FLORIDA 32080

(29) **NO DISCRIMINATION:** The LESSEE shall not discriminate against employees, applicants for employment, or the public because of age, race, religion, creed, color, handicap, national origin, marital status, or sex.

(30) **SUCCESSORS AND ASSIGNS:** The terms, covenants, conditions, provisions, and agreements contained in this Lease shall in every case apply to, be binding upon, and inure to the benefit of the parties herein and their respective successors and assigns; it being agreed, however, that no assignment in violation of the provisions of this Lease shall vest any right or title in or to this Lease or to the leasehold estate thereby created.

(31) **PARTIAL INVALIDITY:** If any term or provision of this Lease or the application thereof to any person or circumstance to any extent, shall be held invalid or unenforceable, the remainder of this Lease shall not be affected thereby, and all other terms or provisions of this Lease shall be deemed valid and enforceable to the extent permitted by law.

(32) **NON-WAIVER:** No waiver or any covenants or condition of this Lease by either party shall be deemed to imply or constitute a further waiver of the same covenants or condition or any other covenants or condition of this Lease.

(33) **ENTIRE AGREEMENT:** This Lease is the entire agreement between the parties, and no amendment or modification to this Lease shall be effective unless made in writing and signed by all parties and approved by the City of St. Augustine Commission.

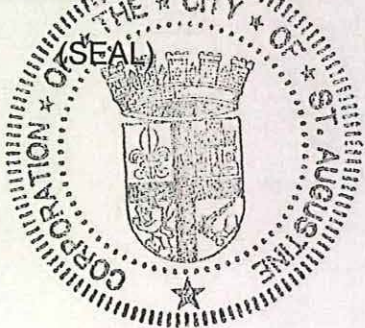
IN WITNESS WHEREOF, LESSOR has caused this Lease to be executed in its name by its duly authorized officers, and its corporate seal to be hereunto fixed, and LESSEE has hereunto set his hand and seal, this 23rd day of November, 2022.

"LESSOR"

CITY OF ST. AUGUSTINE, FLORIDA,
a municipal corporation

ATTEST:


Darlene Galambos, City Clerk



BY:


John P. Regan, City Manager
DAVID BIRCH
ASSISTANT CITY
MANAGER

*** SIGNATURES CONTINUE ON THE FOLLOWING PAGE ***

Signed, sealed, and delivered
in the presence of:

Barbara Moore

Witness

Print Name: Barbara Moore

Witness

Print Name: Jim Pysen

"LESSEE"

ST. AUGUSTINE YACHT CLUB, INC.

BY: [Signature]

Print Name: Justin Muller

Its: Commodore

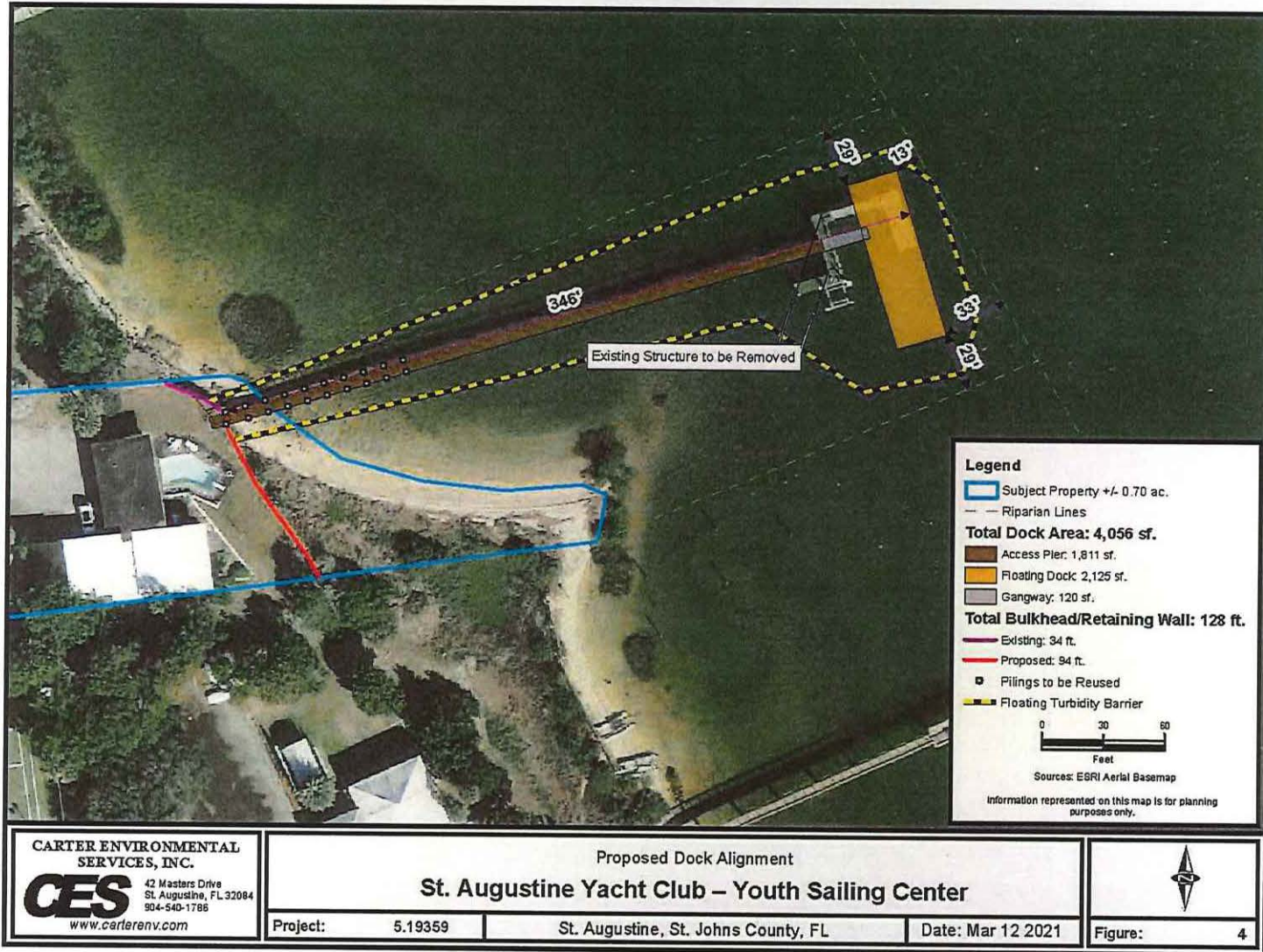
APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

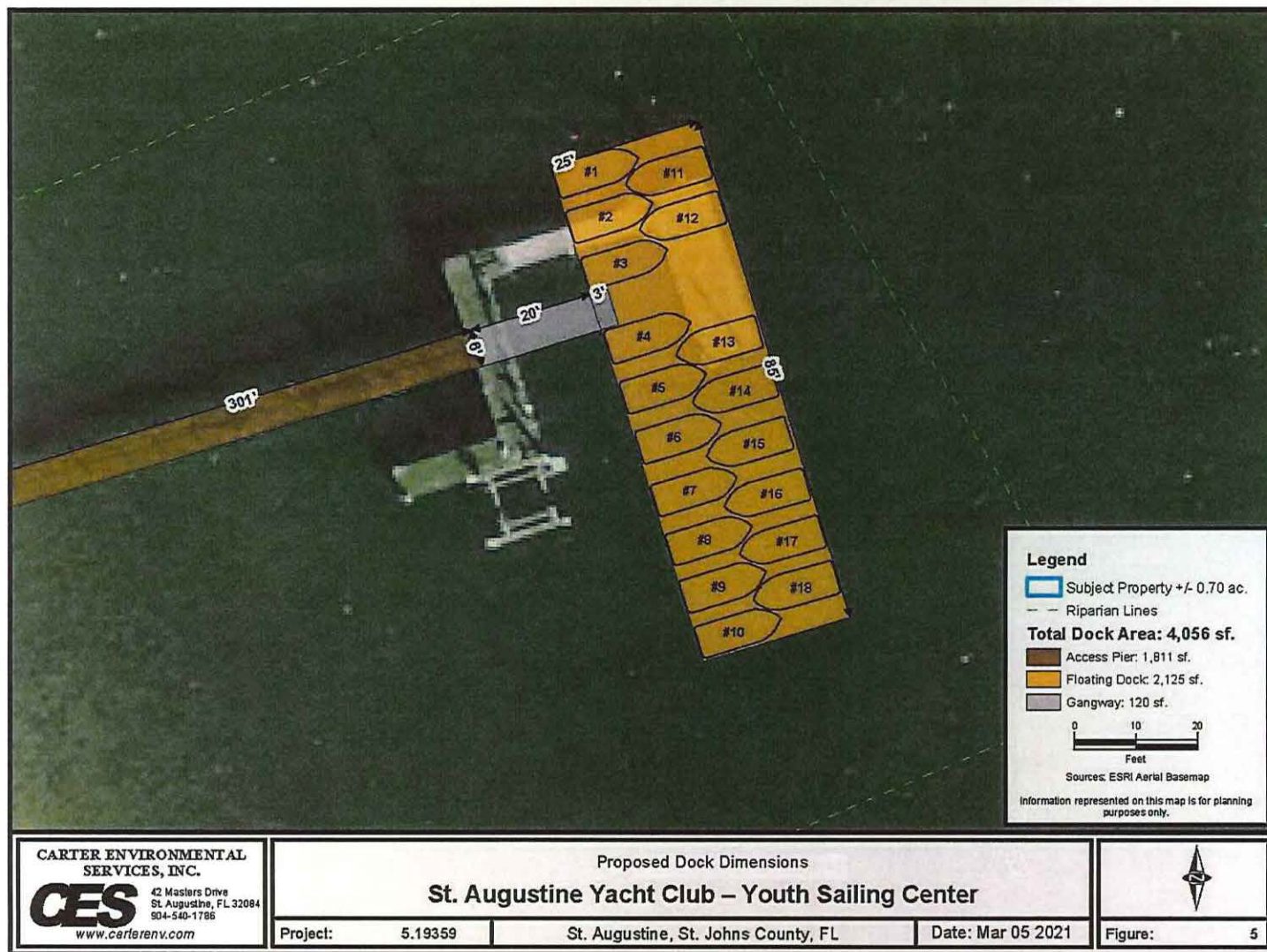
[Signature]

Isabelle C. Lopez, City Attorney

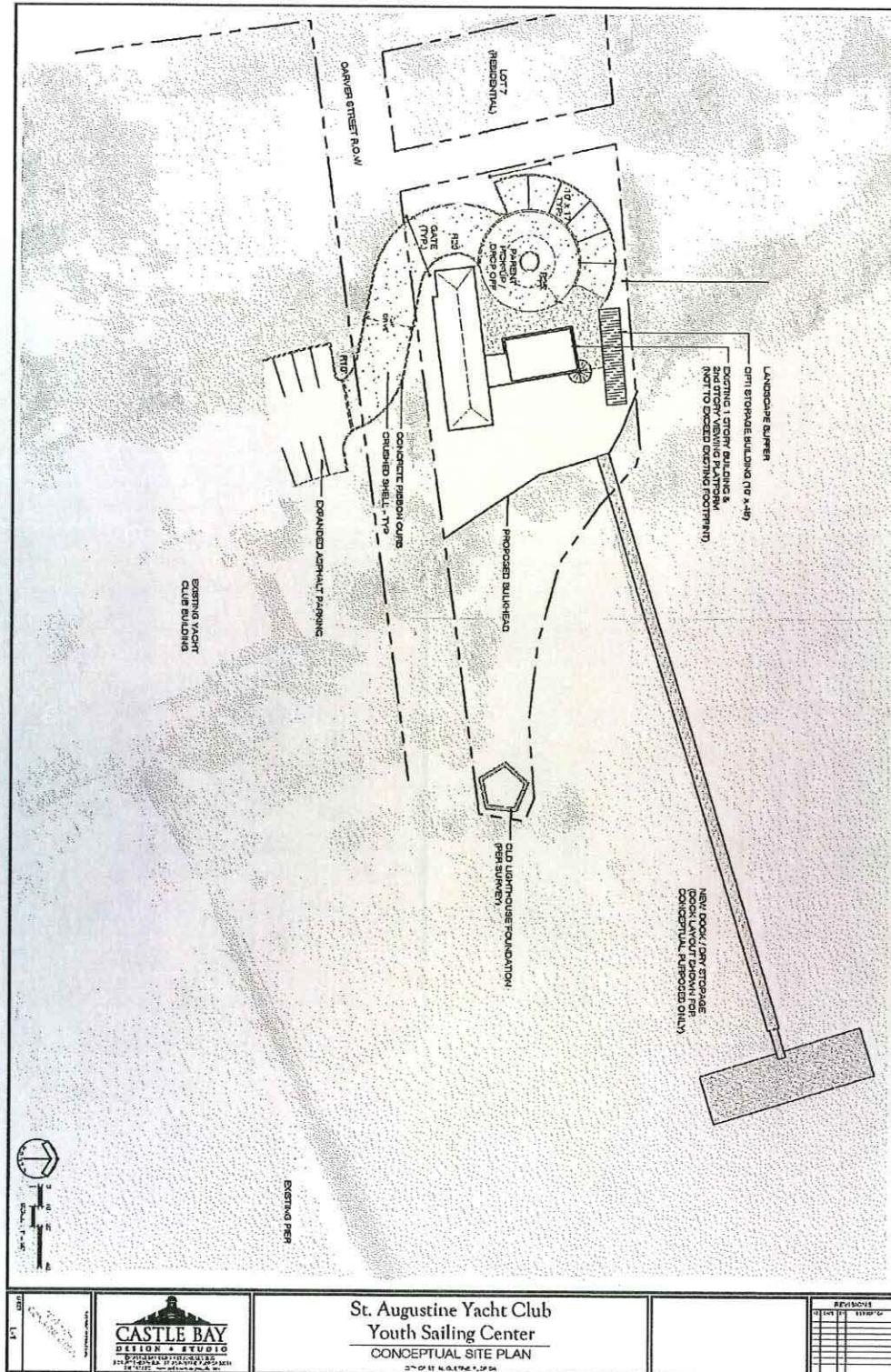
EXHIBIT "A"

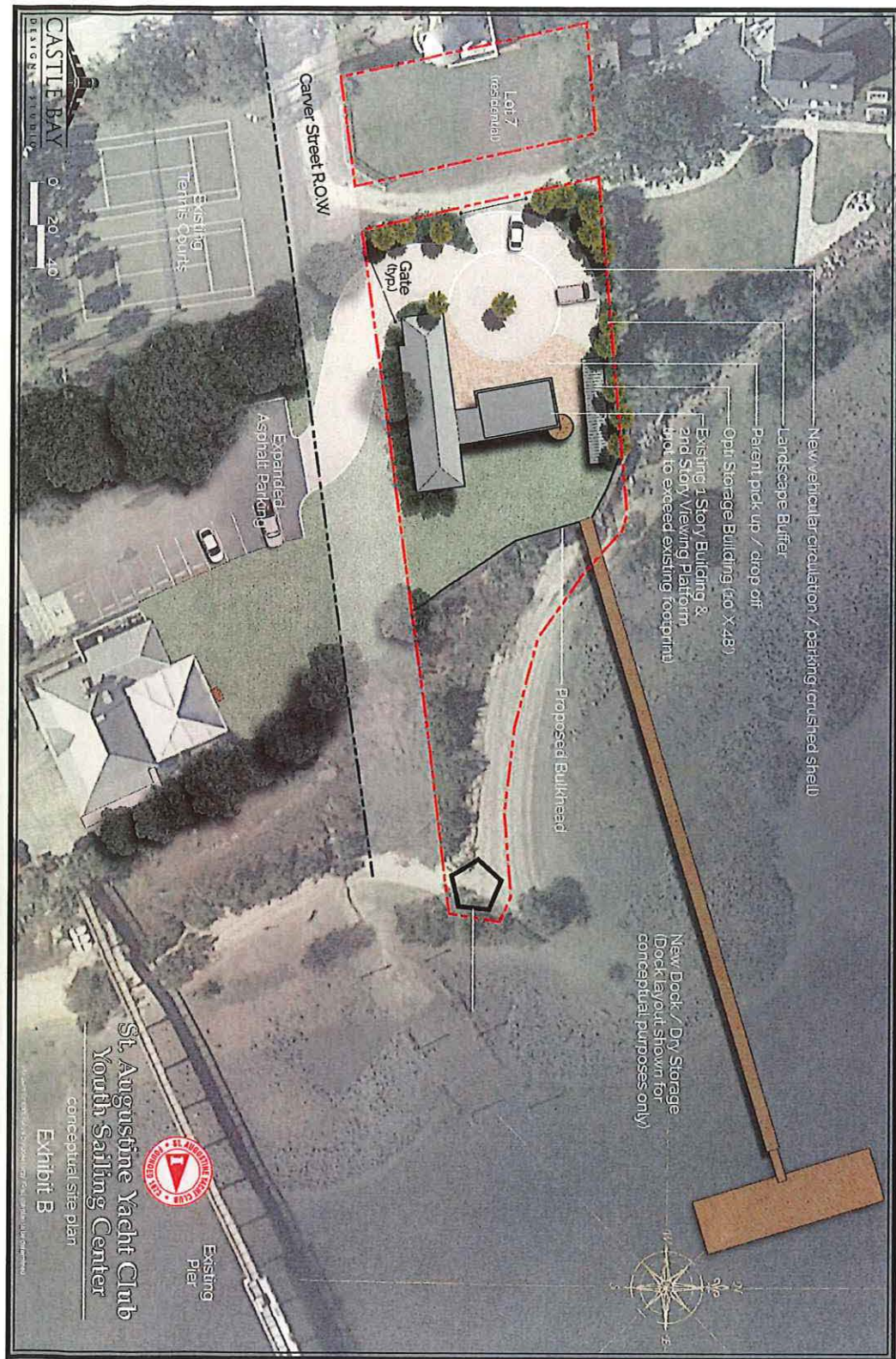
Dock Plans

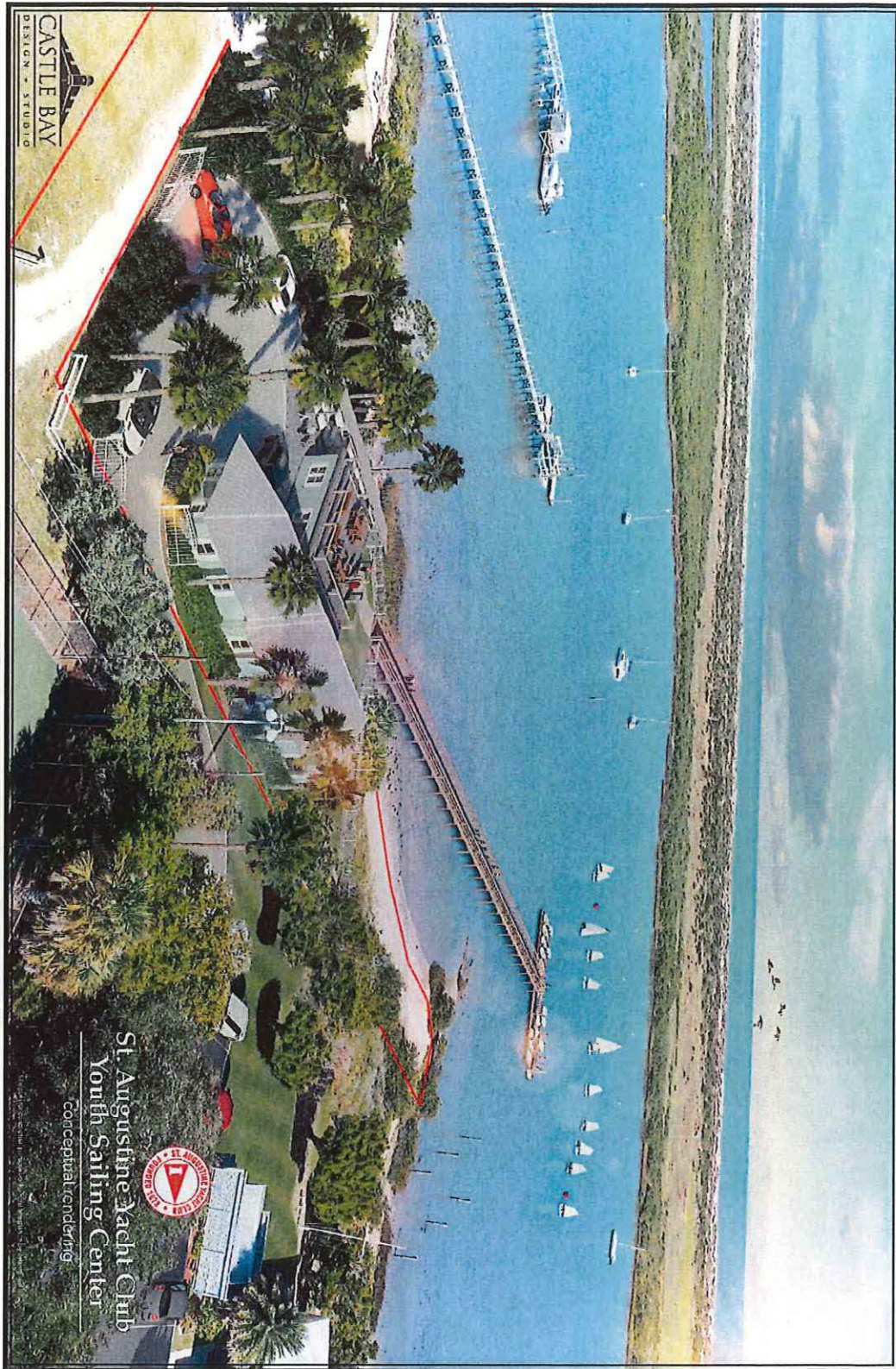




Site Plan

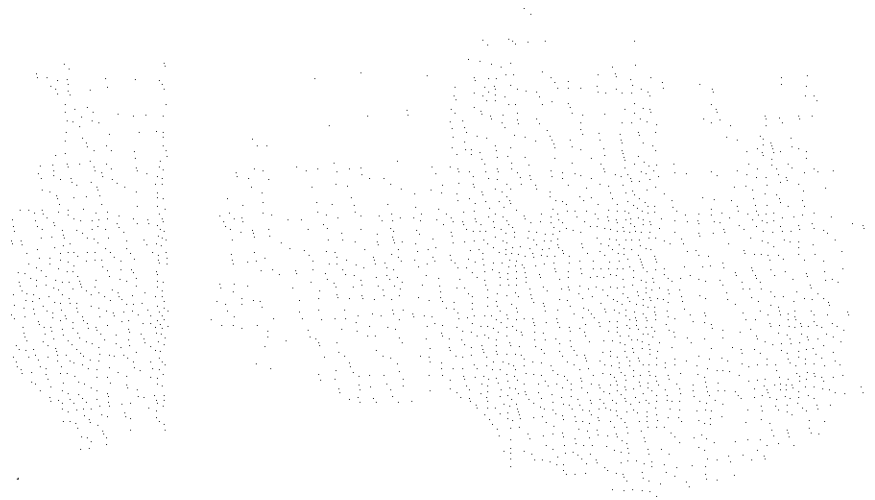






Attachment 1

Overlay Zone Application Narrative



**St. Augustine Yacht Club – Youth Sailing Center Dock
110 Carver Street East
Overlay Zone Development Application Supplement
December 2022**

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a proposed dock, retaining wall and tree-removal at 110 Carver Street East. These proposed site improvements are integral to the establishment of the St. Augustine Yacht Club's Youth Sailing Center.

The proposed dock design includes a 301' long x 6' wide access pier terminating with a gangway to a 25' x 85' floating dock. This floating platform will be used to launch and store the Sailing Center's small sailing dinghies. These nonmotorized sailing vessels are approximately 12-14' in length and are used for instructional activities.

There was an existing dock associated with the property, built sometime around 1988, which received permit approval. This dock was damaged by storms over the years and only the pilings remain. The proposed access pier will remain in the same alignment as the previous dock. The piles for the initial +/- 250' of the access pier will remain in place and be re-used, leaving existing oyster colonies unaffected. The access pier will be built six feet above mean high water and have a minimum depth below the floating platform of five feet at mean low water.

In addition, the applicant would like to continue the existing wooden upland retaining wall to the southern boundary of the property to halt erosion depicted in the attached photos. The wall will be placed just landward of the wetland line. This will also keep a new safety fence securely in place, protecting visitors from the steep drop off.

Two Red cedar (*Juniperus virginiana*) trees are also proposed for removal. Both have been damaged and are in poor health. One is too close to the existing structure. Pictures of the two trees slated for removal are shown in the attached photo sheet.

Turbidity control measures such as floating turbidity curtains, siltation fences and hay bales may be employed during construction, but impacts will be temporary, and no long-term erosional impacts should occur.

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.*

The community will gain facilities for sailing instruction and revitalize and old dilapidated property.

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 vegetation present under the existing/proposed access pier alignment, and the existing piles will be used for the initial access pier which crosses oyster colonies.

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 128 feet of river frontage. The bottom substrate is sand/silt with sparse 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 to the north, the Lighthouse Neighborhood to the west and City of St. Augustine 9property / Lighthouse Boat Ramp to the south.

3. *Natural and proposed drainage patterns.*

Drainage will not be altered by the proposed works.

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

Point and non-point discharge will not be altered.

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

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

6. *Impact on floodplain.*

There is no impact on floodplains associated with this application.

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

Vegetative impacts: Two damaged red cedars are proposed for removal.

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

Increased noise from day users: There may be additional exclamations of laughter and joy from the youth sailors attending the new Sailing Center.

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.*

No vegetative shading will occur. Effects of shading on shellfish should be minimal.

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

The sailing dinghies are nonmotorized and produce minimal wake; their use should not affect any manatees, vegetation, shellfish and wildlife, or shoreline erosion.

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

The applicant wishes to extend the existing wooden retaining wall (+/-34') to the southern boundary of the property (+/-94'). See attached Figure 3.

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

The proposed revitalization of the property should improve visual aesthetics.

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

Landscaping will utilize predominantly native plants.

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

Not applicable.

15. *Impact of development on water quality.*

Not applicable.

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

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

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

Negative: Negligible

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: Minimal shading

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

Positive: None anticipated

Negative: None anticipated

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.*

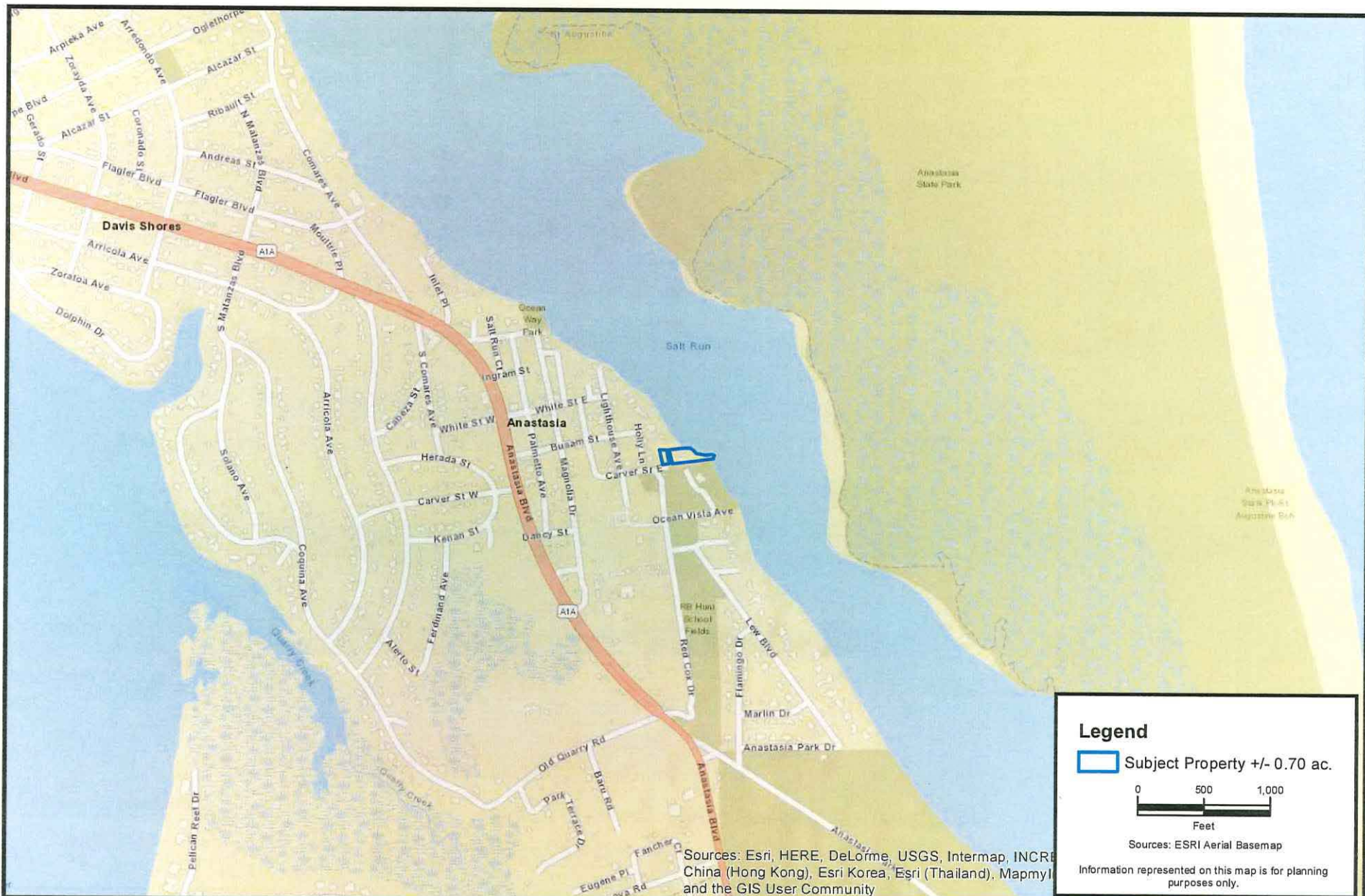
The deck access pier will be built 6' above MHW.

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

No boat lift is proposed

Attachment 2

Overlay Zone Application Graphics



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Location Map

St. Augustine Yacht Club – Youth Sailing Center

Project: 5.19359

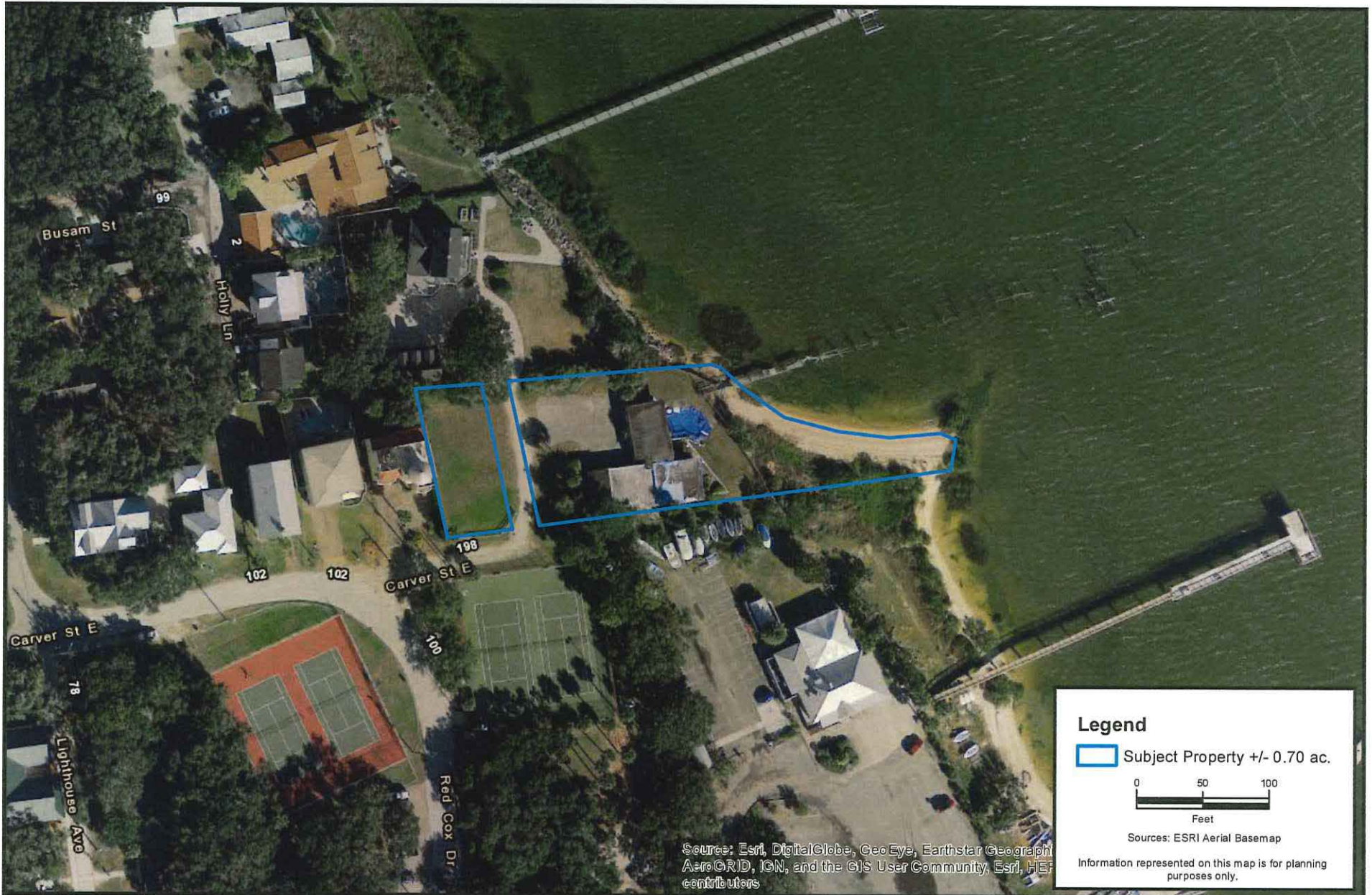
St. Augustine, St. Johns County, FL

Date: Nov 19 2020

Figure:

1





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Aerial Map

St. Augustine Yacht Club – Youth Sailing Center

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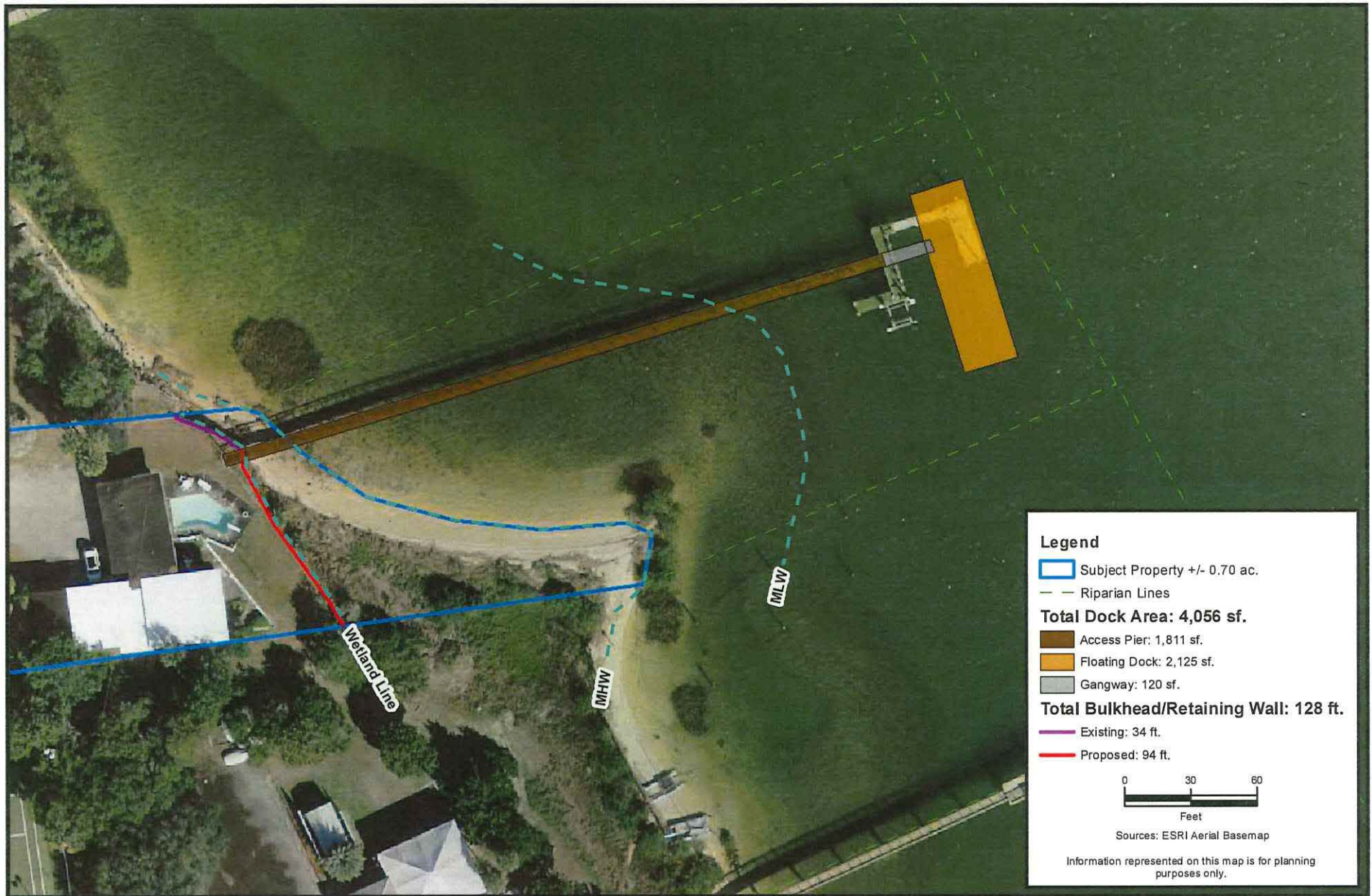
St. Augustine, St. Johns County, FL

Date: Nov 19 2020

Figure:

2





Legend

Subject Property +/- 0.70 ac.

Riparian Lines

Total Dock Area: 4,056 sf.

Access Pier: 1,811 sf.

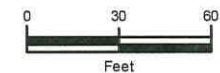
Floating Dock: 2,125 sf.

Gangway: 120 sf.

Total Bulkhead/Retaining Wall: 128 ft.

Existing: 34 ft.

Proposed: 94 ft.



Sources: ESRI Aerial Basemap

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Proposed Overview

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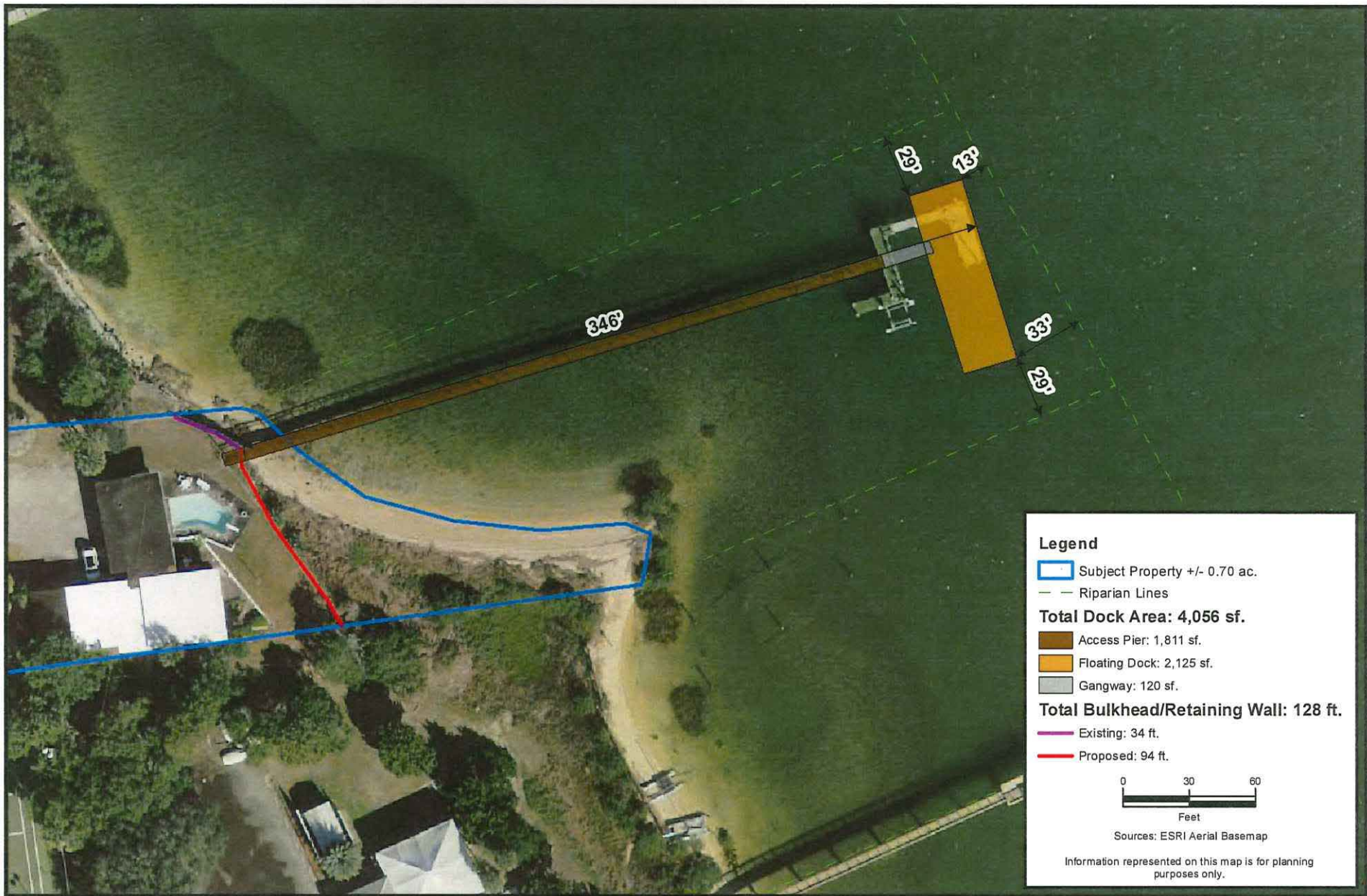
St. Augustine, St. Johns County, FL

Date: Nov 19 2020

Figure:

3





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Proposed Dock Alignment

St. Augustine Yacht Club – Youth Sailing Center

Project: 5.19359

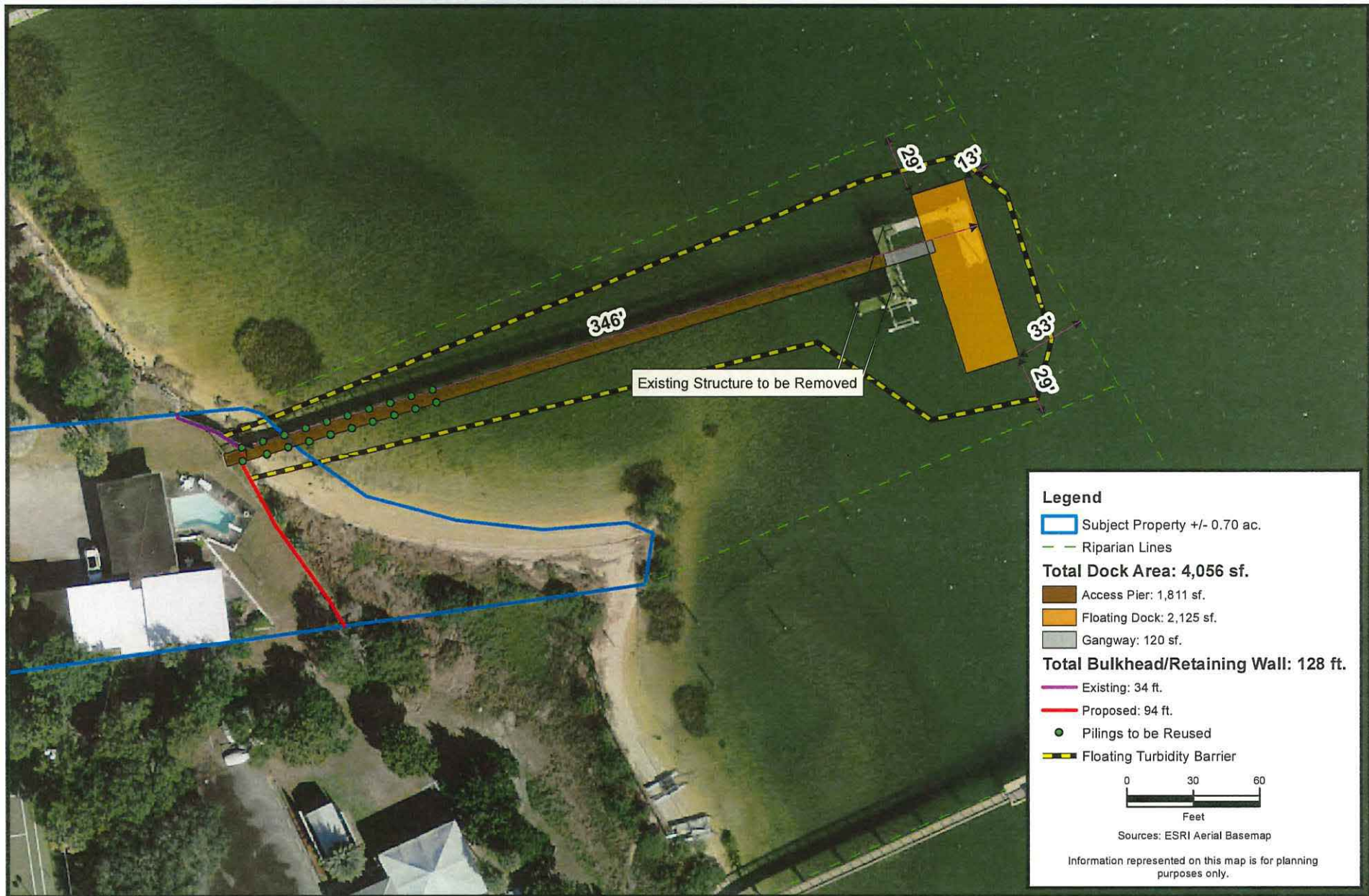
St. Augustine, St. Johns County, FL

Date: Nov 19 2020

Figure:

4





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Proposed Dock Alignment

St. Augustine Yacht Club – Youth Sailing Center

Project: 5.19359

St. Augustine, St. Johns County, FL

Date: Dec 02 2022

Figure:

4





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Proposed Dock Dimensions

St. Augustine Yacht Club – Youth Sailing Center

Project: 5.19359

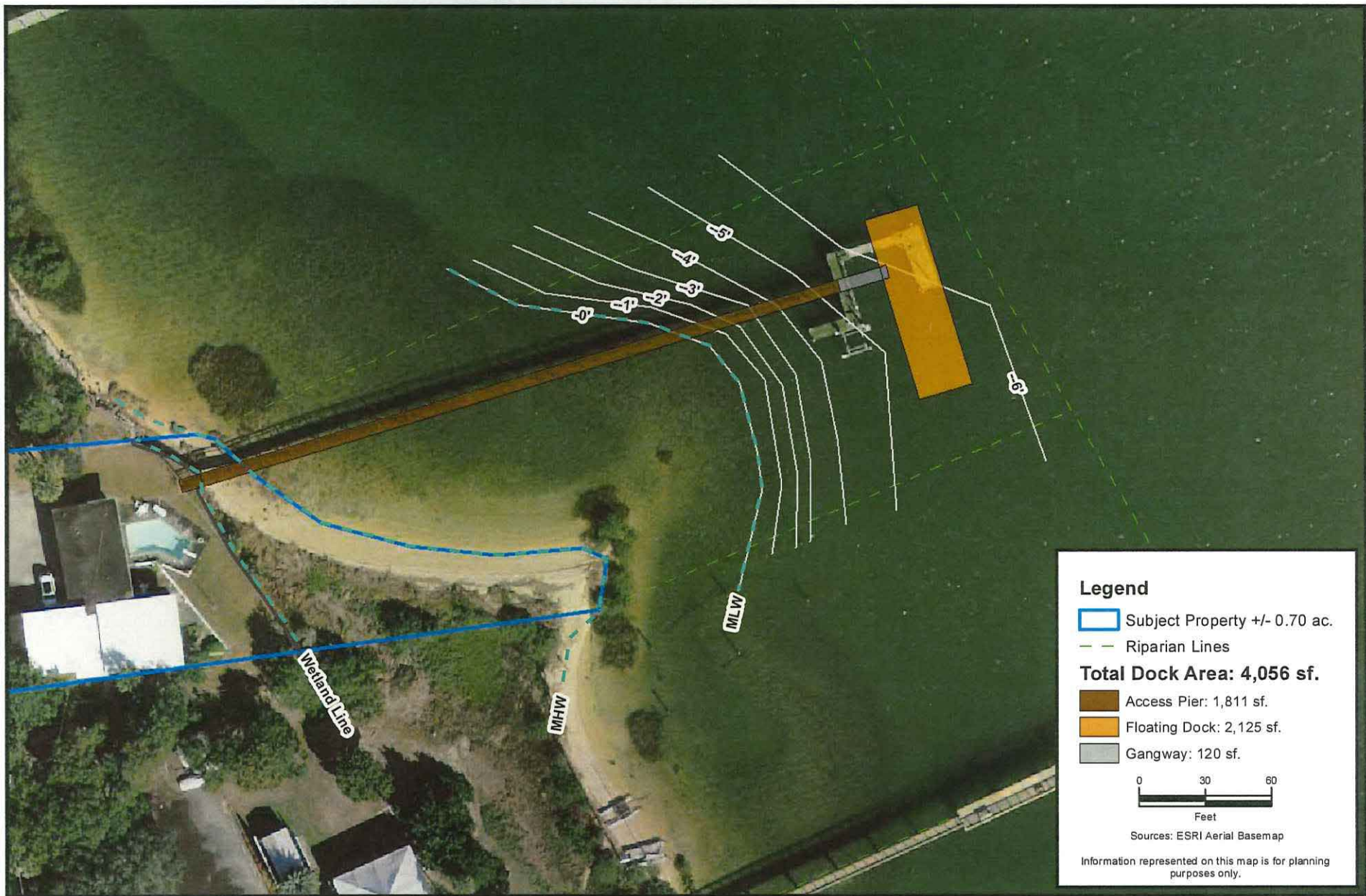
St. Augustine, St. Johns County, FL

Date: Nov 19 2020



Figure:

5



Legend

Subject Property +/- 0.70 ac.

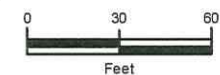
Riparian Lines

Total Dock Area: 4,056 sf.

Access Pier: 1,811 sf.

Floating Dock: 2,125 sf.

Gangway: 120 sf.



Sources: ESRI Aerial Basemap

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Proposed Dock Over Existing Bathymetry

St. Augustine Yacht Club – Youth Sailing Center

Project: 5.19359

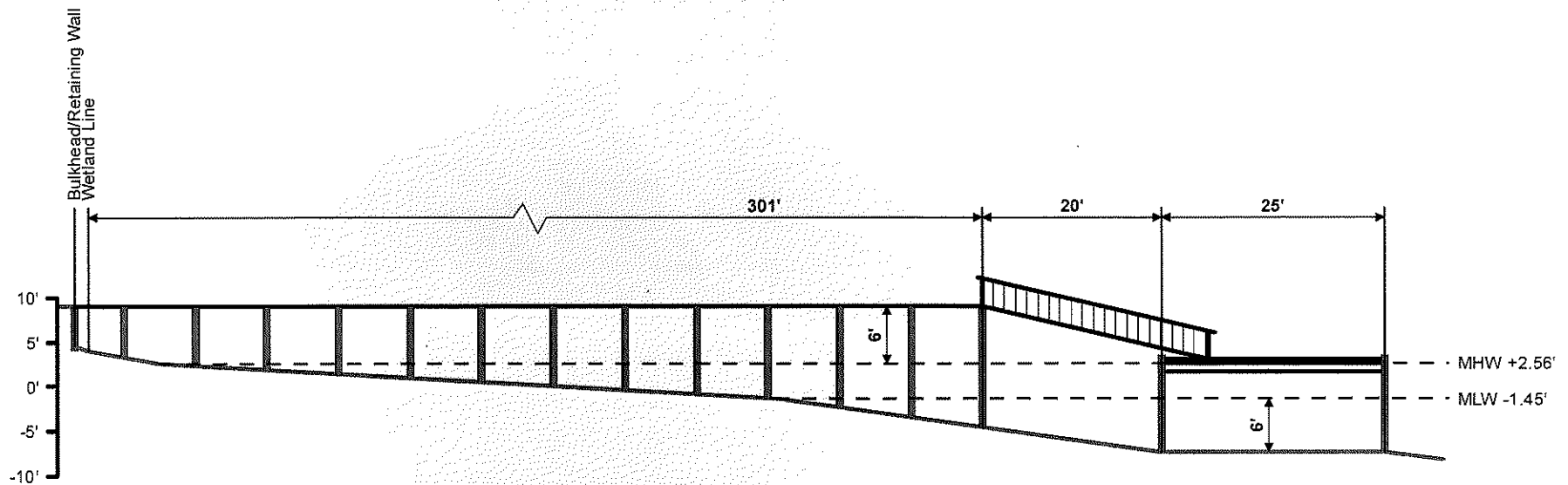
St. Augustine, St. Johns County, FL

Date: Nov 19 2020

Figure:

6





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Proposed Dock Profile View

St. Augustine Yacht Club – Youth Sailing Center

Project: 5.19359

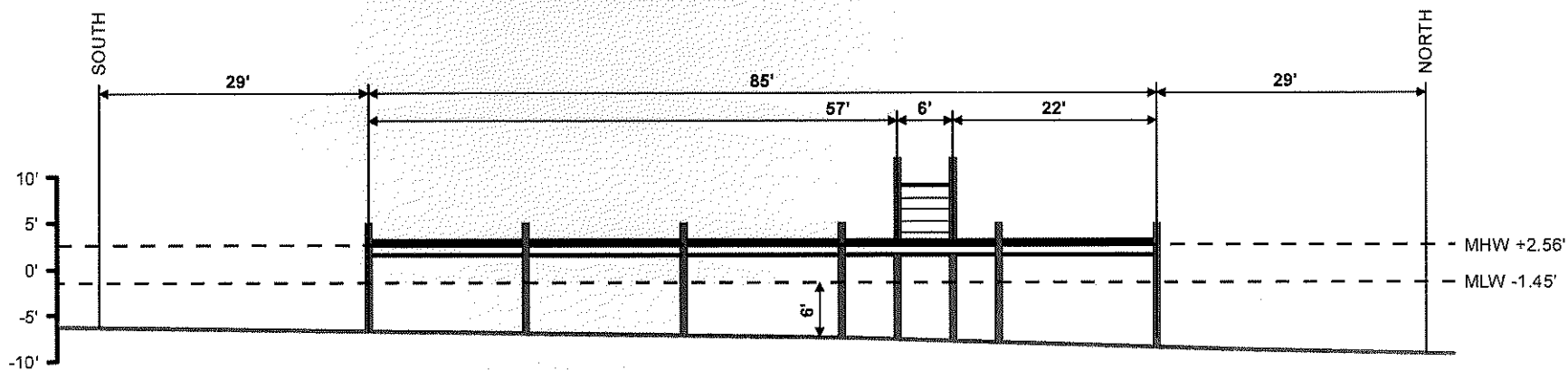
St. Augustine, St. Johns County, FL

Date: Nov 19 2020



Figure:

7



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Proposed Dock Cross-Section

St. Augustine Yacht Club – Youth Sailing Center

Project: 5.19359

St. Augustine, St. Johns County, FL

Date: Nov 19 2020

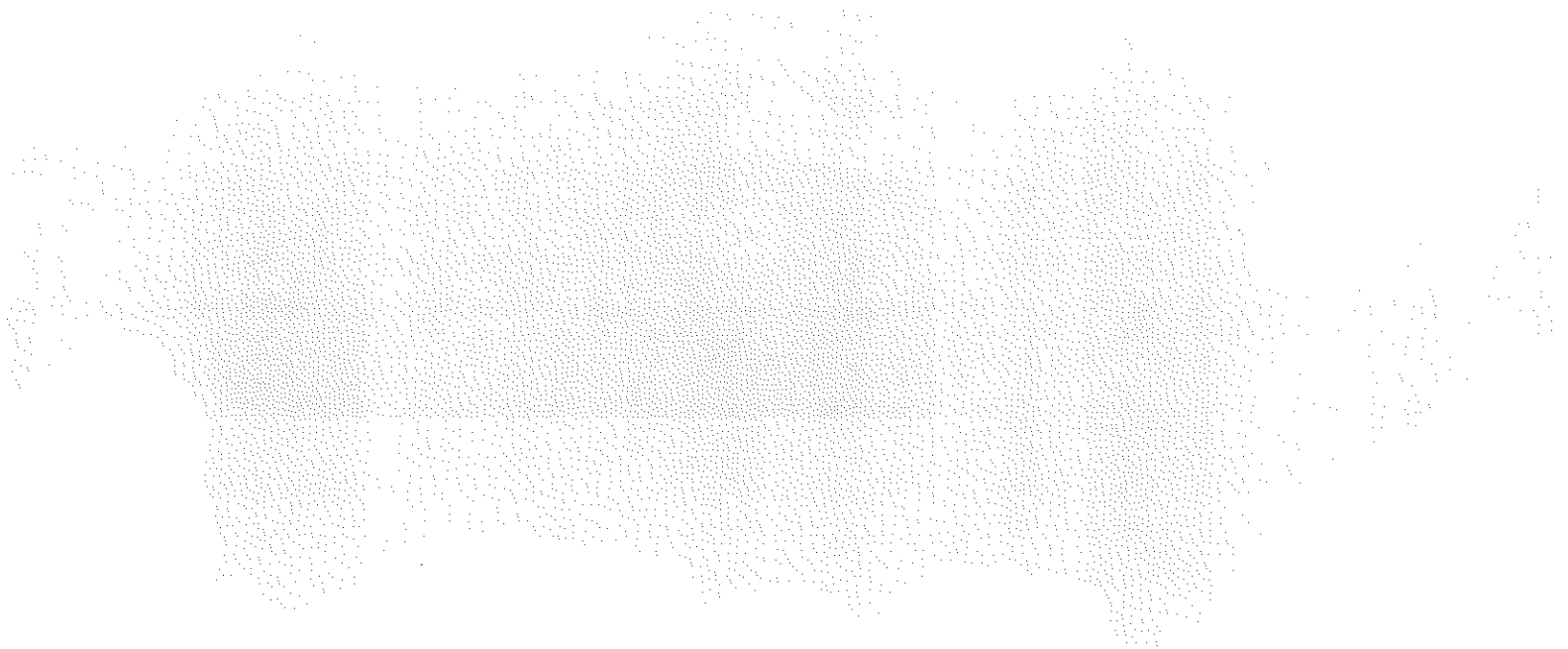


Figure:

8



Attachment 3
Photo documentation sheet



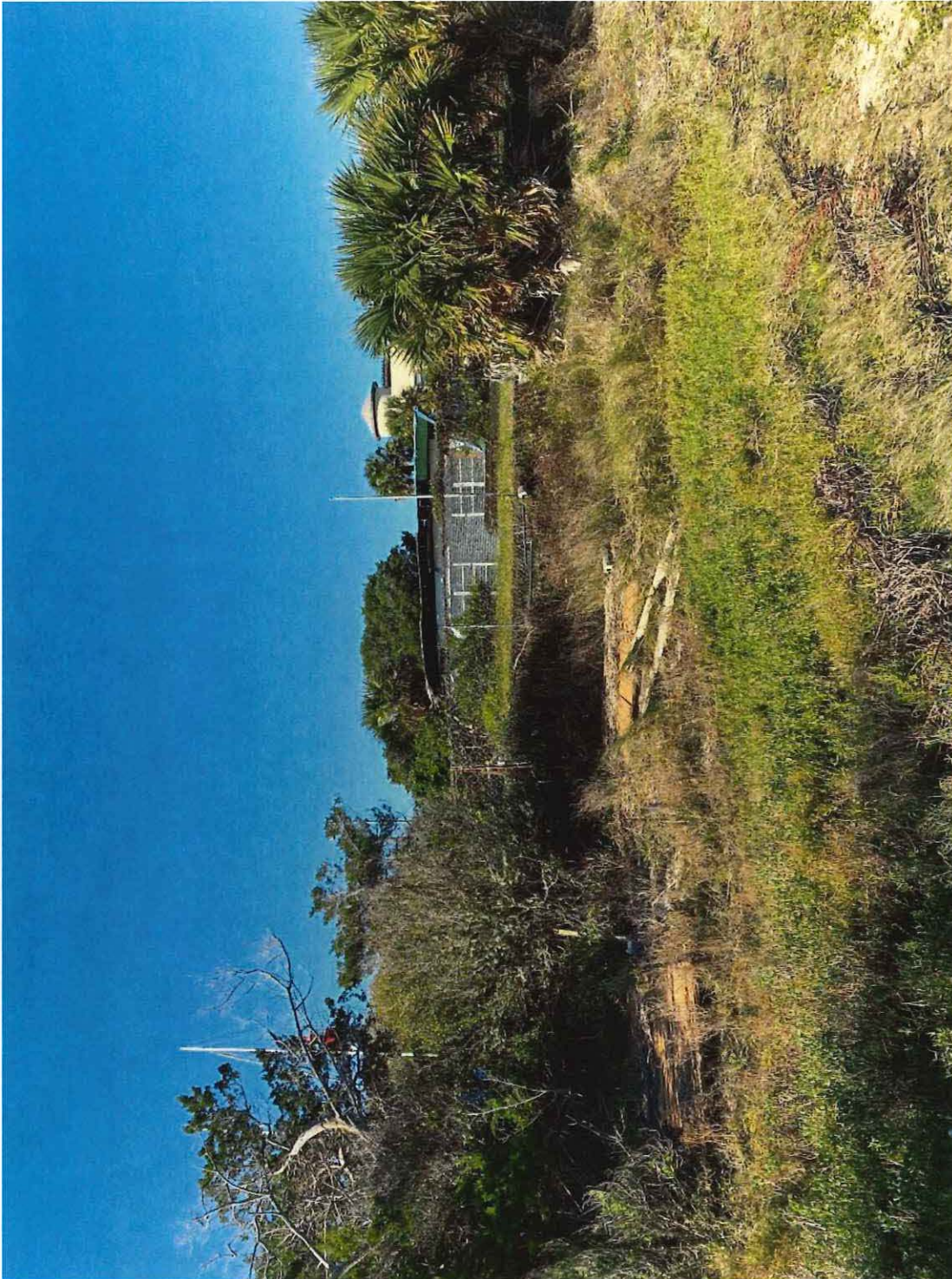


Figure 1 - Shoreline looking west

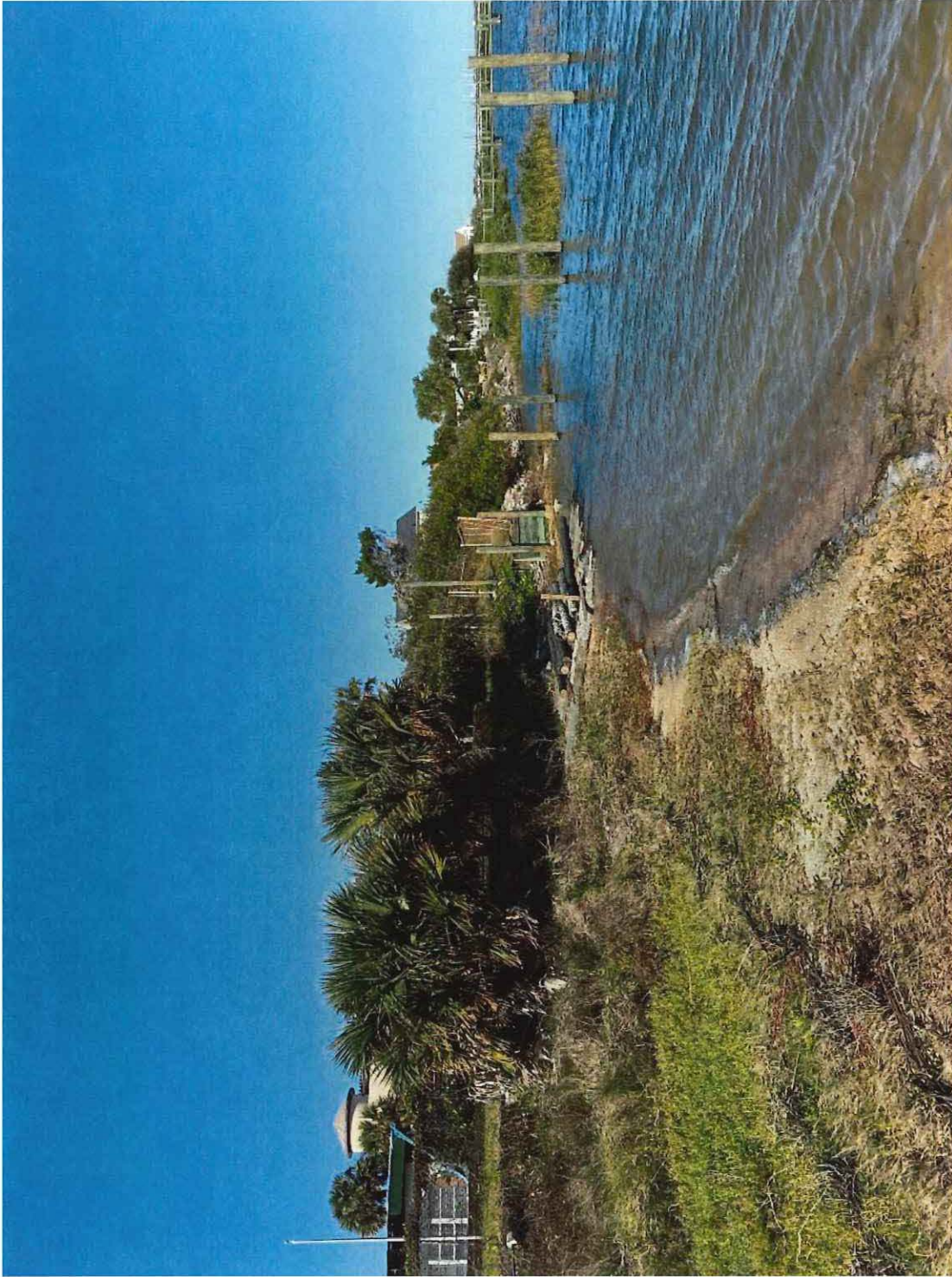


Figure 2 - Shoreline looking north



Figure 3 - Southern end of existing bulkhead

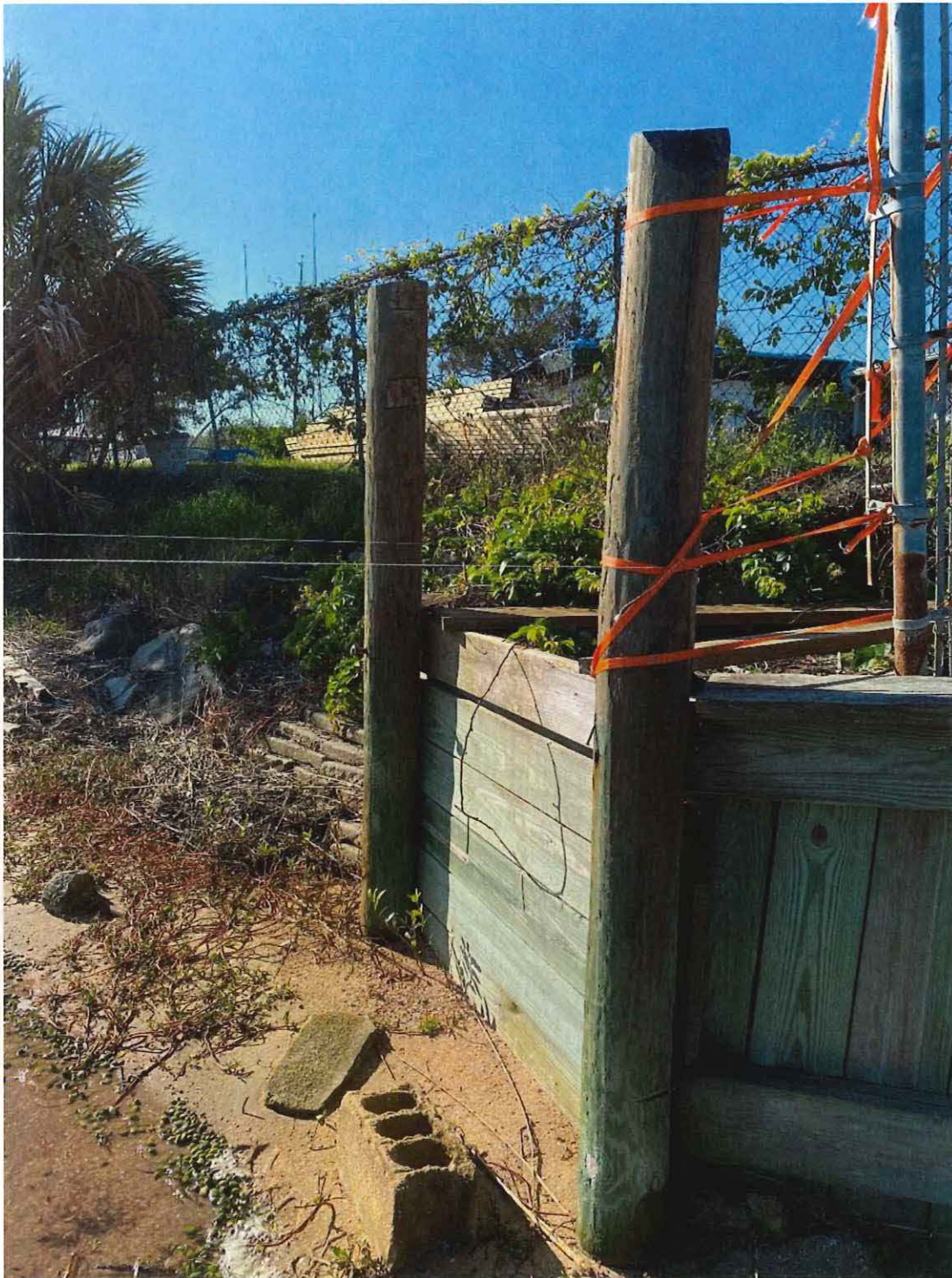


Figure 4 - Southern end of existing bulkhead

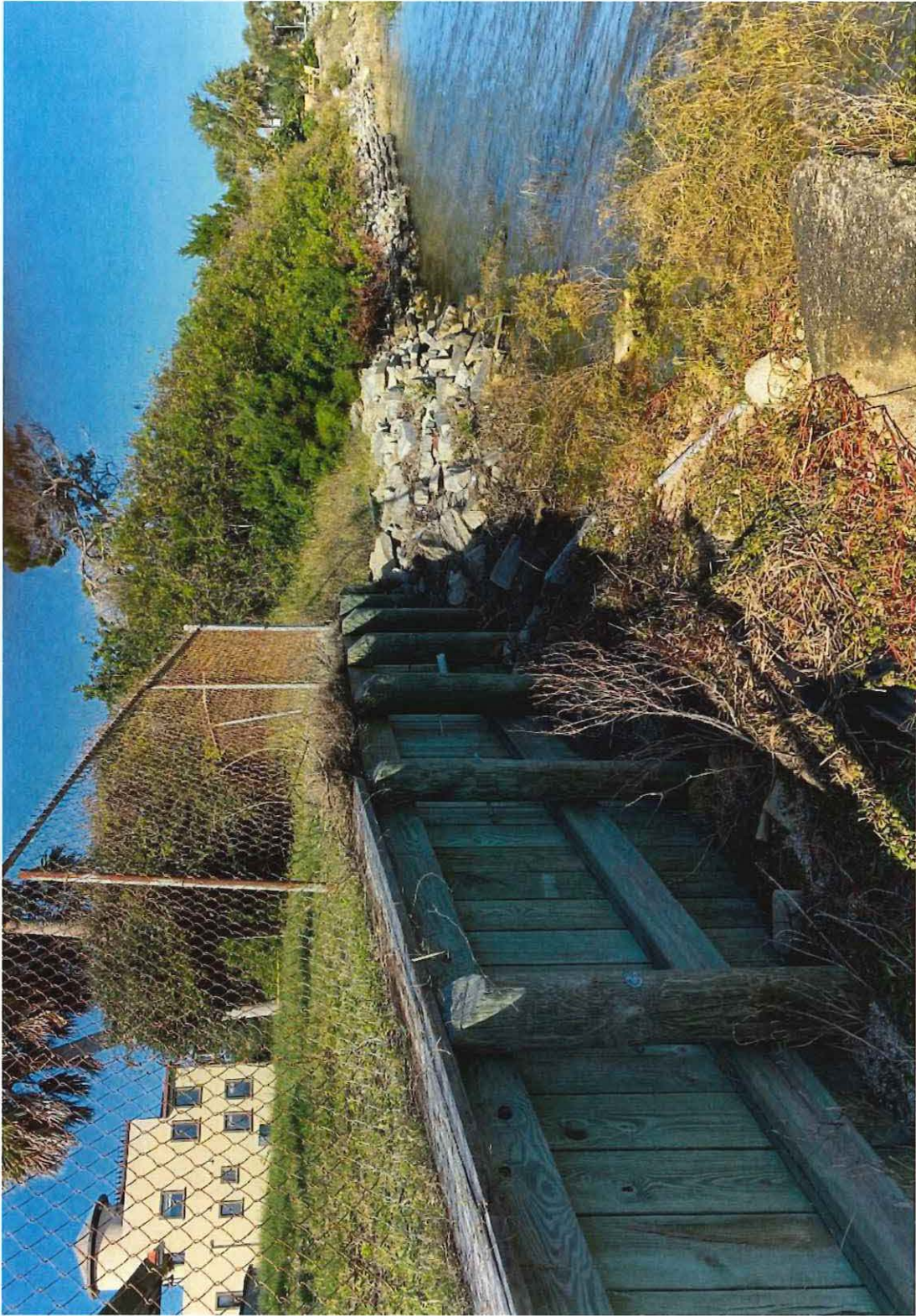


Figure 5 - Northern end of existing bulkhead

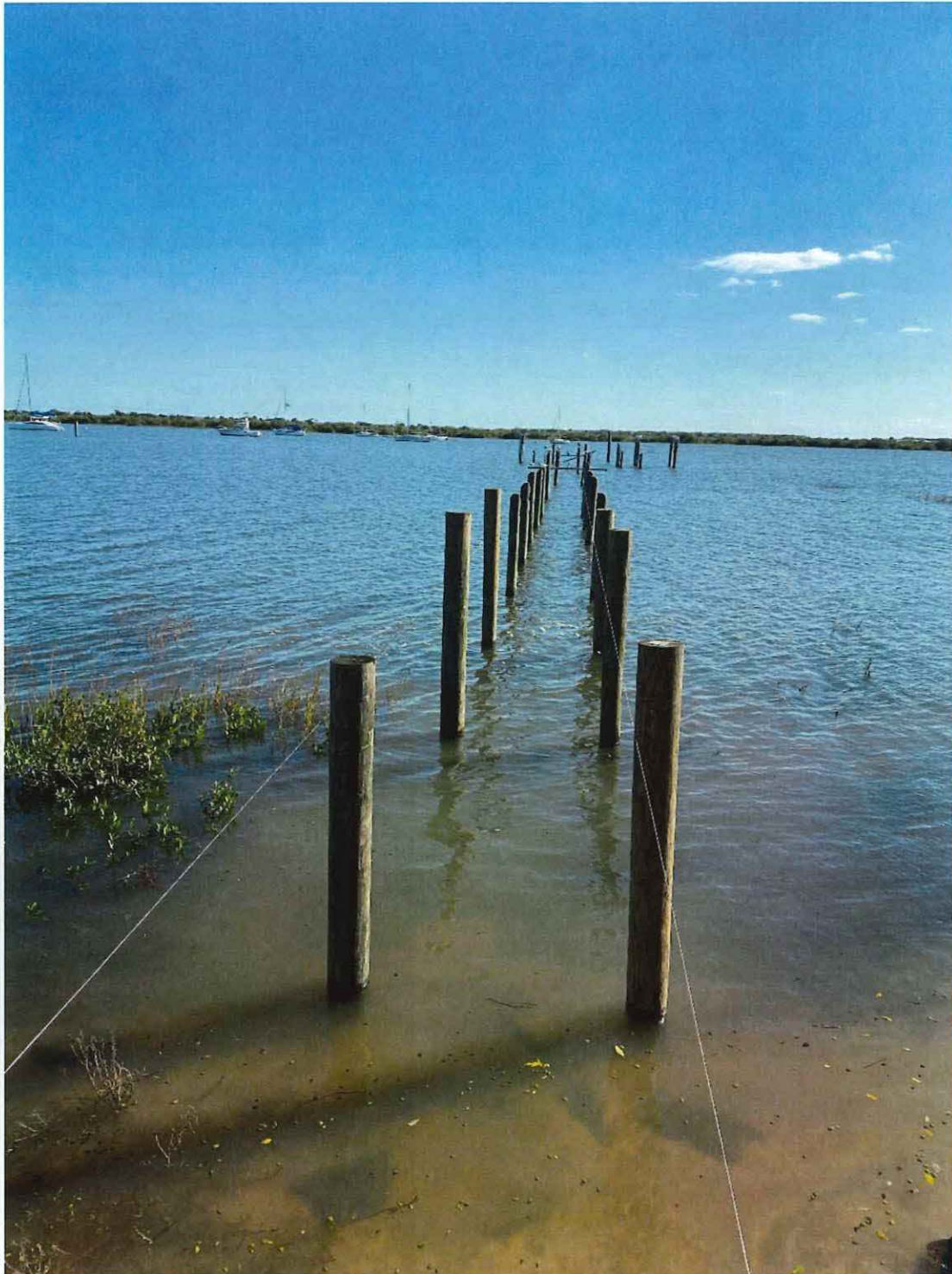


Figure 6 - Remaining dock piles



Figure 7 - View from Salt Run



Figure 8 - Tree #1 Proposed for removal



Figure 9 - Tree #2 Proposed for removal

From: [Ryan Carter](#)
To: [Jacob Fredriksson](#); [Tracey Mullins](#); [Amy Skinner](#); [David Birchim](#)
Cc: [Heritage Cultural Services, LLC](#); [stanvparis@gmail.com](#); [dtaylor3756@outlook.com](#); [commodore.staugustineyc@gmail.com](#); [royhi1963@gmail.com](#); [Michael Spontak](#); [jamesgajewski@bellsouth.net](#); [Justin Muller](#); [Brent Nettles](#)
Subject: St. Augustine Sailing Center Application 2022-0091 - Cultural Resource Report
Date: Thursday, February 2, 2023 2:31:50 PM
Attachments: [image001.png](#)
[St. Aug Sailing Center CRAS Report 2-2-23.pdf](#)

Jacob, Tracey, Amy and David,

Please see the attached final Cultural Resource Report I just received. I provided a quick summary of the report findings below. I believe this is what the Board was waiting for; therefore, please reply to confirm that we'll be on the 3-7 PZB agenda. Please contact me with any questions. Thanks.

"The proposed expansion of the dock by adding pilings and a floating platform at the end of the walkway should also not impact the site, as virtually no buried structural remains were found in or near its footprint."

"It is the recommendation of LAMP and Heritage Cultural Services, LLC, that care should be taken to install any new pilings as close as possible to the location of the original pilings, which have already impacted any buried remains. Otherwise, it is believed that the construction activity required to rebuild and expand this dock will not adversely impact the site of the Old St. Augustine Watchtower/Lighthouse, which is currently in the process of being nominated for listing in the National Register of Historic Places. No further archaeological work is recommended."

Sincerely,
Ryan A. Carter
Carter Environmental Services, Inc.
42 Masters Drive
St. Augustine, Florida 32084
904-540-1786
www.carterenv.com



**Phase I Cultural Resource Assessment Survey
of the Proposed St. Augustine Yacht Club
Youth Sailing Center, St. Augustine
St. Johns County, Florida**

USACOE Permit No.: SAJ-2020-04957 (LOP-PRJ)

**Prepared for:
The St. Augustine Yacht Club
Carter Environmental Services, Inc.
St. Augustine, Florida**

**Prepared by:
Chuck Meide, M.A., Director
Lighthouse Archaeological Maritime Program
St. Augustine, Florida**

**Dana Ste.Claire, M.A., RPA
Jenni L. Baggett, M.A., RPA
Heritage Cultural Services, LLC
St. Augustine & Dunnellon, Florida**

February 2023

Table of Contents

Introduction.....	1
Regional Settlement Patterns	8
Guana Tolomato Matanzas Rivers Basin.....	8
Cultural Prehistory of St. Johns County	9
PaleoIndian Period	9
Archaic Period	11
Orange Period	12
St. Johns Period.....	13
Historical Background	17
A Brief History of St. Augustine	22
A History of St. Augustine’s Maritime Industry & Settlement	24
History of the Old Spanish Watchtower/Old St. Augustine Lighthouse	26
Historic Map Review	34
Environmental Setting	41
Previous Archaeological Investigations.....	44
Previous LAMP Investigations at the Old St. Augustine Watchtower/Lighthouse	47
Field Investigation Design and Methodology.....	54
Research Design and Questions.....	54
Methodology	55
General Operating Procedures	55
Hydraulic Probing.....	58
Underwater Excavation and Unit Documentation	60
Diving	64
Photogrammetric Modeling and Aerial Drone Photography	64
Other Recording Techniques	66
Procedures for the Discovery of Human Remains.....	66
Field Investigation Results.....	68
Exposed Foundation Stones.....	68
Graffiti.....	71
Hydraulic Probe Survey	75
Test Excavation.....	80
Unit 1	82
Unit 2	84
Unit 3	84
Unit 4	86
Structural Debris Surface Scatter.....	87
Discussion	89
Management Recommendations	95
Source Bibliography & References Cited.....	96
Attachment A: Survey Log Sheet	103
Attachment B: Florida Master Site File Data	106
Attachment C: Florida Master Site File Form	114
Attachment D: Catalogue of Dredge Spoil Finds	134

Introduction

This report documents the findings of a Phase I cultural resource assessment survey of the proposed .70-acre St. Augustine Yacht Club's Youth Sailing Center located in St. Augustine, St. Johns County, Florida (USACOE Permit No.: SAJ-2020-04957 LOP-PRJ). The archaeological survey was designed to meet the requirements of the U.S. Army Corps of Engineers (ACOE) and the Florida Division of Historical Resources (DHR)/State Historic Preservation Office (SHPO) pursuant to State cultural resource provisions contained in Section 380.06, Chapters 267 and 373, Florida Statutes, Florida's Coastal Management Program. The authority for this procedure is Section 106 of the National Historic Preservation Act of 1966 (Public Law 89-665 amended), and 36 CFR Part 800: Protection of Historic Properties. The State Historic Preservation Office (SHPO) advises Federal and State agencies, including the ACOE, as they identify historic properties (listed or eligible for listing in the National Register of Historic Places), assess effects upon them, and consider alternatives to minimize adverse effects.

In a letter dated February 23, 2022, Shawn H. Zinszer, Chief, Regulatory Division, U.S. Army Corps of Engineers, requested a Phase I cultural resource assessment survey based on the determination from Robin Moore, ACOE Archaeologist, that the proposed construction of a dock to accommodate non-motorized sailing vessels may adversely impact 8SJ03702, the Old Spanish Watchtower/Old St. Augustine Lighthouse archaeological site (see Figures 1 - 3). The existing dock runs through the known boundaries of this site, and prior archaeological investigations undertaken at site 8SJ03702 indicate that site features may be present underwater in the eastern portions of the existing dock footprint.

The cultural resource assessment survey was also conducted to satisfy requirements of the City of St. Augustine and St. Johns County. The project area falls within a High probability zone for archaeological sites based upon the St. Johns County Archaeological Site Probability Model Map (the subject property lies within the City of St. Augustine Archaeological Zone IIIC, designated as such due to the area's potential to contain historic and prehistoric sites). Thus, a cultural resource assessment survey (CRAS) designed to identify the historical resources across the project area is required in accordance with LDC Section 3.01.05.B.1, with a completed study forwarded to the St. Johns County Environmental Division, Historic Resources Section, for compliance review. Per St. Johns County regulations, approval of the study from the Environmental Division stating the determination of final action are required prior to any approval of land clearing, development permits, subdivision plats, and/or development or construction plans. This requirement must also be completed prior to approval of Master Development Plans and prior to PUD and PRD hearings.

St. Augustine Yacht Club project area located in Salt Run at 110 Carver Street East in St. Augustine, Florida; Section 21, Township 7 South, Range 30 East (see Figures 4 - 5). These areas comprise the **Area of Potential Effect (APE)** as defined by Section 106 of the National Historic Preservation Act of 1966 (Public Law 89-665).

A search of the Florida Master Site File (FMSF), Florida Division of Historical Resources (DHR), conducted on 19 August 2022, indicated that one archaeological/historical site (8SJ03702) was located on the subject parcel, and that other cultural resources were recorded for the general area (see attached FMSF documents). For reference, the FMSF provides rosters of archaeological and historical sites, as well as previous CRAS conducted in the surrounding areas. This database was examined thoroughly to identify any cultural resources that may fall within and around the study area, and to develop a project-specific site predictive model as part of a comprehensive research design.

The archaeological survey of the proposed Youth Sailing Center dock was conducted over 35 days between July and December 2022 with a broad focus on better understanding the original layout and present distribution of any cultural components, buried or exposed, across the site, and particularly within the footprint of the proposed dock project. This entailed overall site inspection for artifacts or structural debris on the surface, cleaning and recording of the exposed foundation stones on the foreshore (intertidal zone), extensive probing to identify buried structural components over the entire dock footprint and a considerable surrounding area, test excavation of four 1 m by 1 m units to better understand the results of the probing survey, aerial and conventional photography to generate photogrammetric models of exposed site components for analysis and future monitoring, and the recording of the exact location of all existing pilings to understand with great accuracy the exact footprint of the dock in order to assess its previous and potential future impact to the site. These various activities took place at all physical components of the site: the submerged portion of Salt Run, the exposed foreshore at low tide, and the small upland area of the existing dock above mean high tide. All fieldwork was conducted by the Lighthouse Archaeological Maritime Program, Inc. (LAMP) staff, students, and volunteers, with the Florida Public Archaeology Network assisting with photogrammetry and aerial drone work.



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Location Map

St. Augustine Yacht Club – Youth Sailing Center

Project:

5.19359

St. Augustine, St. Johns County, FL

Date: Nov 19 2020

Figure:

1





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Aerial Map

St. Augustine Yacht Club – Youth Sailing Center

Project: 5.19359

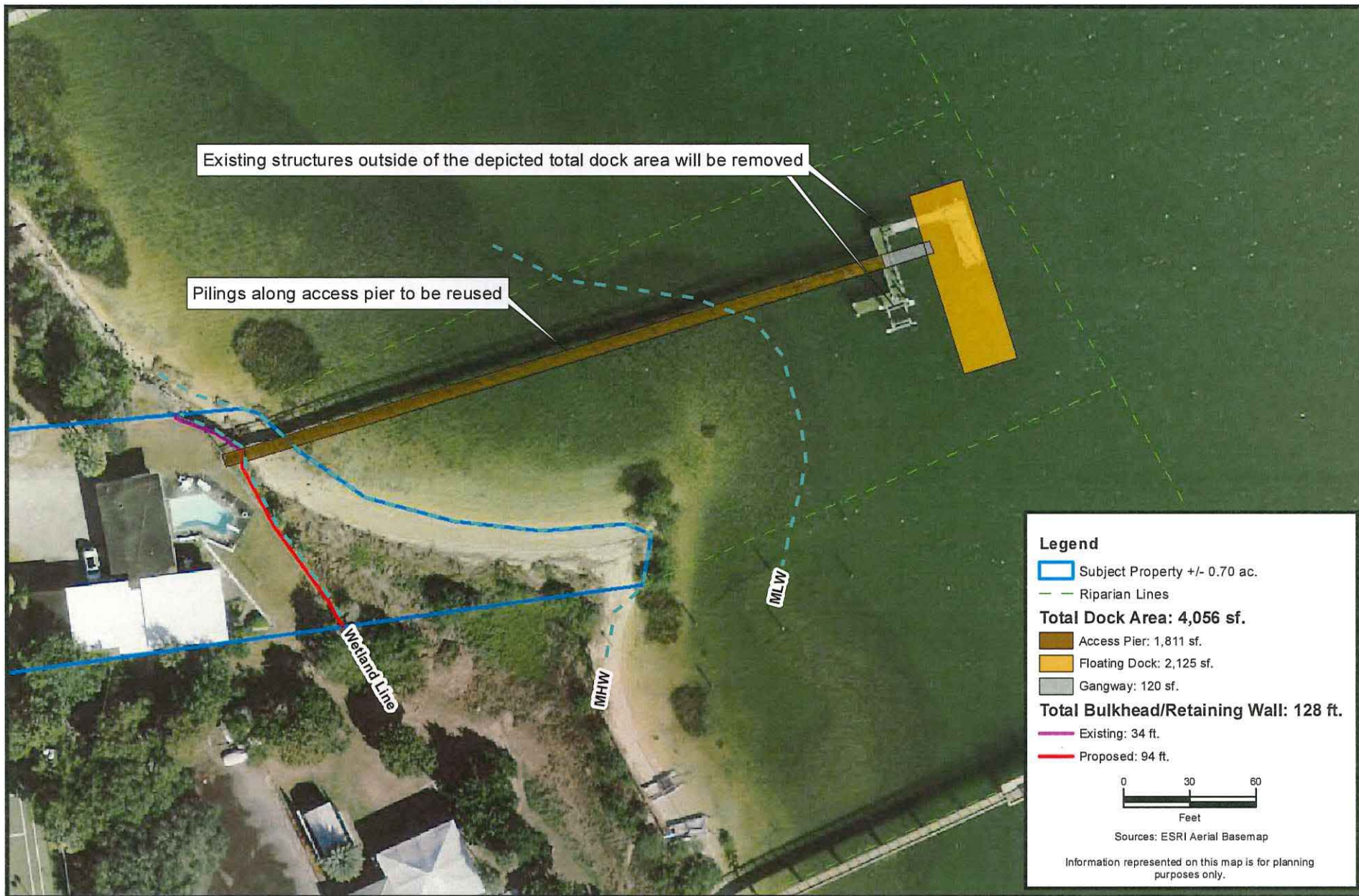
St. Augustine, St. Johns County, FL

Date: Nov 19 2020

Figure:

2





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Proposed Overview

St. Augustine Yacht Club – Youth Sailing Center

Project: 5.19359

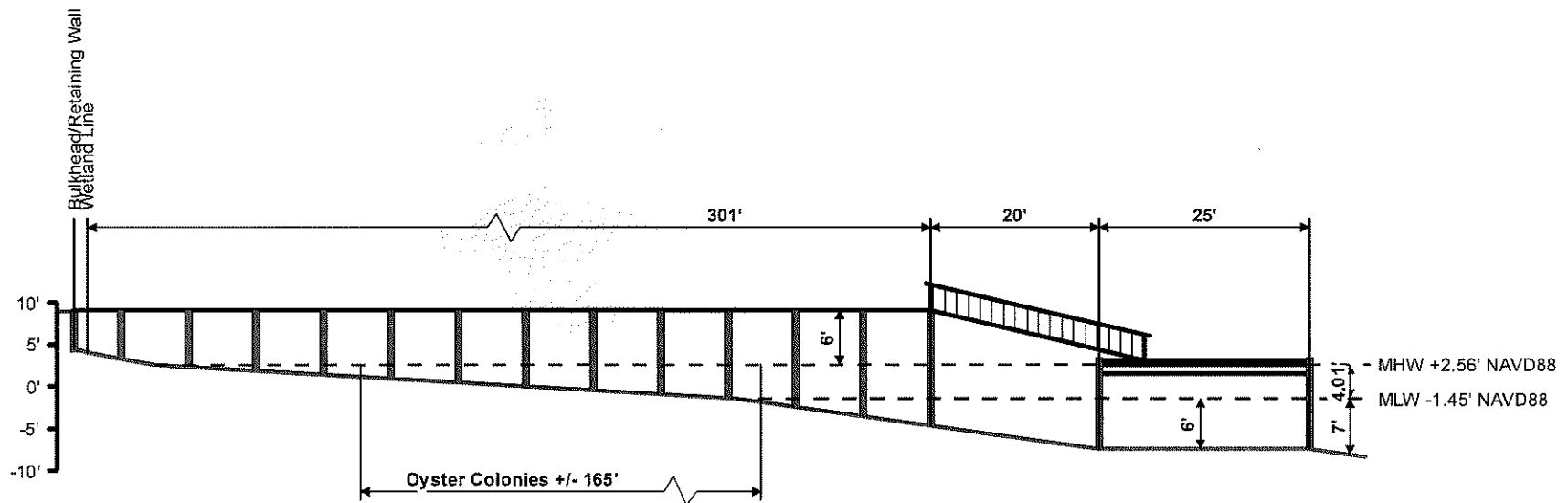
St. Augustine, St. Johns County, FL

Date: Aug 26 2021

Figure:

3





Note: Elevations in NAVD88 Datum
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Proposed Dock Profile View

St. Augustine Yacht Club – Youth Sailing Center

Project: 5.19359

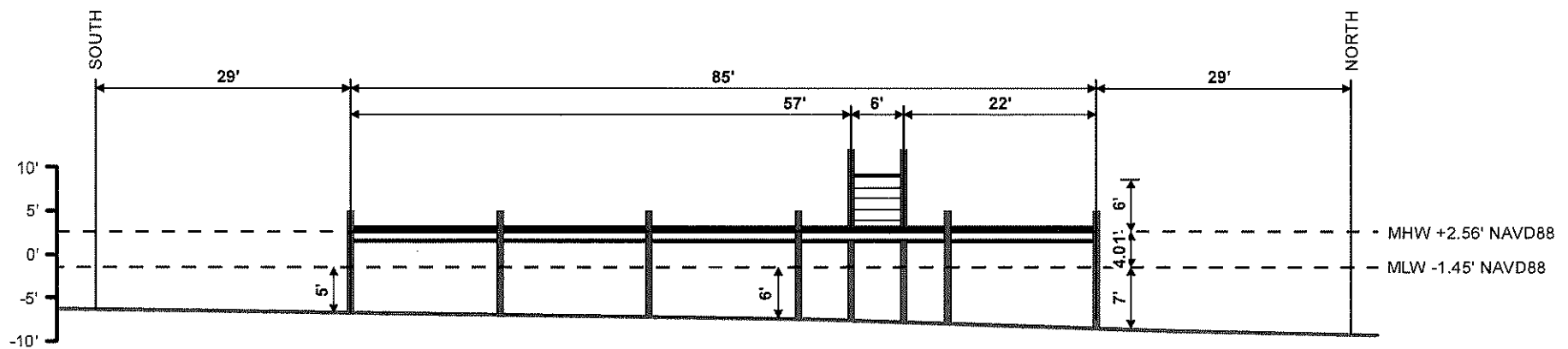
St. Augustine, St. Johns County, FL

Date: Aug 26 2021

Figure:

4





Note: Elevations in NAVD88 Datum
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Proposed Dock Cross-Section
St. Augustine Yacht Club – Youth Sailing Center
Project: 5.19359 St. Augustine, St. Johns County, FL Date: Aug 26 2021


Figure: 5

Regional Settlement Patterns

Guana Tolomato Matanzas Rivers Basin

The St. Augustine Yacht Club project area is located approximately five miles south of the Guana Tolomato Matanzas National Estuarine Research Reserve (GTM-NERR). The Reserve includes 74,000 acres of coastal lands in Northeast Florida. As evidenced by archaeological remains at Guana, humans have used the area for thousands of years. Sixty-one archaeological sites are recorded for the area and include prehistoric Native American shell middens, burial mounds, a Spanish mission, and homestead sites.

Most prominent of these sites is Shell Bluff Landing (8SJ00032), an extensive oyster shell midden on the east bank of the Tolomato River. Cultural deposits there represent 5,000 plus years of human occupation with Archaic period components (Newman and Weisman 1992). The National Register site also includes historic sites such as a 19th century coquina well.

Wrights Landing (8SJ00003) is another example of an extensive oyster shell midden, covering some 49 acres. It, too, has important historic components, most significantly the location of the Mission Nuestra Senora de Guadalupe de Tolomato, established in the 1620s. It is the second location of the Mission, the first established on the Georgia coast. A diversity of Spanish ceramics and other artifacts are testimony to early colonial period settlement in the area, much of which is related to the history of St. Augustine located to the immediate south of the Reserve.

Other sites include the Guana River Shell Ring (8SJ02554) which measures some 100 meters in diameter. Cultural materials found in association with the site indicate Late Archaic period (ca. 5,000 years B.P.) construction and use. An inventory and discussion of archaeological and historical sites which define the Guana Tolomato Matanzas National Estuarine Research Reserve can be found in the article, *Prehistoric and Historic Settlement in the Guana Tract*, St. Johns County, Florida by Christine Newman and Brent Weisman (Florida Anthropologist, Volume 45, No. 2, 1992). The Reserve has seen continuous occupation in some form from prehistoric periods to more contemporary historic occupation. The existence of burial mounds and extensive shell middens suggest that the area served as a hub of prehistoric settlement for hundreds of years.

Cultural Prehistory of St. Johns County

Prehistoric people have inhabited Florida for at least 15,000 years. The earliest stages are pan-Florida in extent while later cultures exhibited differing cultural traits in the various archaeological areas of the state. The East-Central archaeological region of Florida, as defined by Milanich and Fairbanks (1980) and Milanich (1994), extends from the St. Marys River to the north and south to the vicinity of Vero Beach on the Atlantic Coast and includes the St. Johns River drainage and most of the eastern coastal lagoon regions. The foundation for the current cultural prehistory of Northeast Florida is derived from a synthesis of the works of John Goggin (1952) and others in east Florida by Milanich and Fairbanks (1980) and Milanich (1994). Their chronology, as modified by recent archaeological research and current interpretations of the region, will be followed in a brief overview of the prehistoric development in this region, which includes the project area. This cultural sequence provides a framework for the understanding and evaluation of archaeological sites in the project area.

PaleoIndian Period

Recent studies suggest that the peopling of North America may have occurred via multiple routes over 20,000 years ago, although archaeologists generally agree that the first discoverers of the New World were the Siberians of East Asia. Although some individuals likely reached the continent via coastal routes or by migrating along exposed shorelines of the Pacific and Atlantic coasts, more than 20,000 years ago, possibly as early as 40,000 years ago, prehistoric hunters also crossed into North America from Asia over the Bering Strait land bridge, a continental link created by shrunken seas during the Ice Age. Following food supplies, mainly roaming herds of large mammals such as mastodons and mammoths, early hunters migrated throughout the Americas, eventually finding their way into Florida some 15,000 years ago.

During this period, forests of hardwoods, mostly oak and hickory, grew alongside of open prairies. Here, these early Floridians, called Paleoindians, coexisted with and hunted an unusual variety of Pleistocene mammals which once lived in Florida such as giant ground sloths, horse, bison, llamas, giant armadillos, huge tortoises, peccaries and several types of elephants. They hunted many species of smaller animals, as well. Subsistence was of primary concern to these early people whose lifestyles were largely dictated by the migratory patterns and movements of game. The principal PaleoIndian diet was supplemented by wild plants, nuts, berries and food resources from the coasts.

The Florida environment during PaleoIndian times was much different than today: the climate was cooler and drier, and freshwater was more difficult to find due to lower sea levels. The distribution of recorded PaleoIndian sites in Florida suggests that the presence of high-grade chert or limestone outcroppings, which were necessary for tool production, influenced migration and settlement patterns. Additionally, as a result of the drier climate, many archaeologists believe that these early Floridians relied, in part, on

waterholes, sinkholes, and lakes for drinkable water and, along with coastal areas, subsistence and other resources.

Recent research on Paleoindian sites in and along the Aucilla River in northwest Florida, particularly the Page-Ladson site, has changed the thinking on early prehistoric peoples in Florida and the Southeast (Dunbar 2012; Halligan 2012; Webb 2006). Based on these archaeological investigations and the data produced, it is generally believed that Paleoindian settlement was more specialized and sedentary than once thought, particularly in how Pleistocene megafauna such as mastodons were hunted and processed. This theory is also supported by data recovered from excavations at Central Florida's Harney Flats site, located in Hillsborough County, which suggests that Paleoindian groups seasonally inhabited areas near freshwater. It also demonstrates the need for the continued identification and investigation of terrestrial Paleoindian sites in Florida (Daniel and Wisenbaker 2017).

Additionally, data gathered from investigations within the St. Johns River watershed of Northeast and North-central Florida have provided more insight into the breadth of Paleoindian occupation in the area. Professional archaeologists and local artifact collectors have recovered an assemblage of lanceolate-shaped projectile points and unifacial stone tools from the Lake George Point site, a submerged Suwannee-age, Middle Paleoindian site presumed to date to circa 10,500 to 10,000 B.P. (Thulman 2012).

Predictive models indicate that most Paleoindian sites in Florida are submerged below the Gulf of Mexico within the tertiary karst region of the north-central panhandle of the state, as ancient coastlines were miles beyond where they are today due to the lower sea levels of the time (Dunbar 1991:193-194; Faught and Carter 1998). If they have survived the destructive nature of rising sea levels, these archaeological sites will be found far offshore, possibly along relic river channels, the past freshwater environs where indigenous people tended to concentrate. This phenomenon may explain why archaeologists have such a difficult time finding evidence of early humans in Florida, especially along the coasts.

The lithic tool assemblage associated with these early prehistoric activities is sophisticated and specialized. PaleoIndians used specialized stone tools, the most characteristic of which are slightly waisted spear tips known as Suwannee and Simpson projectile points. Hundreds of these points have been found throughout Florida in rivers, suggesting that they were lost during game ambushes at river crossings. While it is likely that they inhabited the area, PaleoIndian artifacts are infrequently found in St. Johns County and surrounding areas. Most have been recovered from the St. Johns River by divers who often find them in association with the fossil remains of early mammals such as elephants and bison, which were hunted by the PaleoIndians. These associated remains seem to indicate that Florida's earliest residents were taking and later butchering animals at river fords where the large creatures were temporarily incapacitated as they waded across the water. Archaeologists refer to these locations as "kill sites."

Archaic Period

About 6,000 B.C., the Earth's climate changed and a warming trend caused glaciers to melt and release a tremendous amount of water into the ocean. Consequently, sea levels began to rise dramatically, changing the shape of the coastlines of Florida. The warmer temperatures and abundance of water caused a change in the environment and extensive hardwood forests gave way to pines and oaks, and swamp forests emerged. This was the end of the last great Ice Age. The Quaternary extinction event, at which time the large mammals and megafauna that once characterized Pleistocene Florida disappeared, concluded approximately 8,000 BC. In a new landscape that looked very similar to present-day Northwest Florida, lesser mammals flourished. The new environment produced a variety of new food sources which prehistoric people adapted to with new subsistence practices and technological innovations. These events marked the beginning of the Florida Archaic period.

The settlement patterns of early Archaic populations remained similar to those of their ancestors, indicative of continuity in the lifeways of late Paleoindians and early Archaic groups. Although populations relied heavily on river drainages and coastal regions for food and other resources, small, nomadic bands continued to follow seasonal resources, returning to known, familiar extraction sites each season (Smith 1986:16-18). Several sites demarcated as ephemeral lithic scatters, such as the Bailey (8CL00903) and the Empty Turkey (8CL01117) sites of Clay County, have been documented across Northeast Florida; however, these sites often lack the requirements necessary for continued preservation and research.

About 6,000 years ago, Archaic period hunters and gatherers began to expand out of the central highlands of Florida around Ocala and Gainesville and move into areas along the St. Johns River where they discovered an abundant supply of fish, game, and freshwater shellfish, mainly snail and mussel. Large midden sites like the Maltese Midden site (8DU13946), located in Duval County, provide archaeologists with great insight into the diet of peoples during this period. The Maltese Midden site, which predates the introduction of ceramics, is a vast deposit of faunal remains that primarily consists of freshwater snail with some fish bone.

By 4,000 B.C., prehistoric peoples were well established along the river, living there year-round rather than seasonally. For the first time, people became more sedentary in lifestyle, settling in one area. A stable supply of food found in the river environs attracted and supported more people and eventually large villages and ceremonial centers began to emerge. These Archaic populations are known archaeologically as the Mount Taylor culture, named after the Mount Taylor site, a freshwater shell mound on the St. Johns River.

Perhaps the most significant of these sites is the archaeologically acclaimed Tick Island site on the St. Johns River to the southwest. Evidence from this site suggests a large and complex society once lived there, which practiced organized ceremonialism. Some of

the earliest pottery in North America has been recovered from Tick Island along with a spectacular array of artifacts. Unfortunately, most of these were salvaged as the shell mound was being mined for road fill in the 1960's. Radiocarbon dates associated with human burial remains recovered from the site prior to its destruction indicate that Tick Island was well established by 4,000 B.C.

Orange Period

The Archaic tradition, or the way Archaic peoples lived, continued for some time. The practice of hunting, gathering of food, and fishing, including the harvesting of shellfish, provided the food resources for prehistoric peoples to survive in many areas of St. Johns County.

Around 4,000 years ago or about 2,000 B.C., the technology of pottery-making was acquired by the Archaic people of Northeast Florida. The earliest forms of pottery were made from locally gathered clays mixed with plant fibers. When fired, the bodies of these ceramic vessels became orange in color. This recognizable pottery type, evidenced by its color and the presence of fiber impressions throughout, is used by archaeologists to identify the Orange or Late Archaic cultural period in St. Johns County, a continuation of the Archaic lifestyle with the advantage of pottery vessels. Orange period sites along the St. Johns River have produced the oldest dates for pottery in North America. The earliest pottery vessel forms are rectangular-shaped and were probably modeled after baskets.

It is generally believed that it was during the Orange period that prehistoric peoples were attracted to the coasts of St. Johns County by a new food source created by a changing environment. An abundance of shellfish, produced by developing estuaries, caused inhabitants of the St. Johns River basin to migrate to the coastal regions of Northeast Florida and develop a new but similar means of subsistence. The settlement model for this period theorizes that the coastal resources supplemented the freshwater river lifestyle rather than replace it entirely. For some time, it has been believed that prehistoric groups of this time made seasonal rounds to and from the coasts from their permanent villages along the St. Johns River. These seasonal migrations are suggested to have taken place during the winter months when foods other than marine shellfish were scarce or not available.

However, evidence from coastal archaeological areas indicates that Late Archaic peoples were living along the coasts of Northeast Florida year-round rather than at certain times of the year (Russo and Ste.Claire 1991; Ste.Claire 1990). Archaeological research conducted in St. Johns, Duval, Flagler and Volusia Counties, reveals that Orange period people were collecting and eating a variety of coastal resources throughout the year. Sites like Shell Bluff Landing (8SJ00032) in Ponte Vedra have produced cultural deposits that represent prehistoric settlement beginning 5,000 years ago. Many of the sites researched are coquina middens, formed by the discarded remains of beach clams that were gathered

from the seashore rather than estuaries. These tiny clams were collected in mass and cooked and eaten as a broth. Orange fiber-tempered pottery recovered from Late Archaic period coastal sites indicates that prehistoric peoples were using these areas about 4,000 years ago.

During the Orange period, the inhabitants of northeast Florida also constructed notable shell rings, which appear as one of the earliest forms of precolumbian monumental architecture along the southeastern coastline. Over forty shell rings have been documented along the Atlantic coast, although rising sea levels have likely resulted in the inundation of many more. Most shell rings are spatially separated from habitation areas and other sites and may have served as a “neutral” location for sharing information (Saunders and Russo 2011). Examples of these site types include the Guana River Shell Ring (8SJ02554), situated between the Guana and Tolomato Rivers, and the Rollins Shell Ring (8DU7510), located on Ft. George Island surrounded by tributaries of the St. Johns River.

It is likely that Archaic period peoples were living in the coastal regions prior to the Orange period. Investigations at sites such as the Strickland Mount complex in Tomoka State Park have revealed extensive coquina middens that contain no pottery. These shell middens along with an early mounded burial may suggest that prehistoric groups had settled the east coast long before what is currently accepted. Rather than making seasonal rounds to and from the St. Johns River and the coast, it is likely that prehistoric people in St. Johns County and, in general, Northeast Florida, beginning with the Mount Taylor period, settled the two regions simultaneously, finding in both environments the resources necessary to support populations year-round. Small Archaic period sites along the upper reaches of interior drainages may be short-term hunting or collecting stations, which were used by small groups who traveled from their permanent villages on the coast or river to gather food over a period of several days. These activities would allow people to maintain permanent residences in either location, with shellfish and fish providing the primary means of food, while gathering resources from surrounding areas.

St. Johns Period

The end of the Orange period is characterized by changes in pottery types resulting from different tempering agents, including sand, which were used along with or in place of fiber. By 500 B.C., Orange pottery was replaced by a chalky ware known as St. Johns. The introduction of this ceramic type marks the beginning of the St. Johns cultural period, a way of life that spans two millennia, lasting until the arrival of European explorers around 1500. While much larger in number, prehistoric populations of this period practiced the same pattern of living developed by Archaic peoples centuries before, including shellfish harvesting, hunting, fishing, and plant collecting. It was also during this period that domesticated plants, mainly corn and squash, were used for the first time.

The St. Johns people occupied two major regions of Northeast Florida, the St. Johns River basin to the west and the environmentally rich estuaries of the intracoastal waterways of the east coast. Abundant resources in both areas allowed prehistoric populations to grow and expand throughout these regions of the county, establishing permanent villages and ceremonial and political centers at locations where food was most plentiful. Both the river and coastal regions are marked by enormous shell mounds, the remains of prehistoric foods – heavily dominated by snail and mussel in the freshwater environs and oyster, clam and coquina on the coasts, all of which served as the staple for the St. Johns diet for centuries. Coastal shell mounds along the east coast such as Green Mound in Ponce Inlet and Turtle Mound in Canaveral National Seashore Park represent the largest shell middens in North America. Turtle Mound in particular is presumed to have once stood up to 75 feet tall (Milanich 1999:13).

Because of an abundance of fish and shellfish in the estuarine regions of St. Johns County, St. Johns people lived in many areas along the intracoastal waterways other than the densely populated areas of river basins. This is evidenced by the numerous oyster middens known for St. Johns County, including those in the nearby Tolomato River Basin. Two notable examples of these site types, Shell Bluff Landing (8SJ00032) and Wright's Landing (8SJ00003), are located in the Guana Tolomato Matanzas National Estuarine Research Reserve in northeast St. Johns County.

St. Johns period sites abound along the St. Johns River to the west, as well, indicating that prehistoric activity in the river basin during this cultural period was extensive. Here, enormous shell mounds and sprawling middens are composed of freshwater snail instead of oyster. The largest of these, Tick Island, was a focal point for St. Johns people as well as Archaic hunters and gatherers. Tick Island and other large sites likely were areas where St. Johns populations concentrated and consequently developed political and ceremonial systems to organize their complex societies.

Less is known about the inland occupations of St. Johns people, those that occur between river and coast. It is clear, however, that these areas were being used during the St. Johns period. Investigations of Site 8SJ2533, which is located along Six Mile Creek in St. Augustine, have revealed an association between occupants of the site and St. Johns peoples occupying areas of the St. Johns River basin (Gardner et al 2014), while interior sites such as Grand Haven Hammock (8FL00181) and Grand Haven Cove (8FL00174) further illustrate the use of inland areas during the period. Freshwater snail and coquina middens found along inland lakes, ponds, swamps and other drainages suggest that some St. Johns people were well adapted to these areas, living selectively, seasonally or year-round within the interior portions of the region.

The late St. Johns period peoples were known historically as the Timucuan Indians in St. Johns County and in Northeast Florida, a name that was given to them by the early European explorers. The ethnographic works of the French artist Jacques le Moyne in 1564 and their early descriptions provide archaeologists and historians with invaluable information regarding the lifestyles of the Timucua and their prehistoric ancestors. These

early documentations, coupled with archaeological information, give us a relatively accurate profile of native life.

Excavations from Timucuan sites across the region provide insight into the supplemental foods and the sophisticated toolkits of the early Floridians. In addition to harvesting locally available and plentiful shellfish, native plants like saw palmetto and cabbage palm centers, as well as roots, nuts (mainly acorns and hickory nuts), and berries were also gathered for food and medicine. Indigenous late-period St. Johns populations also caught a wide variety of fish, including snook, redfish, mullet, and shark, using hooks made from mussel shell and fabric-woven fishing nets. Trapping, as well as hunting with bows and arrows and spears, also provided groups a wide variety of animals including alligator, various birds, rabbit, opossum, raccoon, turkey, deer, and even panther and bear.

A popular method of cooking foods involved the stewing and boiling of meats and plants in various combinations in a large pottery “kettle.” Fish and animals were barbecued whole and preserved on smoke racks made of wood and crop harvests were stored in corncribs. Later, some native groups learned to grow corn, beans, squash, pumpkins, and other domesticated plants, a renewable source of food that ensured a stable diet. It is thought that in the spring some of these groups would abandon their large coastal villages, divide into smaller farming groups, and grow crops in the fertile grounds of the St. Johns River Valley and around the interior lakes of Central Florida.

Some Timucuan villages were fortified by a palisade line or a wall made of sharpened, upright timbers. A village often had a large community house in its center where ceremonies, religious activities, and political gatherings took place (Worth 1998). This central structure was where the chief presided, as well. Surrounding the community center were smaller huts that housed families. These houses were circular and dome-shaped in form with palmetto-thatched walls and roofs. Inside, wooden benches were used for sitting and sleeping. While the Timucuan attire was brief, sometimes consisting of strands of Spanish moss, their practice of body ornamentation and use of jewelry made for some richly decorated natives. Chiefs and other important members of the community were often tattooed from head to foot, a symbol of authority. Men wore their hair up in a “top knot” usually with feathers or stuffed animals adorning their heads. Dyed fish-bladder ear plugs and long shell and bone pins were worn by both men and women. Jewelry, finely crafted and colorful, was made of shell, pearls, bone, wood, stone, and metal.

Accustomed to life near the water, prehistoric people used dugout wooden canoes for transportation and hunting in the extensive waterways of the Intracoastal and the St. Johns River. After felling a tree, usually a pine or cypress, a skilled craftsman would hollow out the body by alternating between burning and scraping away the interior wood. Florida is known to have the highest concentration of dugout canoes in the world (Duggins 2015), and many of these wooden vessels have been recovered from the bottom of lakes and rivers throughout the region. Sites with the highest concentration of dugout canoes are notably located near the headwaters of rivers and along the edge of two drainage basins. Among these, the Pithlachocco Canoe Site (Newnans Lake) in

Gainesville, from which 101 canoes have been found, represents the densest concentration of canoes within a single lake (Smith 2002). Newnans Lake is notable because it once fed into Payne's Prairie, which in turn connected to Orange Creek, the St. Johns River, and ultimately the Atlantic Ocean. Additionally, Newnans Lake is located only 10 miles overland to Lake Santa Fe, which flows into the Santa Fe River, which in turn connects to the Suwannee River and eventually the Gulf of Mexico, ultimately providing St. Johns populations with a junction between the Gulf of Mexico and the Atlantic Ocean (Duggins 2015).

Historical Background

Possession of Florida during its early historic days was by two distinctly different European nations, Spain, and Britain. Spain claimed first ownership, from 1513 until 1763, followed by Britain from 1763 until 1783, the year Spain again resumed possession. In 1819 Spain ceded Florida to the United States. This territorial period ended in 1845 when Florida officially was admitted as a State. Most of the early settlers from 1513 - 1819 were either Hispanic or as citizens of the British Isles. Smaller numbers of other ethnic groups who immigrated to Florida as colonists came from the Mediterranean areas. Hundreds and perhaps thousands of slaves from various African countries were brought into Florida as agricultural workers beginning as early as the British Period. All these historic period settlers came into a land already occupied by thousands of Native Americans, whom they called Indians.

Florida's First Spanish Period occupation, from 1513 to 1763, was primarily by Spanish peoples. These early residents lived in defensible, rather tightly contained villages as their interface with the Native American population was oftentimes not peaceful. To date, historical documentation has not been found to indicate Spanish settlers from this period lived or farmed very far from the confines of St. Augustine, other than on their Catholic mission sites. Many land grants were issued along Florida's east coast to Spanish citizens during this period, but the majority of these properties were never developed. No Spanish occupational sites, including Catholic mission sites, have been documented for the subject area.

Negotiations with Spain at the Treaty of Paris in 1763 transferred Florida (an area at that time much larger than current-day Florida) and the Mediterranean island of Minorca to Britain, in exchange for Havana, Cuba, captured a year earlier by the British. Spain considered Havana an essential and very valuable outpost in the New World for transporting its exports from Mexico, Central and South America back to Spain. It did not consider the lands of Florida of much value to its crown. Possession of this territory of Florida gave Britain an unbroken line of colonies along the Atlantic seaboard of North America, from Canada, obtained from France during the same treaty, to Florida (Moore, Ste. Claire 1999:31). Britain's governmental decision regarding the management of its newest colony, Florida, was to split the territory into two parts, East Florida and West Florida, with seats of government in each section. The dividing line between the two sections was delineated as the Apalachicola River. Pensacola was chosen as seat of West Florida's government and St. Augustine was appointed as the East Florida seat. Both sections had a governor appointed by the British government. East Florida's first colonial governor was Col. James Grant, appointed June 8, 1763, although he didn't arrive in St. Augustine until August 1764.

The British occupation of Florida is termed Florida's British Period, lasting only from 1763 to 1783, a twenty-year span. In 1783 another treaty between Britain and Spain returned Florida to Spanish ownership. This period, termed Florida's Second Spanish Period, ended in 1819 when Florida became an official territory of the United States. Under the British Period ownership, with a desire to quickly populate its two new

colonies, a system of land grants was implemented for which interested British subjects could apply. Governor Grant's plan for settling East Florida was based on the development of a plantation economy, with large land grants issued to people who would produce agricultural products for which Britain's economy and citizens would benefit.

James Grant, East Florida's British Governor, considered a network of roads a top priority during his administration (Schafer 2001:163). He recognized that settlers needed a dependable overland transportation route but lacked sufficient funds to pay for this work at first. By 1772, savings in the Governor's contingency fund allowed work to begin on segments of the road. This effort may have provided the greatest public benefit of any project undertaken by the British government. John Funk was appointed surveyor for traversing and surveying the ground for the Public Road and paid 12 pounds for this work (Coomes 1975). Captain Robert Bisset was hired to construct the road from Matanzas Swamp (today's Pellicer Creek area) south through Smyrna to Mr. Elliott's plantation (in today's Brevard County). He was paid 1150 pounds for this effort (Coomes 1975). Richard Payne was contractor for the section of road leading to the Matanzas Swamp (Schafer 2001:164). Information in these two statements may indicate that Payne was responsible for road building south from the St. Augustine area to the north bank of Pellicer Creek with Bisset's crew picking up from that point. However, it could be that Payne's crew actually constructed the wooden bridge over Pellicer Creek with Bisset's crew taking over on the southern bank of the creek. Schafer (2001:168) described road specifications to be followed for portions of the King's Road leading north from St. Augustine. It is believed that these specifications were also followed by Bisset and Payne for the southern route. The road was to measure sixteen feet across, with ditches and pine logs laid crosswise in the wet portions (corduroy ribbing), causeways through the swamps and bridges across the many creeks and rivers.

By the end of 1774 Bisset's crew had completed the southern section of the King's Road. East Florida's Acting Governor John Moultrie wrote from St. Augustine in October 1775, "I go regularly once a month to Tomoka (in today's Ormond Beach area), go through in a day, with great ease and pleasure to self and horses" (Schafer 2001:166). While the road may have been considered in very good condition in 1775, time, nature, Florida's changes of ownership, political unrest, wars, and destruction by Native Americans contributed to its disrepair and, at times, disuse, over the years. At times this road was not safe for travel by private citizens, but used by troops, rebels and Indians.

In mid-1777, approximately 500 discontented colonists left the Smyrna Settlement plantation on a three-day walk up the King's Road (across portions of today's West Palm Coast properties) to St. Augustine, in search of a better life. Their Catholic priest and a number of colonists who had not departed earlier followed in November (Rasico 1990:54-55), thus ending the ambitious dreams of wealth for Dr. Turnbull and his partners.

A chronology of events regarding the King's Road, from the end of the British Period up to 1845 when Florida officially became a State, is included in a report prepared by

Adams, et al (Adams, et al 1997:1-4). Below is a summary of activities extracted from this report regarding road usage during the 18th century and 19th century.

By 1784 British residents had left the province after Spain again regained control. This change in ownership and peoples affected repairs to segments of the route, particularly in areas remote to St. Augustine where there were now few or no settlers. The Patriot's War broke out in 1812 in East Florida, with rebel troops and Spanish militia using the road. The President of the United States was authorized in 1823 to open a road "in the old track of a road known by the name of the King's Road" from the St. Mary's River to New Smyrna. Official action was not taken until 1826 when the President officially authorized the work. In 1825, Col. James Gadsden, assigned to perform survey work for road repairs, reported his observations of road conditions and repair cost estimates to the Quartermaster General (Carter 1958:304). Congress appropriated \$11,000 for the road work from the Georgia line to New Smyrna in 1827, with the use of Federal troops authorized. Repair work on the road south from St. Augustine to New Smyrna began in Jan. 1828. This work was completed to just south of the Tomoka River by September 1830. A report in 1834 stated the road from the Matanzas River (Pellicer Creek) to New Smyrna was impassable for a horse. It was reported in Nov. 1835 that all wooden bridges along the road had been burned by Indians. The Second Seminole War began in December 1835 and most residents of farms and plantations south of St. Augustine evacuated to the city. A petition, sent in 1837 to Congress by some citizens living south of St. Augustine, solicited replacement of all bridges destroyed by the Seminoles as they ravaged plantations (Carter 1960:446-447). No action could or would be taken on this petition until after the end of the Second Seminole War in 1842. It is probable U.S. Army soldiers utilized as much as the King's Road as practicable during this war with the Seminoles. At the conclusion of the war in 1845, U.S. federal land surveyors resumed laying out township, range and section lines, suspended in 1835 because of Indian hostilities. They used the King's Road as a survey monument.

During the early 20th century, the King's Road found itself part of both the Dixie Highway and U.S. Highway 1, both of which ran parallel to the ocean along the east coast (Adams, et al 1997:36). The Dixie Highway, first to be completed, reached Miami on Oct. 25, 1915. Demands of traffic compelled construction of a second, larger U.S. Highway 1 in the early 1920's (Adams, et al 1997:36).

Bockelman (1975:3) stated it was not until the 20th Century, with the expansion of automobile travel and the fame of Florida's climate, that improved modern highways were built. Until then, the King's Road was the only highway along the east coast of the State. Most of this old road still exists, some still unpaved. Some portions run through private property. Portions have been realigned and some overlaid with modern-day highways. Some segments still carry on its old name, but now called the Old King's Road, in respect for its original developers. It is a heritage, left to us by past generations (Bockelman 1975:5).

Naval stores (forestry products) was one of the important financial endeavors that sustained many of the early settlers in the area prior to and after the formation of St.

Johns County. Naval stores refers to several products harvested from the forest: the oleogum of live pines produced turpentine and resin; tar and pitch were obtained by burning the residual resins of dead pines, pine knots, pine stumps and pine cones (Newman, et al 1998:3). Other products are timber and lumber cut from different species of trees and their various usages. Tar and pitch were in great demand as products essential for caulking and coating surfaces of early wooden ships during construction, repair, and maintenance (Bond 1987: 187). All of the above items were harvested or produced in northeast Florida, including within what is present-day St. Johns County, as early as the eighteenth-century British Period. In this period, turpentine referred to the gum (pine sap) extracted from live trees, not the liquid that was steam distilled in later periods and referred to as spirits of turpentine. Early on, resin was the product of the hardened gum of the tree, later obtained as a by-product of the steam distilling of turpentine. Bond (1987, p189) states production of tar and turpentine during this early period rose from 190 barrels of tar and 56 barrels of turpentine in 1776 to as much as 20,000 barrels of tar and turpentine in 1783, the year Spain regained possession of Florida. To place the naval stores industry into a more recent historical context, between 1905 and 1923 Florida was the top producer of these products (Newman, et al 1998:2).

The late 19th century and early 20th century brought new changes to St. Johns County. Henry M. Flagler was a wealthy Standard Oil Company magnate from Ohio and later New York. In 1877, when Flagler's wife Mary suffered from increasingly poor health, her doctor suggested they spend the winter in Florida. Although the state boasted magical curative qualities for its visitors, Florida had inadequate transportation routes, and Jacksonville was as far south as most tourists would travel. While there, Flagler realized the need for better tourist accommodations, a thought that remained on his mind long after he returned to New York. Mary's health continued to decline, and despite her doctor's advice to return to Florida, she died before they could make a return trip.

In 1883, Flagler married Ida Alice Shourds, and they honeymooned in Jacksonville and St. Augustine. Flagler was completely charmed, convinced he would retire in St. Augustine. His deep concern for the lack of transportation and accommodation set him off on a series of projects that would spur the rapid development not only of that town, but of commerce, tourism and agriculture all along the coast of East Florida from Jacksonville to Key West. His efforts included the refurbishment and construction of railroads, hotels, roads and bridges as well as the development of towns, farms and businesses all along Florida's East Coast.

In 1885, Flagler purchased his first railroad in Florida -- the Jacksonville, St. Augustine and Halifax River Railroad -- just in time to make it useful in shipping construction materials to St. Augustine where he was building the grand Ponce de Leon Hotel. To further facilitate this as well as the conveyance of wealthy Northern passengers to his hotel, Flagler became increasingly interested in acquiring other railroad properties throughout east Florida. He bought the St. Johns Railroad, and his two lines then connected St. Augustine to Jacksonville, Toco and East Palatka. In 1888, he purchased a logging railroad that traveled from East Palatka to Daytona via San Mateo and Ormond. Now his railroads gave him a direct line from Jacksonville to Daytona.

Flagler often visited East Palatka, San Mateo and Hastings, and purchased a considerable amount of land in the latter two places. Hastings was, in fact, named after Flagler's cousin Thomas Horace Hastings, who, in 1890, founded the 1,589-acre Prairie Garden Plantation. At his cousin's request, Hastings built greenhouses to grow early winter vegetables for Flagler's hotel guests in St. Augustine. Flagler also established orange groves in San Mateo and raised pineapples near West Palm Beach.

Also in 1890, Flagler bought a hotel in Ormond from John Anderson and Joseph D. Price. He enlarged the building and beautified the grounds, adding an 18-hole golf course. The hotel catered to automobile racing fans and offered amusements like bicycling and water activities.

Flagler continued building the railroad down the East Coast, next to Daytona, New Smyrna, Titusville, Cocoa, Rockledge, Palm Beach, Miami and eventually to Key West by 1912. Along the way, he bought land, established new towns, improved existing ones, built hotels, resorts, schools and churches, and established utility companies, newspapers, steamship lines, land development companies, and agricultural experimental farms. He understood that all these things would help the success of his railroads and vice versa.

Flagler established a special department within the FEC Railway Company to handle the sales and management of his land acquisitions, the Model Land Company (MLC). The MLC (and its subsidiaries) controlled land from Jacksonville to Key West and contributed largely to East Florida's agricultural and industrial growth. The company gave liberally of time, money, and experience in assisting development. Expert agriculturalists, horticulturalists and stockmen were employed. The FEC soon began hauling hundreds of cars of produce each year.

A Brief History of St. Augustine

After Ponce de Leon claimed Florida for Spain in 1513, Spanish explorers found gold and silver in Mexico and Peru. The treasure was sent back to Spain in ships sailing in the Gulf Stream. Spanish settlements needed to be built in Florida to protect the Spanish treasure fleets. King Philip II of Spain sent Pedro Menéndez to settle Florida and drive out French garrisons recently established there. In September 1565, Pedro Menéndez, with 800 soldiers and colonists, landed and founded St. Augustine, making it the oldest continually occupied European settlement in North America. Menéndez successfully destroyed the French Fort Caroline at the mouth of the St. Johns River 40 miles north of St. Augustine and thus ended the French incursion into Florida.

St. Augustine's settlers, isolated and often near starvation, lived in constant fear of attacks by pirates who roamed the coast. Diminishing supplies and increasing hostility of the Indians made life treacherous for the early settlers. Englishman Francis Drake burned the village and wooden fort to the ground in 1586. The town was sacked again in 1668 by pirate Robert Searle.

Spain's Queen Regent Mariana realized that St. Augustine was the keystone in the defense of the Florida coast, so she ordered the construction of a new fort made of stone. In 1672, the Castillo de San Marcos was begun and took 23 years to complete. Originally the fort was covered with white plaster, some of which can be seen today. The towers in the four corners were plastered red. The fort was built of coquina, a locally quarried soft shellstone. Coquina was easily shaped by artisans and did not become brittle and crumble under cannon fire. The fort, the city gate and many homes in St. Augustine were made of coquina which is still evident today.

In 1702, seven years after its completion, English troops from South Carolina besieged the Castillo for fifty days. Fifteen hundred Spanish citizens fled into the security of the fort and refused to surrender. The British finally gave up the siege and burned the town. This event is why there are no buildings older than 1702 in St. Augustine today. The Spaniards rebuilt their settlement, erected a defensive earthwork on its northern limit, fortified the walls around the city and strengthened the walls of the Castillo.

The English attacked again in 1740, this time led by General James Oglethorpe of Georgia. He bombarded the Castillo and town for twenty-seven days before he also gave up and left. The coquina walls had held firm, absorbing cannon balls without breaking apart.

England defeated Spain in the Seven Years War, and Florida was transferred to English control by the Treaty of Paris in 1763. England then divided Florida into two colonies, and St. Augustine became the capital of East Florida. During the American Revolution, St. Augustine remained loyal to the crown.

The entire Florida peninsula was returned to Spain as part of the negotiations ending the American Revolution in 1783. The Spanish came back to an impossible situation. The

border problems of earlier times were multiplied as runaway slaves from Georgia found welcome among the Seminole Indians, and ruffians from both land and sea made Florida their habitat. Spain ruled for another 37 years known as the Second Spanish Period 1783-1821. During this time, the Spaniards had difficulty luring settlers from the mother country and other colonies to repopulate this area.

On July 10, 1821, the Americans took over from the Spanish. In the 1830s, hostilities developed between Seminole Indians and the Federal government. In October 1837, one hundred Seminole Indians, including revered leader Osceola, were captured under a white flag of truce just south of St. Augustine. The end of the Seminole War made Florida safe again for visitors who came to take advantage of the fine climate. In 1845, Florida became the 27th state of the Union.

From 1875 to 1887, Indians from the Great Plains and the Southwest were exiled to Florida and imprisoned in the fort. The government sought to educate the Indians and allowed them some freedom of movement. These activities led to more progressive Federal Indian policies.

During the winter of 1883 - 84 Henry M. Flagler, co-founder of Standard Oil Company, visited the city and was impressed with the charm and possibilities of the area. He later made a major impact on the architecture and economy of this historic city by building the Hotel Ponce de Leon, Hotel Alcazar, the Memorial Church and more.

A History of St. Augustine's Maritime Industry & Settlement

St. Augustine's Marine Industrial Period extended from 1920-1950. Although commercial shrimp fishing began in Fernandina, Florida, families associated with the shrimping industry began relocating their fleets into St. Augustine during the early 20th century (Burke 2009: 3-4). The San Sebastian River became the center of growth for the shrimping industry. The industry underwent sustained growth between the 1920 and 1950 because of the availability of manufactured ice. Ice allowed for market expansion and increased demand for both boats and shrimp. Seafood markets and over thirty processing and packing stations, or fish houses, were located along the San Sebastian River during this period.

During the 1940s, the emphasis shifted towards the construction of wooden shrimp trawlers, and St. Augustine became the top producer of trawlers globally. L.C. Bergman's Diesel Engine Sales Company (DESCO) emerged as the largest of the trawler manufacturers. Bergman, seeking to increase his industrial diesel engine sales, met the growing demands of the industry and fishermen by constructing larger ships that allowed the fishermen to live aboard the ships for extended periods of time. DESCO operated from 1943-1982 at the end of Diesel Road, approximately 0.4 km north of the Luhrs (Serendipity) project area (Burke 2009:4).

The 1950s marked the beginning of significant growth in productivity within the shrimping industry. The availability of trawlers through companies like DESCO paired with the efforts from independent, family shipbuilders resulted in an expansion of St. Augustine's shrimping fleet. However, the growth of the fleet resulted in the depletion of resources as the demand for shrimp steadily increased across the United States. In 1957, Key West, Florida became the new shrimping capitol of the United States. The productivity of shrimping in South Florida resulted in higher demand for trawlers out of St. Augustine. As a result, DESCO expanded its facility to cover approximately 308 meters of the western San Sebastian River shoreline. The shipbuilding industry continued to thrive until the mid-1980s. The depletion of resources across South Florida coincided with the introduction of cheaper imported, farm-raised shrimp and the institution of state and federal regulations aimed at reducing the ecological impact of shrimping (Burke 2009:4-6).

Present-day Fish Island, located on Anastasia Island along the eastern shore of the Matanzas River (to the east of the San Sebastian River delta and the Homestead project area), was named after the successful yet often deceitful Jesse Fish. Fish resided in St. Augustine for most of his life, first arriving with his family from New York in 1736 when he was approximately twelve years old. At the time of his arrival in Florida, Fish was employed with the New York-based Walton Company (Gold 1973:2-3). In 1726, the Walton Company had gained permission from both the British and Spanish crowns to import supplies to the Spanish presidio. In the following decade, the company had become an instrumental supplier of staple goods to St. Augustine. Fish arose as a successful local businessman through his employment with the Walton Company, where he played an instrumental role in managing the transport of supplies necessary to meet

the needs of St. Augustine until the end of Florida's 1st Spanish Period in 1763 (Gold 1973:2-3).

Following England's acquisition of Florida in 1763 under the Treaty of Paris, 3,726 individuals left St. Augustine as part of a widespread Spanish emigration from Florida to Cuba and New Spain. The Treaty of Paris allowed for the sale of property to English purchasers during a period of 18 months, and the Spanish Crown sent Juan José Elixio de la Puente as an agent to sell the private and royal properties. However, potential buyers were limited due to the few English settlers in the area at the time and the anticipation of land grants from King George III. With only 45 days remaining of the 18-month period and unable to sell the properties, Puente transferred ownership of the approximate 200 unsold estates to Englishman Jesse Fish. Puente and Fish reached a private and illicit agreement in which Fish was to represent the Spanish landowners. Fish was to ensure that all properties were disposed of prior to the end of the 18-month period and see that all profits were transferred to the original Spanish proprietors (Gold 1973:3-7).

Fish ultimately purchased 185 of the Spanish properties for himself, paying a total of 6,169 pesos for the sum of the properties and gaining control of most of the property in St. Augustine (Gold 1973:4). Several additional properties were purchased by Fish's uncle, Jacob Kip, and the Walton brothers, for whom Fish was employed (Gold 1973:5-6). Anastasia Island was among his personal land acquisitions. Fish built a large plantation, named *El Vergel*, and established one of Florida's earliest commercial orange groves on the island. Fish Island was listed on the National Register of Historic Places in 1972, and the graves of Fish and many of the slaves who worked on the plantation are buried on the property.

Fish sold 138 estates between 1763 and 1780 and participated in other business ventures beyond real estate and orange sales, including the sale of coquina blocks and building materials, such as doors and frames, from the former Spanish buildings across St. Augustine (Gold 1973:8). Evidence suggests Fish made few payments to the Spanish proprietors for the land sales per his agreement with Puente, and many of the individuals remained unpaid for their estates. In 1783, when British occupation of Florida ended and Florida's Second Spanish Period began, Spaniards who had emigrated from the city in 1763, their heirs, and other representatives returned to confront Fish and receive payments for their properties. Although Fish paid his debts, he was left in financial ruin and spent the final years of his life in solitude at *El Vergel* (Gold 1973:14-15).

History of the Old Spanish Watchtower/Old St. Augustine Lighthouse

The Old Spanish Watchtower, formally known today as the Old St. Augustine Watchtower/Lighthouse, stood on the north end of Anastasia Island for two and a half centuries. First constructed during Florida's First Spanish period, the tower remained functional throughout the colonial period and into the U.S. Territorial period. Today, the only documented remnants of the Old St. Augustine Watchtower/Lighthouse lie submerged in the waters off the shore of Anastasia Island. Archaeologists with the Lighthouse Maritime Archaeological Program, Inc. (LAMP), the St. Augustine Lighthouse & Maritime Museum, Inc.'s research program, first recorded the base in 2001 during a survey of submerged cultural resources in St. Johns County (Morris et al. 2002:147-156). Relying on archival documents including historic maps, written accounts, and photographs, LAMP's archaeologists established the expected parameters of the watchtower's coquina-stone base, which also include inland areas of the island's coast.

The St. Augustine Lighthouse & Maritime Museum currently owns and manages the structures associated with the St. Augustine Lighthouse, which officially replaced the Old St. Augustine Watchtower/Lighthouse in 1874. The museum has played an integral role in the historic preservation of the St. Augustine Lighthouse property and provides indispensable educational resources about St. Augustine's maritime history, including St. Augustine's watchtowers and lighthouses. The following history has been synthesized from the history provided by the museum's resources and field reports from LAMP's archaeological surveys associated with the Old St. Augustine Watchtower/Lighthouse and the St. Augustine Lighthouse (Fleming 2002; Morris et al. 2002:147-156; Lidh 2004; St. Augustine Lighthouse 2021).

The first documented reference to wooden watchtowers on Anastasia Island appears in a 1589 map published by Giovanni Battista Boazio. Boazio, an Italian cartographer, published a hand-colored engraving depicting Sir Francis Drake's 1586 raid on St. Augustine (Figure 6). The Spanish Crown began erecting watchtowers during the construction of the Castillo de San Marcos as part of efforts to prevent sieges on Anastasia Island by enemy ships. One watchtower stood at the south end of the island where the Fort Matanzas National Monument is today. The location of the second watchtower, located at the north end of the island, eventually became the site of the Old St. Augustine Watchtower/Lighthouse (Fleming 2002).

The series of wooden watchtowers here were eventually replaced with a permanent coquina stone watchtower, also on Anastasia Island. Its origins seem to be a tower built in 1683 under the orders of Governor Don Laureano de Torres y Ayala to observe Indian settlements, though some sources suggest the building may have been used as a Catholic shrine. By 1737 this structure was modified to serve as guard house as well as a lookout and signal tower by Governor Manuel de Montiano (Sastre 1998:96; Fleming 2002:2). The Governor had it elevated to signal vessels passing by or coming into port, and in turn to signal the town to alert them in case of enemy vessels, or to prepare for a rescue if a friendly vessel attempted to navigate the notoriously dangerous inlet.

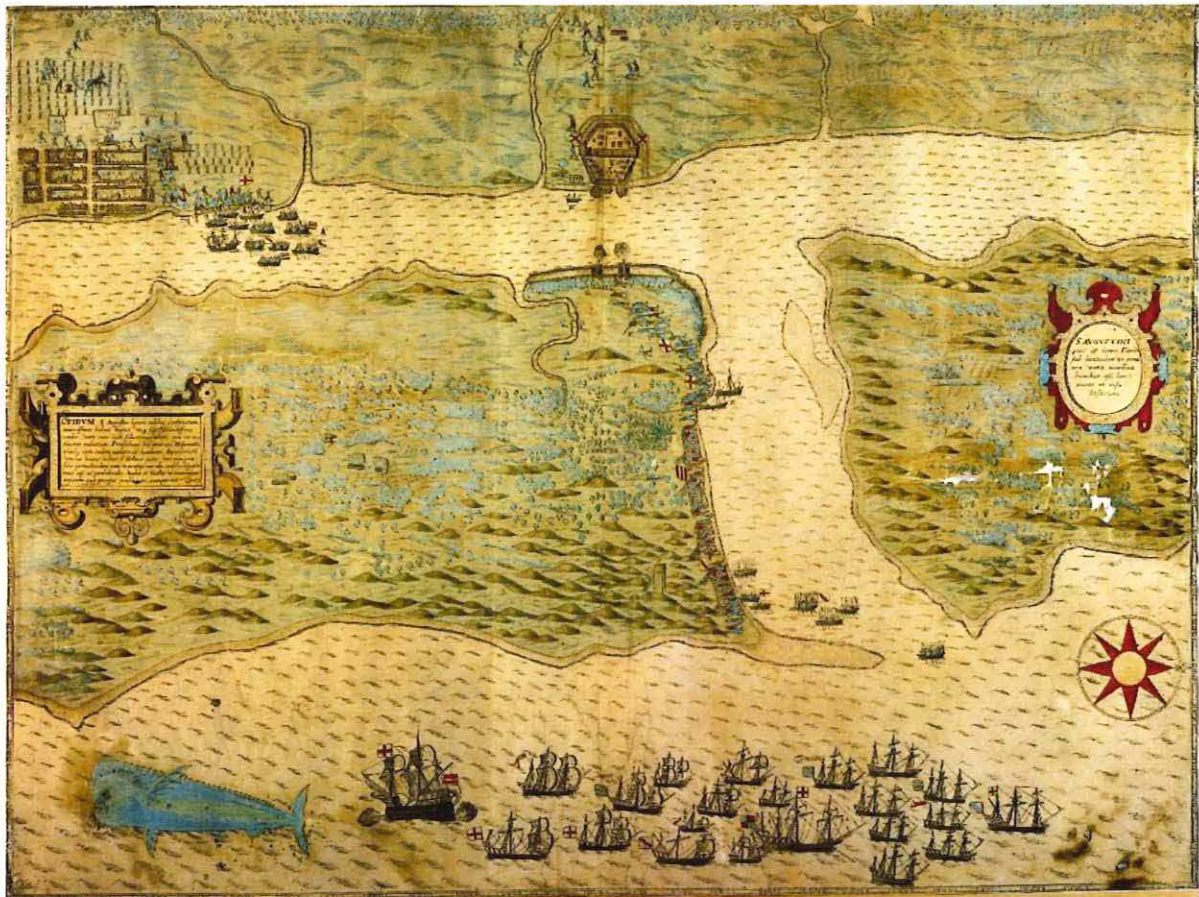


Figure 6. Baptista Boazio's Map of Sir Francis Drake's Raid on St. Augustine depicting wooden watchtower (published in 1589).

The watchtower complex included the watchtower itself, a guardhouse, a well, and a magazine or ammunition storage house surrounded by a wall 104 feet in length and 42 feet in width (31.7 m by 12.8 m). The complex was constructed predominately from natural coquina rock from nearby quarries (Morris et al. 2002:147-148; Lidh 2004:3-5). The first depiction of this coquina tower is probably Thomas Silver's annotated map of St. Augustine and its defenses, harbor, and approaches, depicting Georgia Governor Oglethorpe's attack in 1740 (Meide et al. 2018:figure 11). It bears a notation that Oglethorpe captured this "Lookout" on 12 June.

With the end of the French and Indian War in 1763, West and East Florida became the 14th and 15th British colonies in North America (Schafer 2001). Soon after arriving in St. Augustine, the capital of East Florida, the British increased the height of the Spanish watchtower by 30 feet using wooden additions (Fleming 2002). A small signal cannon was placed at this new height of 60 feet. In 1765 William Brasier recorded plan and section views of the "Look-out house at St. Augustine," which have survived in the British National Archives (Figure 7).

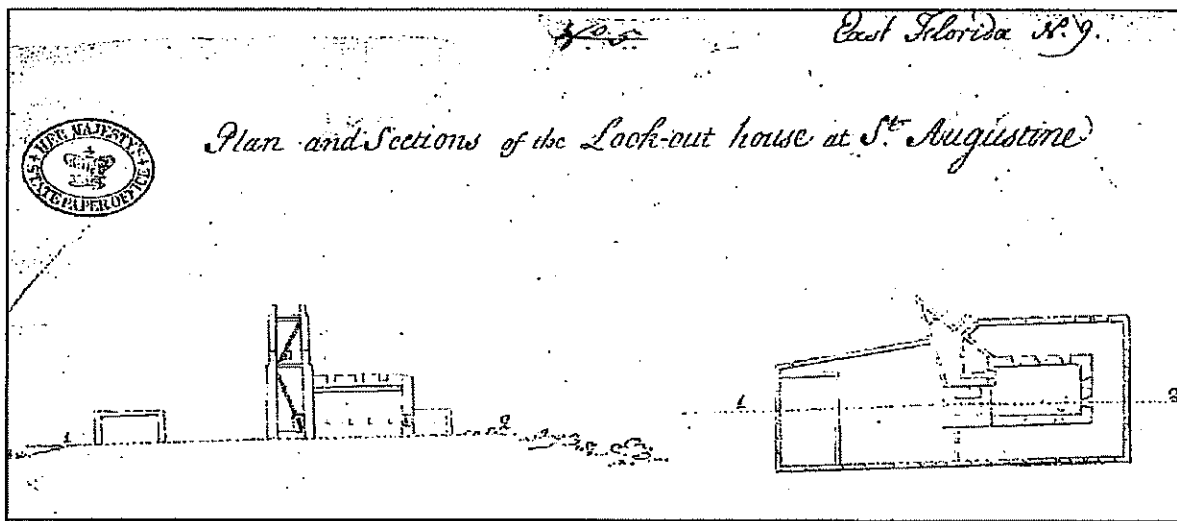


Figure 7. William Brasier's *Plan and Sections of the Look-out house at St. Augustine*, 1765. This depicts the tower after it was improved at the start of the British Period (1763-1783). British National Archives, Colonial Office series, Florida No. 29. Copy on file at the St. Augustine Lighthouse & Maritime Museum.

Archival records suggest that the watchtower may have become an early lighthouse on Anastasia Island during the British Period. In his 1764 chart detailing the maritime landscape of St. Augustine, *Plan du port de St. Augustin dans la Floride*, Royal French hydrographer Jacques Nicholas Bellin marks the lighthouse as a *balise* (signal or mark) (Figure 8). Similarly, *A Plan of the Harbour of St. Augustine, Province of Georgia*, published in *Atlantic Neptune* in 1780 by J.F.W. Des Barres, Esq., and the 1794 *A Plan of Harbour of St. Augustine* by Capt. N. Holland, both identify a "lighthouse" on Anastasia Island (Barres 1794; Bellin 1764; Fleming 2002; Holland 1794). At least one later account explicitly stated it was a common misnomer to call the watchtower a lighthouse, as it served as a lookout and was not lit. It may have been lit intermittently throughout this period.

Throughout the British period, shipwrecks remained a significant problem in the harbor. On January 1, 1762, at least 16 ships wrecked while attempting to enter the harbor during a powerful nor' easter. The ships were among hundreds that had been used two weeks prior, on December 14, 1781, to evacuate Charles Town, South Carolina following America's victory in the Revolutionary War. The following year, Florida was ceded back to the Spanish through the 1783 Treaty of Paris.

In the Second Spanish Period, the Spanish engineer Mariano La Rocque reported "the outside of the tower had been whitened and two windows repaired" on 31 December 1788, and additional repairs made one year later included "a platform which contains the whole powder house, a frame of pine wood with four sides, with shingles on its roof, and its gutters which goes over those which are fastened to the tower" (St. Augustine

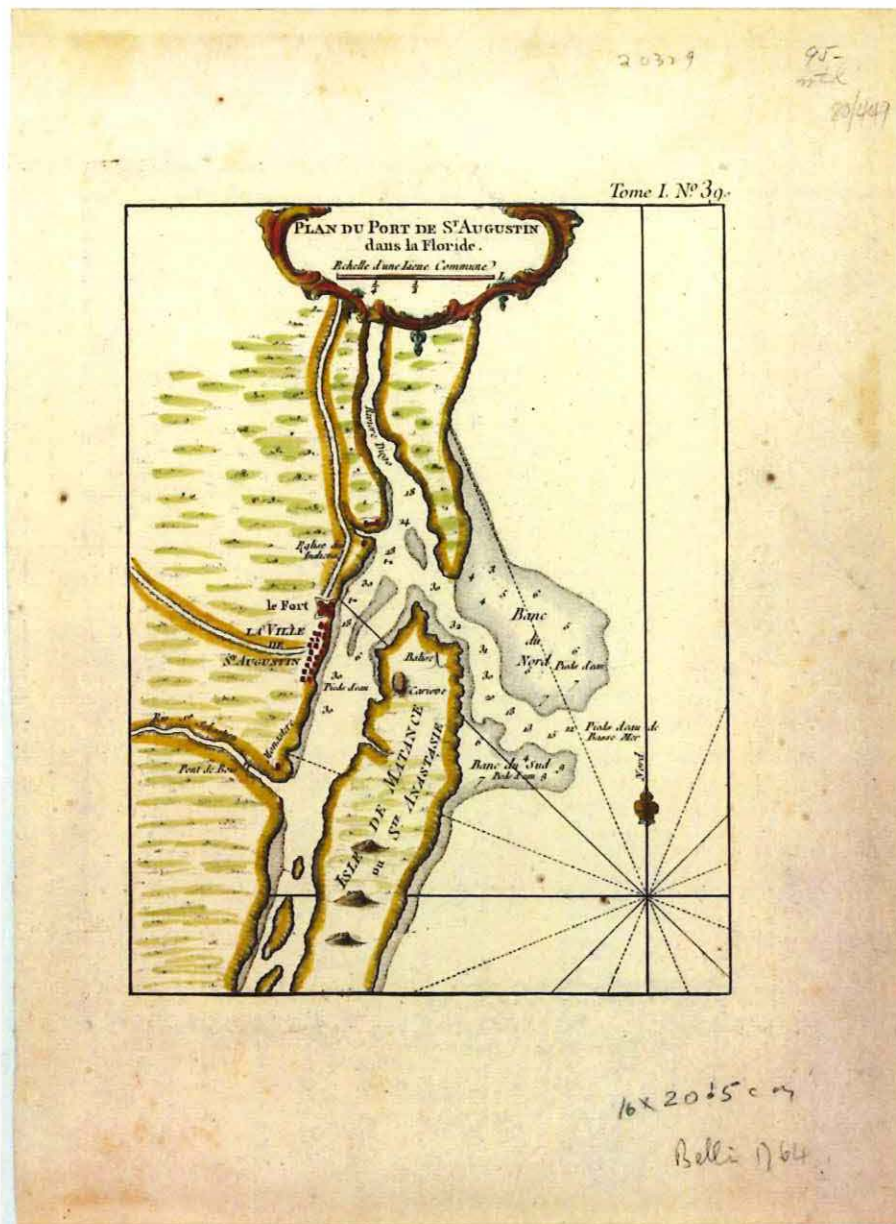


Figure 8. Jacques Nicolas Bellin's Plan du port de St. Augustin dans la Floride depicting the British lighthouse on Anastasia Island (published in 1764).

Lighthouse & Maritime Museum 2021). There is no clear evidence that the tower was lit at this time.

After the Second Spanish period, the coquina tower became U.S. property in 1821, and the feasibility of its use of a lighthouse was studied. A \$5,000 appropriation from the U.S. Congress in 1823 allowed the tower and keeper's house to be strengthened and updated. With the addition of a light, the tower was officially transformed into a lighthouse, the first to be lit in Florida by the U.S. government.

In April 1824, the first keeper of Florida's first lighthouse, Juan Andreu, took command of the tower. During this time, the keeper was responsible for maintaining 10 whale oil lanterns with 14-inch reflectors. Early American lighthouses relied on Winslow Lewis Argand's lamps with reflector panels. The light created from the Argand system, however, was difficult to see from ships at sea. The much-improved Fresnel lenses were invented by 1822 by Jean Augustin Fresnel, a French engineer. These lenses created substantially magnified the distance at which the lighthouse flash could be seen. Although Europe quickly replaced older reflector panels and lamps following the perfection of the Fresnel lens, the U.S. Treasury was much slower with replacement, primarily due to the high costs. In 1855, then keeper Joseph Andreu oversaw the installation of a fourth-order Fresnel lens and the conversion of fuel from oil to lard. The tower itself was also improved in the 1840s and 1852, raised in stages a total of 22 feet (Figure 9).

During the Civil War, Confederate sympathizers following directive from Captain George Cooper Gibbs removed the Fresnel lens and clockworks from the St. Augustine Lighthouse to block Union shipping (Baker 1983:175). At the directive of St. Augustine's Mayor, Paul Arnau, the lens and clockworks were buried to prevent Federal forces from relighting the tower in the event that St. Augustine fell under U.S. control, which it did (Fleming 2002). The lighthouse remained unlit until after the war because Mayor Arnau refused to tell Union forces where the lens and clockworks had been hidden. In consequence, Arnau was jailed on a U.S. prison ship. However, on 1 June 1867, the hidden parts were retrieved, and the American government relit the lighthouse's beacon after transferring professional lighthouse keepers from the North to replace the Confederate sympathizers who had been previously running the port (Fleming 2002; Morris et al. 2002).

During these years the old tower suffered increasingly noticeable damage. Not only was the tower exposed to the full force of salt and grit blasted by Atlantic winds, but its stability was threatened by the rising seas exacerbated by shifting sands, tidal storms, and coastal erosion (Lidh 2004:2-9). Reports filed in 1869 commented on the tower's long-waged battle against the encroaching Atlantic Ocean, stating that "steps were in progress for arresting the further washing away of the site." But by the following year the Lighthouse Board report stated, "it would not be worthwhile to make any repairs to the dwelling, as the sea is encroaching on the shore at so rapid a rate that the dwelling will be untenable in the course of one year" (St. Augustine Lighthouse & Maritime Museum 2021). Figure 10 is a photograph of the old lighthouse from this period, ca. 1870s, when a seawall had been built to delay the collapse of the tower from increasingly problematic erosion.

In 1871, the Lighthouse Board recommended that a new lighthouse should be erected 600 yards inland, and Congress appropriated \$60,000 for the new construction (Lidh 2004:10). Starting in 1871, the U.S. Lighthouse Service constructed a new 165-foot tower using local workers, including African American residents of St. Augustine. As funding stretched thin, additional monies were appropriated by Congress twice, so that the total



Figure 9. Photograph of the Old St. Augustine Lighthouse taken some time between 1852 and 1874, with annotations showing heights of the tower at various points in the 1840s and 1850s. From the St. Augustine Lighthouse & Maritime Museum collections.



Figure 10. Photograph of the Old St. Augustine Lighthouse, ca. 1870s. Note the seawall designed to protect the structure from erosion caused by the Atlantic Ocean, which was not present in the photograph presented above in Figure 9. Photograph from the St. Augustine Lighthouse & Maritime Museum collections.

project cost came to \$100,000 (Lidh 2004:11). During construction, the workers and horses were housed in on-site, temporary buildings. The buildings were subsequently torn down at the end of the construction to prevent any changes to the appearance of the lighthouse from sea (Fleming 2002).

The new tower, that of the present-day St. Augustine Light Station, was completed in 1874, and the new Keeper William R. Russell lit the lamp inside the new first order Fresnel lens for the first time. It was much improved over the old Fresnel lens in the old tower, with its three fixed flashes from three panels visible to between 19 and 24 nautical miles. At that time, the light was forever extinguished at the old decommissioned lighthouse.

Concerns over the rising sea levels and erosion proved true only six years after the completion of the new lighthouse. The Lighthouse Keeper recorded that the old tower finally surrendered its fight against the Atlantic on 20 June 1880 at 5:00 pm, a victim to wind, waves, and a “[v]ery high tide.” The ruins of the old lighthouse were a noted landmark visited by tourists for some time (Figures 11-12), though the loose stones were likely robbed for use in local construction projects until little of the old structure was left.



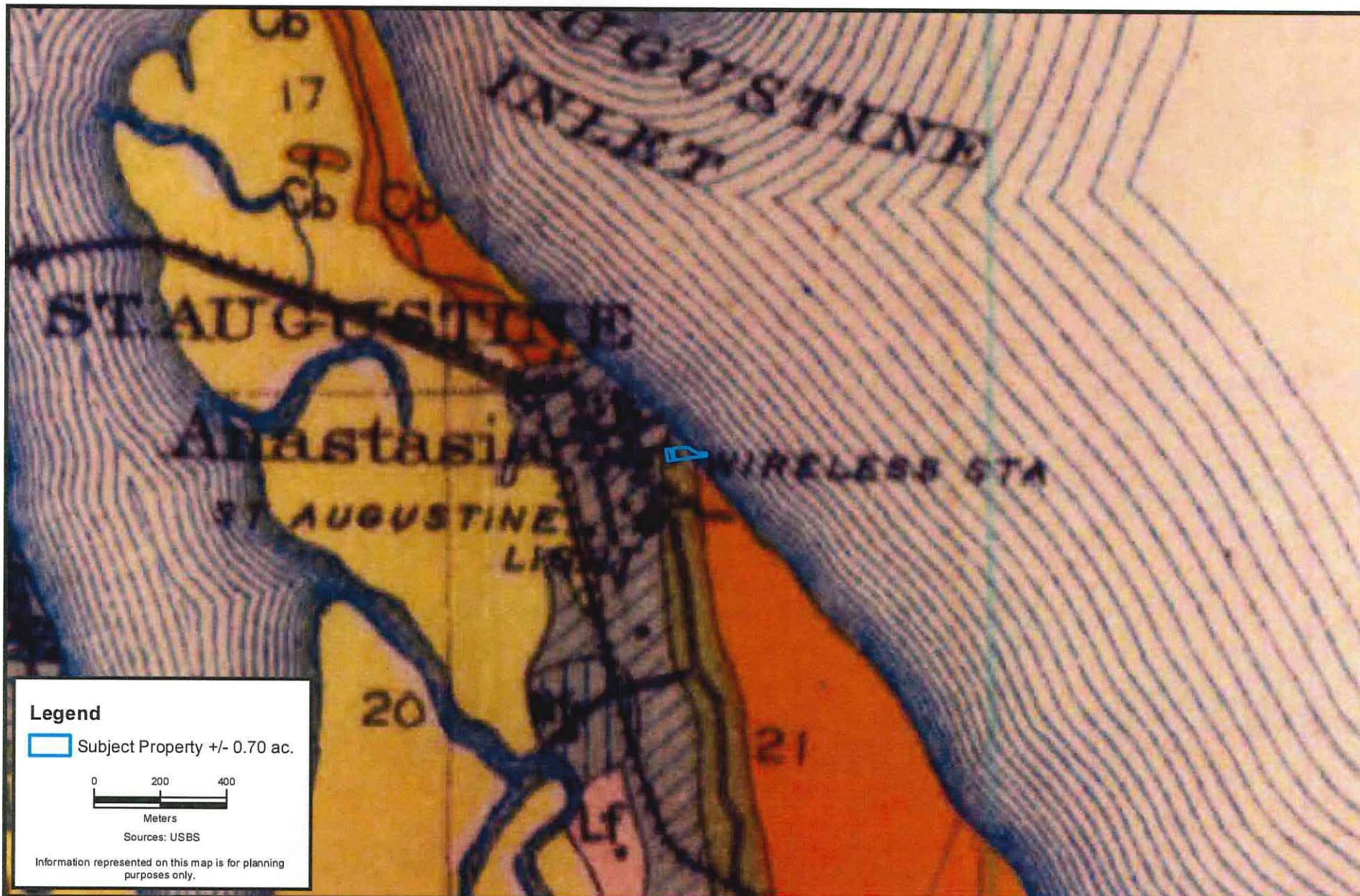
Figure 11. Photograph of the ruins of the Old St. Augustine Lighthouse, taken in the 1880s after its catastrophic collapse on 20 June 1880. From the St. Augustine Lighthouse & Maritime Museum collections.



Figure 12. Another view of the Old St. Augustine Lighthouse ruins, ca. 1880s, taken from a different vantage point. From St. Augustine Lighthouse & Maritime Museum collections.

Historic Map Review

In an effort to identify historic activity within the St. Augustine Yacht Club project area, topographic and soil maps, historic aerials, BLM-GLO maps, and archival records were examined. A review of Spanish Land Grants and U.S. government grants failed to identify the project area. The 1917 St. Johns County soils map, a 1922 survey, a 1937 topographic map, and 1942, 1952, and 1960 aerial images (aerials chronology), (Figures 13 - 18) all did not show the subject historical site (8SJ03702) or any historical structures or historic activity on the project property.



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1917 Soils Map

St. Augustine Yacht Club – Youth Sailing Center

Project:

5.19359

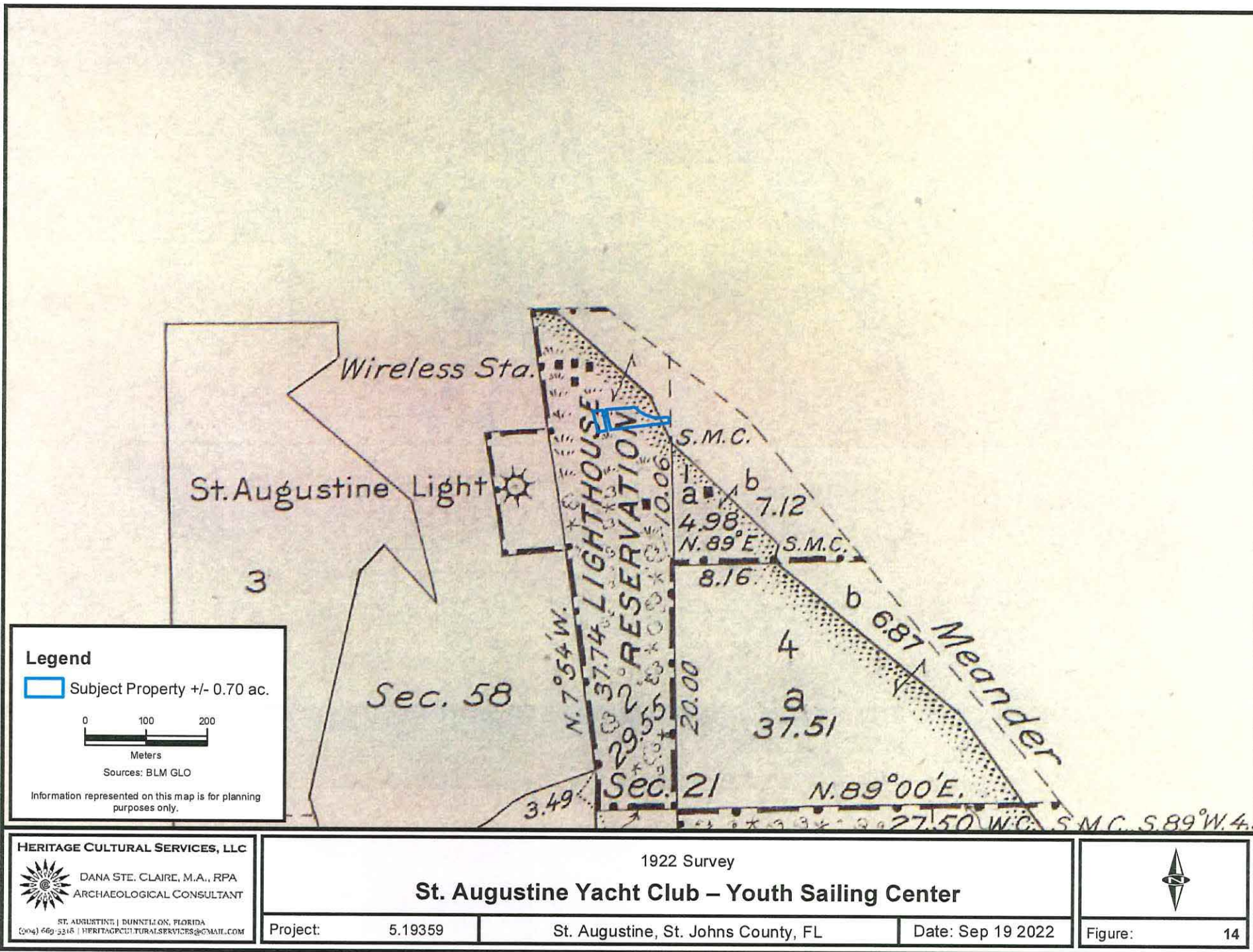
St. Augustine, St. Johns County, FL

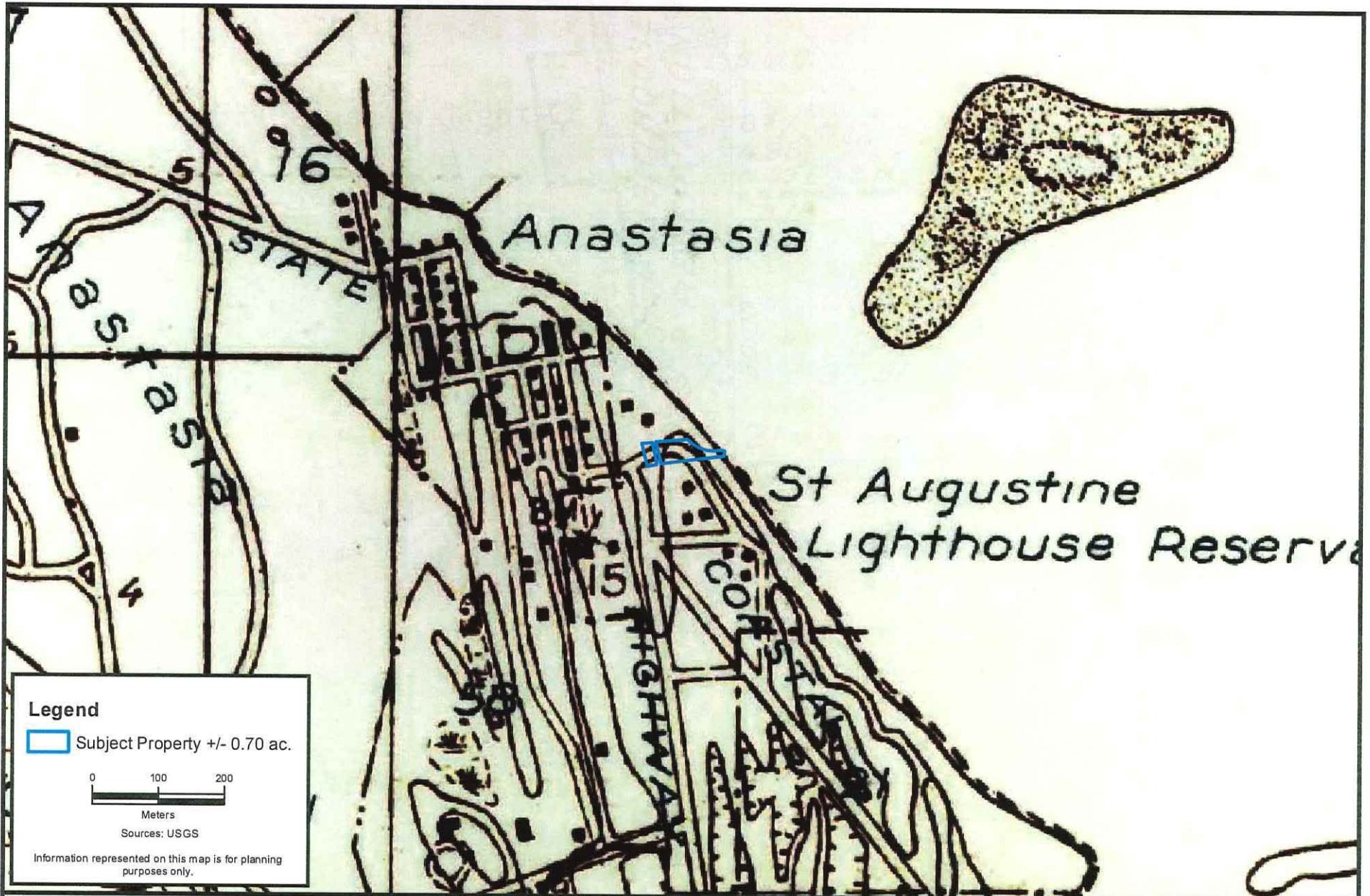
Date: Sep 19 2022

Figure:

13







HERITAGE CULTURAL SERVICES, LLC  DANA STE. CLAIRE, M.A., RPA ARCHAEOLOGICAL CONSULTANT ST. AUGUSTINE DUNNELLON, FLORIDA (904) 669-3318 HERITAGECULTURALSERVICES@GMAIL.COM	1937 Topographic Map St. Augustine Yacht Club – Youth Sailing Center			
	Project: 5.19359	St. Augustine, St. Johns County, FL	Date: Sep 19 2022	Figure: 15



HERITAGE CULTURAL SERVICES, LLC  DANA STE. CLAIRE, M.A., RPA ARCHAEOLOGICAL CONSULTANT ST. AUGUSTINE DUNNELLON, FLORIDA (904) 669-3218 HERITAGECULTURALSERVICES@GMAIL.COM	1942 Aerial			
	St. Augustine Yacht Club – Youth Sailing Center			
Project:	5.19359	St. Augustine, St. Johns County, FL	Date: Sep 19 2022	Figure: 16



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1952 Aerial

St. Augustine Yacht Club – Youth Sailing Center



Project:

5.19359

St. Augustine, St. Johns County, FL

Date: Sep 19 2022

Figure:

17



HERITAGE CULTURAL SERVICES, LLC  DANA STE. CLAIRE, M.A., RPA ARCHAEOLOGICAL CONSULTANT ST. AUGUSTINE DUNNELLON, FLORIDA (904) 669-3218 HERITAGECULTURALSERVICES@GMAIL.COM	1960 Aerial St. Augustine Yacht Club – Youth Sailing Center			
	Project: 5.19359	St. Augustine, St. Johns County, FL	Date: Sep 19 2022	Figure: 18

Environmental Setting

The St. Augustine Yacht Club project area is predominantly estuarine creek shore property that has been developed over the years. Salt Run and its saltwater marshes and estuaries form the eastern boundary of the subject parcel. Some saltwater marshes along Salt Run have been filled in to create elevated and habitable lands. The APE includes an existing dock over which the proposed new Sailing Center dock will be constructed.

Environmental data and FLUCFCS for the project area was produced by Carter Environmental Services, Inc. Uplands are classified as residential medium density. This area is mostly comprised of a built environment. Beyond the wetland line is an area described as "non-vegetated wetland," better classified as salt marsh. This is essentially a beach with sparse salt marsh grasses/herbaceous vegetation and a few mangroves. Beyond this area is mud flat, a strip of oyster bar, and then open estuarine water (see Figures 19-20).

The predominant soil type of the upland areas is Astatula fine sand and the principal soil type below the wetland line (highwater mark) is Moultrie fine sand (Figure 21). Drainage generally flows easterly to the Salt Run.

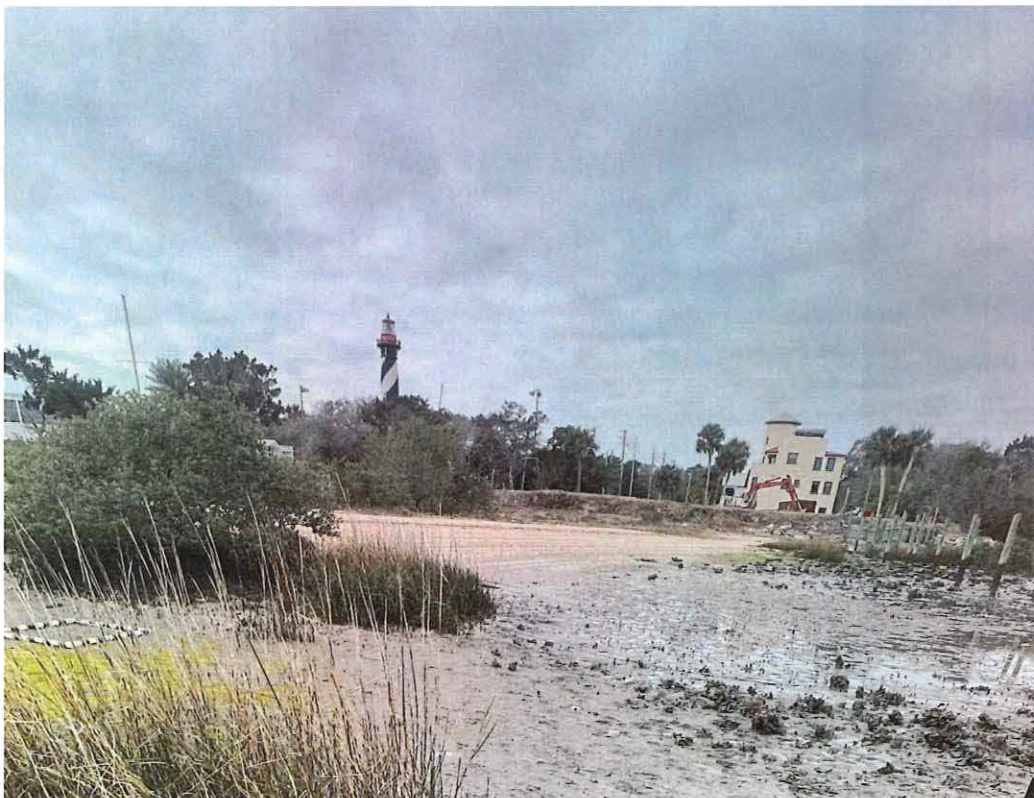


Figure 19. View of the foreshore at low tide, taken from the oyster bed and exposed Old Lighthouse foundation stones and facing west across the mud flat towards the sandy beach. The old dock is visible to right. Photograph taken 18 January 2023 by Airielle Cathers.



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

FLUCFCS Map

St. Augustine Yacht Club – Youth Sailing Center

Project: 5.19359

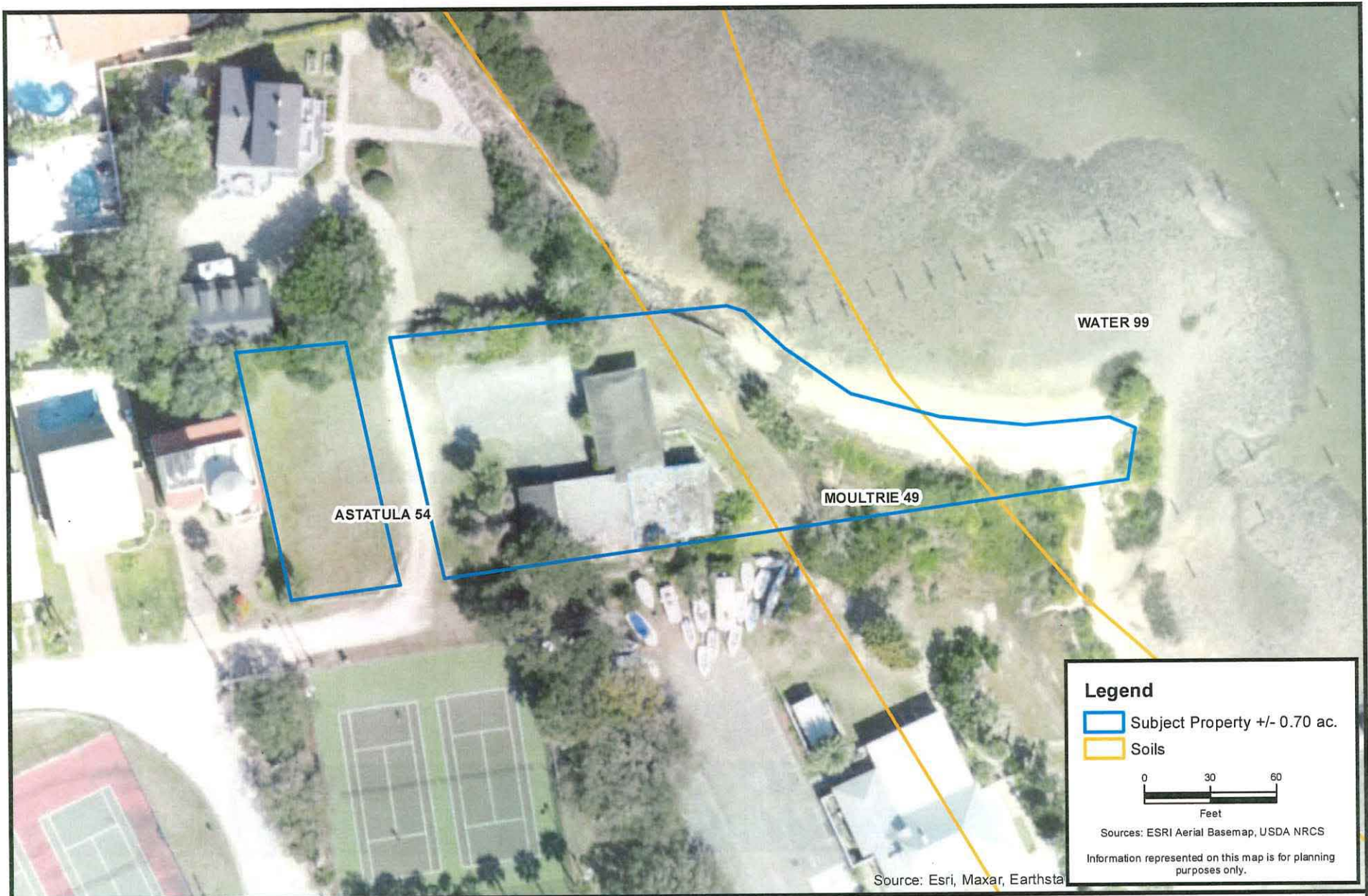
St. Augustine, St. Johns County, FL

Date: Oct 11 2022

Figure:

20





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42 Masters Drive
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904-540-1786

www.carterenv.com

Soils Map

St. Augustine Yacht Club – Youth Sailing Center

Project: 5.19359

St. Augustine, St. Johns County, FL

Date: Oct 11 2022

Figure:

21



Previous Archaeological Investigations

A TRS search conducted through the FMSF, Tallahassee (19 August 2022) revealed that six previously completed CRAS (MS #1015, #1654, #4319, #6612, #7227, and #15198) have included the St. Augustine Yacht Club and Youth Sailing Center project area within the scope of investigations. The search also showed that an additional nine surveys have been conducted within the general vicinity of the subject parcel (Table 1). These surveys are presented below. In addition, LAMP has previously investigated the site of the Old Spanish Watchtower/Lighthouse, in 2002 and 2019. The two LAMP investigations at the site are described in detail in the subsequent section.

Table 1. List of CRAS recorded to the FMSF within 1.0-mile radius of the subject property.

FMSF No.	Title	Author (s)	Date
1015	<i>Historic Sites and Buildings Survey of St. Augustine, Florida</i>	Adams et al.	1980
1654	<i>Archaeological Resources Mapping Project</i>	Piatek	1988
4306	<i>Archeological Salvage of the Lighthouse Park Boat Ramp St. Johns County, Florida</i>	Huston & Chafin	1976
4319	<i>Lost, But Not Forgotten: Archaeology on the North Shore of Anastasia Island</i>	Halbirt	1993
5095	<i>The St. Augustine Maritime Survey</i>	Morris et al.	1998
5571	<i>A Cultural Resource Assessment Survey of Anastasia State Recreation Area, St. Johns County, Florida</i>	Stokes	1999
6612	<i>Historic Properties Survey, St. Johns County, Florida</i>	Johnston	2001
7227	<i>St. Johns County Submerged Cultural Resources Inventory and Management Plan 2001-2002 Phase I</i>	Morris et al.	2002
15198	<i>An Archaeological Survey of the St. Augustine Lighthouse Boat Ramp Dredging Project Area</i>	Turner et al.	2007
15294	<i>An Archaeological Survey of the Salt Run Dredging Project Options B&C, St. Johns County, Florida</i>	Turner et al.	2008
15562	<i>An Archaeological Survey of the Salt Run Dredging Project Options B&C, St. Johns County, Florida</i>	Turner et al.	2008
15563	<i>An Archaeological Survey of the St. Augustine Lighthouse Boat Ramp Dredging Project Area</i>	Turner et al.	2007
21986	<i>Architectural Survey of Anastasia Island Structures, St. Johns County, Florida</i>	Davenport & Handley	2015
24688	<i>First Coast Maritime Archaeology Project 2013: Report on Archaeological Investigations</i>	Meide et al.	2018
26474	<i>2016-2017 St. Augustine Light Station Archaeological Site Monitoring and Assessment</i>	Meide et al.	2018

The FMSF search further indicated that 112 cultural resources have been recorded within the bounds of the subject parcel or in the general vicinity, including 104 nineteenth and twentieth-century historic structures. One of the recorded historic structures, a mid-century modern home constructed in 1953 (8SJ6387), is located within the bounds of the subject parcel. The structure has not been evaluated by the SHPO for inclusion in the NRHP.

Four additional archaeological resources and one historic district have been documented within the general vicinity of the subject parcel: the Sandspur Groin site (8SJ4876),

Wilton's Groin site (8SJ4877); Corps Bulkhead site (8SJ4878), the St. Augustine Lighthouse Reservation site (8SJ4972), and the St. Augustine Lighthouse and Keeper's Quarters Historic District (8SJ96). Additionally, the western portions of the subject parcel are within the bounds of the Anastasia Historic District/Lighthouse Park Historic District (8SJ4876). The district is located within the northern tip of Anastasia Island, an area closely associated with the defense and maritime history of St. Augustine. The district includes thirty-one contributing resources, comprised 30 buildings and one structure.

Conversely, the eastern edge of the subject parcel includes the western margins recorded in the FMSF for the Old St. Augustine Lighthouse/Watchtower Base (8SJ3702). The site was first recorded by the Lighthouse Maritime Archaeological Program, Inc. (LAMP) in 2002 during a CRAS and inventory of submerged resources in St. Johns County (MS #7227). The Old St. Augustine Lighthouse served as the primary lookout for St. Augustine for 250 years. The complex was constructed by the 1730s and was not removed until shortly after the lighthouse's retirement. During their investigations, LAMP relied on historic maps, photographs, and written accounts to interpret archaeological evidence and establish the expected boundaries of the site. During the survey, LAMP also recorded the Sandspur Groin site (8SJ4876), Wilton's Groin site (8SJ4877), and Corps Bulkhead site (8SJ4878). LAMP did not evaluate the three submerged nineteenth and twentieth-century American sites during the undertaking (Morris et al. 2002).

Three large-scale surveys have been conducted within the subject parcel and surrounding area. In 1980, archaeologists with the St. Augustine (MS #1015). The survey included 2,406 extant buildings within incorporated St. Augustine, as well as 17 structures and 21 objects. No cultural resources were recorded within the bounds of the subject parcel (Adams et al. 1980).

Additionally, in 2001, Environmental Services, Inc. (ESI) completed an intensive, large-scale survey and inventory of historic structures within unincorporated St. Johns County, which includes the subject parcel (MS #6612). ESI did not identify any historical structures within the subject parcel or within the general vicinity (Johnston 2001).

ESI subsequently conducted an architectural survey of structures more narrowly focused on Anastasia Island that also included the bounds of the subject parcel in 2015 (MS #21986). The survey similarly focused on surveying and inventorying historic structures within the area. One historic structure (8SJ6387) was recorded within the bounds of the subject property at 110 East Carver Street. ESI evaluated the home as potentially eligible as part of a district (Davenport and Handley 2015).

In 1988, archaeologist Bruce Piatek completed a mapping project of archaeological resources within the City of St. Augustine, Florida on behalf of the City's Planning Division (MS #1654). The project was completed following the adoption of City ordinances established for preservation of archaeological resources on public and private lands and the regulation of ground-disturbing activities, which included the development

of three archaeological zones in the City. Although the extent of the subject parcel was included within this project, Piatek did not conduct any formal archaeological investigations during the undertaking (Piatek 1988).

In 1976, archaeologists with Florida State University completed mitigation efforts at the Lighthouse Park Boat Ramp (MS #4306). The survey was conducted to the south of the subject parcel. No cultural resources were recorded during the investigation (Huston & Chafin 1976).

Subsequently, in 1993, Carl D. Halbirt penned a paper on behalf of the Planning and Building Division of the City of St. Augustine that highlighted the archaeology conducted on Anastasia Island's North Shore following the adoption of the aforementioned ordinances and the establishment of the City's archaeology program (MS #04319). The paper discusses nine City-sponsored projects completed on Anastasia Island, including the replacement of the Old St. Augustine Lighthouse (8SJ3702) with the St. Augustine Lighthouse, included within the St. Augustine Lighthouse and Keeper's Quarters Historic District (8SJ96) to the west of the subject parcel (Halbirt 1993).

In 1998, Southern Oceans Archaeological Research, Inc. (SOAR) completed a Phase II maritime survey focused on shipwrecks to the north-northeast of the subject parcel (MS #5095). SOAR did not identify any previously recorded or new resources within the general vicinity of the subject parcel (Morris et al. 1998).

Southeastern Archaeological Research, Inc. completed a CRAS of the Anastasia State Recreation Area in 1999 (MS #5571). The survey encompassed 1,200 acres across two tracts, including one area to the east of the subject parcel. SEARCH did not identify any cultural resources within the general vicinity of the subject parcel (Stokes 1999).

In 2007 and 2008, archaeologists with LAMP completed two CRAS and inventories within the general vicinity of the subject parcel. In 2007, LAMP conducted surveys for the St. Augustine Boat Ramp Dredging Project to the south of the subject parcel (MS #15198 and #15563). The following year, LAMP completed surveys for the Salt Run Dredging Project across areas to the east, northeast, and northwest of the subject parcel. LAMP did not identify any cultural resources during the undertaking (Turner et al. 2007a, 2007b, 2008a, 2008b).

LAMP also conducted two surveys to the southwest of the subject parcel. In 2013, LAMP conducted the First Coast Maritime Archaeology Project (MS #24688). Between 2016 and 2017, LAMP completed the St. Augustine Light Station Archaeological Site Monitoring and Assessment Project immediately to the north of the aforementioned project (MS #26474). Both surveys focused on areas surrounding two previously recorded resources associated with the St. Augustine Lighthouse, constructed between 1871 and 1874 to replace the Old Spanish Watchtower: the St. Augustine Lighthouse Reservation (8SJ4972) and the St. Augustine Lighthouse and Keepers' Quarters historic district (8SJ96), comprised of the St. Augustine Lightkeeper's Quarters, the Lighthouse Tower, and the Lighthouse Base Structure (Meide et al. 2018a, 2018b).

Archaeological research in the immediate surrounding area has made significant contributions to St. Augustine historic and prehistoric record. ESI surveyed the Cat's Paw Marina parcel located to the south of the project area and recorded two cultural resources: 8SJ05037, an early Spanish period site identified by one piece of Puebla Blue on White majolica and two sherds of San Marcos Stamped pottery; and 8SJ05040, a mid-20th century historical structure (Chance 2006). Both sites were recommended to be ineligible for listing in the NR.

City of St. Augustine Archeology Program in 2001 surveyed the 8.8-acre commercial tract to the southwest of the subject parcel for development of Target Store No. 1294 (Halbirt and White 2003). One site, 8SJ04771, was identified during the investigation. The site, a low-density scatter of St. Johns period ceramics and loose midden materials, was assessed as ineligible for listing in the National Register of Historical Places (NR).

The 41.5-acre St. Augustine Shipyard tract located to the southwest of the project area was the subject of several archaeological and historical studies and investigations (Newman 2006; Handley 2014; Handley and Newman 2015). The initial Phase I CRAS identified one archaeological site (8SJ05714) and three historical structures (8SJ05622, 8SJ05623 & 8SJ05624). 8SJ05714 was recorded as a late 1800s/early 1900s historic artifact scatter. Two of the three buildings underwent a HABS III Level documentation process. The 1940s-1950s structures, as well as the archaeological site, were determined by the SHPO to be ineligible for listing in the NR.

In 1968, underwater archaeologist Carl Clausen with the Florida Division of Archives & Records Management recorded a shipwreck in Gonzales Creek south of the subject property. The hull of the ship is possibly the remains of a British period vessel that was scuttled by the English when Spain regained control of Florida and St. Augustine in 1783. The wreck was recorded as 8SJ00056.

Previous LAMP Investigations at the Old St. Augustine Watchtower/Lighthouse

In 2002 LAMP archaeologists conducted a three-day investigation at this site to document the exposed stones and to better understand the buried portions of the site that might remain (Morris et al. 2002:147-156). A 1914 survey which showed the Old Lighthouse ruins along with other structures that still existed in 2002 (Morris et al. 2002:figure 48) (Figure 22) was used to pinpoint the approximate center of the Old Lighthouse complex, which according to historical records measured 104 ft. by 42 ft. (31.7 m by 12.8 m). The cluster of large coquina slabs exposed at low tide was about 50 ft. (15.24 m) south of the projected center of the complex. After cleaning and inspection, these stones were believed to represent part of the foundation of the structure (Figure 23). Hydraulic probing was used across the area to search for other, buried stonework. Archaeologists produced a plan of the site, included below as Figure 24, which includes a dock which was intact at that time but has since been heavily damaged by Hurricanes Matthew and Irma, rendering it a series of mostly disarticulated pilings. The originally intact dock was used essentially as a baseline and its remaining pilings were used as datums for future investigations of the site.

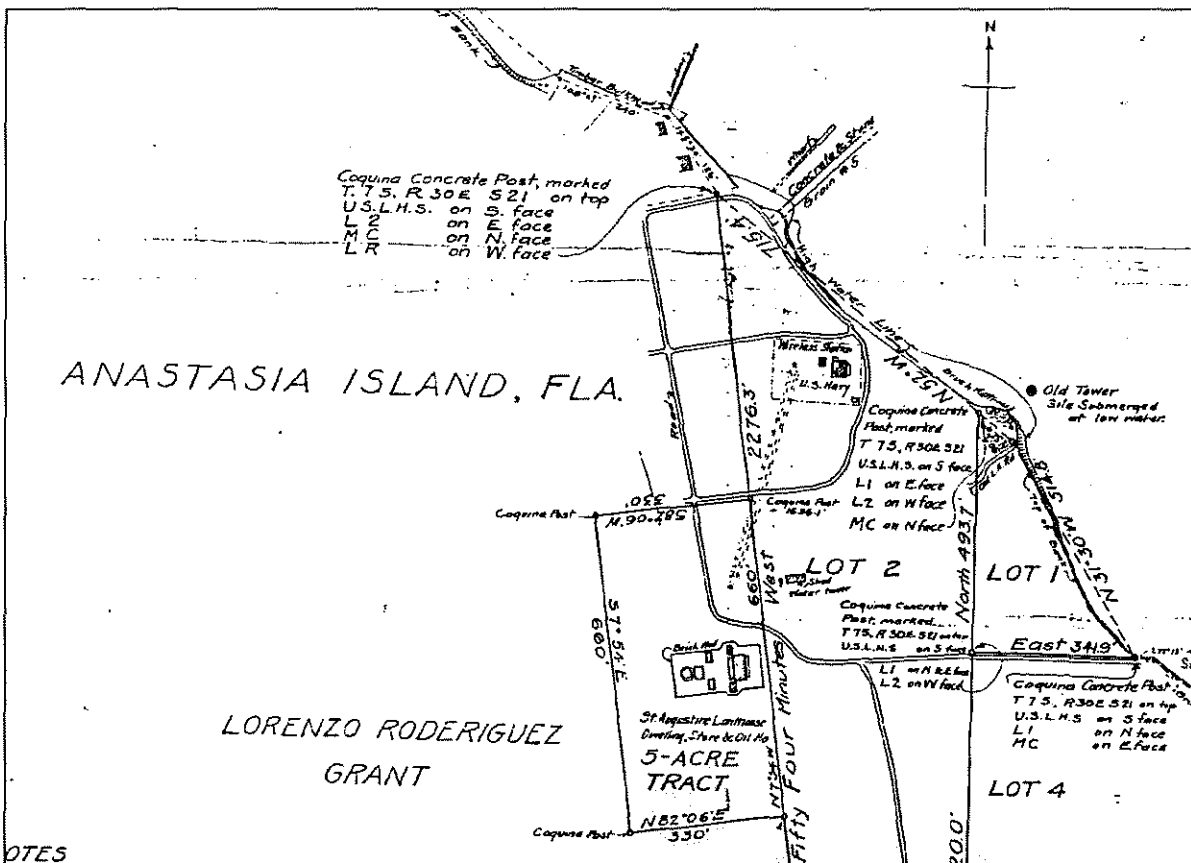


Figure 22. U.S. Light Station Survey, 1914, showing the location of the current St. Augustine Lighthouse along with the location of the Old St. Augustine Lighthouse (labeled “Old Tower Site Submerged at low water.” This map, by H.L. Beck, was produced in 1915 and was based on the 1 January 1914 survey conducted by U.S. Surveyor Murray E. Gilderbloom (1914). From Morris et al. 2002:figure 48.

The hydraulic probing succeeded in locating other architectural remains buried in the mud, including a line of cut coquina stones to the east near the end of the dock, which are denoted with a red line in Figure 24. These were noted to have turned from an east/west run to north/south run “very close to the existing dock.” The archaeologists in 2002 also reported several positive returns with their probing north of the dock (these are the small red circles in Figure 24, north and west of the large stone cluster, on either side of the dock). While this brief survey did not fully reveal the extent and condition of all buried remains or the exact nature of the site’s boundaries, it seems evident that the remains of this site extend well beyond the exposed cluster of stones and on either side of the dock pilings.

Engravings were noted on a number of the clustered stone slabs. The decipherable engraving included a cross, the letter “NE,” and various smaller letters. The “NE” was written so that the N and E shared the same long line on the right side of the N and left



Figure 23. Cleaning the Old Lighthouse/Watchtower foundation stones of mud during LAMP's 2002 investigation of the site. Photograph courtesy of LAMP.

side of the E. The letters were noted as deeply engraved on the northeast corner of a slab, which is close to the northeast corner of the cluster. It is possible that the engraver was marking the northeast corner of the foundation. It was additionally speculated that the cross could have indicated the location, or proposed location, of a chapel area. It is also quite possible that these marks could have simply been graffiti carved into the soft coquina blocks by sightseers visiting the ruins of the old lighthouse. While many of the smaller, shallower engravings could be such graffiti, the design and location of the NE symbol suggested to the 2002 researchers a more purposeful intent (Morris III et al. 2002:154).

Since 2006, the site has been regularly but informally monitored by LAMP staff and students. It was revisited in 2019 for a more formal reinvestigation as part of LAMP's annual field school to monitor the site and establish any change that the site has undergone since 2002. Two days were spent determining the extent of the site and mapping the cluster of coquina foundation stones to generate a plan view (Figure 25). The team used fiberglass rods to probe along the known cluster in an attempt to locate a

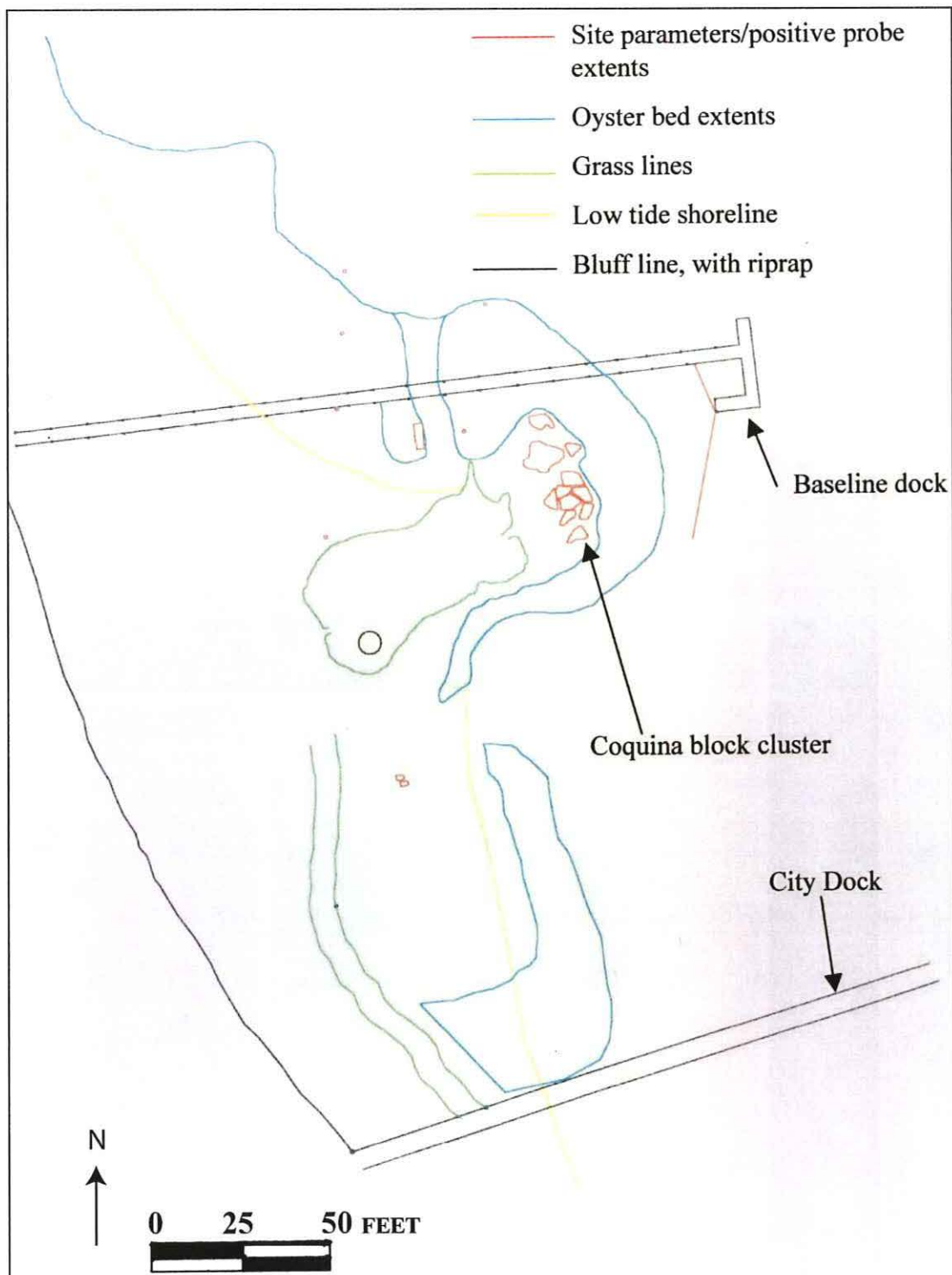


Figure 24. 2002 site plan of 8SJ3702, Old St. Augustine Lighthouse/Spanish Watchtower, produced by LAMP after a three-day investigation. From Morris et al. 2002:figure 50.

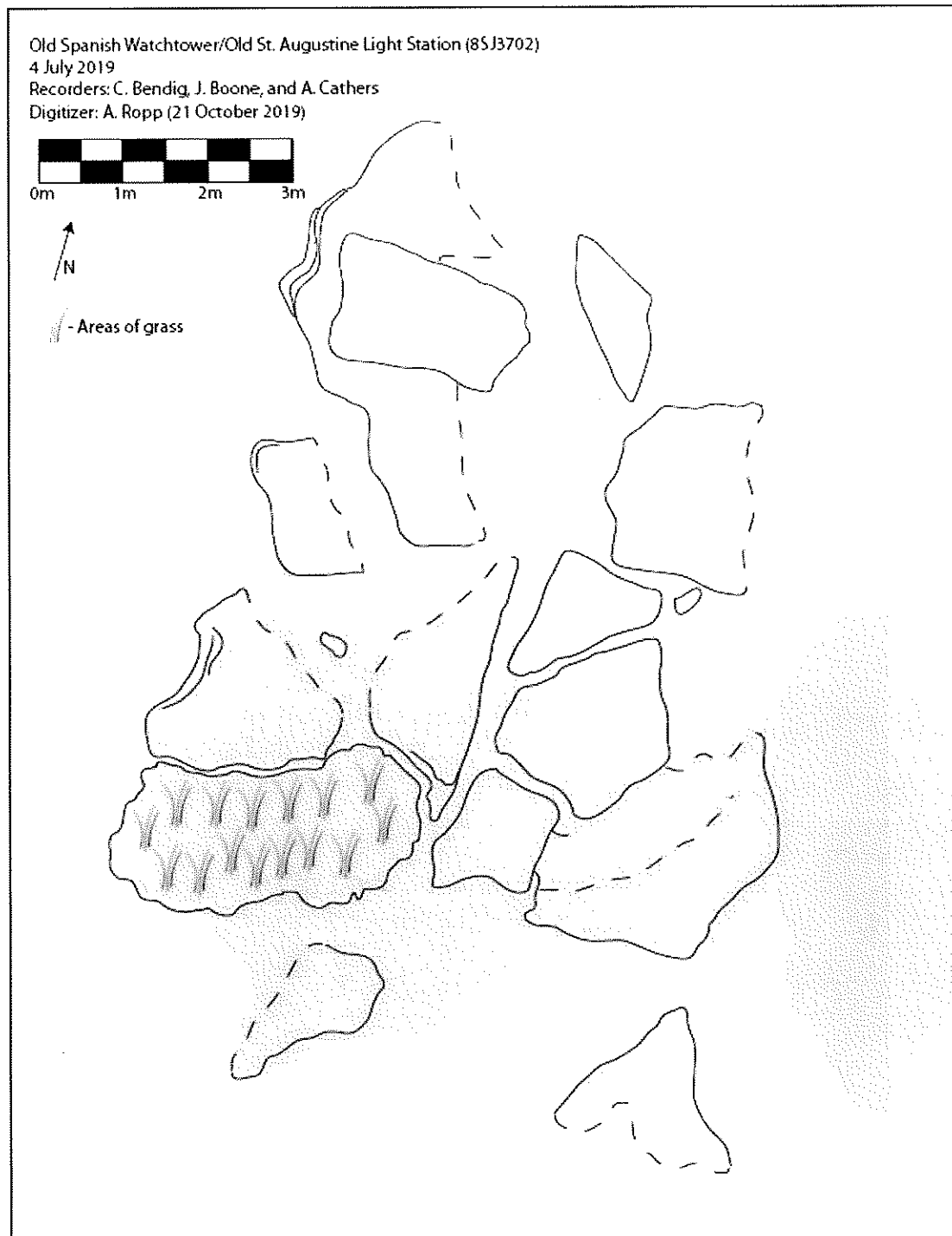


Figure 25. 2019 plan view of the clustered coquina slabs at the Old St. Augustine Lighthouse/Watchtower (8SJ3702) as they appeared in 2019. These were not cleared of mud or excavated before being recorded. Illustration by Airielle Cathers.

larger area of coquina slabs. No such slabs were discovered. Time and research permits limited the amount of work that could be completed.

The team, using information from the previous survey, established a baseline along the abandoned dock to the north of the site. The baseline, lying west-to-east, spanned 20 m in length. Measurements were taken from the baseline to the corners or perceived corners of each of coquina blocks. As the tide receded, a second 10 m baseline running north-south was stretched across the coquina cluster from the original baseline. Twelve broken coquina slabs were recorded (Figures 25-26).

In comparing the results of the 2002 investigation with those of the 2019 investigation, the most notable difference was the number of coquina foundation slabs identified. While most of the stones were discovered in the same location and of about the same shape, the 2002 survey included one large stone to the north of the others that was not exposed in 2019. At the same time, there were three stones that were partially exposed and recorded in 2019 that must have been buried in 2002, as they were not identified and cleaned for recording in the first survey. The 2002 investigation aimed to document the site beyond the initially exposed portion of stones, cleaning until all known slabs were fully exposed, while still missing three of them that must have been fully buried. The methodology of the 2019 investigation was focused on recording the stones as they were exposed at that time, using fiberglass rods to probe rather than hydraulic probes which limited the ability to effectively determine the difference between buried oyster shells and coquina, and did not allow for thorough cleaning of exposed structure. Details that were noted in 2002, like the carved inscriptions, were almost certainly obscured by mud and oysters or other marine growth, as was at least one additional stone.



Figure 26. Visible coquina slabs, interpreted as foundation stones, of the Old St. Augustine Lighthouse and Watchtower at low tide, photographed in July 2019. Note the deteriorated dock in the background.

Field Investigation Design and Methodology

The investigation launched in 2022 was significantly more extensive than any previous research undertaken at the Old Watchtower/Lighthouse site. Twenty-seven LAMP archaeologists, students, and volunteers spent a total of 36 days on the site between 14 July 2022 and 18 January 2023. A variety of tasks were carried out on the site to better understand its current nature, condition, and extent. The entire foreshore area was explored to visually observe any cultural material exposed on the surface at low tides, and swimmers surveyed submerged portions of the site to that same end. The exposed foundation stones were fully cleared of mud and debris to record in greater detail and to generate a 3D photogrammetric model using an aerial drone. By far the most exhaustive effort for the project was an extensive probing scheme, carried out covering an area of some 3,104 square meters, over the terrestrial, intertidal, and submerged portions of the site, in order to better understand the buried extent of the site and locate areas of buried structure. The existing dock pilings were also plotted onto a map, using traditional measuring tapes as well as a highly accurate, survey-grade GPS, and an area of scattered building material was also plotted. The survey GPS was also used to pinpoint the location of the exposed foundation stones, excavation units, and other features so they could be accurately positioned for GIS analysis. Finally, five days were spent diving to excavate four 1 m by 1 m units. This excavation involved a total of six divers, for a cumulative bottom time of 13 hours, 16 minutes. All field notes, photographs and other project records are archived at the LAMP and HCS offices.

Research Design and Questions

Prehistoric and historic settlement in the Northeast Florida archaeological region, of which St. Johns County is part, occurs predominantly in two major areas – the estuarine regions of the east coast and the St. Johns River basin. Prehistoric sites, especially those of later cultural periods, are well known for these areas; fewer prehistoric and historic sites are known in interior regions. Archaeological investigations in the nearby Matanzas River Basin, including the Canopy Shores Park area, the Government Island Midden (8SJ03160), as well as those conducted in the Guana Tolomato Matanzas Rivers Basin have produced cultural resources that demonstrate long-term prehistoric and historic occupation (see Regional Settlement Patterns and Previous Archaeological Investigations sections). The project area lies within the City of St. Augustine Archaeological Zone IIIC, designated as such due to the area's potential to contain prehistoric deposits.

The project area is of course also near the historic colonial city of St. Augustine, and likely close to one of the initial colonial settlements which lasted just a few years on Anastasia Island. Evaluations of archaeological or historical site significance are based on the potential of a site to contribute to the knowledge of regional prehistory or history. While the potential for prehistoric and colonial activity exists in the project area, and are therefore of interests to researchers, the primary concern of this assessment survey is the Old St. Augustine Watchtower/Lighthouse site, as the footprint of the existing and proposed dock runs through this site's boundaries as they are currently understood. These concerns were incorporated into the research design, which emphasized a broad, systematic scheme of probing and test excavation to better understand the extent of

buried structural remains throughout the footprint of the dock and elsewhere across the site.

In addition to the prevailing concern of assessing how construction activities within the dock footprint might impact the Old St. Augustine Watchtower/Lighthouse site, research questions considered during this survey included:

1. Are there extensive structural remains buried beneath the muddy foreshore? Can the original footprint(s) of the building(s) be determined with certainty? Can we gain a better understanding of the layout and overall extent of the site and delineate its boundaries with more confidence than we currently have?
2. Are there archaeological features such as historic trash middens preserved in the vicinity of the structural remains? Is there any prehistoric component to this site? Or would any such subsurface features have been eroded away in the historically documented erosion of the site which caused the collapse of the structure in the late 19th century.
3. What is the degree of erosion at this site historically and in the modern period, and what impact has it had on the remains of the original structure along with the remaining traces of human activity here? Could coquina or stone structure be prone to damage from erosion?
4. Can the exposed stones from the original structure be identified as to what portion of the building or foundation they once made up? Are other buried structural remains identifiable?
5. Can technologies such as photogrammetric modeling by aerial drone and/or hand, survey grade GPS shoreline mapping, be used to create a digital record of the site to serve as a future comparative benchmark to better understand ongoing shoreline erosion and damage to foreshore archaeological features from natural or man-made causes? Can such a record be compared with previous archaeological, topographic, or photographic data to document past impact from erosion at this site?

Methodology

General Operating Procedures

Carrying out the research activities on this site entailed archaeologists moving around and working on a highly physically diverse, and adverse, landscape. The eastern portion of the site is submerged at all tides, sometimes in water too deep to stand. The central portion of the site is comprised largely of an oyster bar, with numerous clumps of living oysters and countless empty and muddy oyster shells dominating the walking or wading surface. The mud flats between the oyster bar and the sandy beach, and the submerged mud on the offshore side of the oyster bar, can also be difficult to navigate, as it is very slippery and researchers could easily sink knee- or waist-deep into the soft mud in low

water. In many areas the mud was soft and slippery in the immediate vicinity of numerous razor-sharp oyster shells, an especially dangerous combination. All researchers wore heavy-soled diving booties to protect their feet, though still oyster shells often punched through the thickest of booties or neoprene wetsuits. Oyster cuts were so severe that there were two emergency room visits for researchers who got sliced or puncture wounds, along with many additional injuries requiring immediate first aid. In addition to booties, gloves and knee-pads were required for any researcher working around oysters. Some of the excavation units were in matrixes with dense oyster shell concentrations, posing risks of hand injuries for divers and requiring hand-held tools like garden claws to break up the shelly sediment. Probe holes in these areas were lined with sharp shells which prevented researchers from reaching down to feel inside the holes as could be done in the deeper waters outside the oyster bar.

In order to deploy the water pumps required to power hydraulic probes and suction dredges, a floating platform was necessary to mount the pump so that it could easily take in water with its intake hose. If the pump had been set on shore it would have needed an inordinately long intake hose, and still might not have been able to operate at low tides. The most convenient and versatile floating platform for this operation was a small boat, specifically a 13 ft. Boston Whaler named *Indy*. The *Indy* was anchored on site just offshore the oyster beds, close enough to be easily accessed by waders or divers but not so close as to rest on the oyster beds when the tide rolled out (Figure 27). *Indy* was anchored with her standard bow anchor along with an additional 15 pound (6.8 kg) mushroom anchor at the stern, to hold her firmly in place even in adverse winds or tidal currents. Her position could easily be adjusted by divers or waders in the water as needed, which happened regularly as the tide changed water depth or as probing/excavation operations moved from one area of the site to another. *Indy* also mounted the gasoline-powered hookah (low pressure compressor) to feed air to the divers during excavation dives. In addition, *Indy* served as a convenient storage platform to hold extra hoses, rubber mats, diving gear, tape measures, tools, buckets, and other equipment, and was the easiest way to get equipment on the site in the morning and off the site at the end of the day. Usually at least one researcher stayed on board *Indy*, especially during probing, dredging, or diving operations, in order to tend to the motors on board and turn them on or off when necessary.

Vinyl 2-inch firehose lengths were stretched from the pump at the bow of the *Indy* to either the hydraulic probe or the dredge system when either was in use (Figure 28). Because the hose often had to be situated on or dragged over oyster bar, and when filled with water the hose was heavy, it was prone to being sliced or punctured by the sharp shells. The hose was augmented by attaching numerous rubber mats and foam "pool noodles" to it at regular intervals along its length, which floated it above the bottom in higher tides and helped protect it when it was sitting on the oyster-strewn foreshore (these floats can be clearly seen in Figure 28).



Figure 27. The 13' Boston Whaler *Indy* anchored near excavation Unit 1, in the deeper water outside the oyster bar. The water pump is mounted at the bow, and the screendeck is tied off on the port side (foreground). The dredge head is spewing water and spoil into the screen from the divers' excavation below. 22 December 2022 photograph by Chuck Meide.

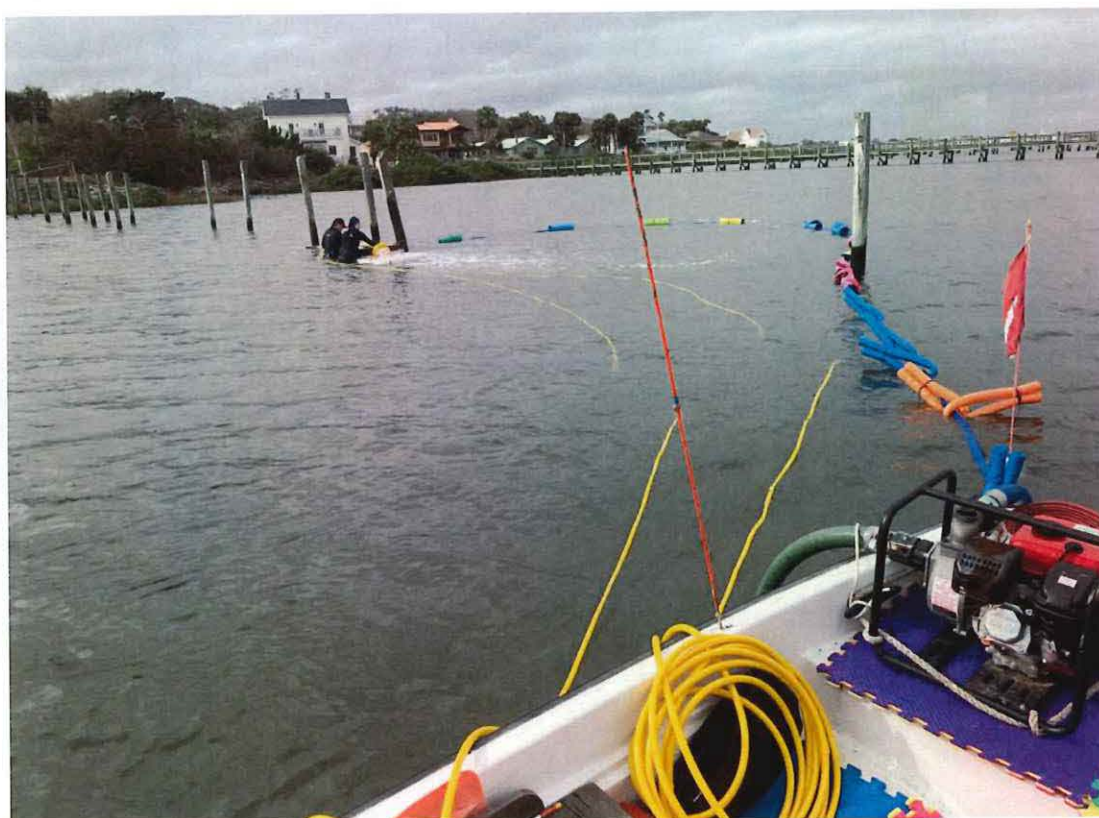


Figure 28. View from the bow of *Indy* towards the screendeck set up at Unit 3. Divers are submerged while two screen tenders are sorting dredge spoil. The two yellow hoses are providing air to the divers, while the blue firehose supported by floats is pumping water to the dredge to provide suction for excavation. 14 December 2022 photo by Chuck Meide.

Hydraulic Probing

The hydraulic probe, sometimes called hydroprobe, is a simple device consisting of a 1 in. diameter steel pipe with hardware at its upper end connecting it by a 2 in. diameter firehose to a water pump. When the pump is running, a strong jet of water is continuously expelled from the distal end of the probe. Thrust into the foreshore or submerged lagoon floor, the jet of water liquifies the sediment at the end of the pipe, allowing the user to push the probe down until it either hits a hard return or penetrates down to its fullest extent without encountering any hard material (Figure 29). Hydraulic probes are frequently used in shipwreck archaeology in St Augustine on buried targets or sites, where systematic probing can locate a target and make a determination as to its depth, extent, and, to the best degree possible, whether it is an historic shipwreck or some other kind of archaeological resource. Sometimes probe placement may be arbitrary or even random, but more typically such probing is carried out in a series of transects spaced evenly apart, with individual probe tests in each transect also spaced evenly apart. The divers usually sink the probe to its full depth, and record if a hard return is made and how deep (below grade) the contact was. The length of the probe used for this project was 165 cm or 65 in.

This technique has proved successful in delineating the buried structural remains of historic shipwrecks, and has been used to detect other buried remains such as coquina blocks or rubble at the Old Watchtower/Lighthouse site during LAMP's 2002 survey (Morris et al. 2002: 147-156; McDaniel et al. 2017). It is not clear if transects or some other system was used to organize and position probe tests during LAMP's 2002 survey, or how many probe tests were conducted, but for the 2022 survey a series of transects were used to systematically cover with evenly spaced probe tests the entire footprint of the dock in addition to a number of adjacent areas, including the area around the exposed stones to the south of the dock.

Transect lines were numbered sequentially, and spaced 5 meters apart. Most transects measured 20 m in length, but in some cases transect length was varied, due to topography, the size of the desired survey area in that place, or other factors. Each transect line was made up of ¼ in. polypropylene line that was anchored at either end with lengths of steel rebar or fiberglass rods that had been hammered into the foreshore or lagoon bottom. In deeper water longer pieces of rebar were used to keep the transect line close to the surface of the water even at high tide. Each transect line was marked every meter with a plastic zip tie inserted through the line so it could not slip out of position.

A probe test was sunk every meter along each transect line, and both negative results or positive hard returns were marked on a waterproof form, with the depth below grade of hard returns noted. In some cases, when not buried too deeply and when not covered by a matrix thick with razor-sharp oyster shells, divers could reach down into probe holes and feel the hard returns, sometimes being able to identify coquina stone by feel. Anything deeper than about 80 cm below grade was out of a diver's reach. After completing the transect, a second line of probe tests were executed one meter out from the transect line,

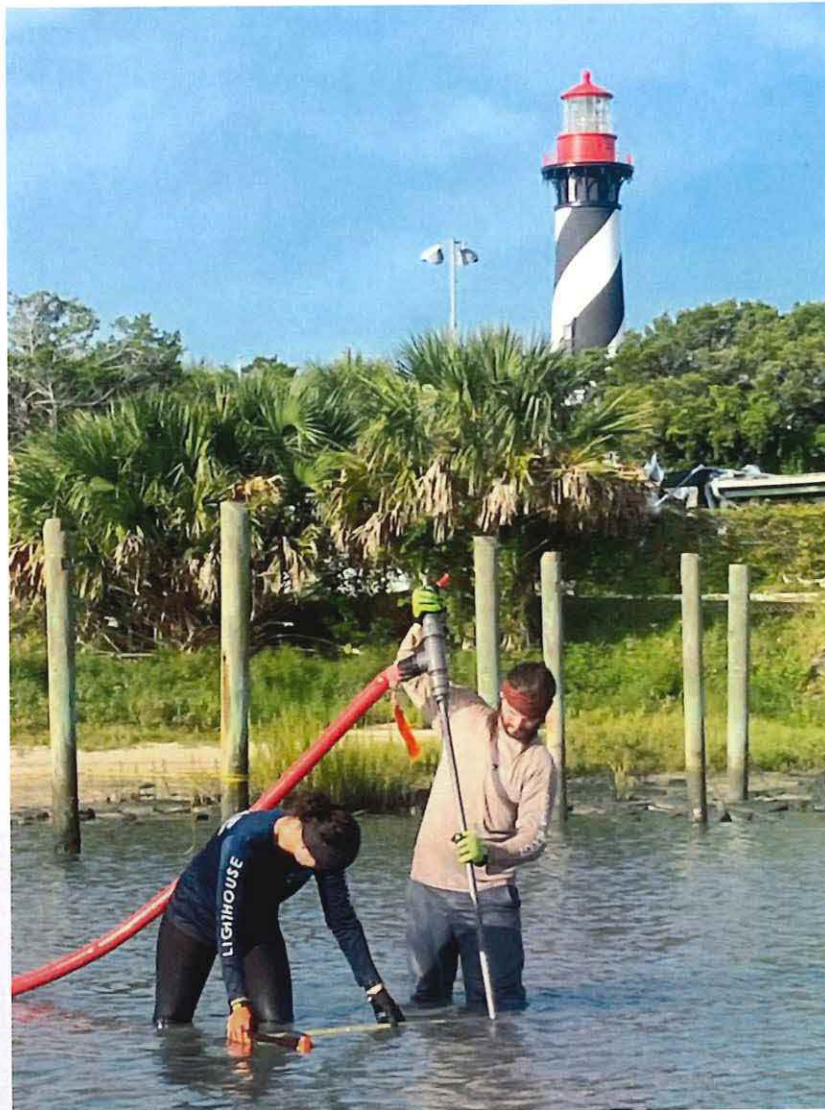


Figure 29. LAMP archaeologists Chris McCarron and Airielle Cathers about to conduct a probe test by forcing the hydraulic probe down into the lagoon bottom of Salt Run. McCarron is positioning the probe to begin the thrust while Cathers uses a folding ruler to measure the one meter distance out from the transect line to ensure the probe is in the correct location. Photograph taken on 24 August 2022 by Chuck Meide.

using a folding ruler to measure out, and then one more meter out, again using a folding ruler to measure the two meters out from the transect line (Figure 29). In this way, each 20 m long transect line deployed on the site served as a guide to complete five 20 m long rows of probe tests, for a total of 105 probe tests. In almost all cases, transects were oriented to magnetic north-south, with the additional rows of probe tests deployed east and west of each transect line.



Figure 30. LAMP Field School student Heather Jeans uses the hydraulic probe to clean the exposed foundation stones of mud and shell in order to record them in detail. Photograph taken on 19 July 2022 by Chuck Meide.

Most old transect lines were left in place for the duration of the investigation to aid placement of additional lines. At the end of the project, three master transect lines were left in place (Transects 1, 2, and 3) and the positions of their anchored ends were recorded with the highly accurate survey GPS. This aided in the positioning of the probe tests in GIS for post-fieldwork analysis.

In addition to the probing survey, the hydraulic probe was also used to jet mud, shell, and overburden from the exposed foundation stones, in order to clean them for recording and photography (Figure 30; see also Figure 23).

Underwater Excavation and Unit Documentation

The use hand-held dredges to excavate underwater is a standard practice in maritime archaeology. Excavation in archaeological deposits is performed by hand, by fanning or otherwise forcing sediments into the mouth of a 4-inch dredge, sometimes with extreme care and sometimes more aggressively, depending on the nature of the archaeological deposit and overburden. The dredge removes sediment from within an excavation unit in order to expose archaeological features and artifacts *in situ*. Using this technique with care will ensure that even delicate archaeological features are not adversely impacted.

LAMP has designed a particular dredge and floating screendeck system for shallow water excavation, which was used on this site (Figures 27-28, 31-33). The dredging equipment consisted of one induction dredge which used a 4-inch corrugated hose for the intake of archaeological sediments. The dredge was powered by one water pump mounted on the small research vessel anchored on site, the same pump used to power the hydraulic probe. The pump forces water through vinyl firehose (2-inch) to a metal dredge head at the exhaust end of the 4-inch hose. The flow through the dredge head creates a venturi effect which causes water to be sucked up into the mouth of the attached intake hose, which is handled by the dive team. For this shallow water work, the dredge head was securely mounted on a floating screendeck fashioned of 4-inch PVC. The exhaust from the dredge head is deposited on a 1/8 inch screen mounted in the center of the floating screendeck, and a third person in the water stands or kneels at the screen to sort dredge spoil that has been sucked up from the archaeological unit by the two divers. On some days, if the team was short on personnel, the need for a screener could be eliminated by attaching a large mesh bag to the dredge head which would collect all dredge spoil for later sorting in the laboratory. Even with a screener, much of the dredge spoil was collected in a bucket for more thorough sorting in the lab, to ensure that no small archaeological objects were overlooked.

With the shallow-water dredge system described above, the 4-inch dredge hose is relatively short, around 20 feet long, so the screening platform needs to be situated close to the unit being excavated. The screendeck was secured in place with two mushroom anchors, and positioned down current from the excavation unit to prevent sediment spoil from making visibility any worse for the divers than it already was.

Underwater excavations were conducted in discrete one-meter square excavation units, delineated by a 1.5-inch diameter PVC grid pinned to the bottom at each corner with fiberglass rods (Figure 34). These units were assigned numerical designations, Units 1-4. Each unit was placed on an area of multiple hard returns at a probe test location defined in relation to the transect system described above. Vertical measurements of sediment depths in each unit were taken at the start and finish of any excavation dive to document how much sediment was excavated, to better understand any site stratigraphy, and to enable proveniencing spoil by both horizontal and vertical measurements. An arbitrary vertical datum was established on one of the pilings at the northern end of Transect 1 and near Unit 3, by hammering in a nail into the piling. Additional datums at the same elevation were marked on other pilings near the other three excavation units. From any of these marked vertical datums, a line with bubble level can be stretched out in order to measure down to the unit floor or any other particular artifact or point to determine its measurement in centimeters below datum (cmbd). In some cases the elevations of buried objects were measured in cm below grade (cmbg). As the elevation of all four corners of each unit and its center were measured from the vertical datum before excavation began, the grade at these points is known in relation to the vertical datum. In general, excavation was not conducted in specified levels, due to the slumping sediment that tended to backfill a unit as soon as dredging was stopped or paused. Instead divers attempted to excavate directly down to cultural material as quickly as safety and archaeological



Figure 31. Chuck Meide and Airielle Cathers carrying the floating screendeck with attached dredge head and 4-inch hose across the foreshore at low tide towards deeper water. Photograph taken on 22 December 2022 by Chris McCarron.



Figure 32. Setting up the floating screendeck at Unit 3 to prepare for excavation. The dredge head is brass-colored in the center, positioned to expel spoil into a wooden-framed screen. Photograph taken on 14 December 2022 by Chuck Meide.



Figure 33. View of a diver with the 4-inch excavation dredge hose in foreground, and dredge head and screen deck in background, tied off to the *Indy*, preparing to excavate Unit 1. Photograph taken on 22 December 2022 by Chuck Meide.



Figure 34. Divers inspect Unit 3 at low tide on the foreshore after the initial dredge excavation dive. Photograph taken 19 December 2022 by Chuck Meide.

control would allow. If this could not be reached in one dive, closing elevation measurements would be recorded and dredging would commence again on the next dive or following day.

Standard archaeological recording practices were used to document any exposed archaeological remains. A scaled drawing was made of each meter square unit once archaeological material has been exposed. On this project that meant once coquina stone foundation or rubble was exposed. Drawings and notes were made on plastic slates, which were re-drawn on mylar in the laboratory and then digitized using Adobe Illustrator software. In no cases did visibility permit photography or photogrammetric recording inside any of the excavation units. While plans for artifact recovery and conservation in LAMP's conservation laboratory were part of the research design, in no cases were any artifacts encountered by excavators other than coquina structural components too large for recovery.

Two of the four excavation units were underwater even at low tide, while the two units closer to shore were submerged at high tide but exposed on the foreshore at low tide (Figure 34). A certain depth of water (around a foot) was required over the units in order for the venturi effect of the dredge to enable operation, which meant that at low tides excavation could not be started at the two shallower units. However, excavation could begin at higher tides and, as long as the water pump did not run out of fuel, the dredge would still operate to allow suction inside the units even when the area outside the unit was drained of water with the onset of low tide. The water table was always high enough so that all units were virtually full of water even when the foreshore was exposed outside the unit (Figure 34).

Diving

Diving technology was only used for the excavation of the four test units. Swimmers in the water, sometimes wearing masks or fins, were adequate to conduct all of the probing in the submerged portions of the site, though at the easternmost transects the water was too deep to stand in even at low tides. Dredge excavation, however, necessitated diving, even in extremely shallow water. Due to the minimal water depth, it was deemed easiest to use a hookah compressor system to feed air to the divers (Figure 35). Divers did not therefore need to have a tank mounted on their back, which would be awkward in the shallowest units at low tide, when divers were lying in only inches of water. One hundred and twenty foot (36.6 m) long air hoses allowed for enough space between the divers and the boat to position the boat as needed outside the oyster bed (Figure 28). The two westernmost units were in water so shallow that the Diving Safety Officer did not require a bailout bottle (backup air supply), but in the deepest units to the east, with as much as six feet (1.83 m) of water, divers were equipped small bailout bottles of 13 ft.³ (0.368 m³) capacity as an emergency redundant breathing supply. As diving took place in December, divers wore either drysuits or thick wetsuits for thermal insulation.

Photogrammetric Modeling and Aerial Drone Photography

While the poor visibility of the water inside excavation units prevented any underwater photography, photogrammetric recording was conducted at the area of exposed



Figure 35. Boat tender passing a hookah breathing hose to the diver in preparation for excavations at Unit 1. The hookah compressor is visible at the stern of the boat, on the right side of the photograph. Photograph taken on 22 December 2022 by Chuck Meide.

foundation stones at low tide when the foreshore was above water. The use of three-dimensional photogrammetric modeling (photogrammetry) is a process that relies on multiple overlapping images to construct a 3D computer model of an artifact, site, or environment. The imagery can be gathered by persons or by drone, and images can be gathered through photography or by taking still images from videos. Equipment available for use on the project included a Canon EOS Rebel T3i camera, Go-Pro Hero model cameras, photogrammetry targets and scale bars (different types), and both Agisoft Metashape and Reality Capture processing software. Other software, such as Adobe Photoshop and CloudCompare, are also used to process or interpret data, depending on the data set and the questions asked.

The size and shape of models can be controlled to centimeter or better accuracy by using a scale-bar method. Multiple models can be constructed and overlaid to track changes to a specific area over time, whether that is days, months, or years. This is referred to as either 'recurrent photogrammetry' or as 'mother-child modeling'. Both systems are similar: a mother model is first made using standard photogrammetry techniques, and permanent datums are established within the scene. Future models use those datums to provide fixed points for model alignment and comparison. Cloud point interpretation

software can then quantify change over time. Future research at the site can incorporate this kind of comparative data.

Aerial mapping was also used, both to produce stand-alone images and in conjunction with photogrammetry. Imagery was gathered using unmanned aerial vehicles or drones, where both video and photography are effective techniques for photogrammetry. In the case of the photogrammetric recording of the exposed foundation stones, both handheld cameras and drone cameras were used to make the model. Drone pilots worked within FAA guidelines and altitude restrictions, which did not limit data collection at this site. Two drones were used during this project, the Parrot Anafi Work drone and the DJI Mavic drone.

Other Recording Techniques

Archaeologists also relied on traditional mapping and recording techniques, using tapes, level lines, etc. The area of exposed foundation stones was drawn to scale using a baseline stretched across the area as a reference for taking offset measurements. These stones were numbered and labeled with flagging tape to aid in recording and analysis. Vertical datums used for elevation measurements were discussed in the previous section on excavation, as was the scaled drawing of exposed features in excavation units. The outline of an area of scattered construction material (small cut coquina blocks, bricks, etc.) on the mud flat was recorded by extending a baseline from the first dock piling out along the other pilings at an angle of 80° and then measuring offsets to key components of the surface scatter. The position of the dock pilings themselves were recorded using tapes stretched from baselines and other pilings, so their positions could be plotted onto a map in relation to the positions of the probe transects and recorded cultural material.

In the final days of the project, a survey-grade, highly accurate GPS was used to record the precise location of many of the dock pilings and other site features. The model deployed was an Eos Arrow Gold, which was used with an RTK network to achieve sub-centimeter accuracy. This device was not waterproof, so it was not deployed into the water, but was used across the foreshore at low tide to record the precise location of every accessible dock piling, the two shallowest excavation units, the outline of the exposed foundation stones, and the ends of Transects 1, 2, and 3.

Procedures for the Discovery of Human Remains

During archaeological investigations, if sites were found and determined to contain unmarked human burials and human skeletal remains, by procedure these would be brought to the attention of a District Medical Examiner, if it was determined that the burial(s) represent an individual (or individuals) who had been dead less than 75 years, or to the attention of the State Archaeologist in the case that the remains were determined to be older than 75 years. Archaeological and development activities would cease immediately until proper authorities, the District Medical Examiner or the State Archaeologist, made a determination and authorized the continuance of work through their respective jurisdiction as defined by Florida Statutes. Procedures outlined in Chapter 872.05, Florida Statutes, would be followed regarding site preservation and protection, or mitigation, and reporting, this through the authority of the Medical Examiner and/or the

State Archaeologist. Other unexpected archaeological finds occurring during subsequent construction activities during development of the subject property will be reported in a similar fashion.

Field Investigation Results

The site of the Old St. Augustine Watchtower/Lighthouse is located along the western foreshore and shallows of the Salt Run lagoon near the St. Augustine Yacht Club, just north of the City fishing pier (Figure 36). It is some 270 m (886 ft.) from the current lighthouse at a bearing of 51.25° from the tower. Just a small portion of this site is visible at low tide in the form of a cluster of large, low-profile stone blocks obscured by mud and oysters, located just south of the existing dock piles towards their furthest extent. Most of the site is typically inundated by water at high tide and exposed during low tides. A previous study conducted in 2002 indicates that more cultural remains are covered by oyster shells and marsh mud and include buried coquina structural material beyond the exposed foundation stones, even if much of such building material was robbed from the site after the collapse of the tower in 1880 by locals to build their homes on the island. The footprint of the previously intact dock, which is planned to be rebuilt and extended for the Youth Sailing Center, runs across the boundaries of this site.

The principal purpose of the subject Phase I cultural resource assessment survey was to conduct systematic testing across and beyond the 0.70-acre (0.28 hectare) St. Augustine Yacht Club's Youth Sailing Center project area to better understand what physical remains from site 8SJ03702, the Old Spanish Watchtower and Old St. Augustine Lighthouse, may exist within the project area and its immediate surroundings, along with any other cultural remains that might exist from any previous occupation activity.

Exposed Foundation Stones

The most prominent feature of the Old Spanish Watchtower/Old Lighthouse site, and the only one visible and known to most local residents, is a large cluster of massive coquina stones that are exposed on the foreshore at low tide. When these were first studied by LAMP in 2002, they were interpreted as foundation stones, because they were so massive it seemed unlikely they would represent some other structural component (Morris et al. 2002:151). None of these stones have been squared, but tend to be irregularly shaped or triangular, but they fit closely together to create a flat if somewhat irregularly-shaped surface. They likely represent large pieces of coquina from the nearby quarry which were of various shapes and sizes but were roughly shaped by masons to fit together for the foundation.

These stones are depicted in Figures 25-26 as they appeared in 2019, before being cleaned of mud and debris, and again in Figures 37 and 38 after cleaning with the hydraulic probe. The stones were numbered sequentially by researchers during fieldwork and analysis. Figure 37 is a plan view of the foundation stones, with their numerical designations. This is a composite image derived from a scaled drawing of the thirteen stones recorded by hand in July 2022, which was georeferenced using highly accurate GPS readings and projected onto an aerial photograph. Two additional stones (stones 14-

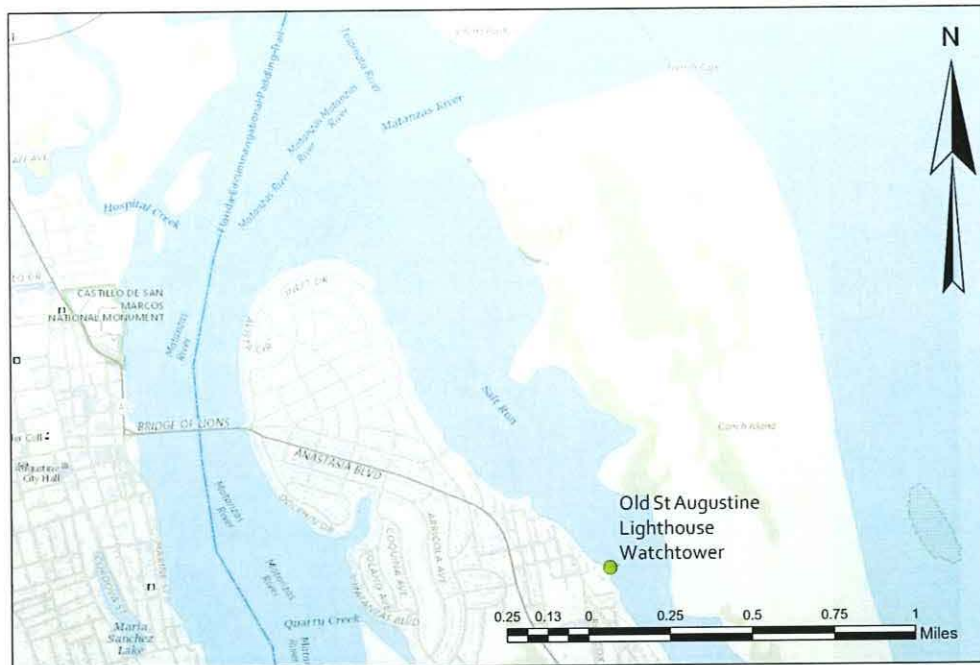


Figure 36. Location map of the Spanish Watchtower/Old Lighthouse site, 8SJ3702.

15) to the east were noticed afterwards, visible in the photogrammetric model, and these were subsequently added to the plan view using photogrammetric data. Unlike the other stones, these were buried under more sediment and were not fully exposed with the probe. Figure 38 is the orthomosaic of the stones as recorded through photogrammetry. This photographic model was produced by Florida Public Archaeology Network (FPAN) researchers Emma Dietrich and Emily Jane Murray using Reality Capture software from a series of photographs taken on 27 July 2022, using both handheld cameras and an aerial drone camera.

Figure 39 shows the foundation stones on the broader landscape of the site, and in relation to the footprint of the old dock. The fifteen exposed stones fit in an area measuring 15 m by 14 m, and cover approximately 61.3 m². Table 2 lists the elevations of the highest and lowest points for each of these stones, measured from the site datum.

The stones uncovered in this 2022 study, as seen in Figures 37-38, are fifteen in number, more than were recorded in either the 2002 or the 2019 studies. Only twelve stones were identified in the 2019 project (Figure 25), as stones 6, 14, and 15 were fully buried and not observed at that time. Only eleven stones were uncovered and identified in 2002 (Figure 24). However, one of the stones recorded in that study is now completely buried and therefore was not observed in 2022 nor visible in Figures 37-38. This stone, now designated stone 16, is located north of the other stones. Judging from the 2002 site plan (Figure 24), it lies perhaps 1-2 m north of stones 12 and 13, in an area covered in mud and oyster shell. Probing in this area did result in a high proportion of positive returns, suggesting that stone 16 remains in place but is buried. Comparing the plotted stones from the 2022 survey with the 2002 survey, there seems to be somewhat of a margin of

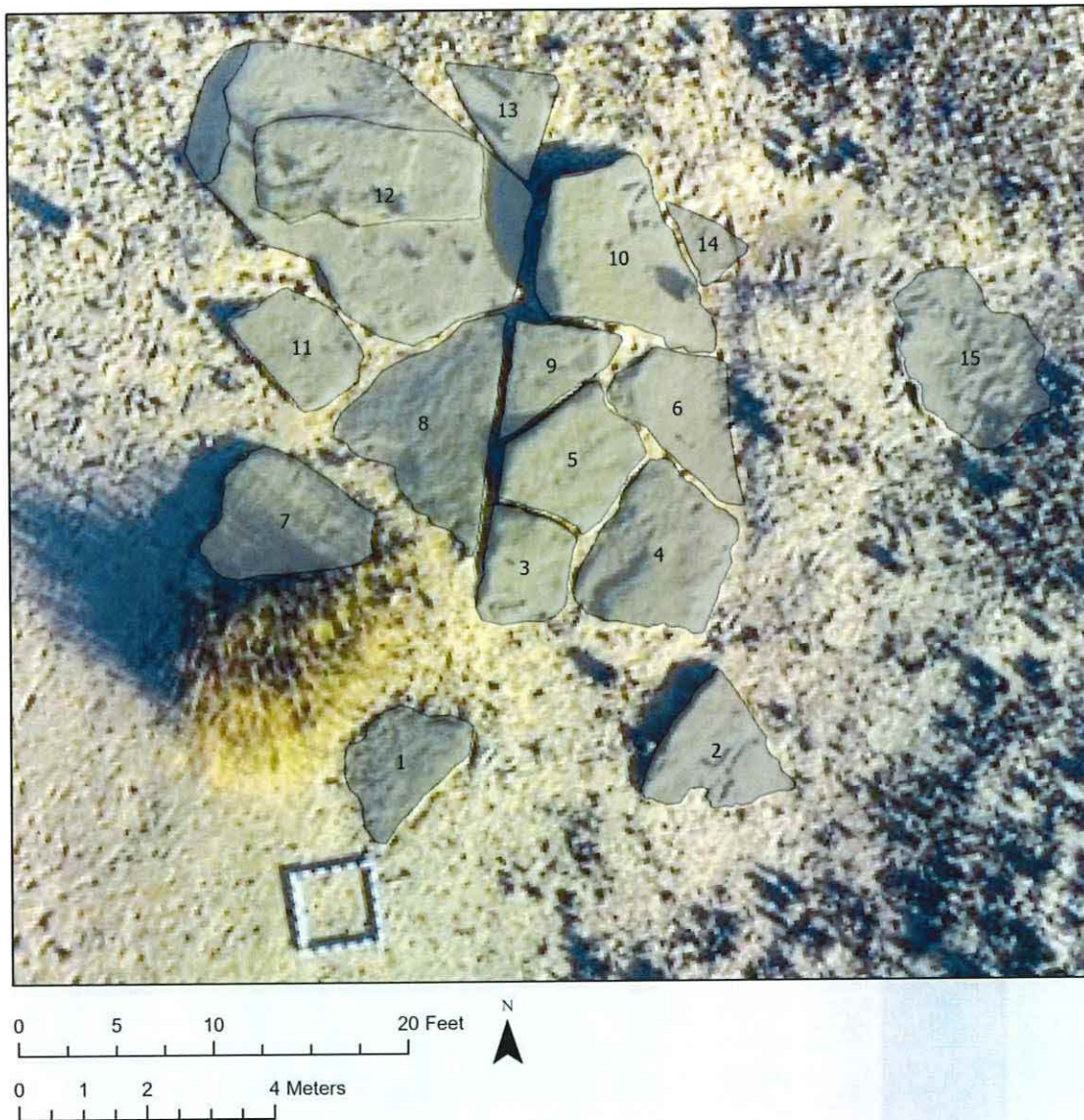


Figure 37. Plan drawing of the exposed foundation stones, projected onto a georeferenced aerial photograph taken on 18 January 2022 by Thomas “Max” MacAvoy. Sub-centimeter accurate GPS was used to confirm and correct placement of stones. Stones 14 and 15 were not recorded by hand, as they were not visible to researchers until later in the project. These two stones were instead added to this plan using the photographic model. These two stones were not fully exposed during the field investigation, so may further extend eastward into the mud. Compare with the orthographic mosaic generated from the photogrammetric model pictured in Figure 38. Image by Airielle Cathers.



Figure 38. Plan view of the exposed foundation stones from the orthomosaic generated by photogrammetry using both handheld and aerial cameras. Image created by Florida Public Archaeology Network researchers Emma Dietrich and Emily Jane Murray from photographs taken on 27 July 2022.

error in the positions of stones 12 and 13 in the 2002 site plan, which appear to be located too far to the north. Given the fact that these stones are shaped to fit closely against each other and neighboring stones 8 and 10, it is likely that their current position as depicted in Figures 37-39 reflects their original position, and the separation between stones depicted in the 2002 site plan resulted from a mapping error rather than any movement of massive stones.

Graffiti

At least two areas of graffiti or inscriptions were observed on the foundation stones. One of these, a large rendering of the letters “NE” on stone 10, was first noted in the 2002 survey (Morris et al. 2002:154,figure 51). As noted at that time, the “NE” was somewhat



Figure 39. Location of the exposed foundation stones in relation to the footprint of the old dock. Existing dock pilings are plotted using sub-centimeter accurate GPS for those accessible on the foreshore, and traditional mapping with measuring tapes for those in the water at low tide. Image by Airielle Cathers.

Table 2. Elevation of the highest and lowest points on each exposed foundation stone

Stone No.	High (cmbd)	Low (cmbd)
1	57	80
2	25	45
3	23	39
4	22	60
5	10	53
6	40	48
7	30	35
8	13	40
9	42	46
10	20	47
11	33	55
12	27	53
13	48	60
14	61	79
15	55	69

stylized, with the two letters sharing the vertical line on the right side of the N and the left side of the E. The “NE” mark is still visible and the two letters discernable as they were twenty years before, and could be seen quite clearly once the stone was cleaned of mud (Figures 40). The lettering is about 45 cm (17.72 in.) tall and about 67 cm (26.38 in.) across. These letters were photographed and also drawn (Figure 41). The letters are deeply engraved at the very edge of the slab, towards its northeast corner, and may therefore represent the northeast corner of a building that used to stand here.

Morris et al. (2002:154) also reported an engraved cross in one of the stones along with “various smaller letters seemingly randomly placed.” This cross was not relocated, and does not appear to be visible in Figure 37. It should be remembered that the cross could have been on stone 16, which was visible in 2002 but not in 2022. A number of other possible markings were observed, but it was not certain if these represented engravings or other graffiti, or were simply wear marks, or cut marks left over from mason work. It was believed that the more lightly engraved lettering observed in 2002 could be the remains of graffiti carved into the relatively soft blocks in the Victorian period, when visiting the fallen lighthouse for picnicking and sightseeing was a popular day trip for tourists.

One example of graffiti, however, was very clearly observed during the 2022 study. This consists of the letters “EM” and what appears to be a depiction of a human skull carved



Figure 40. Detail image of the “NE” carved into foundation stone 10, from the orthomosaic generated by photogrammetry shown in Figure 38. North is to left.

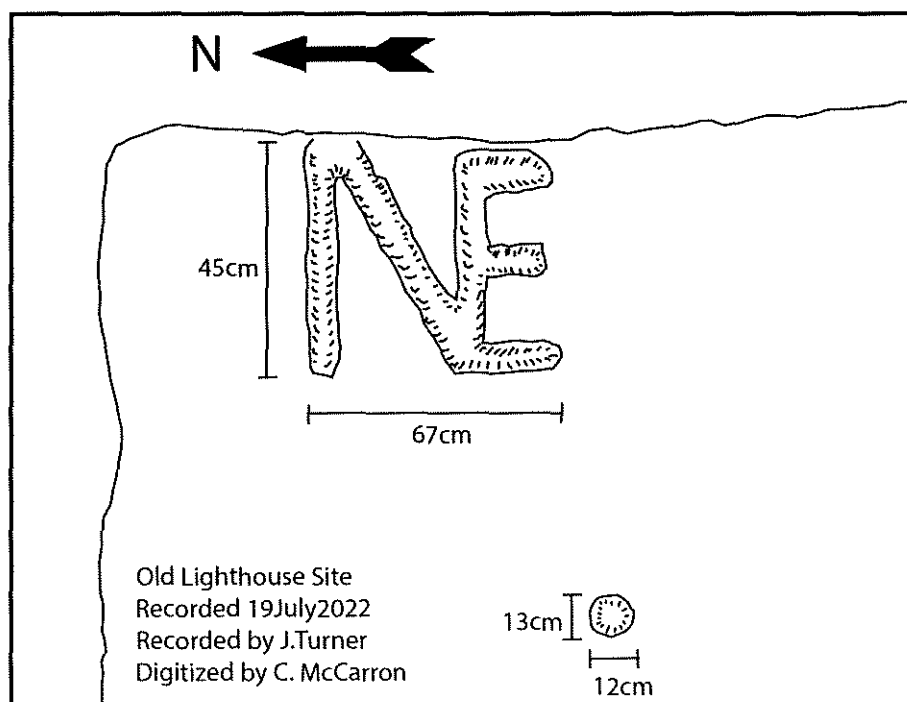


Figure 41. Drawing of the “NE” carving in foundation stone 10. Not to exact scale.



Figure 42. Detail image of the “EM” and apparent skull motif carved into foundation stone 12, from the orthomosaic generated by photogrammetry shown in Figure 38. Presumed to be modern graffiti, this carving was made before the stones were uncovered in 2022.

next to each other towards the eastern edge of stone 12 (Figure 42). These letters were distinctly carved but much smaller than the “NE” located nearby to the east. The skull motif suggests that this graffiti is modern, though this cannot be known for sure. Though it was not reported in 2002, it is possible that it could have been obscured by mud at that time. It seems likely, however, that it would have been observed and reported in 2002 if it was present then, since the researchers at that time reported other coquina carvings. The “EM” and skull were uncovered during the present investigation as the mud was being washed from the stones by probe jetting, so it definitely was carved sometime before July 2022, and likely sometime after the 2002 investigation.

Hydraulic Probe Survey

A total of 2548 probe tests spaced one meter apart were conducted over an irregularly shaped area across much of the site, covering some 3,104 m² (Figures 43-45). The probe survey area included the entire footprint of the dock, encompassing all extant pilings and extending well beyond the proposed footprint for the floating dock extension, especially at its southern extent. As can be seen in Figure 43, a large area was tested, including out at least 25 m south of the dock for the further half of its length, and up to 12 m beyond the dock to the north in some areas. Probing was largely limited to the foreshore and



Figure 43. Results of the hydraulic probing survey, showing all negative and positive probe tests and the footprint of the old dock. A total of 2,548 probes were conducted, with 536 positive results (hard returns) and 2,495 negative results. Image by Airielle Cathers.

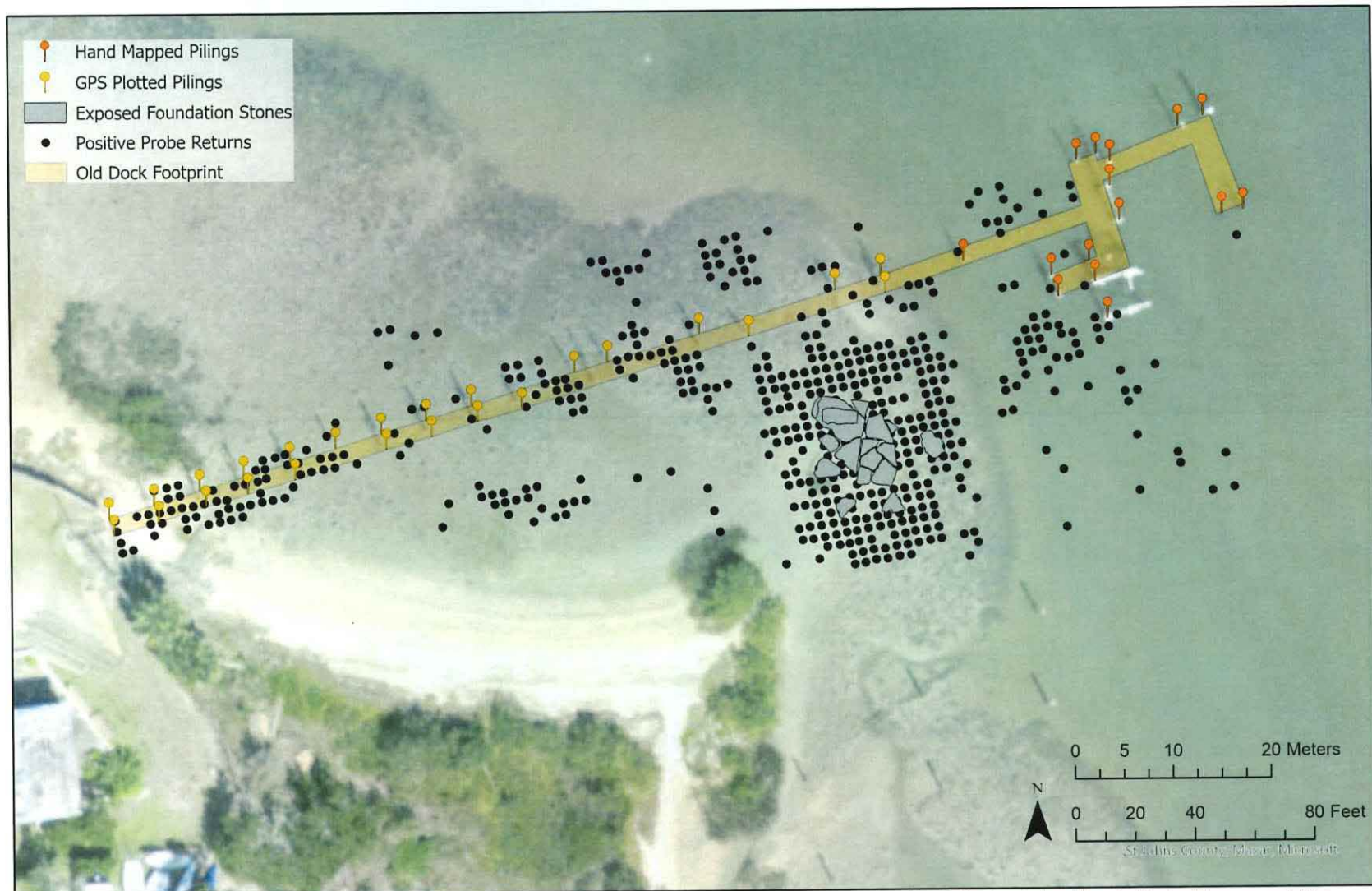


Figure 44. Results of the hydraulic probing survey, showing only positive probe tests, the dock footprint with plotted pilings, and the exposed foundation stones. Image by Airielle Cathers.

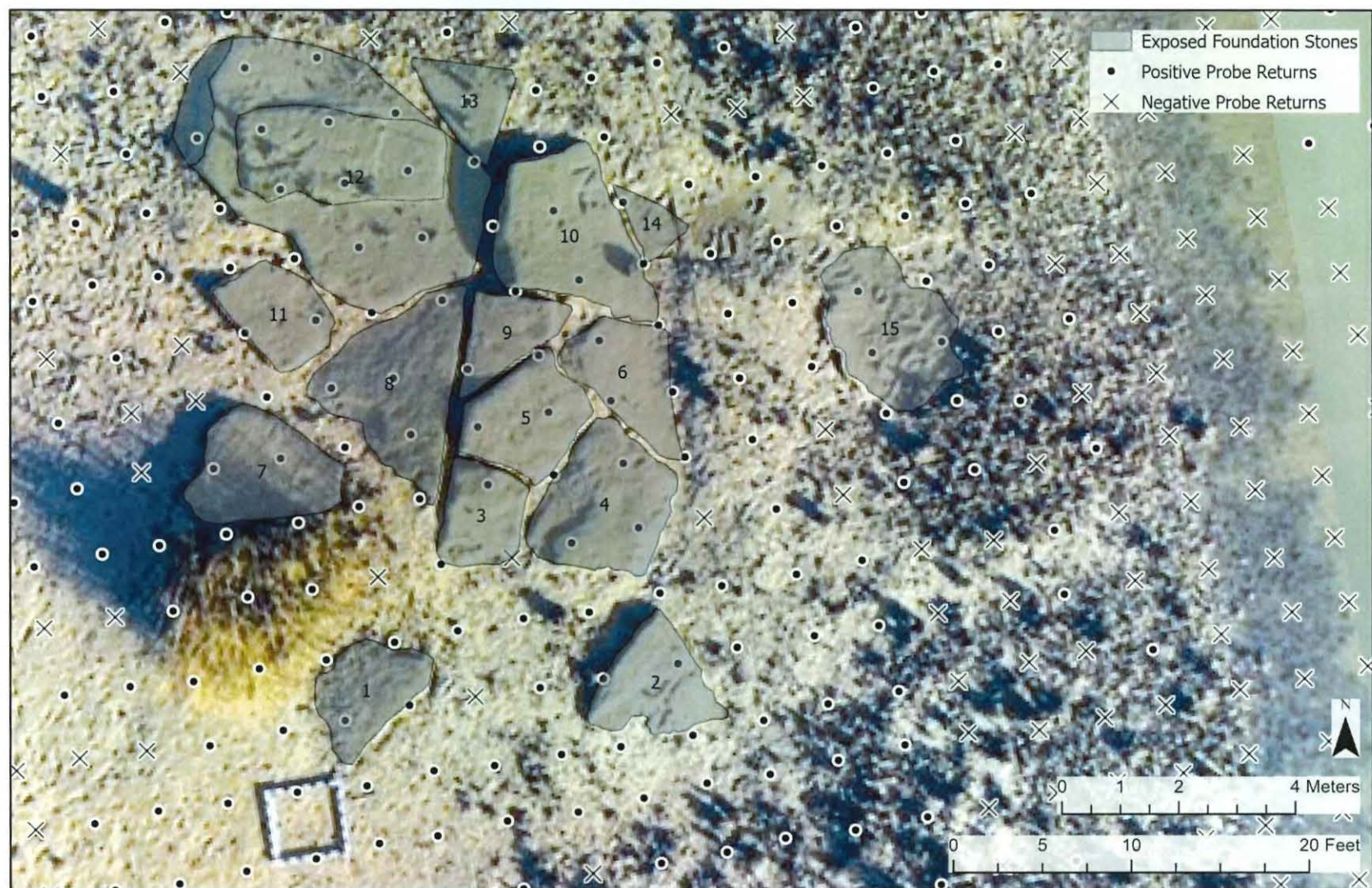


Figure 45. Detail view of the area immediately around the exposed foundation stones, showing positive (hard returns) and negative probes. Image by Airielle Cathers.

submerged portions of the site, though in the footprint of the dock probing continued onto the uplands, all the way to the first dock pilings at the existing seawall.

Figure 43 shows all probe tests, both negative and positive, and thus indicates the overall area of the probe survey. Figure 44 shows only positive probes, omitting negative results for clarity, and includes the exposed foundation stones. Figure 45 is a close up view of the probe results in the area of the exposed foundation stones. A total of 536 hard returns or positive probe tests were recorded, about 21% of the total, while 2,495 tests yielded negative results. When divers could reach down into the probe holes (only possible in the deeper waters beyond the oyster bar) and feel the hard return, coquina could often be identified by touch.

A few things are apparent when looking at the pattern of positive probe returns in Figures 43 and 44. The most salient observation is that there is a large, rectangular area of almost all positive probe hits, in which the exposed foundation stones are centered. This rectangle is oriented roughly magnetic north-south and measures approximately 22 m by 19 m (72.2 ft. by 62.3 ft.). This rectangular block gives the impression that a building once stood in this spot. The rectangular block of hard returns comes close to, but doesn't quite touch, the footprint of the dock to its north, though some scattered positive probe returns to its north do intersect with the dock.

In addition to the large rectangular block of probe hits, there are also a number of other, outlying areas of positive returns which tend to be smaller and misshapen. The most prominent appears to be concentrated at the start of the dock, running from the uplands onto the foreshore zone for the first 27 m or 90 ft. of the dock. This is probably explained by the dense surface scatter of construction material, including small coquina blocks, covering that area and described in a subsequent section of the report.

Another prominent area of positive probe hits is located just to the east of the northern portion of the large rectangular block of positive returns, close to the first southern extension at the end of the dock. This area consists of a cluster of closely spaced positive returns starting just about 4 m east of the rectangular block and running right up to the extant pilings of the dock extension near the old boat lift, with more sporadic and widely spaced probe returns to the south and southeast. The dense scatter of probe hits in this area roughly corresponds to a line drawn on the 2002 site plan (Figure 24) denoting the eastern extent of the buried site remains, indicating that the 2002 researchers had also identified this area of potential structural remains.

As can be seen in Figures 43-44, a number of other smaller concentrations of positive hits do intersect the footprint of the dock's main walkway, with others situated on either side of it. In contrast, there are very few positive hits at the furthest extent of the dock, where the large floating dock extension is proposed. Only one isolated hit is within this footprint, just off the two extant southernmost pilings from the furthest dock extension.

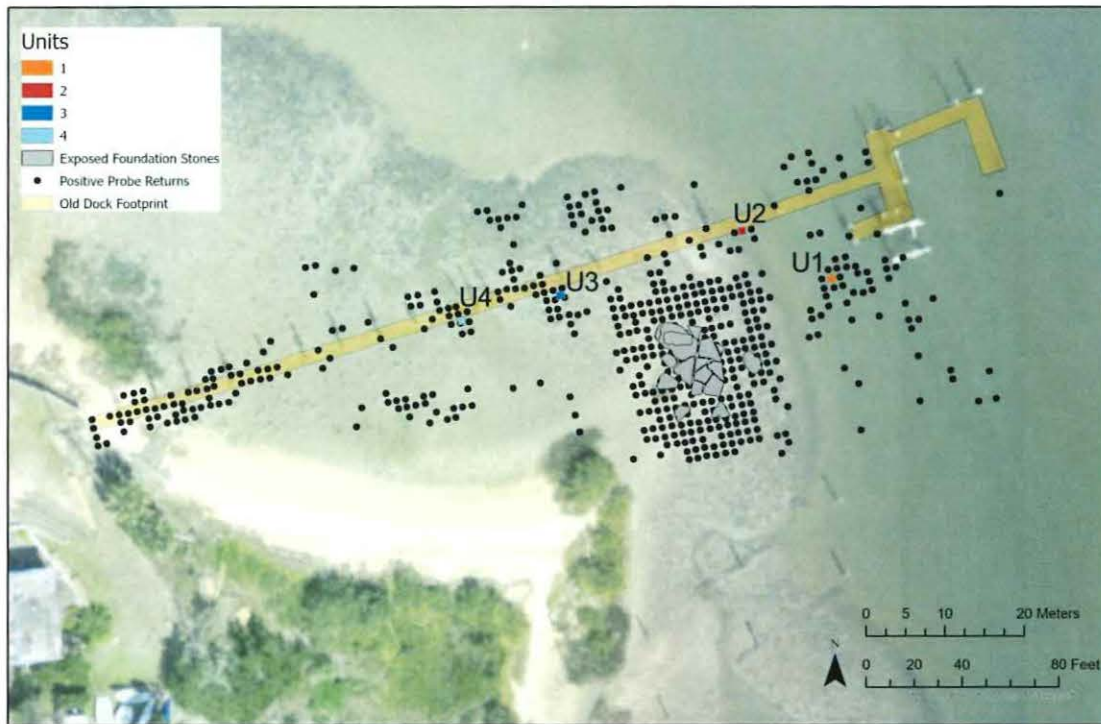


Figure 46. Location of excavation Units 1-4, along with all positive probe tests and the exposed foundation stones. Units 1-2 are submerged at all tides while Units 3-4 are exposed on the foreshore at low tide. Image by Airielle Cathers.

Test Excavation

Four excavation units were placed across the site to test four outlying areas of concentrated positive probe contacts to determine if these represented coquina stone likely to be from the ruined structure of the Old Watchtower/Lighthouse site (Figures 46-47). These were designated Units 1 through 4, numbered from east to west or from furthest offshore to closest inshore. Unit 1 was placed in the large cluster of positive hits east of the exposed foundation stones and near the “dogleg” or first extension of the old dog close to the old boat lift. This location may have been within the confines of the original watchtower complex. The other three units were placed at three different areas of positive hits located along the length of the dock footprint. Each of these was immediately adjacent to or on the edge of the dock footprint, with Unit 2 to the northeast of the exposed foundation stones, and Units 3-4 to the northwest of the stones. Table 3 provides a summary of excavation activity by presenting the elevation measurements recorded in the center and four corners of each unit during each day of excavation. Results of the excavation at each unit are presented individually below. No artifacts were recovered by hand from any of the units, but finds from dredge spoil collected and sorted in the laboratory are also described below. Few if any of the spoil finds appear to be historic, other than coquina fragments, and none appear to be particularly diagnostic.

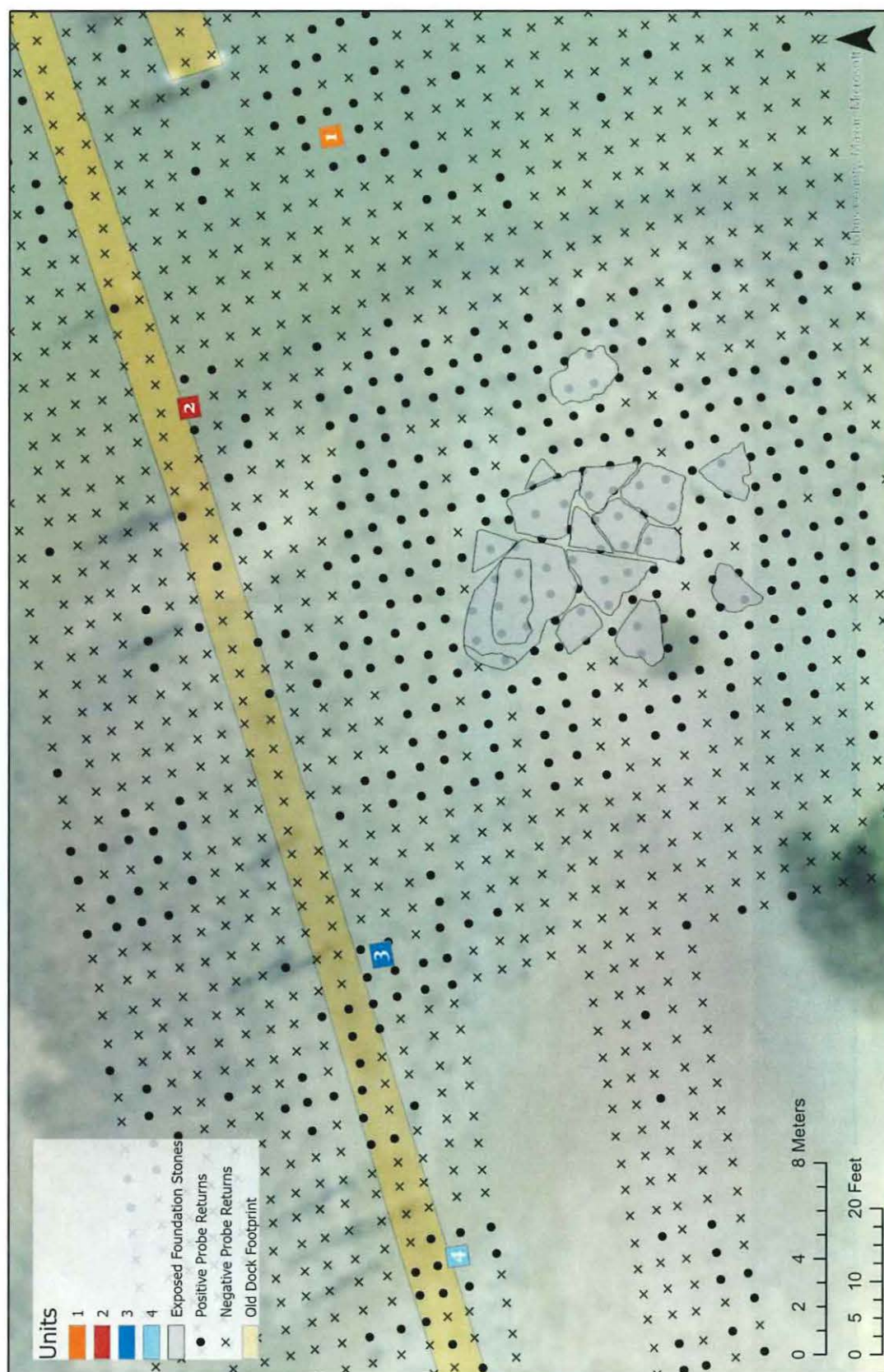


Table 3. Summary of excavation activity and starting/closing elevations by day and unit

Unit No.	Unit Corner	14Dec Start/End	16Dec Start/End	19Dec Start/End	20Dec Start/End	21Dec Start/End	22Dec Start/End
1	NW NE SW SE Center						151/197 161/180 141/166 157/182 153/179
2	NW NE SW SE Center					140/177 139/183 125/162 134/158 131/180	
3	NW NE SW SE Center	80/86 75/86 85/87 82/81 97/103	86/139 85/123 87/150 81/136 103/161	139/134 123/134 150/140 136/134 161/135			134/137 134/167 140/131 134/150 135/144
4	NW NE SW SE Center			138/159 141/165 133/153 126/162 134/162	159/173 165/180 153/163 162/171 162/171		

Note: The initial starting elevations were recorded before disturbance, and on subsequent days of excavation the starting elevations are listed as the same figures as the previous excavation's closing elevations. Closing elevations were recorded at the end of each day's new excavation activity. Closing levels in Unit 3 on 19 December were higher than the starting levels because the dredge could not be used due to water depth and an attempt to dig with hand tools resulted in more slumpage entering the unit than spoil leaving the unit. The elevations presented here are measured from the same vertical datum as those of the foundation stones listed in Table 2 so can be compared with those measurements.

Unit 1

As mentioned above, this unit was the furthest from shore and in the deepest water. The photograph in Figure 33 was taken from the approximate location of Unit 1. Unit 1 was placed approximately 4.5 meters south (magnetic) of and 3.5 meters west (magnetic) of the last piling in the “dogleg” or first extension of the old dock, to situate it roughly in the center of a concentration of positive probe hits (Figure 47). This unit was submerged under about 5 to 6 ft. of water the day it was excavated, 22 December 2022.

A much as 56 cm of sediment was excavated from the northwest corner of Unit 1, but throughout the rest of the unit, only some 19-26 cm of sediment was removed before reaching coquina (Table 3). The slab of coquina uncovered in Unit 1 was large, filling up the entire unit except for the northwest corner. In general, the surface of this piece of coquina seemed similar to the worked foundation stones exposed to the west of this unit and described in detail earlier. It was relatively uniformly flat except for the southwest corner, which was some 13-16 cm lower in elevation than the rest of the stone, and also featured some areas of wear mostly on its eastern half. It should be noted that similar variations in elevation were noted in the exposed foundation stones described earlier. Figure 48 at top left shows the scaled drawing made of this unit.

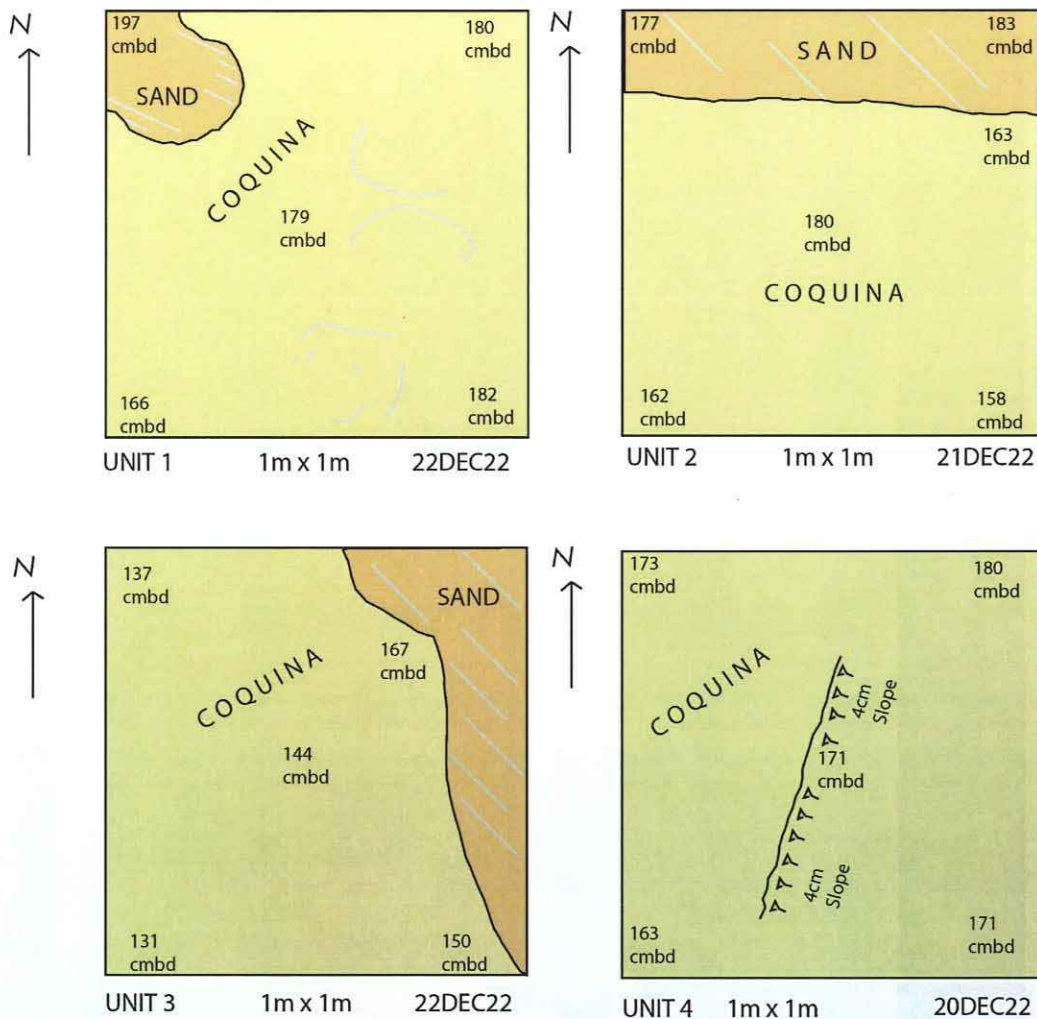


Figure 48. Plan views of the four excavation units. Scaled drawings were made of each unit once the coquina at the bottom of the unit was exposed. Compare these elevations with those presented in Tables 2-3. Drawings by Chuck Meide, vectorized by Chris McCarron.

Nine numbered field specimens (22OLH-002.1 through 22OLH-010.1) were recovered from the dredge spoil recovered from Unit 1. These include a piece of possible concrete or limestone, six fragments of coquina (probably historic), nine fish bone fragments (likely intrusive), eight shell pieces (crustacean or otherwise distinctive fragments, likely intrusive), eight small fragments of wood (likely intrusive), and a single flake of iron (probably intrusive). While the coquina pieces are likely fragments from the slab and thus probably historic, nothing of any diagnostic value was recovered, and these finds will likely be redeposited. The complete catalogue of dredge spoil finds is included as Attachment D.

Unit 2

Unit 2 was the next furthest out excavation unit, submerged in about 3 to 3.5 ft. of water during excavation on 21 December 2022. It was placed approximately 21 m east and 3 m north of the nail datum in the piling at the north end of Transect 1. This places it in a scatter of loosely concentrated positive probe hits north of the rectangular block of positive hits, and to the northeast of the main concentration of exposed foundation stones. It is partially inside the dock footprint, about midway between two standing pilings to the west and a single north-side piling to the east.

Up to 49 cm of sediment was excavated from Unit 2 (Table 3). Excavators uncovered another stone slab that took up almost the entire meter square unit other than a small strip at its northern extent (Figure 48, top right). The coquina slab unearthed was again similar to those exposed on the foreshore. Its upper surface was mostly uniformly flat, though it was somewhat lower in elevation at its center.

Six numbered field specimens were recovered from the dredge spoil collected from the excavation of Unit 2 and sorted in the laboratory, 22OLH-001.1 and 22OLH-011.1 through 22OLH-015.1. These include one piece of mortar or concrete (possibly historic), two small and likely unidentifiable concretions, two fragments of fish bone (likely intrusive), two tiny fragments of brick (possibly historic), and one tiny fragment of mortar (possibly historic). While some of these fragments may represent building materials from the Old Watchtower/Lighthouse, none of these items are particularly diagnostic. See Attachment D for the entire finds catalogue.

Unit 3

This unit was located just outside the dock footprint, very close to the piling that anchored the north end of Transect 1 (Figures 46-47 and 50). It was placed approximately 1 m south and 1 m west of the nail serving as a vertical datum in that piling, placing it in a cluster of positive hits running roughly northwest-southeast through the footprint of the dock at that location, to the northwest of the exposed foundation stones. Though this unit was further out into Salt Run than Unit 4, it was actually in shallower water because its location on the oyster bar made it higher in elevation by 0.37 to 0.66 m. At higher tides there was around 3 ft. (0.91 m) of water over this unit, but at low tide it was completely exposed on the foreshore (see Figures 34 and 49).

Because of the density of dead oyster shells in this unit, it was very difficult to dig through and it took four days of excavation to get down to the bottom of this unit. Excavation was carried out on 14, 16, 19, and 22 December. On the 19 and 22 December, the water levels were so shallow that the dredge could not be used, so researchers used hand tools to excavate on the first of these days and the hydraulic probe to assist with excavation on the last day.

The coquina slab found at the bottom of Unit 3 was buried under more sediment than any of the other units, because the oyster bed had developed on top of it since the collapse of the Old Lighthouse in 1880. Fully 92 cm of sediment had to be excavated to reach coquina (Table 3). This was another large slab of coquina, filling most of the western



Figure 49. Unit 3 on the oyster bed after excavation and before backfilling, at low tide. Transect 1 is visible behind unit. Photograph taken on 23 December 2022 by Chuck Meide.

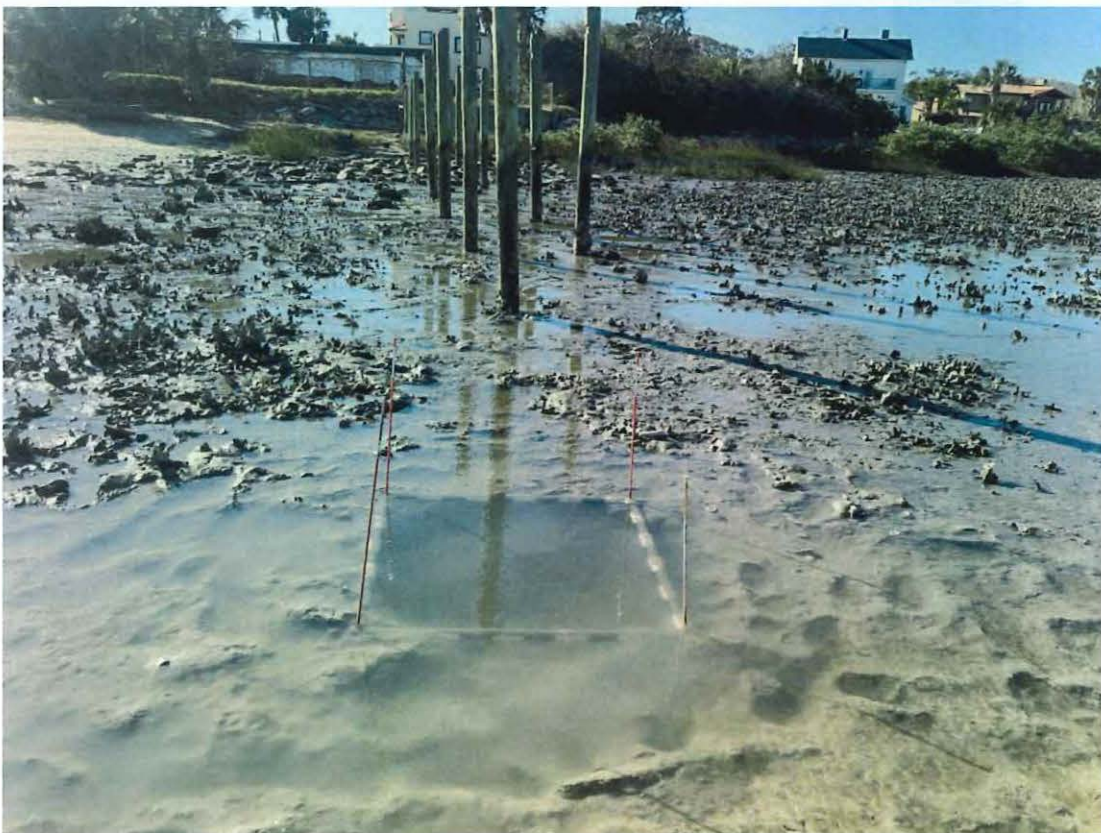


Figure 50. View of Unit 4, after excavation but before backfilling, at low tide. Shoreward dock pilings visible behind unit. Photograph taken on 23 December 2022 by Chuck Meide.

portion of the unit as seen in Figure 48, bottom left. This slab was again mostly flat, though it was lower in elevation at its eastern edge, perhaps due to erosion of that end of the slab. Even though it was buried under more overburden, this slab was slightly higher in elevation than those in the other three units. This difference in elevation is probably negligible, however, as its lowest point still overlaps the highest points of the other excavated slabs.

A total of twelve numbered field specimens were recovered from the dredge spoil from this unit, from 22OLH-016.1 to 22OLH-027.1. These include nineteen fragments of wood (likely intrusive), three probably unidentifiable fragments of concretion, two pieces of amber glass (likely modern beer bottle), one fragment of coal, one fragment of mortar, one piece of red plastic (modern), and one piece of black tape (modern, possibly electrical tape from the PVC excavation grid). While the fragments of mortar and coal and possibly the concretions could potentially be historic, they are not considered particularly diagnostic. The complete catalogue of dredge spoil finds is included as Attachment D.

Unit 4

Unit 4 was the closet unit to shore, located around 12 m (39 ft.) closer to shore than Unit 3. Its position just straddles the footprint of the dock, as can be easily seen in Figure 50, and also in Figures 46 and 47. It was placed approximately 12 m west and 1 m south of the datum nail in the piling at the north end of Transect 1, positioning it in an area of mud flat bare of oyster shells but within a cluster of positive probe hits that crosses the footprint of the dock. As previously noted, even though this unit was situated closer to shore than Unit 3, it is actually in slightly deeper water, since it is located on the mud flat before the large section of oyster bed which contains Unit 3.

Unit 4 was excavated over a two-day period on 19-20 December 2022. Some 54 cm of mud was excavated before revealing another large coquina slab which was buried at a similar elevation as those in the other units, especially Units 1 and 2 (Table 3). The block of coquina in Unit 4 was larger than those in the other units, as it filled up the entire unit with no exposed edges (Figure 48, bottom right). Like the other excavated slabs, its upper surface seemed similar to the exposed faces of the exposed foundation stones, being roughly flat but with noticeable variations in elevation. The stone in Unit 4 had a conspicuous ridge or ledge running roughly northeast-southwest (magnetic) across its center, with the elevation of the stone to the west of this line being about 4 cm higher than to the east of the line.

More finds were recovered in Unit 4 than any other test unit, perhaps because of its location closer to shore. A total of 17 numbered field specimens were cataloged, from 22OLH-028.1 to 22OLH-044.1. These include twelve fragments of coquina (probably historic), eleven fragments of wood (probably intrusive), six fragments of asphalt or tar (modern), four fragments of charcoal, two likely unidentifiable concretion fragments, two iron fragments (likely modern), two fragments of fishing tackle and one pyramidal lead fishing weight (modern), one fragment of a asphalt roofing shingle (modern), one fragment of mortar (possibly historic), one apparent tiny nodule of chert, and one shard of

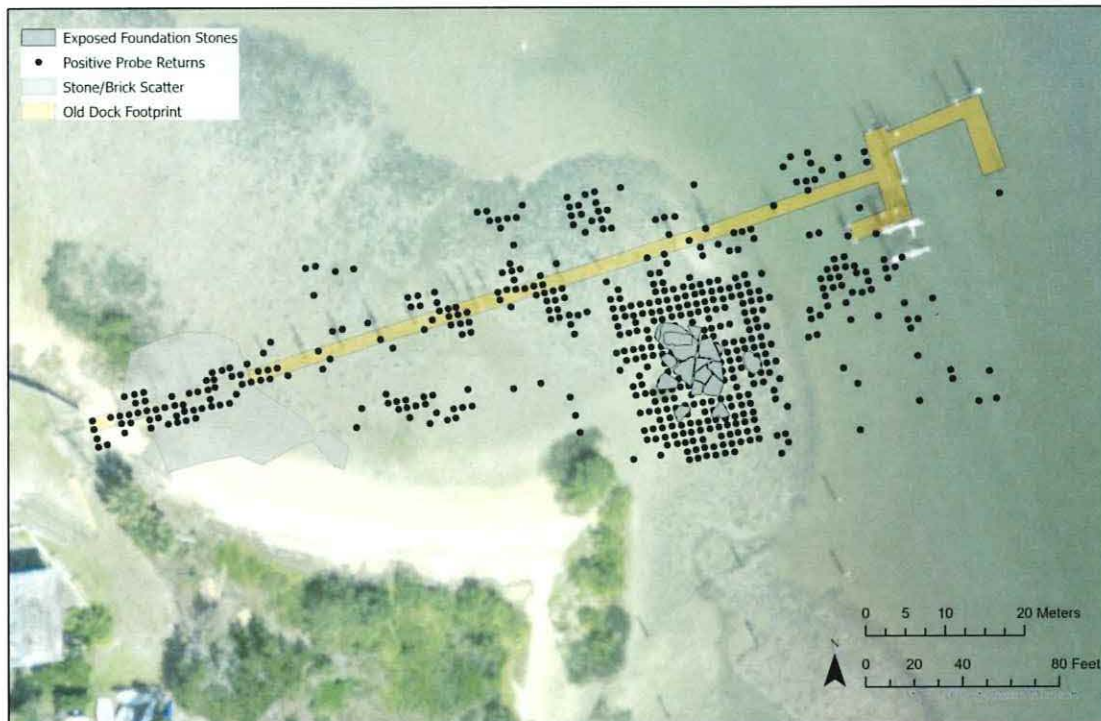


Figure 51. Plan view of the overall site area showing the approximate boundary of the surface scatter of displaced coquina and brick building debris, at the shore end of the dock, along with the old dock footprint, all positive probes, and the exposed foundation stones. Image by Airielle Cathers.

amber glass (likely modern beer bottle). As with the other units, the coquina fragments are likely historic, and possibly the mortar fragment, but most of the assemblage is modern material intrusive to the site, and nothing seems to be of any diagnostic value.

Structural Debris Surface Scatter

Researchers observed an area of scattered structural debris concentrated in an area of around 30.5 by 18.3 m (100 by 60 ft.) located towards shore, stretching from the beach and upland area close to the high water mark well into the foreshore zone. The approximate perimeter of this surface scatter was plotted from baseline and offset measurements recorded in the field and is included in Figure 51. The debris scattered in this area seems to be concentrated along the shoreline within the first 3-5 m (10-16 ft.) of the high water line and likely represents rip-rap collected and deposited to help harden the shoreline and prevent erosion. While some of this debris is clearly modern, like cement cinderblocks, much of the scatter is made up of potentially historic objects like bricks and chunks of brickwork, and a large amount of coquina blocks (Figure 52). This concentration of debris can also be seen in the background of Figure 51.

The coquina blocks in this surface scatter are different than the exposed coquina foundation stones, and the coquina stones unearthed in Units 1-4, in that they are

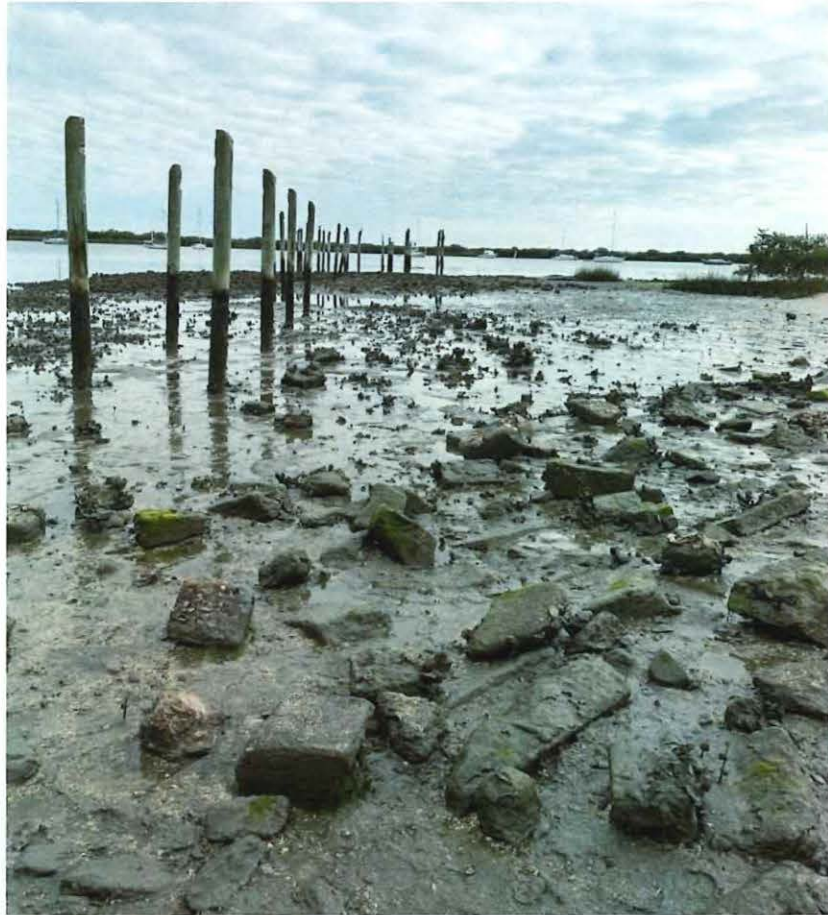


Figure 52. Photograph showing the field of structural debris, mostly shaped coquina blocks with some bricks, chunks of brickwork, and modern cement blocks, concentrated towards the shoreward section of the dock. While some of this debris is modern, many of the shaped coquina blocks appear to be historic and likely are from the rubble of the collapsed old lighthouse. Most of this material was likely collected and deposited near the shoreline to act as rip-rap. Photograph taken by Airielle Cathers on 18 January 2022.

significantly smaller, and they are cut into more uniform shapes, suggesting they could have once been used to build walls or buildings. A number of them were observed to be triangular in shape or feature curved edges or distinct notches, as if they could have come from arches or pre-modern masonry. While some are simple squared or rectangular in shape, enough are cut to unique shapes to suggest that the masons who crafted them did so in the historic period. It thus seems very likely that many or most of these were originally part of the Old St. Augustine Watchtower/Lighthouse structure, either from walls or buildings in the complex, which were gathered at some point after the collapse of the complex in 1880 and moved a short distance to the new shoreline to serve as rip-rap. They therefore represent historic material, albeit historic material that was taken from its original context and redeposited.

Discussion

The 2022 study was by far the most substantial archaeological investigation to have ever taken place at the site of the Old St. Augustine Watchtower/Lighthouse. It has confirmed a massive concentration of buried stones extending out from the more limited area of exposed foundation stones, indicating that the main structure of the old watchtower complex was indeed centered at this location. It also indicates that there are other outlying areas, one in particular to the east of the exposed foundation stones, and some of which scattered further to the north intersect with the dock footprint. The area to the east of the main concentration of stones/positive probes could represent the remains of another foundation surface, as will be demonstrated below. Those to the north are more likely to represent displaced foundation stones or collapsed rubble from other parts of the structure. The site once faced the open ocean, rather than the peaceful lagoon of Salt Run protected by the barrier strip of Conch Island, and thus it once faced the full force of the Atlantic which undermined the eastern portion of the site. It would be expected that the foundation stones to the east would be in a more disarticulated state, and that the powerful forces of tides, surf, and undertow would be able to move even large stones once they were no longer interlocked as are the remaining exposed slabs. The current study suggests that the prevailing force of the ocean may have displaced stones towards the north at some point after the initial collapse of the structure.

One question that has vexed researchers is how exactly was the old watchtower complex positioned on this landscape? We have what appears to be an accurate and well-drafted plan of the complex that was produced by the British engineer William Brasier in 1765 (presented earlier as Figure 7). The dimensions of the overall complex are reported as 104 ft. by 42 ft. (31.7 m by 12.8 m). To better understand the possible layout of the complex on the landscape of the site, Brasier's plan view was scaled to fit and introduced as a layer in the ongoing GIS analysis of the site and the probe test results and other data generated by the project (Figures 53-54).

The Brasier plan clearly shows several buildings, including what would become the Keeper's residence, the tower itself, and a rectangular building attached to the tower. There is also a triangular shaped structure attached to the tower and its associated rectangular building. It is not certain if this entire triangular section was roofed, or if only part of it was. The triangular extension would likely have served as a defensive structure in the 18th century, allowing soldiers with muskets a wider field of fire to defend the complex. With the entire plan scaled as best possible to its original size in GIS (the ratio between the north-south walls and east-west walls is not perfect) the sizes of some of these interior structures can be estimated using digital measurement tools. The overall complex covers an estimated 387.49 m² (4,170.91 ft.²). The Keepers' house covers an estimated 49.3 m² (530.66 ft.²) and measures approximately 8.88 m by 5.78 m (29.13 by 18.96 ft.). The rectangular building covers an estimated 61.6 m² (663.06 ft.²) and measures about 9.11 m by 6.34 m (29.89 by 20.8 ft.). The tower itself covers about 16.76 m² (180.4 ft.²) and measures around 4.41 m by 3.89 m (14.47 by 12.76 ft.).

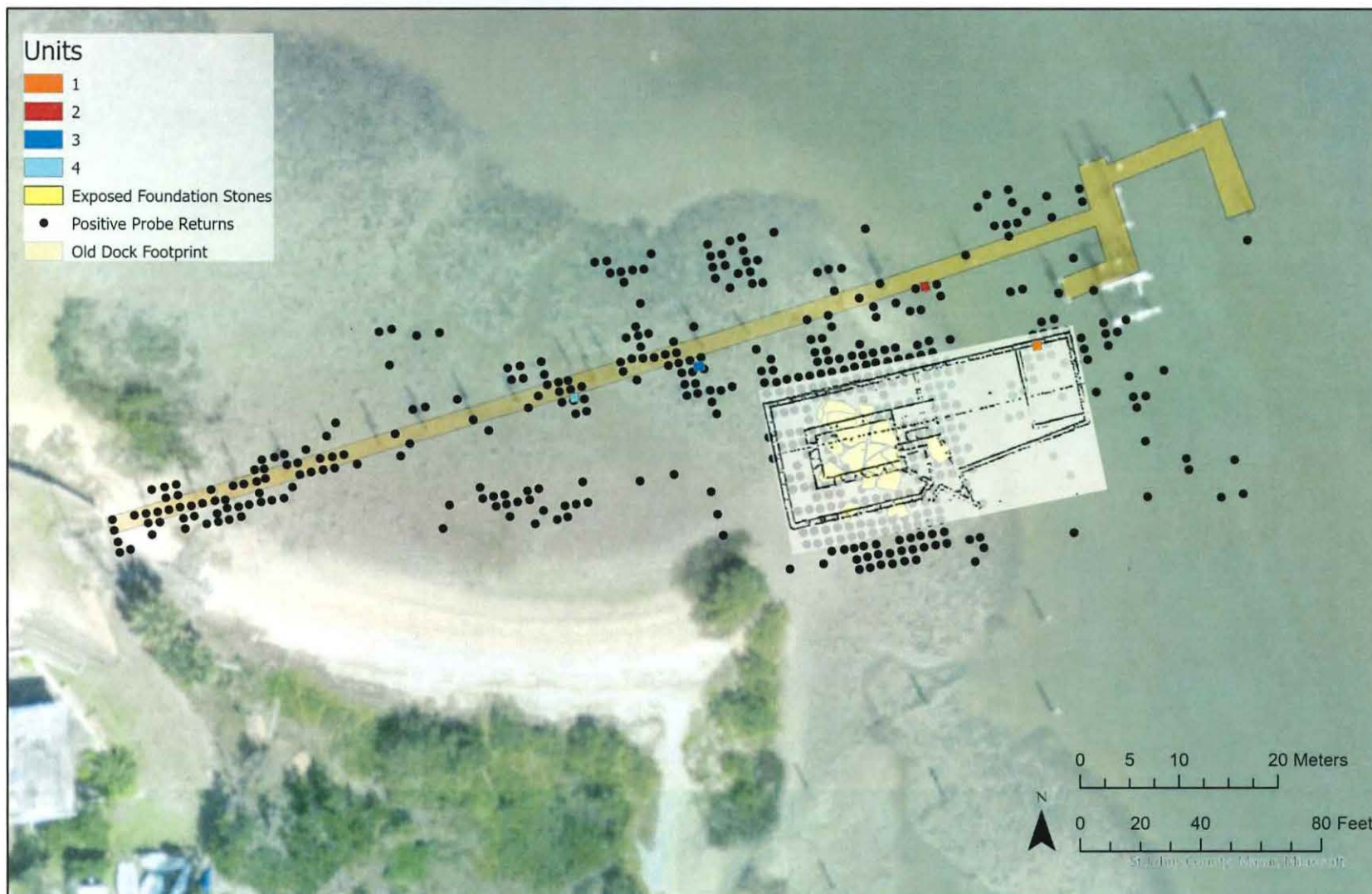


Figure 53. Overall view of site area with the scaled 1765 plan view of the watchtower complex superimposed on the exposed foundation stones, positive probe tests, and excavation units. The watchtower complex image is set approximately to magnetic north-south and is aligned to the same orientation as St. George Street at the City Gates, with the Keepers residence facing seaward as was recorded historically. This is a hypothesized and approximate positioning of the watchtower complex. Image by Airielle Cathers.

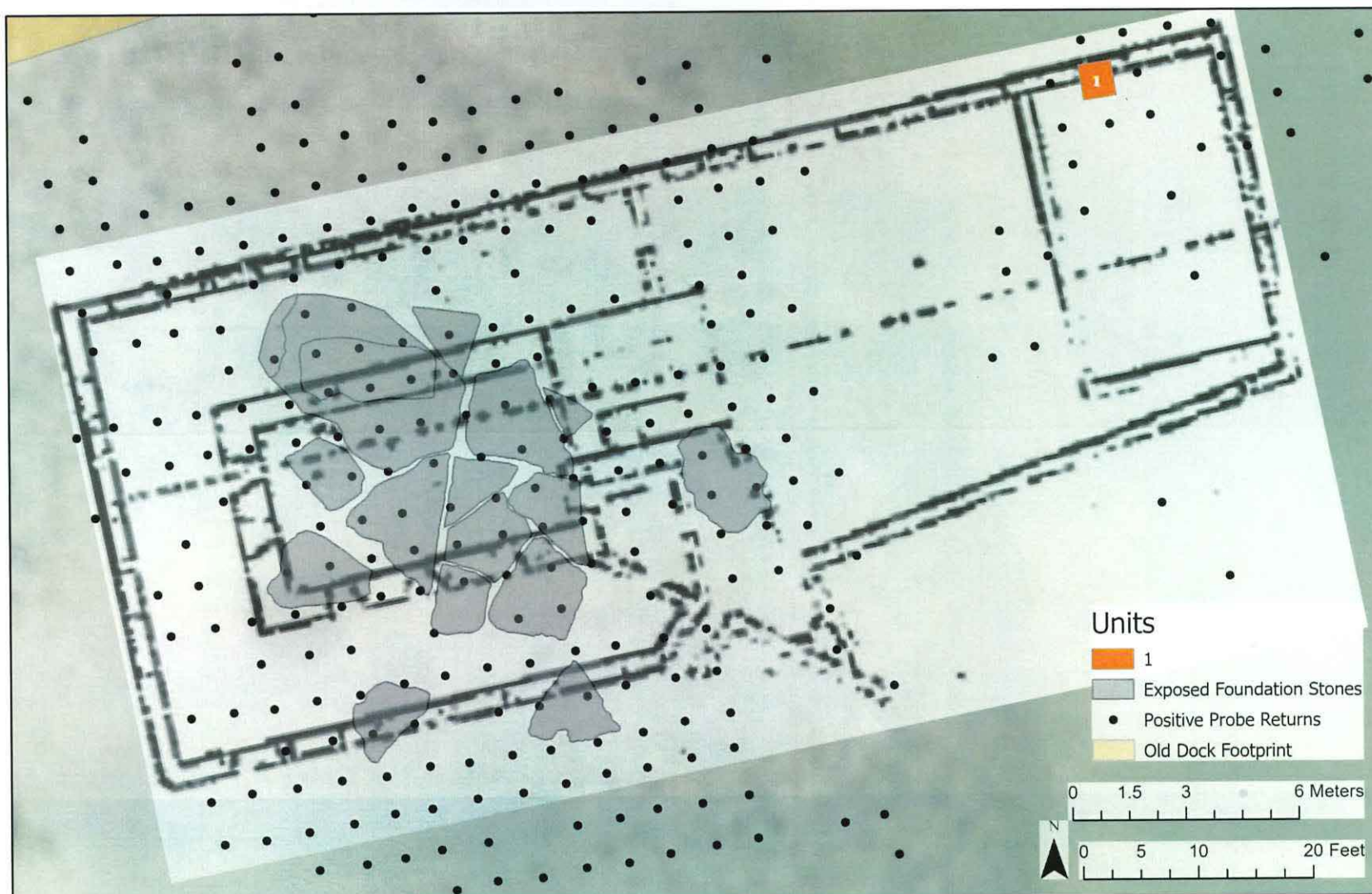


Figure 54. Close up view of the hypothesized positioning of the scaled 1765 plan view of the watchtower complex, superimposed on the exposed foundation stones, positive probe tests, and excavation Unit 1. See also Figure XX for a broader view of this same positioning. In this placement, the NE mark in the foundation is at the approximate northeast corner of the building attached to the tower, and a concentration of positive probe hits are within the Keepers residence, possibly indicating the remains of more foundation stones. Image by Airielle Cathers.

After scaling, orientation of the watchtower complex is the critical issue that must be addressed before it can be placed on maps with any degree of confidence. The large rectangular block of positive probe hits, discussed previously and seen in Figure 53, would seem to suggest that a structure was at this place with its long axis oriented north-south. Brasier's plan does not show magnetic orientation, unfortunately. But the May 1867 issue of the *Office of the Lighthouse Board Notice to Mariners* provides a description of the lighthouse suggesting its orientation:

The focal plane is 57' from sea level and should be seen from a distance of three nautical miles. The lenses are of the 4th order, white, fixed, varied by flashes, with intervals of 20 seconds and an illuminating arc of 360 degrees. The tower is painted white surmounted by a lantern painted black. The Keepers' dwelling is in front of the tower, seaward, is two stories high painted white (U.S. Treasury Department 1867).

This source confirms that the Keepers' residence was seaward, or towards the east. In both Figures 9 and 10, the Keepers' house is in the foreground of the photograph, and in the latter figure that side of the complex has been protected with the addition of a bulkhead or seawall, which served as additional evidence that this side of the structure was seaward. Brasier's 1765 plan depicts the Keepers' residence to the right side, suggesting that side is towards the east. This orientation is counterintuitive from what the rectangular block of positive probes might suggest, since it places the long axis of the complex oriented east-west.

The exact orientation of the complex cannot be known with certainty, since it could be positioned at a variety of angles roughly east-west while still allowing the residence to be described from a ship at sea as "seaward." But it does seem likely that the original Spanish builders would have laid out their building to align with the cardinal directions, which was a common practice in Spanish town planning and the design of churches. Therefore, when orienting the Brasier plan onto the GIS layer as seen in Figure 53, LAMP researchers aligned it to the same orientation as is St. George Street in St. Augustine's city center, next to the city gates (built in 1808 to replace an earlier wooden structure). It was assumed that this would replicate an alignment to the cardinal directions as it would have been assessed in 18th-century St. Augustine.

This proposed orientation of the old watchtower complex, as seen in Figure 53 and in the close-up view in Figure 54, positions the structures' orientations very closely to current magnetic north, which was the orientation of the probe transects. As can be seen in Figure 54, there was no perfect fit aligning the exposed foundation stones to any of the buildings within the complex. The foundation stones do not clearly match any of the interior structures, and extend beyond their individual footprints. But the proposed position, which researchers deem a working hypothesis and not a definitive placement, positions the bulk of the surviving intact foundation stones under the rectangular building attached to the tower. In this position, the "NE" engraving in stone 10 is positioned close to the northeast corner of this rectangular building. This proposed position also places the Keeper's residence to the east over a concentration of positive probe hits, which could

indicate the remains of that building's original foundation stones. The foundation of this seaward building would have been disarticulated and deflated when they were undercut and the building collapsed in 1880. As can be seen in Figures 53-54, the excavation Unit 1 was also in this area, suggesting that the large coquina slab revealed by excavation in that unit may have been part of the Keeper's house foundation. As with the other excavated slabs, its elevation was around a meter lower than the exposed foundation stones (compare Table 2 with Table 3 and the elevations in Figure 48). This makes sense if the exposed foundation stones are at roughly their original positions, and the foundation stones from the Keepers' house shifted from their original positions, spreading out somewhat and settling in lower positions. That would explain the more sporadic concentration of positive probes in this area to the east of the extant foundation.

The preponderance of positive probe hits in the western portion of the complex could indicate that foundation stones may have covered that entire area, perhaps providing a flagstone-like walking surface around the principal buildings including the tower, perhaps with an open area without stones between it and the Keepers' residence. This could explain the pattern of stones and probe hits within the proposed watchtower complex footprint. The cluster of exposed foundation stones have kept their original positions better than their former neighbors, which have deflated as they slid out of place. This could explain why there are more positive hits to the south and north of the complex footprint, giving the impression of a rectangle of probe hits that had seemed to indicate a building running north-south.

This hypothetical positioning of the watchtower complex suggests that the original structures were positioned so that they were just south of the dock's walkway and west of the proposed floating dock extension. This seems likely, but it is also likely that some amount of historic material has been moved by either natural or human-caused activity and has been redeposited within the footprint of the dock walkway, if not the floating dock. Multiple clusters of positive probe hits intersect the dock walkway footprint across its entire length. The three areas tested in the vicinity of the dock walkway, Units 2-4, indicate large coquina slabs, similar to the extant exposed foundation and also to the large stones seen in the historic photograph of the Lighthouse ruins, Figures 11-12. It seems that even some of these larger stones have moved over time, and it is also likely that rubble composed of smaller sized stones could also have been spread north by the ocean and storm action, until the 1940s when the development of Conch Island created the sheltered waterway of Salt Run.

All of these probe hits are deeper than the elevation of the exposed foundation stones, which makes sense as the foundation was solid and supported the entire complex at an elevation significantly higher than the surrounding environs, at least once the ocean began to erode these surroundings in the 19th century. The height of the original complex foundation compared to the surrounding land after this erosion can be clearly seen in Figures 11-12, photographs taken sometime after the collapse of the tower in 1880. The photograph in Figure 11 is particularly instructive, as it shows what is almost certainly the rear portion of the rectangular building west of the tower and the rear wall of the complex. This structure, still in place at that time, certainly corresponds to the extant

foundation stones, as corroborated in Figures 53-54. These are the only parts of the original foundation that remain in their original interlocked configuration and elevation. The collapsed stones fell or slipped from their original locations and to a lower elevation, so that today the excavated slabs are about a meter or more lower than the exposed slabs. Figure 11 also shows human figures standing on the original walking surface of the Lighthouse complex, providing a scale and indicating that at least 1 to 1.5 m of sediment in the area around the complex had been eroded away at the time of the collapse. This supposition is supported by the elevation of the buried coquina slabs and probe tests, which represent stones that were displaced and came to rest on the eroded ground surface. The mud which has come to cover these stones was deposited once the landform transitioned from an oceanfront to an estuarine environment.

This sediment erosion and redeposition also suggests that any trash middens associated with the Old Watchtower/Lighthouse occupations, or any earlier colonial or prehistoric material, would have also been eroded and washed out to sea in the late 19th century. It was standard practice for the Keepers at the present St. Augustine Lighthouse to dig pits to bury their trash in the 19th and 20th centuries, and indeed such middens have been discovered by LAMP and other archaeologists (Smith and Rolland 1996; Meide, Burke, Ropp, and Kreines 2018). This practice was certainly carried on from the long-practiced refuse disposal behavior at the previous Lighthouse and earlier Watchtower, but there would have been no reason to dig trash pits deeper than the foundation of the complex. Given the elevation of the extant foundation which approximates the walking surface of the complex, and the elevation of the buried stones and probe hits, which overlay the late 19th-century ground surface after heavy erosion and structural collapse, it is highly unlikely that any such remains lie intact in the vicinity of the original site. The fact that no definitive historic artifacts were found (other than fragments of coquina) during excavation lends credence to this supposition.

One final goal of the survey was concerned with assessing the impact from erosion on the coquina stones. When coquina is exposed to weathering, it can begin to disintegrate as well as cause the surface to blacken and harden (Scott 2000:6). Further means of coquina erosion and deterioration are chemical agents causing a chemical reaction; mechanical disruption through salts crystallizing in pores beneath the surface of the stone called subflorescence, water inundation into the pores followed by freezing, and corrosion of metal embedded in a coquina structure; abrasion, attrition, and stress cracking; and biological growth such as fungi and mosses that lead to water retention and accelerated soiling (Bischoff 2000:24-31). It is difficult to judge if such deterioration has damaged the surfaces of the exposed foundation stones to any significant degree. The extant stones were cleaned during the project and they appear to be in good condition. But there are few photos of the stones taken in 2002, the last time they were systematically cleaned for close observation, of high enough resolution to prove useful for comparison. The missing cross engraving could indicate that erosion has worn it away, or it could simply be that the cross was located on stone 16 which was not relocated in the present study. Likewise it is impossible to know if the "NE" marking has eroded over time as there are no clear photographs of it available for study.

The present study, however, has created a body of data that can serve as a benchmark for future monitoring studies of this site. The photogrammetric model of the foundation stones is of extremely high resolution and can be compared to future models to pinpoint changes that might otherwise not be particularly noticeable to the naked eye. The newly discovered graffiti is of particular concern, as it may be that the physical impact to the surface of the stone will lead to further deterioration. Any such impact can be quantified by digital photogrammetry and future comparative studies.

Management Recommendations

This study was successful at delineating areas of scattered, buried structural remains. It also has led to a better understanding of the exposed foundation, the nature of at least some of the outlying areas of buried structure, the degree of erosion the original site suffered in the 19th century, and the original layout of the Old St. Augustine Watchtower/Lighthouse. It seems apparent that the original walled complex featuring several buildings and the tower was located just south of the footprint of the proposed dock, and does not overlap the Area of Potential Effect for the proposed development project. Construction activities should therefore not impact the existing portion of the Watchtower/Lighthouse's intact foundation, or the area of the Keeper's residence to the east which appears to retain some displaced and deflated remnants of its original foundation. The proposed expansion of the dock by adding pilings and a floating platform at the end of the walkway should also not impact the site, as virtually no buried structural remains were found in or near its footprint. It is also believed after this study that any trash middens which would have once been present throughout the broader environs of this site no longer exist, due to the significant erosion that occurred in the 19th century resulting in the collapse of the tower and associated buildings in 1880.

Construction activities along the walkway of the existing dock, which will presumably require the installation of new pilings or at least some number of new pilings, could potentially impact buried historic material. However, this material, in the form of coquina slabs, blocks, or other rubble, has been redeposited from its original context, and it has already been impacted by the construction of the original dock in this exact location. It may be that some of the existing pilings are structurally sound enough so that they could be left in place and used to rebuild the dock walkway, and this re-use should be encouraged if possible. It is the recommendation of LAMP and Heritage Cultural Services, LLC, that care should be taken to install any new pilings as close as possible to the location of the original pilings, which have already impacted any buried remains. Otherwise, it is believed that the construction activity required to rebuild and expand this dock will not adversely impact the site of the Old St. Augustine Watchtower/Lighthouse, which is currently in the process of being nominated for listing in the National Register of Historic Places. No further archaeological work is recommended.

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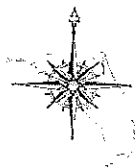
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Attachment A:
Survey Log Sheet

Ent D (FMSF only) _____



Survey Log Sheet

Florida Master Site File
Version 5.0 3/19

Survey # (FMSF only) _____

Consult *Guide to the Survey Log Sheet* for detailed instructions.

Manuscript Information

Survey Project (name and project phase)

Phase I CRAS of the Youth Sailing Center, St. Augustine Yacht Club, St. Augustine, St. Johns County, Florida

Report Title (exactly as on title page)

Phase I Cultural Resource Assessment Survey of the St. Augustine Yacht Club, Youth Sailing Center, St. Johns County, Florida; USACOE Permit No.: SAJ-2020-04957 (LOP-PRJ)

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2. Dana Ste.Claire

4. _____

Publication Year 2022Number of Pages in Report (do not include site forms) 134

Publication Information (Give series, number in series, publisher and city. For article or chapter, cite page numbers. Use the style of *American Antiquity*.)

LAMP Report Series 2022-000; HCS Report Series 2022-71

Supervisors of Fieldwork (even if same as author) Names Chuck Meide, Ph.D.

Affiliation of Fieldworkers: Organization Lighthouse Archaeological Maritime Program, Inc. City St. Augustine

Key Words/Phrases (Don't use county name, or common words like *archaeology, structure, survey, architecture, etc.*)

1. Old Spanish Watchtower3. Salt Run5. LAMP7. Matanzas River2. St. Aug. Lighthouse4. Anastasia Island6. Maritime8. Yacht Marina

Survey Sponsors (corporation, government unit, organization, or person funding fieldwork)

Name St. Augustine Yacht ClubOrganization OtherAddress/Phone/E-mail St. Augustine, FloridaRecorder of Log Sheet Dana Ste.Claire, M.A., RPADate Log Sheet Completed 9-17-2021

Is this survey or project a continuation of a previous project? ☒ No ☐ Yes: Previous survey #s (FMSF only)

Project Area Mapping

Counties (select every county in which field survey was done; attach additional sheet if necessary)

1. St. Johns

3. _____

5. _____

2. _____

4. _____

6. _____

USGS 1:24,000 Map Names/Year of Latest Revision (attach additional sheet if necessary)

1. Name ST. AUGUSTINEYear 1993

4. Name _____

Year _____

2. Name _____

Year _____

5. Name _____

Year _____

3. Name _____

Year _____

6. Name _____

Year _____

Field Dates and Project Area Description

Fieldwork Dates: Start 7-11-2021 End 9-17-2021 Total Area Surveyed (fill in one) _____ hectares 0.07 acres

Number of Distinct Tracts or Areas Surveyed 1

If Corridor (fill in one for each) Width: _____ meters _____ feet Length: _____ kilometers _____ miles

Research and Field Methods

Types of Survey (select all that apply): ☒ archaeological ☐ architectural ☒ historical/archival ☒ underwater
☐ damage assessment ☐ monitoring report ☐ other(describe): _____

Scope/Intensity/Procedures

Intensive underwater survey (systematic coring). Survey of uplands employing shovel testing at 5-meter intervals; .5 meter units screened through 1/4" mesh. Metal detector survey and probing employed to identify historic foundations or features

Preliminary Methods (select as many as apply to the project as a whole)

☒ Florida Archives (Gray Building) ☐ library research- local public ☒ local property or tax records ☒ other historic maps ☐ LIDAR
☒ Florida Photo Archives (Gray Building) ☒ library-special collection ☐ newspaper files ☒ soils maps or data ☒ other remote sensing
☒ Site File property search ☐ Public Lands Survey (maps at DEP) ☒ literature search ☐ windshield survey
☒ Site File survey search ☒ local informant(s) ☐ Sanborn Insurance maps ☒ aerial photography
☐ other (describe): _____

Archaeological Methods (select as many as apply to the project as a whole)

☐ Check here if **NO** archaeological methods were used.
☒ surface collection, controlled ☒ shovel test-other screen size ☐ block excavation (at least 2x2 m) ☒ metal detector
☐ surface collection, uncontrolled ☐ water screen ☐ soil resistivity ☐ other remote sensing
☒ shovel test-1/4" screen ☐ posthole tests ☒ magnetometer ☒ pedestrian survey
☐ shovel test-1/8" screen ☒ auger tests ☐ side scan sonar ☐ unknown
☐ shovel test 1/16" screen ☒ coring ☐ ground penetrating radar (GPR)
☒ shovel test-unscreened ☐ test excavation (at least 1x2 m) ☐ LIDAR
☐ other (describe): Intensive systematic underwater survey

Historical/Architectural Methods (select as many as apply to the project as a whole)

☐ Check here if **NO** historical/architectural methods were used.
☐ building permits ☐ demolition permits ☐ neighbor interview ☐ subdivision maps
☐ commercial permits ☐ windshield survey ☒ occupant interview ☐ tax records
☐ interior documentation ☒ local property records ☐ occupation permits ☐ unknown
☐ other (describe): Extensive historic map review

Survey Results

Resource Significance Evaluated? ☒ Yes ☐ No

Count of Previously Recorded Resources 1 Count of Newly Recorded Resources 0

List Previously Recorded Site ID#s with Site File Forms Completed (attach additional pages if necessary)

8SJ03702 Old Spanish Watchtower (Old St. Augustine Lighthouse)

List Newly Recorded Site ID#s (attach additional pages if necessary)

Site Forms Used: ☐ Site File Paper Forms ☒ Site File PDF Forms

REQUIRED: Attach Map of Survey or Project Area Boundary

SHPO USE ONLY	SHPO USE ONLY	SHPO USE ONLY
Origin of Report: ☐ 872 ☐ Public Lands ☐ UW ☐ 1A32 # _____	☐ Academic ☐ Contract ☐ Avocational	
☐ Grant Project # _____	☐ Compliance Review: CRAT # _____	
Type of Document: ☐ Archaeological Survey ☐ Historical/Architectural Survey ☐ Marine Survey ☐ Cell Tower CRAS ☐ Monitoring Report	☐ Overview ☐ Excavation Report ☐ Multi-Site Excavation Report ☐ Structure Detailed Report ☐ Library, Hist. or Archival Doc	
☐ Desktop Analysis ☐ MPS ☐ MRA ☐ TG ☐ Other: _____		
Document Destination: <u>Plottable Projects</u>	Plotability: _____	

Attachment B:
Florida Master Site File Data



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community. Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



AR=5
SS=105
CM=0
RG=2
BR=0
Total=112

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
SJ00096	RG	ST AUGUSTINE LIGHTHOUSE & KEEPERS' QUART	ST AUGUSTINE	Historical District - 3 Contrib Resources	Eligible	NR Listed - Mar 19, 1981
SJ00097	SS	ST AUGUSTINE LIGHTHOUSE KEEPER'S QUARTER	81 Lighthouse AVE, St. Augustine	1876 Masonry Vernacular	Eligible	NR Contrib - SJ00096
SJ00320	SS	20 BUSAM	20 Busam ST, St. Augustine	1920- Frame Vernacular	Eligible	
SJ00321	SS	51 BUSAM	52 BUSAM, ST AUGUSTINE	1917		
SJ00322	SS	330 BUSAM	330 BUSAM, ST AUGUSTINE	1913 Frame Vernacular		
SJ00395	SS	US NAVY WIRELESS STATION	106 E Carver ST, St. Augustine	1905 Frame Vernacular	Eligible	
SJ00933	SS	US NAVY WIRELESS STATION ANNEX	9 Holly LN, St. Augustine	1910 Frame Vernacular	Eligible	
SJ01127	SS	O B SMITH COTTAGE	5 Lighthouse AVE, St. Augustine	1899+ Frame Vernacular	Eligible	
SJ01128	SS	6 LIGHTHOUSE AVE	6 LIGHTHOUSE AVE, ST AUGUSTINE	-RESOURCE DESTROYED- c1910 Frame Vernacular		
SJ01129	SS	INGRAHAM COTTAGE	7 Lighthouse AVE, St. Augustine	1930+ Frame Vernacular	Eligible	
SJ01130	SS	8 LIGHTHOUSE AVE	8 Lighthouse AVE, St. Augustine	1930- Frame Vernacular	Eligible	
SJ01131	SS	10 LIGHTHOUSE AVE	10 Lighthouse AVE, St. Augustine	1930+ Frame Vernacular	Eligible	
SJ01132	SS	U J WHITE MANSION	60 Lighthouse AVE, St. Augustine	1912+ Prairie	Eligible	
SJ01133	SS	62 LIGHTHOUSE AVE	62 Lighthouse AVE, St. Augustine	1900- Octagon	Eligible	
SJ01134	SS	65 LIGHTHOUSE AVE	65 Lighthouse AVE, St. Augustine	1900+ Frame Vernacular	Eligible	
SJ01135	SS	67 LIGHTHOUSE AVE	67 Lighthouse AVE, St. Augustine	1900+ Frame Vernacular	Eligible	
SJ01136	SS	69 LIGHTHOUSE AVE	69 Lighthouse AVE, St. Augustine	1914+ Bungalow	Eligible	
SJ01137	SS	74 LIGHTHOUSE AVE	74 Lighthouse AVE, St. Augustine	1890+ Frame Vernacular	Eligible	
SJ01138	SS	76 LIGHTHOUSE	76 Lighthouse AVE, St. Augustine	1924 Frame Vernacular	Eligible	
SJ01242	SS	22 MAGNOLIA DR	22 Magnolia DR, St. Augustine	1924 Frame Vernacular	Eligible	
SJ01243	SS	25 MAGNOLIA DR	25 Magnolia DR, St. Augustine	1924+ Bungalow	Eligible	
SJ01244	SS	30 MAGNOLIA DR	30 Magnolia DR, St. Augustine	1920- Frame Vernacular	Eligible	
SJ01245	SS	32 1/2 MAGNOLIA DR	32 Magnolia DR, St. Augustine	1921 Frame Vernacular	Insufficient Info	
SJ01246	SS	34 MAGNOLIA DR	34 Magnolia DR, St. Augustine	1898+ Frame Vernacular	Eligible	
SJ01247	SS	COQUINA INN	37 Magnolia AVE, St. Augustine	1930 Masonry Vernacular	Eligible	
SJ01249	SS	745 MAGNOLIA ST	65 Magnolia DR, St. Augustine	1926 Frame Vernacular	Eligible	
SJ01250	SS	811 MAGNOLIA AVE	81 Magnolia DR, St. Augustine	1948 Frame Vernacular	Insufficient Info	
SJ01251	SS	815 MAGNOLIA AVE	89 Magnolia DR, St. Augustine	1950- Frame Vernacular	Eligible	
SJ01252	SS	817 MAGNOLIA AVE	95 Magnolia DR, St. Augustine	1915- Frame Vernacular	Eligible	
SJ01253	SS	821 MAGNOLIA DR	101 Magnolia DR, St. Augustine	1928+ Frame Vernacular	Insufficient Info	
SJ01258	SS	146 MAGNOLIA AVE	146 MAGNOLIA AVE, ST AUGUSTINE	-RESOURCE DESTROYED- c1904 Frame Vernacular		
SJ01448	SS	443 OCEAN VISTA	443 Ocean Vista AVE, St. Augustine	1924 Craftsman	Eligible	
SJ01449	SS	5 OCEAN WAY	5 Ocean WAY, St. Augustine	1938 Frame Vernacular	Insufficient Info	
SJ01450	SS	17 OCEAN WAY	17 Ocean WAY, St. Augustine	1942 Frame Vernacular	Eligible	
SJ01451	SS	28 OCEAN WAY	27 Ocean WAY, St. Augustine	1924 Frame Vernacular	Eligible	
SJ01608	SS	7 PALMETTO	7 Palmetto AVE, St. Augustine	1925 Frame Vernacular	Not Eligible	
SJ01609	SS	8 PALMETTO	8 Palmetto AVE, St. Augustine	1928 Frame Vernacular	Insufficient Info	
SJ01610	SS	9 PALMETTO	9 Palmetto AVE, St. Augustine	1925 Frame Vernacular	Insufficient Info	
SJ01611	SS	10 PALMETTO	10 Palmetto AVE, St. Augustine	1928 Frame Vernacular	Eligible	
SJ01612	SS	11 PALMETTO	11 Palmetto AVE, St. Augustine	1923 Frame Vernacular		
SJ01613	SS	12 PALMETTO	12 Palmetto AVE, St. Augustine	1928 Frame Vernacular	Not Eligible	
SJ01614	SS	15 PALMETTO	15 Palmetto AVE, St. Augustine	1924 Frame Vernacular	Insufficient Info	

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
SJ01615	SS	16 PALMETTO AVE	16 Palmetto AVE, St. Augustine	1928 Frame Vernacular	Eligible	
SJ01616	SS	17 PALMETTO	17 Palmetto AVE, St. Augustine	1924 Bungalow	Insufficient Info	
SJ01617	SS	19 PALMETTO	19 Palmetto AVE, St. Augustine	1921 Bungalow	Eligible	
SJ01618	SS	20 PALMETTO	20 PALMETTO, ST AUGUSTINE	1930 Frame Vernacular		
SJ01727	SS	5 PONCE DE LEON AVENUE	5 Ponce De Leon AVE, St. Augustine	1910 Frame Vernacular	Eligible	
SJ01728	SS	15 PONCE DE LEON AVENUE	15 Ponce De Leon AVE, St. Augustine	1890 Frame Vernacular	Eligible	
SJ01729	SS	16 PONCE DE LEON AVENUE	16 Ponce De Leon AVE, St. Augustine	1926 Bungalow	Eligible	
SJ01730	SS	18 PONCE DE LEON AVENUE	18 Ponce De Leon AVE, St. Augustine	1934 Bungalow	Insufficient Info	
SJ01731	SS	322 PONCE DE LEON AVENUE	322 PONCE DE LEON AVE, ST AUGUSTINE	1917 Frame Vernacular		
SJ02416	SS	37 WHITE ST	37 E White ST, St. Augustine	1930 Masonry Vernacular	Eligible	
SJ02417	SS	43 WHITE ST	43 White ST, St. Augustine	1932 Frame Vernacular	Eligible	
SJ02418	SS	46 WHITE ST	1 Ponce De Leon AVE, St. Augustine	1907- Frame Vernacular	Eligible	
SJ03701	SS	ST AUGUSTINE LIGHTHOUSE GUARD BARRACKS	81 Lighthouse AVE, St. Augustine, FL	1941- Frame Vernacular		
SJ03702	AR	OLD ST. AUGUSTINE LIGHTHOUSE	St. Augustine			
SJ04759A	SS	ST AUGUSTINE LIGHTHOUSE TOWER	81 Lighthouse AVE, St. Augustine	1872+ Masonry Vernacular	Eligible	NR Contrib - SJ00096
SJ04759B	SS	ST AUGUSTINE LIGHTHOUSE BASE STRUCTURE		1871 Masonry Vernacular	Eligible	NR Contrib - SJ00096
SJ04846	RG	Anastasia Historic District	St Augustine	Historical District - 31 Contrib Resources		
SJ04876	AR	SANDSPUR GROIN	St. Augustine			
SJ04877	AR	WILTON'S GROIN	St. Augustine			
SJ04878	AR	CORPS BULKHEAD	St. Augustine			
SJ04972	AR	St Augustine Lighthouse Reservation	St. Augustine	Human Remains May Be Present		
SJ05713	SS	1938 Coast Guard Jeep Garage	81 Lighthouse AVE, St. Augustine, FL	1936- Frame Vernacular		
SJ05735	SS	4 Ponce De Leon Avenue	4 Ponce De Leon AVE, St. Augustine	1956 Ranch		
SJ05737	SS	8 Ponce De Leon Avenue	8 Ponce De Leon AVE, St. Augustine	1957 Ranch		
SJ05931	SS	10 Ponce De Leon Avenue	10 Ponce De Leon AVE, St. Augustine	1957 Minimal Traditional		
SJ05992	SS	22 Ponce De Leon Avenue	22 Ponce De Leon AVE, St. Augustine	1935 Bungalow		
SJ06021	SS	24 Ponce De Leon Avenue	24 Ponce De Leon AVE, St. Augustine	1945 Frame Vernacular		
SJ06033	SS	26 Ponce De Leon Avenue	26 Ponce De Leon AVE, St. Augustine	1945 Frame Vernacular		
SJ06050	SS	220 Carver Street	220 Carver ST, St. Augustine	1959 Minimal Traditional		
SJ06067	SS	4 White Street	4 White ST, St. Augustine	1935 Frame Vernacular		
SJ06175	SS	38 White Street	38 White ST, St. Augustine	1932 Frame Vernacular		
SJ06258	SS	2 Sand Dune Alley	2 Sand Dune Alley, St. Augustine	1950 Mid-Century Modern		
SJ06260	SS	6 Sand Dune Alley	6 Sand Dune Alley, St. Augustine	1910 Other		
SJ06297	SS	802 Anastasia Boulevard	802 Anastasia BLVD, St. Augustine	1962 Masonry Vernacular		
SJ06298	SS	804 Anastasia Boulevard	804 Anastasia BLVD, St. Augustine	1962 Masonry Vernacular		
SJ06299	SS	806 Anastasia Boulevard	806 Anastasia BLVD, St. Augustine	1946 Minimal Traditional		
SJ06300	SS	824 Anastasia Boulevard	824 Anastasia BLVD, St. Augustine	1944 Mid-Century Modern		
SJ06301	SS	841 Anastasia Boulevard	841 Anastasia BLVD, St. Augustine	1930 Masonry Vernacular		
SJ06302	SS	844 Anastasia Boulevard	844 Anastasia BLVD, St. Augustine	1952 Mid-Century Modern		
SJ06303	SS	902 Anastasia Boulevard	902 Anastasia BLVD, St. Augustine	1960 Frame Vernacular		
SJ06304	SS	904 Anastasia Boulevard	904 Anastasia BLVD, St. Augustine	1965 Mid-Century Modern		
SJ06305	SS	906 Anastasia Boulevard	906 Anastasia BLVD, St. Augustine	1963 Masonry Vernacular		
SJ06378	SS	15 Holly Lane	15 Holly LN, St. Augustine	1950 Bungalow		
SJ06385	SS	98 E Carver Street	98 E Carver ST, St. Augustine	1949 Bungalow		
SJ06387	SS	110 East Carver Street	110 E Carver ST, St. Augustine	1953 Mid-Century Modern		
SJ06403	SS	26 Magnolia Drive	26 Magnolia DR, St. Augustine	1930 Bungalow		
SJ06404	SS	28 Magnolia Drive	28 Magnolia DR, St. Augustine	1930 Bungalow		
SJ06405	SS	31-33 Magnolia Avenue	31 Magnolia AVE, St. Augustine	1941 Frame Vernacular		
SJ06406	SS	40 Magnolia Drive	40 Magnolia DR, St. Augustine	1957 Ranch		
SJ06407	SS	41 Magnolia Drive	41 Magnolia DR, St. Augustine	1925 Frame Vernacular		

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
SJ06408	SS	46 Magnolia Drive	46 Magnolia DR, St. Augustine	1950 Mid-Century Modern		
SJ06409	SS	47 Magnolia Drive	47 Magnolia DR, St. Augustine	1915 Bungalow		
SJ06410	SS	49 Magnolia Avenue	49 Magnolia AVE, St. Augustine	1915 Frame Vernacular		
SJ06411	SS	50 Magnolia Drive	50 Magnolia DR, St. Augustine	1950 Frame Vernacular		
SJ06412	SS	54 Magnolia Drive	54 Magnolia DR, St. Augustine	1949 Minimal Traditional		
SJ06413	SS	56 Magnolia Drive	56 Magnolia DR, St. Augustine	1950 Frame Vernacular		
SJ06414	SS	60 Magnolia Drive	60 Magnolia DR, St. Augustine	1940 Frame Vernacular		
SJ06415	SS	72 Magnolia Drive	72 Magnolia DR, St. Augustine	1945 Frame Vernacular		
SJ06417	SS	82 Magnolia Drive	82 Magnolia DR, St. Augustine	1953 Frame Vernacular		
SJ06418	SS	90 Magnolia Drive	90 Magnolia DR, St. Augustine	1964 Minimal Traditional		
SJ06427	SS	15 Ocean Way	15 Ocean WAY, St. Augustine	1942 Frame Vernacular		
SJ06428	SS	441 Ocean Vista Avenue	441 Ocean Vista AVE, St. Augustine	1960 Ranch		
SJ06429	SS	445 Ocean Vista Avenue	445 Ocean Vista AVE, St. Augustine	1965 Mid-Century Modern		
SJ06430	SS	6 Palmetto Avenue	6 Palmetto AVE, St. Augustine	1939 Minimal Traditional		
SJ06431	SS	21 Palmetto Avenue	21 Palmetto AVE, St. Augustine	1925 Bungalow		
SJ06432	SS	22 Palmetto Avenue	22 Palmetto AVE, St. Augustine	1925 Minimal Traditional		
SJ06433	SS	25 Palmetto Avenue	25 Palmetto AVE, St. Augustine	1949 Bungalow		
SJ06434	SS	31 Palmetto Avenue	31 Palmetto AVE, St. Augustine	1952 Minimal Traditional		
SJ06435	SS	33 Palmetto Avenue	33 Palmetto AVE, St. Augustine	1952 Minimal Traditional		
SJ06436	SS	71 Palmetto Avenue	71 Palmetto AVE, St. Augustine	1953 Minimal Traditional		



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Sw, OpenStreetMap contributors, and the GIS User Community. Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community.



Total=14

Manuscript Roster

MS#	Title	Publication Information	Year
24688	First Coast Maritime Archaeology Program 2013: Report on Archaeological Investigations		2018
26474	2016-2017 St. Augustine Light Station Archaeological Site Monitoring and Assessment		2018
21986	Architectural Survey of Anastasia Island Structures, St. Johns County, Florida		2015
15294	An Archaeological Survey of the Salt Run Dredging Project Options B&C, St. Johns County, Florida	Lighthouse Archaeological Maritime Program, Inc., St. Augustine. Prepared for Taylor Engineering, Inc., Jacksonville	2008
15562	An Archaeological Survey of the Salt Run Dredging Project Options B&C, St. Johns County, Florida	Lighthouse Maritime Archaeology Program, Inc., St. Augustine Lighthouse, St. Augustine. Prepared for Taylor Engineering, Inc., Jacksonville	2008
15198	An Archaeological Survey of the St. Augustine Lighthouse Boat Ramp Dredging Project Area	Lighthouse Archaeological Maritime Program, Inc., St. Augustine. Prepared for Taylor Engineering, Inc., Jacksonville, on behalf of St. Augustine Port, Waterway, and Beach District	2007
15563	An Archaeological Survey of the St. Augustine Lighthouse Boat Ramp Dredging Project Area	Lighthouse Maritime Archaeology Program, Inc., St. Augustine Lighthouse, St. Augustine. Prepared for Taylor Engineering, Inc., Jacksonville	2007
6612	Historic Properties Survey, St. Johns County, Florida	ENVIRONMENTAL SERVICES, INC., JACKSONVILLE. Submitted to BOARD OF COUNTY COMMISSIONERS, ST JOHNS COUNTY	2001
5571	A Cultural Resource Assessment Survey of Anastasia State Recreation Area, St. Johns County, Florida	SOUTHEASTERN ARCHAEOLOGICAL RESEARCH, INC., GAINESVILLE. Submitted TO ANASTASIA STATE RECREATION AREA, FLORIDA PARK SERVICE, ST AUGUSTINE	1999
5095	The St. Augustine Maritime Survey	SOUTHERN OCEANS ARCHAEOLOGICAL RESEARCH, INC., PENSACOLA. Submitted TO FLORIDA BUREAU OF HISTORIC PRESERVATION, TALLAHASSEE	1998
4319	Lost, But Not Forgotten: Archaeology on the North Shore of Anastasia Island	Archaeology Program Occasional Paper No. 1., City of St. Augustine	1993
1654	Archaeological Resources Mapping Project	Ms. Report on file, FDHR/BAR.	1988
1015	Historic Sites and Buildings Survey of St. Augustine, Florida	Historic St. Augustine Preservation Board.	1980
4306	Archeological Salvage of the Lighthouwe Park Boat Ramp St. Johns County, Florida	Florida State University, Tallahassee. Submitted to the City of St. Augustine	1976

Attachment C:
Florida Master Site File Form

- ☒ Original
☐ Update
 (give site#)



ARCHAEOLOGICAL SITE FORM

FLORIDA MASTER SITE FILE

Version 2.2 3/97

Consult Guide to Archaeological Site Form for detailed instructions.

Site # 8SJ3702

Recorder Site#

Field Date 03 / 05 / 02

Form Date 07 / 18 / 02

P108
E108BSite Name(s) Old St. Augustine Lighthouse/Watchtower Base

Multiple Listing[DHR only]

Project Name St. Johns County Submerged Cultural Resources SurveyFMSF Survey # 7227Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-unspecified ☐ city ☐ county ☐ state ☐ federal ☐ foreign ☐ Native American ☐ unknownUSGS 7.5 Map Name & Date St. Augustine, FL 1956, revised 1992 County St. JohnsTownship 7S Range 30E Section 16 ☐ Check if Irregular Section; Qtr. Section (check all that apply): ☐ NE ☐ NW ☐ SE ☐ SW

Landgrant _____ Tax Parcel # (s) _____

City / Town (if within 3 mi.) St. Augustine In Current City Limits? ☒ yes ☐ no ☐ unknownUTM: Zone ☐ 16 ☒ 17 Easting 471800 Northing 3306130 (NAD 83)Address / Vicinity of / Route to Turn off of AIA onto Lighthouse Avenue. Turn into county boat ramp parking lot. Site is located along the shoreline of Salt Run just north of the county pier.Name of Public Tract (e.g., park) Lighthouse Park

TYPE OF SITE (Check all choices that apply; if needed write others in at bottom)

SETTING *

- ☐ Land - terrestrial
☐ Cave/Sink - subterranean
☐ terrestrial
☐ aquatic
☐ intermittently flooded
☐ Wetland - palustrine
☐ usually flooded
☐ sometimes flooded
☐ usually dry
- ☐ Lake/Pond - lacustrine
☐ River/Stream/Creek - riverine
☐ Tidal - estuarine
☐ Saltwater - marine
☐ marine unspecified
☐ "high energy" marine
☐ "low energy" marine

STRUCTURES - OR - FEATURES *

- ☐ aboriginal boat ☐ fort ☐ road segment
☐ agric/farm building ☐ midden ☐ shell midden
☐ burial mound ☐ mill unspecified ☐ shell mound
☒ building remains ☐ mission ☐ shipwreck
☐ cemetery/grave ☐ mound unspecified ☒ subsurface features
☐ dump/refuse ☐ plantation ☐ surface scatter
☒ earthworks ☐ platform mound ☐ well

☐ Other Lighthouse base

FUNCTION *

- ☐ none specified
☐ campsite
☐ extractive site
☐ habitation (prehistoric)
☐ homestead (historic)
☐ farmstead
☐ village (prehistoric)
☐ town (historic)

HISTORIC CONTEXTS (Check all that apply; use most specific subphases, e.g., if Glades Ia only, don't also use Glades I)

Aboriginal *

- ☐ Alachua ☐ Englewood ☐ Glades unspcif.
☐ Archaic, Early ☐ Fort Walton ☐ Hickory Pond
☐ Archaic, Middle ☐ Glades Ia ☐ Leon-Jefferson
☐ Archaic, Late ☐ Glades Ib ☐ Malabar I
☐ Archaic unspecified ☐ Glades I unspcif. ☐ Malabar II
☐ Belle Glade I ☐ Glades IIa ☐ Manasota
☐ Belle Glade II ☐ Glades IIb ☐ Mount Taylor
☐ Belle Glade III ☐ Glades IIc ☐ Norwood
☐ Belle Glade IV ☐ Glades II unspcif. ☐ Orange
☐ Belle Glade unspcif. ☐ Glades IIIa ☐ Paleoindian
☐ Cades Pond ☐ Glades IIIb ☐ Pensacola
☐ Deptford ☐ Glades IIIc ☐ Perico Island
☐ Glades III unspcif. ☐ Safety Harbor

- ☐ St. Augustine ☐ Seminole: 2d War To 3d
☐ St. Johns Ia ☐ Seminole: 3d War On
☐ St. Johns Ib ☐ Seminole unspecified
☐ St. Johns I unspcif. ☐ Swift Creek, Early
☐ St. Johns IIa ☐ Swift Creek, Late
☐ St. Johns IIb ☐ Swift Creek, unspecified
☐ St. Johns IIc ☐ Transitional
☐ St. Johns II unspcif. ☐ Weeden Island I
☐ St. Johns unspecified ☐ Weeden Island II
☐ Santa Rosa ☐ Weeden Island unspcif.
☐ Santa Rosa-Swift Creek ☐ Prehistoric nonceramic
☐ Seminole: Colonization ☐ Prehistoric ceramic
☐ Seminole: 1st War To 2d ☐ Prehistoric unspecified

Nonaboriginal *

- ☐ First Spanish 1513-99
☐ First Spanish 1600-99
☒ First Spanish 1700-1763
☐ First Spanish unspecified
☒ British 1763-1783
☒ Second Spanish 1783-1821
☐ American Territorial 1821-45
☐ American Civil War 1861-65
☒ American 19th Century
☐ American 20th Century
☐ American unspecified
☐ African-American

☐ Other (Less common phases are not check-listed. For historic sites, also give specific dates if known.)

V Consult Guide to Archaeological Site Form for preferred descriptions not listed above (data are "coded fields" at the Site File).

SURVEYOR'S EVALUATION OF SITE

- Potentially eligible for a local register? ☒ yes: name register at right ☐ no ☐ insufficient info Name of local register if eligible: _____
 Individually eligible for National Register? ☒ yes ☐ no ☐ insufficient info
 Potential contributor to NR district? ☒ yes ☐ no ☒ insufficient info

Explanation of Evaluation (Required if evaluated; limit to 3 lines; attach full justification) This site is a valuable part of the history of the St. Augustine Lighthouse and Light Station and is tangible evidence of the Spanish presence on Anastasia Island, as well as that of the British and the Americans. Because of the state of preservation and because the ruins themselves have played an important role in the cultural landscape of the area, the site may potentially be eligible for National Register nomination. OVER

Recommendations for Owner or SHPO Action Protect the site and promote further historical and archaeological investigations

DHR USE ONLY ZZZZZZ OFFICIAL EVALUATIONS ZZZZZZ DHR USE ONLY

NR DATE: _____ KEEPER-NR ELIGIBILITY: ☐ yes ☐ no Date: ____/____/____
 _____ SHPO-NR ELIGIBILITY: ☐ yes ☐ no ☐ potentially elig. ☐ insufficient info. Date: ____/____/____
 DELIST DATE: _____ LOCAL DESIGNATION: _____ Date: ____/____/____
 _____ Local office

National Register Criteria for Evaluation ☐ a ☐ b ☐ c ☐ d (See National Register Bulletin 15 p. 2)

ARCHAEOLOGICAL SITE FORM

Site #8SJ3702

Consult Guide to Archaeological Site Form for detailed instructions.

FIELD METHODS (Check one or more methods for detection and for boundaries)**SITE DETECTION***

- ☐ no field check ☒ exposed ground ☐ screened shovel
☒ literature search ☐ posthole digger _____
☐ informant report ☒ auger-size: 2" _____
☐ remote sensing ☐ unscreened shovel _____

SITE BOUNDARIES*

- ☒ bounds unknown ☐ remote sensing ☐ unscreened shovel
☐ none by recorder ☐ insp exposed ground ☐ screened shovel
☒ literature search ☐ posthole tests ☐ block excavations
☐ informant report ☒ water probe ☐ auger-size ☐ estimate or guess

Other methods; number, size, depth, pattern of units; screen size (attach site plan) Exposed portions of the site were measured and mapped, photographs and drawings made of features, water jet probing aided in defining the submerged and buried portions of the site. The southern borders of the site are guesstimates based upon visible oyster bed formations.

SITE DESCRIPTION

Extent Size (m²) _____ Depth/stratigraphy of cultural deposit Estimated to have a depth of 2 to 4 meters for portions of the site that are buried.

Temporal Interpretation* - Components (check one): ☐ single ☐ prob single ☐ prob multiple ☒ multiple ☐ uncertain ☐ unknown
 Describe each occupation in plan (refer to attached large scale map) and stratigraphically. Discuss temporal and functional interpretations: Historical records show that the coquina block base of this tower was constructed by 1730 by the Spanish for use as a watchtower. OVER

Integrity Overall disturbance*: ☐ none seen ☐ minor ☐ substantial ☒ major ☐ redeposited ☐ destroyed-document! ☐ unknown
 Disturbances/threats/protective measures: Due to its location within the State Park and surrounded by dunes, the site is protected.

Surface: area collected N/A m² # collection units _____; Excavation: # noncontiguous blocks _____

ARTIFACTS

Total Artifacts # 23 (C)ount or (E)stimate? Surface # _____ (C) or (E) Subsurface # _____ (C) or (E)

COLLECTION SELECTIVITY*

- ☐ unknown ☐ unselective (all artifacts)
☒ selective (some artifacts)
☐ mixed selectivity

SPATIAL CONTROL*

- ☐ uncollected ☒ general (not by subarea)
☐ unknown ☐ controlled (by subarea)
 precious/coin _____
☐ Other _____

ARTIFACT CATEGORIES* and DISPOSITIONS* (example: A bone-human)

Pick exactly one code from Disposition List ⇌ ⇌ ⇌

- _____ bone-animal _____ exotic-nonlocal
 _____ bone-human _____ S glass
 _____ bone-unspecified _____ lithics-aboriginal
 _____ bone-worked _____ metal-nonprecious
 _____ O brick/building debris _____ metal-
☐ variable spatial control _____ ceramic-aboriginal
 _____ A ceramic-nonaboriginal _____ shell-worked
 _____ daub _____ Others: _____

Disposition List*

- A - category always collected
 S - some items in category collected
 O - observed first hand, but not collected
 R - collected and subsequently left at site
 I - informant reported category present
 U - unknown

Artifact Comments Collected along beach face adjacent to submerged site.

DIAGNOSTICS (Type or mode, and frequency: e.g., Suwanee ppk, heat-treated chert, Deptford Check-stamped, ironstone/whiteware)

- | | | |
|---------------------------------------|--------------------------|--------------------|
| 1. Porcelaneous stoneware N= <u>1</u> | 5. Porcelain N= <u>1</u> | 9. _____ N= _____ |
| 2. Whiteware N= <u>6</u> | 6. _____ N= _____ | 10. _____ N= _____ |
| 3. Stoneware, ginger beer N= <u>1</u> | 7. _____ N= _____ | 11. _____ N= _____ |
| 4. Yellow ware N= <u>1</u> | 8. _____ N= _____ | 12. _____ N= _____ |

ENVIRONMENT

Nearest fresh water type* & name (incl. relict source) N/A Distance (m)/bearing _____

Natural community (FNAI category* or leave blank) Marine, tidal marsh, lagoon

Local vegetation Marsh grasses, oyster beds

Topography* Barrier Island, coast Min Elevation 0 meters Max Elevation 2 meters

Present land use Recreation

SCS soil series _____ Soil association _____

FURTHER INFORMATION

Informant(s): Name/Address/Phone/Email _____

Describe field & analysis notes, artifacts, photos. For each, give type*(e.g., notes), curating organization*, accession #s, and short description.

Field notes, maps, and photographs on file at offices of Lighthouse Archaeological Maritime Program, St. Augustine, FL 32080 _____

Manuscripts or Publications on the site (Use continuation sheet, give FMSF# if relevant) The St. Johns County Submerged Cultural Resources Inventory and Management Plan, 2001-2002, Phase I, by JW Morris III, J.M Burns, and R.E. Moore. On file, Florida State Bureau of Archaeological Research, Tallahassee.

Recorder(s): Name/Addr./Phone/Email Robin E. Moore, Lighthouse Archaeological Maritime Program, Inc.; 81 Lighthouse Avenue, St. Augustine, FL 32080; (904) 829-0745; rmooresalm@yahoo.com

Affiliation* or FAS Chapter SHA, RPA

☒ Consult *Guide to Archaeological Site Form* for preferred descriptions not listed above (data are "coded fields" at the Site File).

SITE PLAN & USGS REQUIRED At 1"=300' (1:3600) or larger scale, show: site boundaries, scale, north arrow, datum, test/collection units, landmarks, mappers, date.

structures during this initial construction was natural coquina rock cut from nearby quarries.

Following each succession of national ownership of St. Augustine, the complex was refurbished

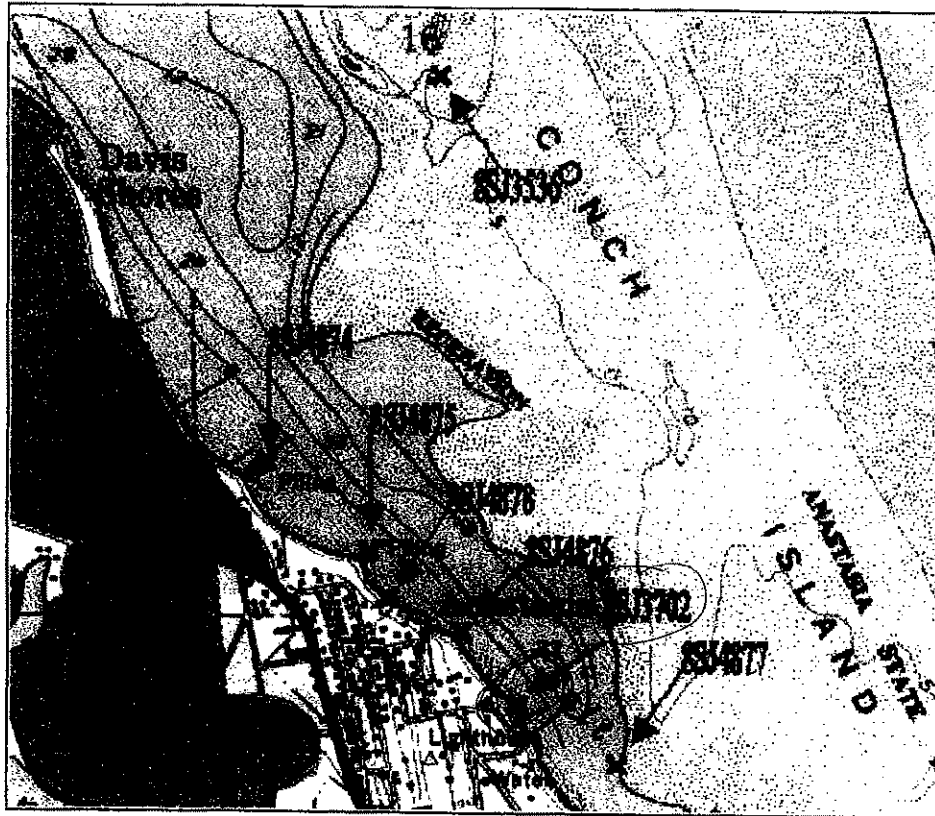


Figure 44: Salt Run and Vicinity Site Locations. (Digital USGS Quad St. Augustine 1992).

Newly Identified Site Summaries and Florida Master Site File Updates

8SJ3702 - Old St. Augustine Watchtower/Lighthouse Base

Archaeologists from LAMP conducted a survey to determine the location and extent of remains for the old St. Augustine Watchtower/Lighthouse located within Salt Run lagoon east of the present St Augustine Lighthouse (Figure 44). The goals of the project included locating and assessing the extent of the remains, recording the accessible portions, and promoting the survey as a public archaeology project in order to provide opportunities for volunteers and the general public to view marine archaeological field methods and learn about the impressive history of the watchtower site. Volunteers participated in the three days of survey work, and interpreters from the St Augustine Lighthouse & Museum were on site to inform visitors about the field activities and the site's history.

The survey resulted in establishing the present location and extent of the ruins, as well as a recording of a large part of the foundation, exposed at low tide. In addition, historical sources were gathered that helped assess the historical continuity of adjacent geographical and structural features in relation to the watchtower location.

History

For over 250 years the Old Spanish Watchtower served as the primary lookout for St. Augustine, and some records suggest that the tower may have been North America's first aid to navigation (Figure 45). The tower complex existed by the 1730s and included a watchtower, guardhouse, well, and an ammunition storage house all surrounded by a wall 104 feet at its greatest length and 42 feet at greatest width (Figure 46). The majority of material used for these

structures during this initial construction was natural coquina rock cut from nearby quarries.

Following each succession of national ownership of St. Augustine, the complex was refurbished

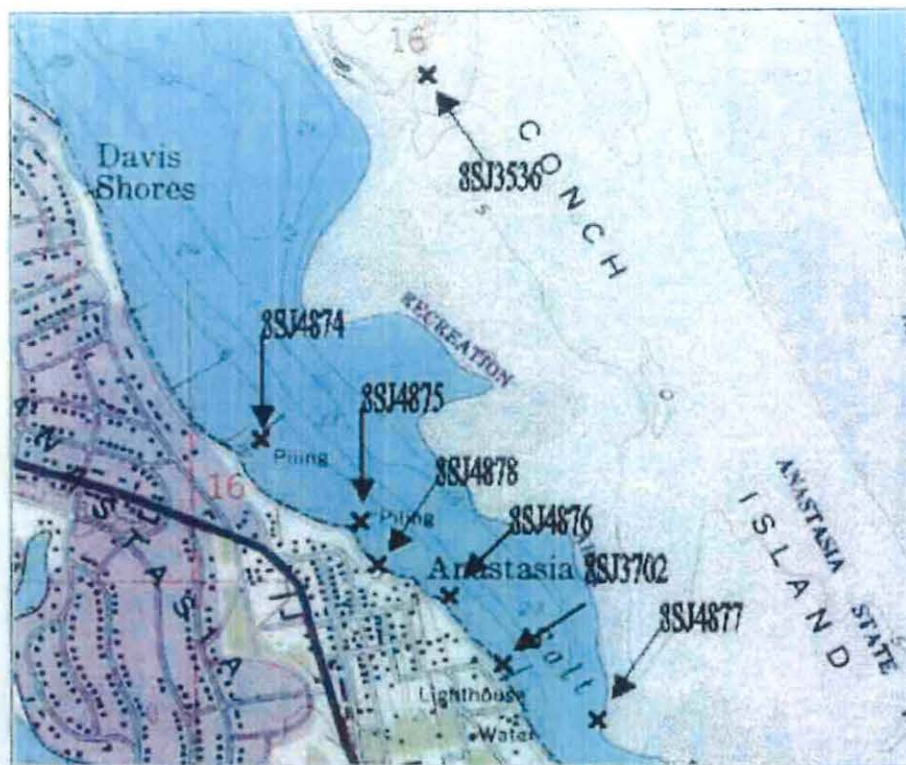


Figure 44: Salt Run and Vicinity Site Locations. (Digital USGS Quad St. Augustine 1992).

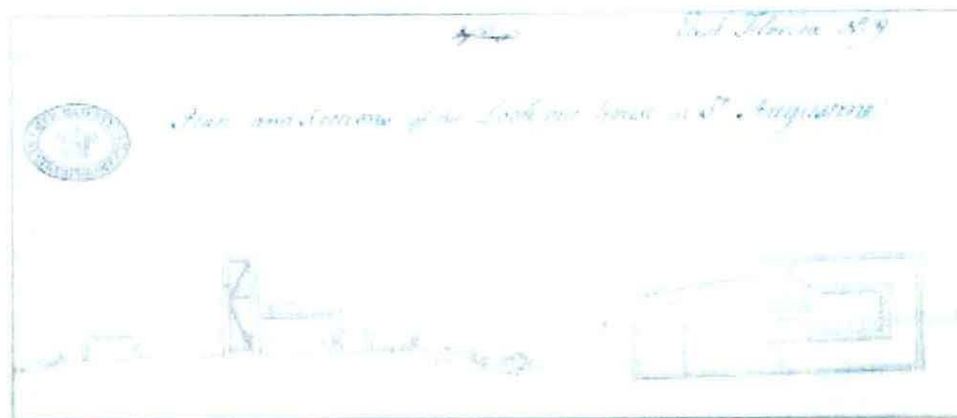


Figure 45: William Brasier's *Plan and Sections of the Look-out house St. Augustine*, 1765. (Original, Public Record Office, London, Colonial Office Series, Florida no. 29, Copy on file at the St. Augustine Lighthouse & Museum).



Figure 46: St. Augustine Lighthouse, 1870s.

and augmented, attesting to its strategic importance for the safety of the town it guarded and as an active aid to navigation. Two years after the United States gained control of Florida, the Federal government added a revolving light to the top of the tower transforming the watchtower to an official lighthouse. Erosion by the Atlantic waves had taken its toll on the complex by the late 1800s, and in 1873 the newly built St. Augustine Lighthouse, just 500 feet inland of the old lighthouse, took over the duties of the decaying tower. Shortly after its retirement, in 1880, the old watchtower/lighthouse was brought down to ruins by the erosion of waves and current (Figure 47).

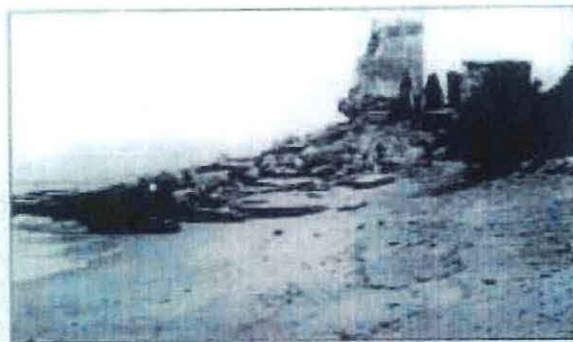


Figure 47: Tower Ruins, 1880s.

Research Design

A research design was developed based primarily on the need to determine the extent of remains evident. Defining the site parameters allows effective management of the archaeological resource and gives site visitors a tangible reference point. Though the general location of the complex was known, its exact location has been lost since the turn of the century after the Atlantic Ocean claimed the tower in 1880. Historic documents including maps, photographs, and written accounts were reviewed. These sources provided architectural and construction information critical for interpreting the archaeological evidence and for defining the expected parameters of the site.

Methodology

Prior to ground truthing, the proposed location of the center of the watchtower complex was surveyed and staked. This location was based upon U.S. Surveyor Murray E. Gilderbloom's January 1, 1914 survey of the Lighthouse Reservation (Gilderbloom, 1914). The subsequent map by H. L. Beck published in 1915 is the only known diagram depicting the location of the watchtower ruins in association with structures existing across the landscape today (Figure 48). The accuracy of the survey map allowed LAMP archaeologists to determine distances and angles from at least two of the existing structures, and from original survey markers placed on the lighthouse complex grounds in 1914. With this information, the proposed center point of the watchtower foundation was triangulated and physically marked in the lagoon with a stake. From this center point, archaeologists and volunteers placed stakes defining the proposed extents of the complex walls.

Researchers employed a combination of surface inspections and hydraulic probing to determine the extent of remains in the proposed location of the watchtower. During low tides, a cluster of large coquina slabs was visible approximately 50 feet south of the proposed center of the complex. This cluster was cleaned with the hydraulic probe and close inspection revealed that they were loosely fitted pieces indicating the foundation of the structure (Figure 49). Systematic hydraulic probing across the area helped determine that other remains of the complex surrounded this visible coquina cluster across an area roughly extending 115 feet east-to-west and 75 feet north-to-south. The location of the remains encountered were mapped in relation to a private dock which was utilized as a baseline for the survey (Figure 50).



Figure 48: US Light Station Survey, 1914.



Figure 49: LAMP Archaeologists Utilizing 1" Hydraulic Probe to Locate Tower Remains.

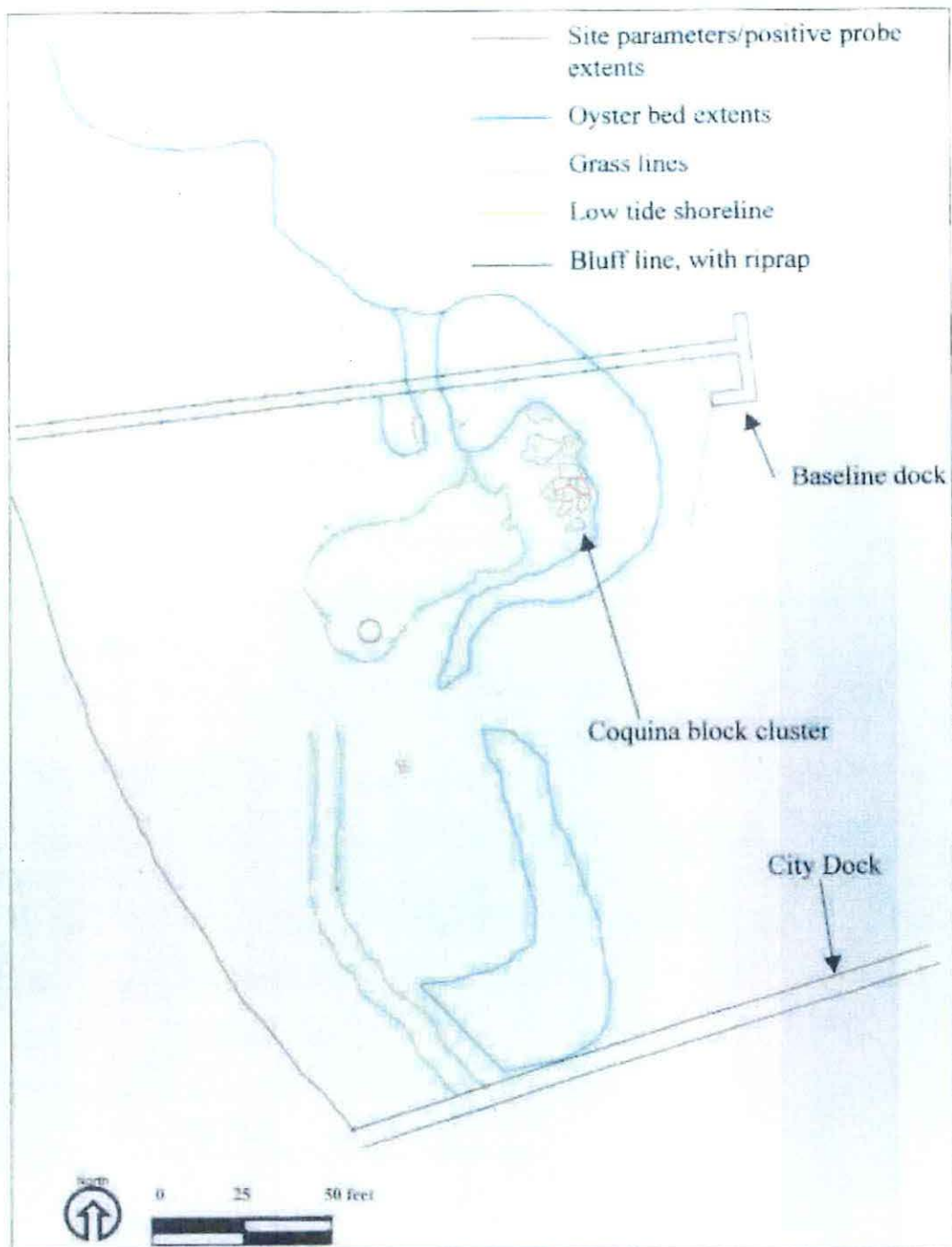


Figure 50: 8SJ3702 Digitized Site Plan.

Results

The cluster of coquina slabs remains relatively intact. The cluster consists of slabs of varying sizes and shapes, but which roughly fit together forming a platform, or broad foundation. Though the coquina has been subject to heavy erosion, engravings are evident in some of the slabs. The decipherable engravings include a cross, the letters "NE," and various smaller letters seemingly randomly placed. The "NE" is written in more symbol form where the N and E share the same long line on the right side of the N and left side of the E (Figure 51). The letters are deeply engraved on the northeast corner of a slab, which is close to the northeast corner of the cluster. This suggests that the engraver was marking the northeast corner of the foundation. Additionally, the cross may indicate the location, or proposed location, of a chapel area. Historical sources also record that the ruins of the watchtower became a popular day tripping destination from St. Augustine where visitors would picnic and occasionally carve graffiti into the soft coquina blocks. Many of the smaller, shallower engravings may be such graffiti, however, the NE symbol's location and design strongly suggests a more purposeful intent.

Hydraulic probing further defined the parameter of the remains in the areas that were underwater or where only oyster beds were visible at low tide. LAMP archaeologists visually inspected the targets on the eastern edge of the site's area, which the probe struck in deeper water. A line of cut coquina slabs was identified as similar in shape and appearance to those that were visible at low tide. The slabs on this eastern edge were aligned in a linear fashion that turned from east/west to north/south very close to the existing dock. No slabs were struck by the probe between this eastern line and where the cluster existed. There was a similar area of "open

space" between the cluster and a buried slab that marked the northwestern extent of the site.

Whether this western slab is part of a linear feature has not been determined.

The east-to-west parameter defined by probing is very close in length to the historically recorded length of the lighthouse complex. Though the northern side of the site has been defined, more probing is needed to determine the southern boundary. Coquina slabs are dispersed randomly across the beach face and within an oblong oyster bed that rises from the water just off the shoreline to the south. It is possible that the tower may have collapsed to the south or that much of the ruins were washed south from the prevailing southerly littoral drift of the coastline. However, equipment, time restraints, and a minimal disturbance examination policy prevented a thorough examination of this side of the site.

The high energy environment of the ocean front, the cause of the tower's collapse, would certainly have dispersed the remains over a larger area than the original footprint of the complex. However, it is reasonable to expect that much of these heavy foundation slabs would have remained in their general location. Thus, the parameters defined in this survey are interpreted as being the general outline of the watchtower/lighthouse to north and northeast, including the center base for the lighthouse or other structure, and a portion of the eastern and northern wall foundation on the northeastern perimeter of the original complex.

Public participation in the project included seven volunteers who gave a total of 45 hours to the project. This was an outstanding opportunity for volunteers to participate in fieldwork. The volunteers helped in mapping, surveying, and physically uncovering and cleaning features. St. Augustine Lighthouse & Museum staff remained onsite to offer information to visitors about

the project, the history of the site, and the role of the lighthouse in the maritime history of St. Augustine.

The watchtower site was exposed to the waves and currents of the Atlantic shoreline for several decades prior to the formation of the protective peninsula that resulted in the formation of Salt Run lagoon. It is probable that these forces, and salvage of construction materials undertaken across much of the site during the periods it was accessible by land, have significantly impacted the integrity of the site. However, the northeast section of the complex, which was defined in this survey, appears relatively undisturbed. This site is a valuable part of the history of the St. Augustine Lighthouse and Light Station and is tangible evidence of the Spanish presence on Anastasia Island, as well as that of the British and the Americans. Because of the state of preservation and because the ruins themselves have played an important role in the cultural landscape of the area, the site may potentially be eligible for National Register nomination. Further surveying and historical research is needed in order to define the southern and southwestern parameters of the ruins and to assess the ruins' significance in terms of National Register nomination.

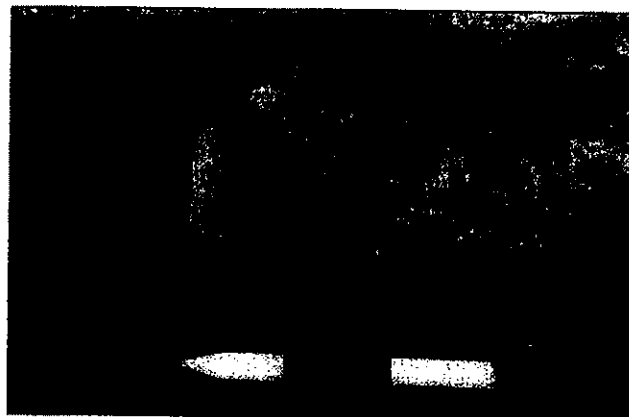
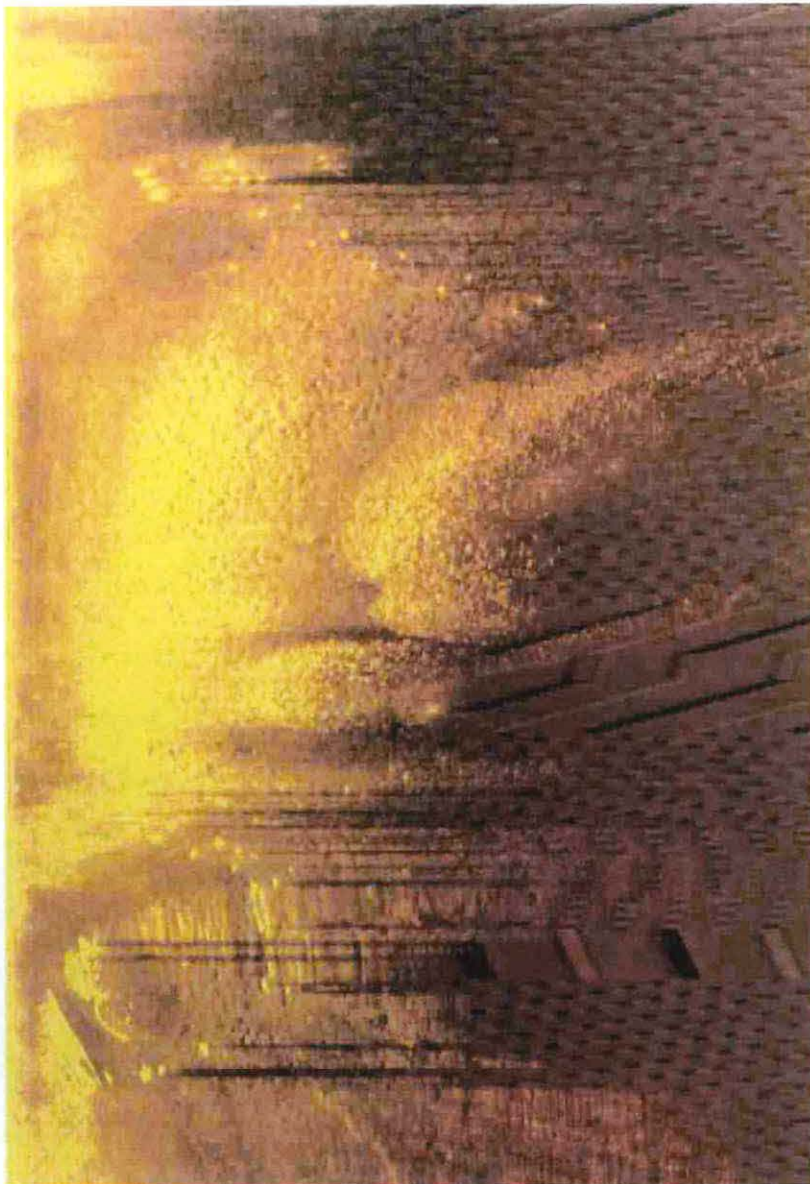


Figure 51: "NE" Carved into Coquina Slab.



Submerged portions of Old Spanish Lighthouse (8SJ3702) site, sonar image acquired May 2003.

Original
X Update

ARCHAEOLOGICAL SITE FORM **FLORIDA MASTER SITE FILE** **Version 4.0 1/07**

Consult Guide to Archaeological Site Form for detailed instructions.

 Site #8 SJ3702
 Field Date 07/04/2019
 Form Date 09/18/2019
 Recorder #

 Site Name(s): Old St. Augustine Lighthouse/Watchtower Base Multiple Listing (DHR only) _____
 Project Name: First Coast Maritime Archaeology Project 2019 Survey # (DHR only) _____
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

 USGS 7.5 Map Name & Date: St. Augustine, FL 1958, revised 1992 Plat or Other Map _____
 City/Town (within 3 miles): St. Augustine In City Limits? ☒ yes ☐ no ☐ unknown County: St. Johns
 Township 7S Range 30E Section 16 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE ☐ Irregular-name: _____
 Landgrant _____ Tax Parcel # _____
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 471800 Northing 3306930
 Other Coordinates: X: Y: _____ Coordinate System & Datum NAD83
 Address / Vicinity / Route to: Turn off A1A onto Lighthouse Ave. Turn into county boat ramp parking lot. Site is located along the shoreline of Salt Run just north of the county pier.
Name of Public Tract (e.g., park): Lighthouse Park

TYPE OF SITE (check all that apply)

SETTING *

- ☐ Land (terrestrial)
☐ Lake/Pond (lacustrine)
☐ River/Stream/Creek (riverine)
☒ Tidal (estuarine)
☒ Saltwater (marine)
☐ Wetland (palustrine)
☐ usually flooded
☐ usually dry
☐ Cave/Sink (subterranean)
☐ terrestrial
☐ aquatic

STRUCTURES OR FEATURES *

- ☐ log boat
☐ agric/farm building
☐ burial mound
☒ building remains
☐ cemetery/grave
☐ dump/refuse
☒ earthworks (historic)
☐ fort
☐ midden
☐ mill
☐ mission
☐ mound, nonspecific
☐ plantation
☐ platform mound
☐ road segment
☐ shell midden
☐ shell mound
☐ shipwreck
☒ subsurface features
☐ surface scatter
☐ well

FUNCTION *

- ☐ campsite
☐ extractive site
☐ habitation (prehistoric)
☐ homestead (historic)
☐ farmstead
☐ village (prehistoric)
☐ town (historic)
☐ quarry

X Other settings, structures, features or functions: Lighthouse base

CULTURE PERIODS (check all that apply)

ABORIGINAL *

- ☐ Alachua
☐ Archaic (nonspecific)
☐ Archaic, Early
☐ Archaic, Middle
☐ Archaic, Late
☐ Belle Glade
☐ Cades Pond
☐ Caloosahatchee
☐ Deptford
☐ Englewood
☐ Fort Walton
☐ Glades (nonspecific)
☐ Glades I
☐ Glades II
☐ Glades III
☐ Hickory Pond
☐ Leon-Jefferson
☐ Malabar I
☐ Malabar II
☐ Manasota
☐ Mississippian
☐ Mount Taylor
☐ Norwood
☐ Orange
☐ Paleoindian
☐ Pensacola
☐ Perico Island
☐ Safety Harbor
☐ St. Augustine

- ☐ St. Johns (nonspecific)
☐ St. Johns I
☐ St. Johns II
☐ Santa Rosa
☐ Santa Rosa-Swift Creek
☐ Seminole (nonspecific)
☐ Seminole: Colonization
☐ Seminole: 1st War To 2nd
☐ Seminole: 2nd War To 3rd
☐ Seminole: 3rd War & After
☐ Swift Creek (nonspecific)
☐ Swift Creek, Early
☐ Swift Creek, Late
☐ Transitional
☐ Weeden Island (nonspecific)
☐ Weeden Island I
☐ Weeden Island II
☐ Prehistoric (nonspecific)
☐ Prehistoric non-ceramic
☐ Prehistoric ceramic

NON-ABORIGINAL *

- ☐ First Spanish 1513-99
☐ First Spanish 1600-99
☒ First Spanish 1700-1763
☐ First Spanish (nonspecific)
☒ British 1763-1783
☒ Second Spanish 1783-1821
☐ American Territorial 1821-45
☐ American Civil War 1861-65
☒ American 19th Century
☐ American 20th Century
☐ American (nonspecific)
☐ African-American

☐ Other (List less common phases or specific sub-phases. For historic sites, give specific dates if known.) _____

☐ Consult Guide to Archaeological Site Form for preferred descriptions not listed above (data are coded fields).

OPINION OF RESOURCE SIGNIFICANCE

Potentially eligible individually for National Register of Historic Places? ☒ yes ☐ no ☐ insufficient informationPotentially eligible as contributor to a National Register district? ☐ yes ☐ no ☒ insufficient information
 Explanation of Evaluation (required if evaluated; use separate sheet if needed): The site is a valuable part of the history of the St. Augustine Lighthouse and Light Station and is tangible evidence of the Spanish presence on Anastasia Island, as well as that of the British and Americans. Because of the state of preservation and because the ruins themselves have played an important role in the cultural landscape of the area, the site may potentially be eligible for National Register Nomination.
Recommendations for Owner or SHPO Action: Protect the site and promote further historical and archaeological investigations

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date

☐ Owner Objection
SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient infoKEEPER - Determined eligible: ☐ yes ☐ noNR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see National Register Bulletin 15, p. 2)

Date ____/____/____ Init. _____

Date ____/____/____

Page 2

ARCHAEOLOGICAL SITE FORM

Site #8

FIELD METHODS (check all that apply)

SITE DETECTION *

- ☐ no field check
☒ literature search
☐ informant report
☐ remote sensing
- ☒ exposed ground
☐ posthole digger
☐ auger--size: _____
☐ unscreened shovel
- ☐ screened shovel

SITE BOUNDARIES *

- ☒ bounds unknown
☐ none by recorder
☒ literature search
☐ informant report
- ☐ remote sensing
☐ insp exposed ground
☐ posthole tests
☐ auger--size: _____
- ☐ unscreened shovel
☐ screened shovel
☐ block excavations
☐ estimate or guess

Other methods; number, size, depth, pattern of units; screen size (attach site plan): Probing was done in an attempt to locate the extent of the site, but it was underdetermined at this time. Exposed portions of the site were measured and mapped, photographs and drawings made of unique features.

SITE DESCRIPTION

Extent Size (m²) _____ Depth/stratigraphy of cultural deposit: Estimated to have a depth of 2 to 4 meters for portions of the site that are buried.

Temporal Interpretation - Components (check one): ☐ single component ☒ multiple component ☐ uncertain

Describe each occupation in plan (refer to attached large scale map) and stratigraphically. Discuss temporal and functional interpretations:

Historical records indicate a permanent coquina structure was in place by the 1730s for use as a watchtower, eventually becoming the first lighthouse under the United States in Florida in the 1820s, before succumbing to the ocean and toppling in the 1880s.

Integrity - Overall disturbance: ☐ none seen ☐ minor ☒ substantial ☐ major ☐ redeposited ☐ destroyed-document! ☐ unknown
 Disturbances / threats / protective measures: Though protected by dunes and oysters, the site is still threatened by development in the area of Salt Run.

Surface collection: area collected N/A m² # collection units _____ Excavation: # noncontiguous blocks _____

ARTIFACTS

Total Artifacts # N/A (C)ount or (E)stimate? Surface # _____ (C) or (E) Subsurface # _____ (C) or (E)

COLLECTION SELECTIVITY *

- ☐ unknown ☐ unselective (all artifacts)
☐ selective (some artifacts)
☐ mixed selectivity

SPATIAL CONTROL *

- ☐ uncollected ☐ general (not by subarea)
☐ unknown ☐ controlled (by subarea)
☐ variable spatial control
- ☐ Other _____

ARTIFACT CATEGORIES* and DISPOSITIONS *

Pick exactly one code from Disposition List ⇒ ⇒ ⇒ ⇒

- ☐ bone-animal ☐ exotic-nonlocal
☐ bone-human ☐ glass
☐ bone-unspecified ☐ lithics-aboriginal
☐ bone-worked ☐ metal-nonprecious
☐ brick/building debris ☐ metal-precious/coin
☐ ceramic-aboriginal ☐ shell-unworked
☐ ceramic-nonaboriginal ☐ shell-worked
☐ daub ☐ Others: _____

(example: A bone-human)

Disposition List*

- A - category always collected
 S - some items in category collected
 O - observed first hand, but not collected
 R - collected and subsequently left at site
 I - informant reported category present
 U - unknown

Artifact Comments _____

DIAGNOSTICS (type or mode, and frequency: e.g., Suwanee ppk, heat-treated chert, Deptford Check-stamped, ironstone/whiteware)

- | | | |
|-------------------|-------------------|-------------------|
| 1. _____ N= _____ | 4. _____ N= _____ | 7. _____ N= _____ |
| 2. _____ N= _____ | 5. _____ N= _____ | 8. _____ N= _____ |
| 3. _____ N= _____ | 6. _____ N= _____ | 9. _____ N= _____ |

ENVIRONMENT

Nearest fresh water type* & name (incl. relict source): N/A Distance (m)/bearing _____

Natural community (FNAI category* or leave blank): marine, tidal marsh, lagoon

Local vegetation: marsh grasses, oyster beds

Topography*: Barrier Island, coastal Min Elevation 0 meters Max Elevation 2 meters

Present land use: Recreation

SCS soil series _____ Soil association _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field & analysis notes, photos, plans, other important documents that are permanently accessible: For each separately maintained collection, describe (1) document type(s), (2) maintaining organization, (3) file or accession nos., and (4) descriptive information. Field notes, maps, and photographs are on file with Lighthouse Archaeological Maritime Program, St. Augustine, FL 32080

Manuscripts or Publications on the site (use separate sheet if needed, give FMSF# if relevant): The St. Johns County Submerged Cultural Resources Inventory and Management Plan 2001-2002, Phase I, by JW Morris III, JM Burns, and RE Moore, on file Florida State Bureau of Archaeological Research, Tallahassee. First Coast Maritime Archaeology Project 2019: Report on Archaeological Investigations (in progress)

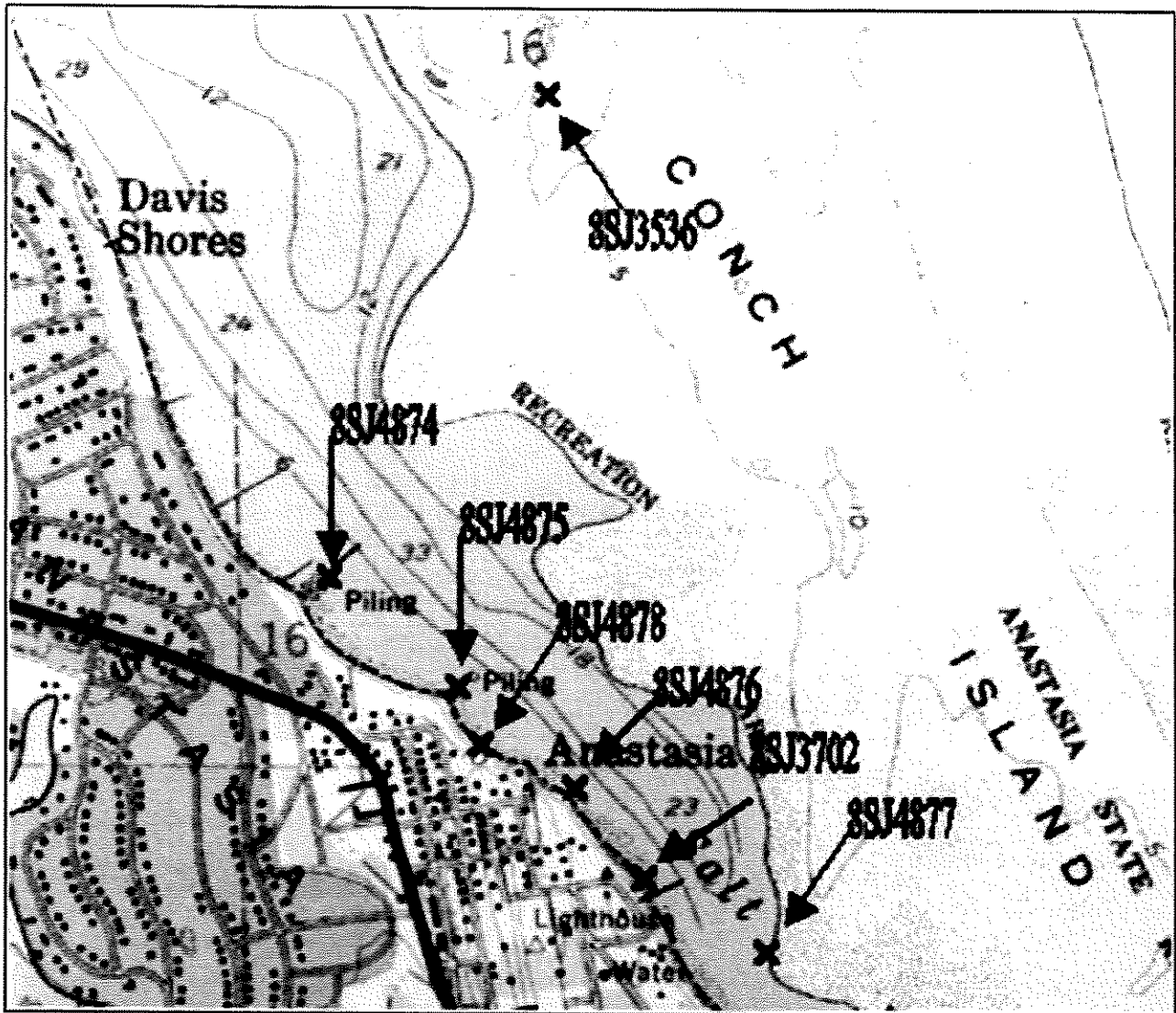
RECORDER & INFORMANT INFORMATION

Informant Information (name / address / phone / affiliation) _____

Recorder Information (name / address / phone / affiliation): Allyson Ropp, 81 Lighthouse Ave, St. Augustine, FL 32080, (904) 829-0745, LAMP

**Required
Attachments**

① PHOTOCOPY OF 7.5' USGS QUAD MAP WITH SITE BOUNDARIES MARKED and SITE PLAN
 Plan at 1:3,600 or larger. Show boundaries, scale, north arrow, test/collection units, landmarks and date.



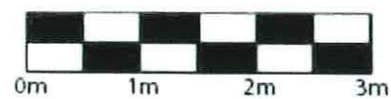
Location of Old Spanish Watchtower, 8SJ3702, in comparison to other sites along Salt Run.

Old Spanish Watchtower/Old St. Augustine Light Station (8SJ3702)

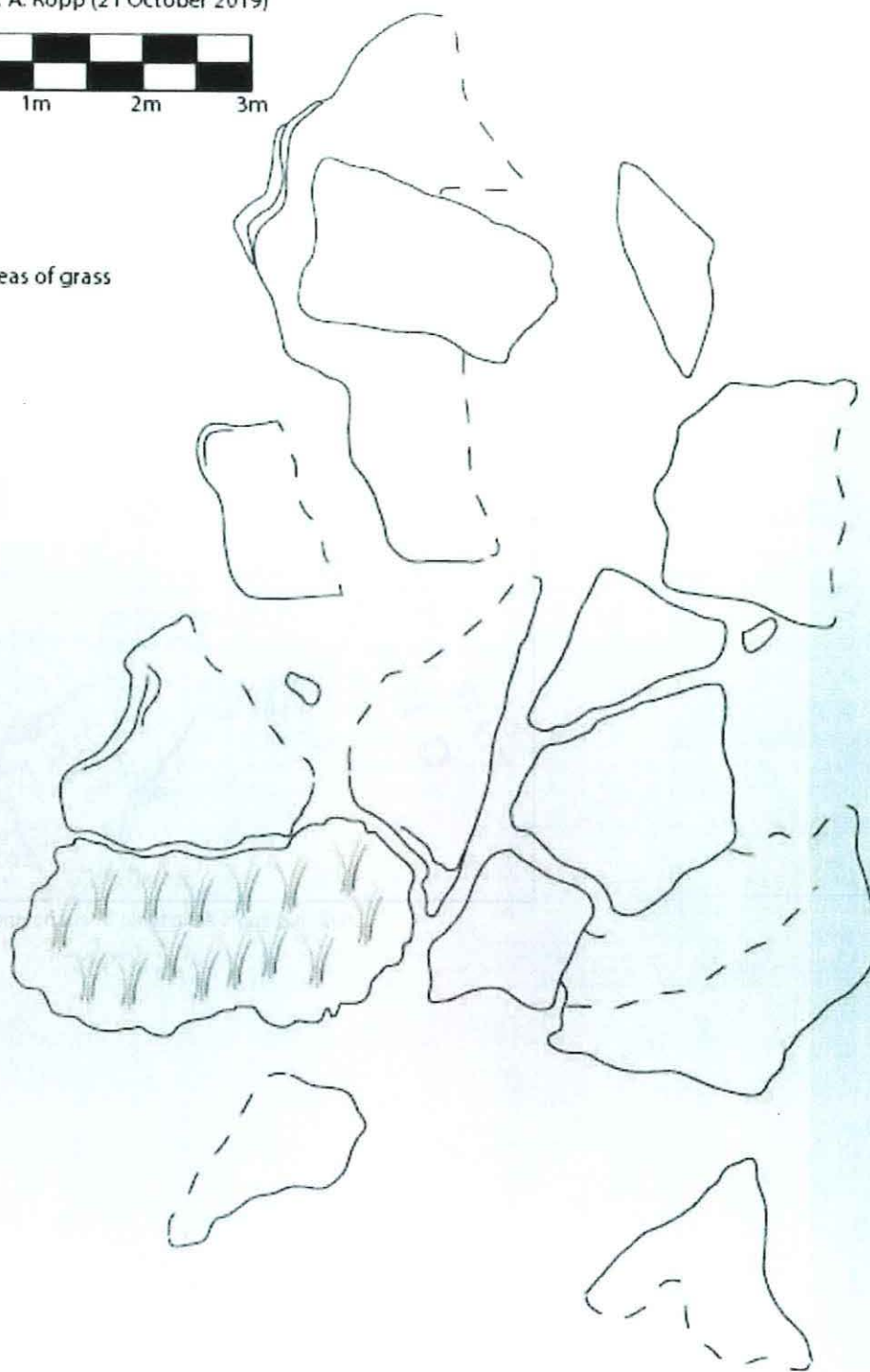
4 July 2019

Recorders: C. Bendig, J. Boone, and A. Cathers

Digitizer: A. Ropp (21 October 2019)



- Areas of grass

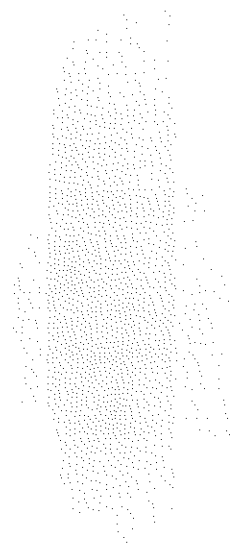


2019 Site Plan of Old Spanish Watchtower, 8SJ3702.

Attachment D:
Catalogue of Dredge Spoil Finds

CatalogNo	Description	Count	Length	Length Unit	Width	Width Unit	Thickness	Thickness Unit	Diameter	Diam Unit	Weight	Weight Unit	In-site Provenience	Recovery Date	Notes
22OLH 001.01	Concrete/mortar	1	11	cm	6	cm	2.4	cm			245.2	g	U2	12/22/2022	
22OLH 002.01	Coquina	1	10	cm	8	cm	2.5	cm			256.0	g	U1	12/22/2022	
22OLH 003.01	Limestone/Concrete	1	8	cm	5	cm	4	cm			161.1	g	U1	12/22/2022	
22OLH 004.01	Coquina	1	20.56	mm	18.59	mm	11.69	mm			2.8	g	U1	12/22/2022	
22OLH 005.01	Wood	1	36.79	mm	35.87	mm	8.96	mm			15.8	g	U1	12/22/2022	Weight is total. Measurements are for largest piece. Measurements for Smallest piece: 21.72x14.49x6.32mm
22OLH 006.01	Coquina	4	80.4	mm	45.25	mm	25.65	mm			142.6	g	U1	12/22/2022	Weight is total. Measurements are for largest piece. Weight of largest piece: 92.2g Measurements for Smallest piece: 1.0g, 16.2x13.56x5.29mm
22OLH 007.01	Wood	3	27.41	mm	19.27	mm	9.37	mm			4.9	g	U1	12/22/2022	Weight is total. Measurements are for largest piece. Weight for largest piece: 2.8g Measurements for Smallest piece: 0.8g, 17.37x7.04x4.75mm
22OLH 008.01	Fish bone	9	124.2	mm	15.15	mm	4.95	mm			9.0	g	U1	12/22/2022	Weight is total. Measurements are for largest piece. Weight for largest piece: 5.7g Measurements for Smallest piece: weight less than 0.1g, 9.9x2.31x2.0mm
22OLH 009.1	Shell	8	30.59	mm	28.67	mm	9.21	mm			6.2	g	U1	12/22/2022	Weight is total. Measurements are for largest piece. Weight for largest piece: 2.4g Measurements for Smallest piece: 0.1g, 13.81x4.33x2.92mm
22OLH 010.01	Iron Flake	1	8.51	mm	8.07	mm	2.79	mm			0.2	g	U1	12/22/2022	
22OLH 011.01	Concretion	1	36.99	mm	20.64	mm	18.57	mm			12.8	g	U2	12/21/2022	
22OLH 012.01	Fish bone	2	59.39	mm	30.12	mm	21.42	mm			9.4	g	U2	12/21/2022	Weight is total. Measurements are for largest piece. Weight for largest piece: 7.6g Measurements for Smallest piece: 1.8g, 53.61x9.72x4.19mm
22OLH 014.01	Mortar	1	17.35	mm	9.8	mm	8.58	mm			1.4	g	U2	12/21/2022	
22OLH 015.01	Concretion	1	28.26	mm	21.63	mm	19.55	mm			5.8	g	U2	12/21/2022	
22OLH 016.01	Black tape	1	138	mm	23.62	mm	0.43	mm			2.2	g	U3	12/14/2022	
22OLH 017.01	Wood	4	23.12	mm	14.33	mm	4.79	mm			2.6	g	U3	12/16/2022	Weight is total. Measurements are for largest piece. Weight for largest piece: 1.0g Measurements for Smallest piece: 0.2g, 26.87x3.32x1.33mm
22OLH 018.01	Amber glass	1	27.98	mm	16.68	mm	2.22	mm			1.7	g	U3	12/16/2022	
22OLH 019.01	Red plastic	1	81.30	mm	9.65	mm	0.45	mm			0.3	g	U3	12/14/2022	
22OLH 020.01	Wood	1	26.58	mm	20.99	mm	9.61	mm			2.7	g	U3	12/14/2022	
22OLH 021.01	Amber glass	1	56.31	mm	21.16	mm	3.57	mm			6.1	g	U3	12/16/2022	
22OLH 022.01	Wood	12	37.0	mm	22.52	mm	8.61	mm			15.3	g	U3	12/16/2022	Weight is total. Measurements are for largest piece. Weight for largest piece: 4.3g Measurements for Smallest piece: 0.1g, 10.29x8.17x1.94mm
22OLH 023.01	Concretion	1	14.33	mm	13.34	mm	8.05	mm			0.7	g	U3	12/16/2022	
22OLH 024.01	Concretion	2	67.28	mm	39.10	mm	18.47	mm			50.0	g	U3	12/16/2022	Weight is total. Measurements are for largest piece. Weight for largest piece: 46.9g Measurements for Smallest piece: 3.1g, 20.23x20.47x11.61mm
22OLH 025.01	Wood	2	17.62	mm	11.56	mm	6.23	mm			1.6	g	U3	12/16/2022	Weight is total. Measurements are for largest piece. Weight for largest piece: 0.9g Measurements for Smallest piece: 0.7g, 21.06x14.77x3.41mm
22OLH 026.01	Mortar	1	25.52	mm	26.75	mm	16.1	mm			16.7	g	U3	12/16/2022	
22OLH 027.01	Coal	1	15.58	mm	14.98	mm	10.99	mm			1.1	g	U3	12/16/2022	
22OLH 028.01	Coquina	8	50.91	mm	44.92	mm	22.40	mm			126.6	g	U4	12/20/2022	Weight is total. Measurements are for largest piece. Weight for largest piece: 62.1g Measurements for Smallest piece: 1.1g, 17.05x10.07x7.71mm
22OLH 029.01	Amber glass	1	46.06	mm	24.08	mm	2.55	mm			4.9	g	U4	12/20/2022	Glass is dimpled and has letters:
22OLH 030.01	Pb fishing weight	1	29.81	mm	20.81	mm	19.66	mm			51.7	g	U4	12/20/2022	pyrimid shape, labeled w/ "2"
22OLH 031.01	Metal, Iron	2	25.09	mm	25.31	mm	11.2	mm			5.8	g	U4	12/20/2022	Weight is total. Measurements are for largest piece. Weight for largest piece: 4.6g Measurements for Smallest piece: 1.2g, 24.71x16.0x3.44mm
22OLH 032.01	Wood	8	73.34	mm	16.84	mm	12.83	mm			13.3	g	U4	12/20/2022	Weight is total. Measurements are for largest piece. Weight for largest piece: 7.2g Measurements for Smallest piece: 0.3g, 33.80x5.24x2.64mm
22OLH 033.01	Roof asphalt shingle	1	12.52	mm	12.54	mm	3.39	mm			0.3	g	U4	12/20/2022	
22OLH 034.01	asphalt/tar	5	28.81	mm	26.31	mm	7.2	mm			7.5	g	U4	12/20/2022	Weight is total. Measurements are for largest piece. Weight for largest piece: 4.5g Measurements for Smallest piece: 0.3g, 8.73x7.63x5.73mm
22OLH 035.01	Coquina	1	28.59	mm	20.80	mm	15.72	mm			8.3	g	U4	12/20/2022	
22OLH 036.01	Coquina	3	44.92	mm	32.7	mm	13.58	mm			29.2	g	U4	12/20/2022	Weight is total. Measurements are for largest piece. Weight for largest piece: 13.1g Measurements for Smallest piece: 0.7g, 15.2x9.52x7.24mm
22OLH 037.01	Fishing tackle	2	37	cm							31.6	g	U4	12/20/2022	
22OLH 038.01	Mortar	1	55.71	mm	43.66	mm	12.03	mm			24.5	g	U4	12/20/2022	
22OLH 039.01	Concretion	2	29.81	mm	22.97	mm	14.98	mm			11.5	g	U4	12/20/2022	Weight is total. Measurements are for largest piece. Weight for largest piece: 9.3g Measurements for Smallest piece: 2.2g, 14.46x13.6x9.66mm

22OLH 040.01	Charcoal	4	38.59	mm	33.77	mm	15.16	mm	16.0	g	U4	12/20/2022	Weight is total. Measurements are for largest piece. Weight for largest piece: 14.7g Measurements for Smallest piece: 0.5g, 11.25x9.41x6.18mm	
22OLH 041.01	Wood	2	36.91	mm	18.93	mm	12.17	mm	5.2	g	U4	12/20/2022	Weight is total. Measurements are for largest piece. Weight for largest piece: 4.5g Measurements for Smallest piece: 0.7g, 62.08x4.48x2.86g	
22OLH 042.01	Asphalt	1	21.81	mm	12.99	mm	8.89	mm	1.9	g	U4	12/20/2022		
22OLH 043.01	Chert	1	57.34	mm	50.26	mm	46.61	mm	87.6	g	U4	12/20/2022		
22OLH 044.01	Stick	1	55.07	mm				8.78	mm	3.7	g	U4	12/20/2022	



CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: March 7, 2023

RE: **CONSERVATION OVERLAY ZONE DEVELOPMENT 2023-0003**

AGENDA ITEM 8(c)

APPLICANT Ryan Carter
c/o Carter Environmental Services Inc.

OWNER Adrienne Flatland

LOCATION 144 Pelican Reef Drive / PID 158571-4040

REQUEST To approve the construction of a bulkhead, dock, single boat lift, one PWC lift, and floating dock totaling approximately 1,870 square feet within Conservation Overlay Zone 1 as well as the removal of a 13-inch dbh Southern Red Cedar within Conservation Overlay Zone 3.

LAND USE Residential Low Density

ZONING Residential Single-Family-Two (RS-2)

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

Overall Goal

Conserve, protect and appropriately manage the natural resources of the City of St. Augustine to ensure the highest environmental quality possible.

Conservation Goal

Chapter 163.3177(6)(d) F.S.

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. (Adopted June 2011 Ord #2011-02)

CCM Policy 1.5.4

Whenever possible, native trees, shrubs and ground cover will be maintained on development sites to prevent soil erosion.

CCM Policy 1.7.6

The City shall encourage new developments to protect existing native vegetation in common areas and buffer zones and shall encourage additional planting of native plant species to enhance sparse vegetation in common areas and buffer zones.

CCM Objective 2.6

The City shall commit to preservation of community trees and the urban forest to improve air quality, community health, quality of life, aesthetics, and energy conservation.

APPLICABLE CODES/ORDINANCES

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. 11-27. – Definitions.

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.

Conservation Overlay Zone 2 includes all property one hundred (100) feet landward from the most restrictive boundary line establishing Conservation Overlay Zone 1. Zone 2 is the transition zone or buffer area between Zone 1 and Zone 3, and may include areas recognized as habitat for species considered endangered, threatened, of special concern, or unique by federal state and local agencies. The primary purpose of Zone 2 is to protect the functional integrity of Zone 1, and to protect Zone 3 from extreme high water conditions.

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.

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.

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](#).
- (b) The planning and building division may issue permits for additions to existing structures, for construction of new secondary structures, such as fences, driveways, decks, patios, greenhouses, garages and sheds, and use permits for uses otherwise permitted to be conducted in these structures located in Conservation Overlay Zone 2 when no drainage into the marsh is proposed, no significant alteration of surface water hydrology will occur and native plant materials are preserved or replaced. The planning and building division may issue permits for the construction of new primary structures located in Conservation Overlay Zone 2 when the above conditions are met and when the subject property contains a seawall, bulkhead or rip rap shoreline, or is located within one hundred fifty (150) feet of existing development and the primary structure is located no closer to the marsh edge or to the mean high water line than are adjacent primary structures. In addition, such additions and new structures may not exceed the lesser of seventy-five (75) feet or seventy-five (75) percent of the lot width.
- (c) The planning and building division may issue permits for structures and uses otherwise permitted and located within Conservation Overlay Zone 3 provided that all healthy significant trees are retained on the site.
- (d) Removal of a significant tree shall be approved by the planning and zoning board. All significant trees removed shall be replaced in accordance with the requirements of [chapter 25](#).

(Code 1964, § 7-114; Ord. No. 96-02, § 1, 2-26-96; Ord. No. 09-17, § 1, 5-11-09; Ord. No. 19-03, § 1, 1-28-19)

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 subsections (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.

Restoration plan(s) shall be developed to achieve the fifty (50) percent criteria above for those sites already disturbed. If the altered shoreline is bulk-headed, softening of this hardened shoreline with riprap, environmentally engineered materials or other techniques to soften wave energies and promote vegetation is encouraged. Should a softening effort be employed, a reduction in the twenty-five (25) feet buffer may be permitted.

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

THIS LANGUAGE MAY BE FOUND UNDER THE STAFF SUMMARY AND ANALYSIS
SECTION OF THIS REPORT

- (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.
- (Code 1964, § 7-115; Ord. No. 96-02, § 1, 2-26-96; Ord. No. 00-34, § 1, 10-9-00; Ord. No. 01-14, § 1, 7-23-01; Ord. No. 04-01, § 1, 1-26-04; Ord. No. 14-14, § 1, 9-22-14; Ord. No. 19-03, § 1, 1-28-19; Ord. No. 21-13, § 1, 8-23-21)

Sec. 25-52. – Definitions.

Trees means self-supporting woody perennial plants having usually single self-supporting trunks which normally grow to a minimum overall height of fifteen (15) feet and an average mature crown spread greater than fifteen (15) feet. These trunks shall be clear of branches and limbs so that both trunk and canopy are distinct.

Trees, shade, means trees which normally grow to a minimum overall height of thirty (30) feet and an average mature crown spread of twenty-five (25) feet.

Trees, understory, means trees which normally grow to a minimum overall height of fifteen (15) feet and an average mature crown spread of fifteen (15) feet.

Sec. 25-54. – Specific landscape requirements

- (c) *Landscaping and bufferyards for single family uses.* Single family uses shall not be required to meet bufferyard requirements, but shall be required to submit a site plan as defined in this chapter for review prior to issuance of a building permit. **Single family uses shall only be required to replace existing trees removed as the result of permitted construction.**

Sec. 25-58. – Variances and conservation overlay zone development review.

The city planning and zoning board may grant a variance to the requirements of this article where compliance would be a practical impossibility or would cause unnecessary hardship or where the owner proposes an alternative which conforms to the general intent and spirit of these

regulations. When reviewing applications and site plans associated with applications for variances or conservation overlay zone developments or for the removal of significant trees involved with a site plan for new development, the planning and zoning board shall have the authority to locate structures, parking areas and other improvements to retain significant trees when possible and practical. The planning and zoning board shall approve or deny the site plan and may impose conditions as required, such as specific tree species and sizes for the required replacement trees. Under no circumstances may the board deny fair and reasonable use of the property, but the granting of a variance or conservation overlay zone development may be contingent upon retaining significant trees. Procedures for variances and conservation overlay zone development review shall be in accordance with [chapter 28](#). Standards and criteria for conservation overlay zone development review shall be in accordance with [chapter 11](#).

(Ord. No. 04-17, § 1, 10-25-04; Ord. No. 19-03, § 3, 1-28-19)

STAFF SUMMARY AND ANALYSIS

This request is to construct a new bulkhead and dock that would include a single boat lift, one (1) personal watercraft (PWC) lift and a floating dock. Along with this request the applicant is also seeking approval to remove a 13" dbh Southern Red Cedar tree due to the location of the proposed bulkhead and fill associated with the construction which may compromise the health of the tree.

In an arborist report from Matthew Posey of TREECO the Southern Red Cedar tree in question is in "good" condition but the "extra soil could bury the trunk flare of the tree and suffocate the root system."

A tree replacement plan has not been submitted with this application but will need to be submitted along with the forthcoming tree removal permit application if this Planning and Zoning Board application is approved.

Under Sec. 11-29. – Standards for review, applications for development in Conservation Overlay Zones 1 shall be evaluated according to the following criteria, the applicant's responses are italicized.

(1) Site specific conditions.

- *This property has approximately 137 feet of Matanzas River frontage. The property and adjacent properties utilize rip-rap, sea walls and are elevated from the coastline. Mangroves and marine vegetation are present in the area but not on the property.*

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

- *The property sits on the Matanzas River and is adjacent to other single-family homes to the North and South.*

(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.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

- *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.
 - *Shoreline erosion can be mitigated by the approval of the proposed bulkhead located landward side of the existing rip-rap. Use of the 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.
 - *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.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

<i>The effects of the proposed project on commercial and sport fish are as follows:</i>	
<i>Positive</i>	<i>Negative</i>
<i>The proposed new dock supports will provide shelter for larval, juvenile, and adult fish.</i>	<i>Extremely small loss of juvenile habitat from the placement of approximately 46 new pilings for the dock construction.</i>

<i>The effects of the project on shellfish are as follows:</i>	
<i>Positive</i>	<i>Negative</i>
<i>The pilings used to construct the dock/lift additions could be colonized by barnacles, oysters, and mussels. This will be an addition of habitat.</i>	<i>None</i>

<i>The effects of the project on waterfowl area as follows:</i>	
<i>Positive</i>	<i>Negative</i>
<i>The additional dock area could be used as a resting place or perch for many waterfowl.</i>	<i>Extremely small loss of foraging habitat.</i>

- (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 deck will not exceed 6' above MHW, with a proposed height for the newly constructed dock being 5' to match the existing dock profiles in the area. The boat lifts will be low-profile and not exceed 12,000 pounds in 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 new construction of a bulkhead, dock, single boat lift, one PWC lift, and floating dock totaling approximately 1,870 square feet within Conservation Overlay Zone 1. Staff also finds that the board can **APPROVE** the removal of a 13" dbh Southern Red Cedar tree within Conservation Overlay Zone 3 as a result of permitted bulkhead and dock construction at 144 Pelican Reef Drive / PID 158571-4040 with a condition that a tree replacement plan be submitted with the tree removal permit application.



Jacob Fredriksson
Senior Planner
Planning and Building Department

Because Pelican Reef is a gated community, please contact the owner Adrienne Flatland at 904-899-2217 directly for information about visiting the site.



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$165 (plus advertising costs) Project Number: 2023 0003

Receipt Number: 2558875 Meeting Date: 03/07/23

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

1. NAME OF APPLICANT: RYAN CARTER Contact Number: 904-540-1786

Business (if applicable): CARTER ENVIRONMENTAL SERVICES

Address: 42 MASTERS DR City: ST. AUGUSTINE State: FL Zip: 32084

E-Mail Address: RYAN@CARTERENV.COM

2. NAME OF PROPERTY OWNER: ADRIENNE FLATLAND Contact Number: 904-899-2217

Business (if applicable): _____

Address: 144 PELICAN REEF DR City: ST. AUGUSTINE State: fl Zip: 32080

E-Mail Address: adrienne.flatland@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 4 Block: 4

Subdivision: PELICAN REEF Parcel Number: 1585714040

4. PROJECT STREET ADDRESS: 144 PELICAN REEF DR

5. SPECIFIC PROPOSED USE: SINGLE FAMILY DOCK & BULKHEAD

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 BULKHEAD & SINGLE FAMILY DOCK &

REMOVAL OF 1 (ONE) CEDAR TREE

8. JUSTIFICATION FOR ACTION REQUESTED: PLEASE SEE OVERLAY ZONE DEVELOPMENT
SUPPLEMENT

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.

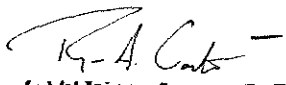
11. AGREEMENT:

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.

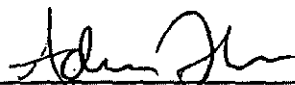
Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

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

10/07/2022
Date


Signature of Property Owner

10/10/2022
Date



Owner's Authorization For Agent

CARTER ENVIRONMENTAL SERVICES is/are hereby authorized TO ACT ON BEHALF OF ADRIENNE FLATLAND, 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: 144 PELICAN REEF DR

BY: [Signature]
Signature of Owner

ADRIENNE FLATLAND
Print Name of Owner

904-899-2217
Telephone Number

State of Florida

County of ST. Johns

Signed and sworn before me on this 16 day of November, 2022

By Adrienne Flatland

Identification verified:

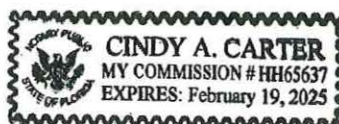
Oath sworn: ☒ Yes ☐ No

Notary Signature:

[Signature: Cindy A. Carter]

My Commission expires:

02/19/2025



Attachment 1
Overlay Zone Application Narrative

**144 Pelican Reef Dr.
Overlay Zone Development Application Supplement
February 2023**

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a proposed bulkhead and dock that includes a single boat lift, one (1) PWC lift and a floating dock. The applicant also requests permission for the removal of an existing 13" red cedar tree. The purpose of the cedar removal is related to the construction of the bulkhead and associated fill. The cedar currently exists in the area where proposed construction is to take place. The proposed bulkhead will be composed of wood pile construction along the landward side of existing Rip-Rap on site. The proposed dock will allow the owners access to the Matanzas River. Total dock and lifts area over open water will be approximately 1,870 sq. ft. The height of the dock will be 6' 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 1,2, and 3 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 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.*

The proposed bulkhead has the potential to retain upland natural ground material as well as the existing rip-rap so that turbid run-off does not flow and diminish vistas with poor water quality. A dock design is proposed that demonstrates minimization and reduced

impacts which in turn allows for more naturally enhanced vistas & scenic opportunities.

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 137 feet of Matanzas River frontage. The property and adjacent properties utilize rip-rap, sea walls and are elevated from the coastline. Mangroves and marine vegetation are present in the area but not on the property.

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

The property sits on the Matanzas River and is adjacent to other single-family homes to the North and South.

3. Natural and proposed drainage patterns.

Drainage will not be altered by the proposed works.

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

Point and non-point discharge will not be altered.

5. Proposed soil stabilization and erosion control methods.

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

6. Impact on floodplain.

There is no impact on floodplains associated with this application.

7. Impact of development on vegetative and animal communities.

Vegetative impacts: 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.*

Shoreline erosion can be mitigated by the approval of the proposed bulkhead located landward side of the existing rip-rap. Use of the 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:

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

Negative: Extremely small loss of juvenile habitat from the placement of approximately 46 new pilings for the dock construction.

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

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

Negative: None

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

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

Negative: Extremely small loss of foraging habitat.

17. Dock specifications:

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

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

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

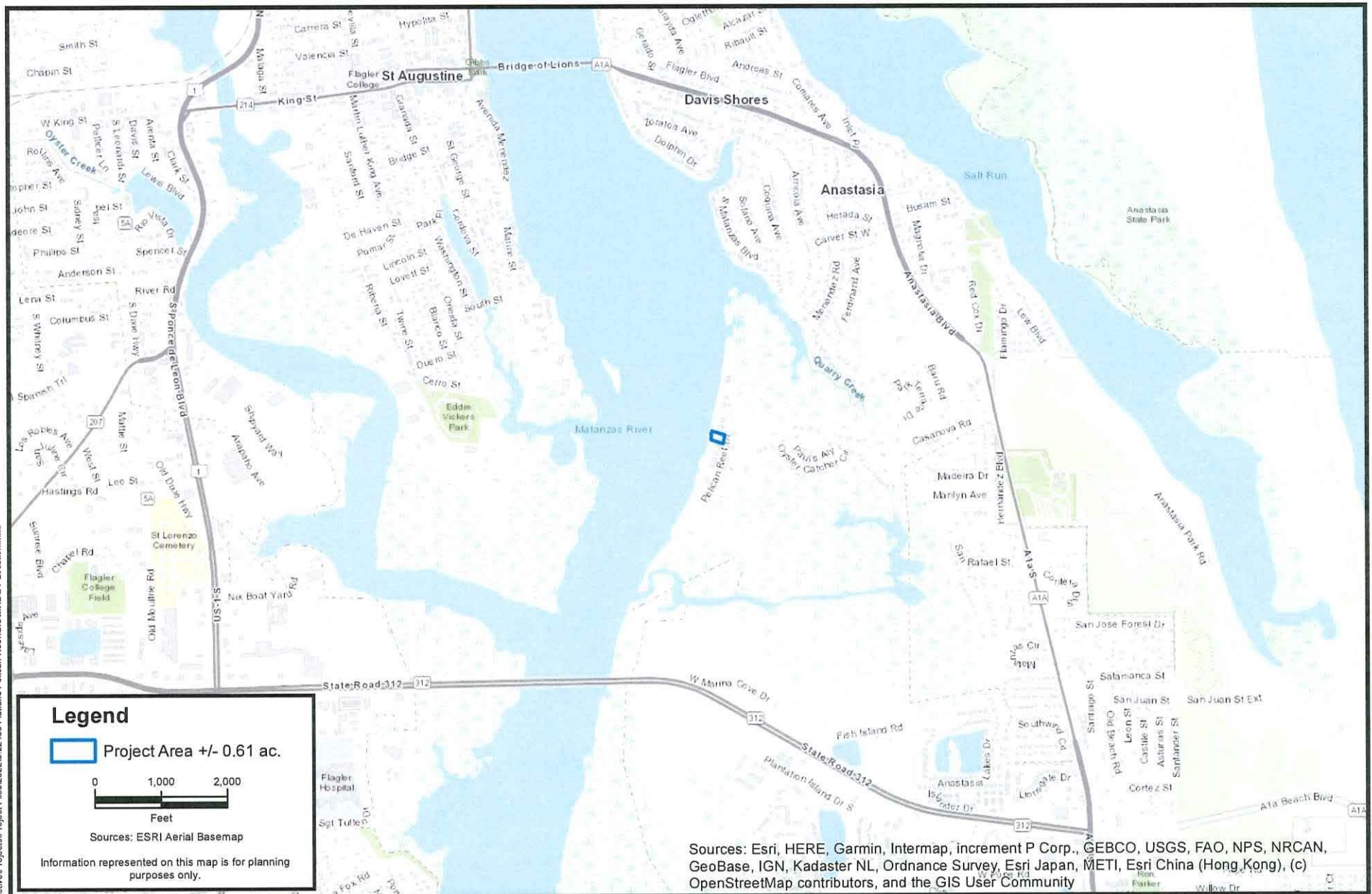
The deck will not exceed 6' above MHW, with a proposed height for the newly constructed dock being 5' to match the existing dock profiles in the area.

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

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

Attachment 2

Overlay Zone Application Graphics



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Location Map

Flatland 144 Pelican Reef

Project: 5.22485

St. Johns County, FL

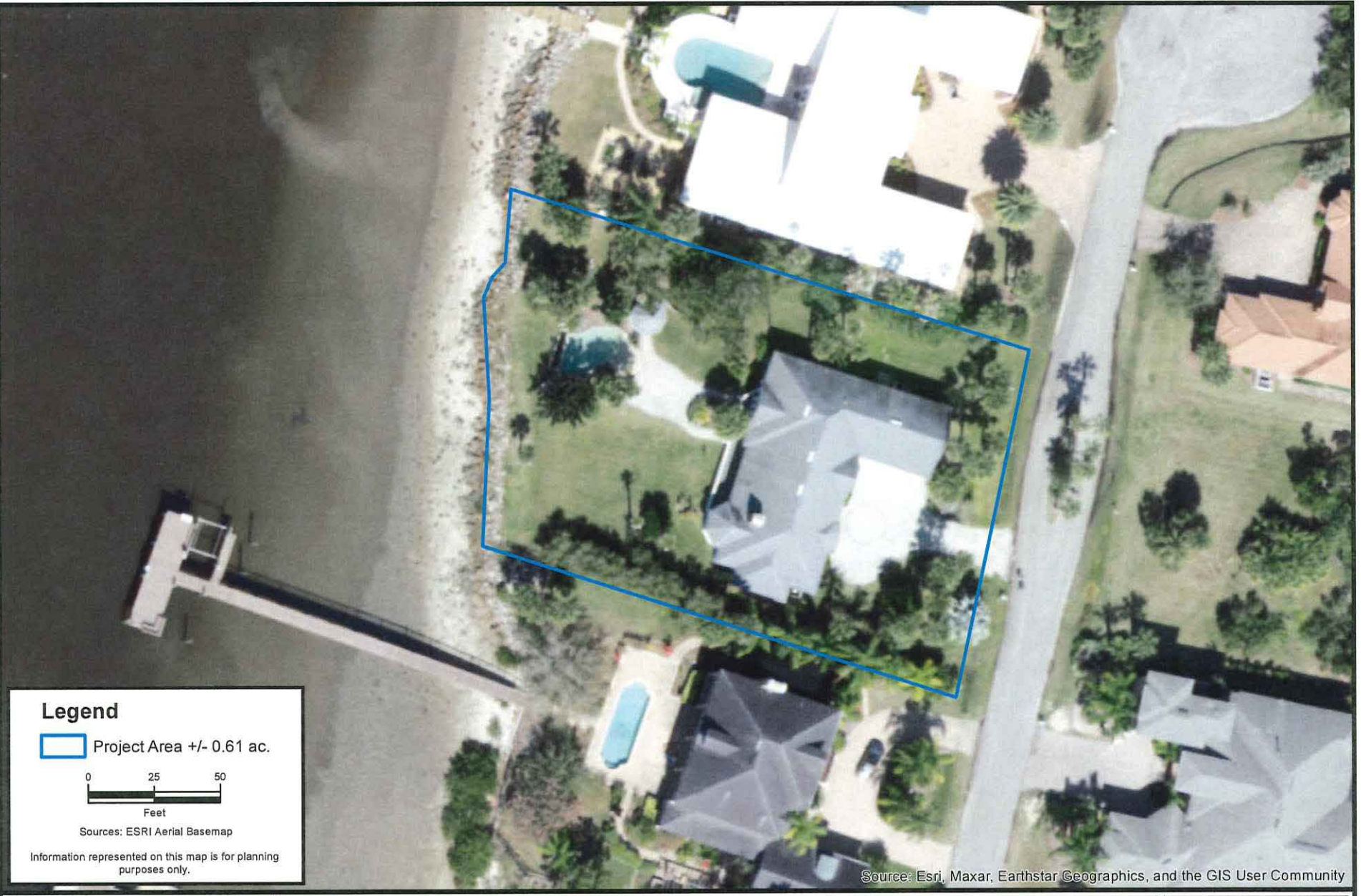
Date: Jan 19 2023

Figure:

1



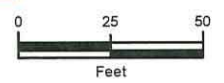
F:\CES Projects\Project Files\Active\Projects\Project Files\2022\5.22485 Flatland Pelican Reef\GIS\MXD\02-aerial.mxd



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Legend

 Project Area +/- 0.61 ac.



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.

www.carterenv.com

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

Current Aerial		
Flatland 144 Pelican Reef		
Project:	5.22485	St. Johns County, FL
		Date: Jan 19 2023


Figure: 2



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Neighboring Structures
Flatland 144 Pelican Reef

Project: 5.22485

St. Johns County, FL

Date: Jan 19 2023

Figure:

3



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CARTER ENVIRONMENTAL
SERVICES, INC.



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

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Proposed Alignment
Flatland 144 Pelican Reef

Project: 5.22485

St. Johns County, FL

Date: Jan 19 2023

Figure:

4





CARTER ENVIRONMENTAL SERVICES, INC.



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

www.carterenv.com

Proposed Dock Dimensions & Retaining Wall Location

Flatland 144 Pelican Reef

Project: 5.22485

St. Johns County, FL

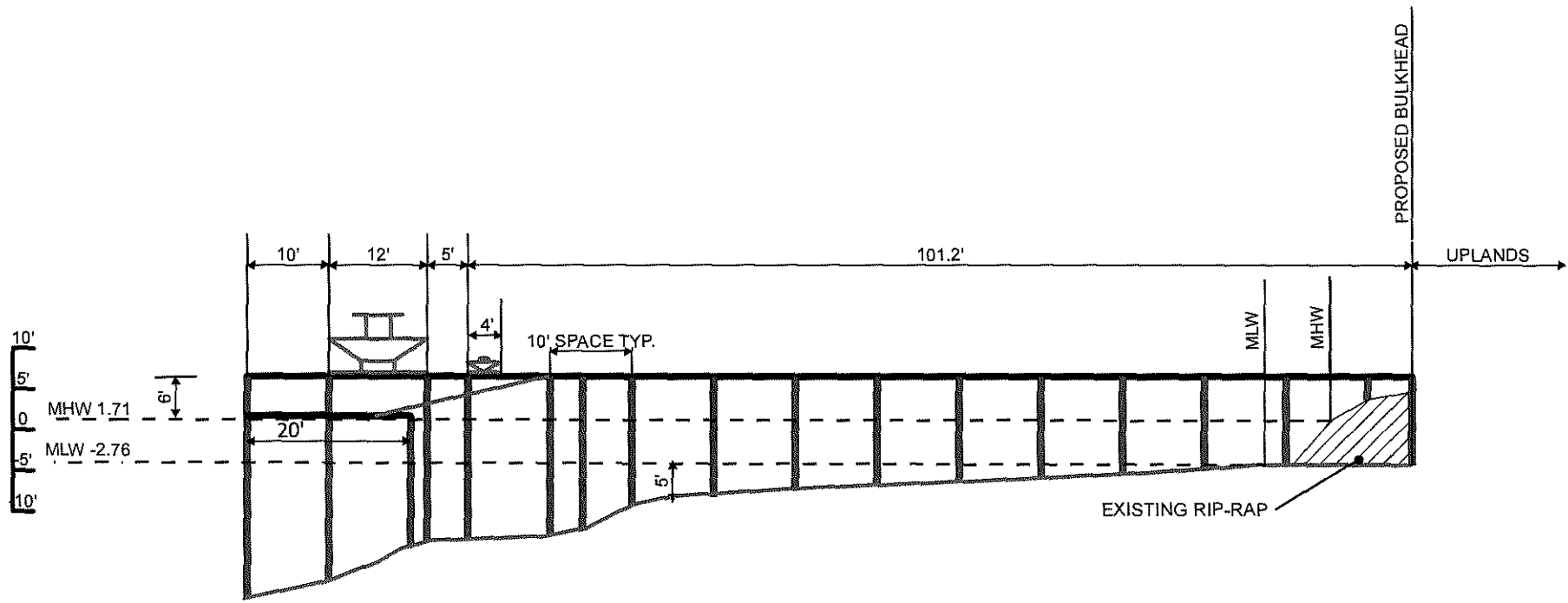
Date: Jan 20 2023

Figure:

5



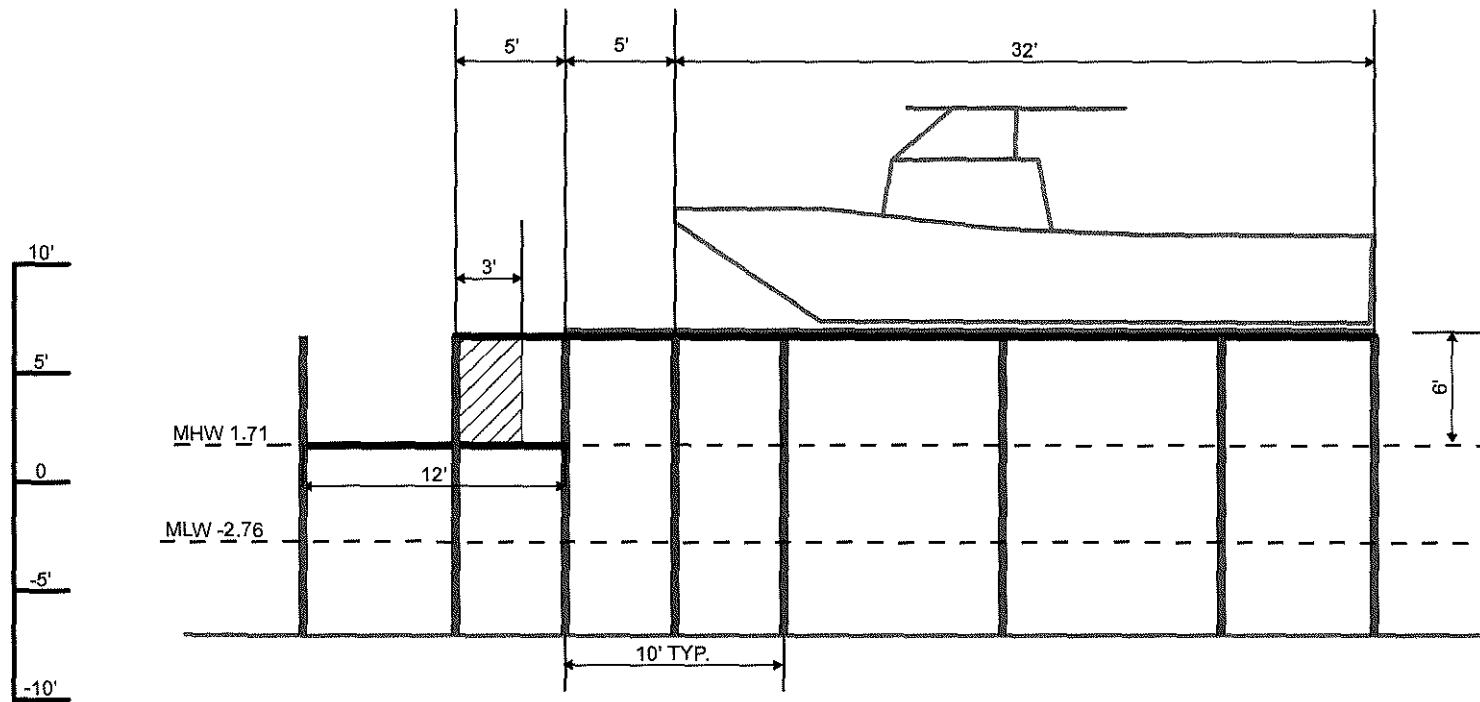
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CARTER ENVIRONMENTAL SERVICES, INC.
CES
42 Masters Drive
St Augustine, FL 32084
904-540-1766
www.carterenv.com

Profile View		
Flatland 144 Pelican Reef		
Project:	5.22485	St. Johns County, FL
		Date: Oct 28 2022


Figure: 7



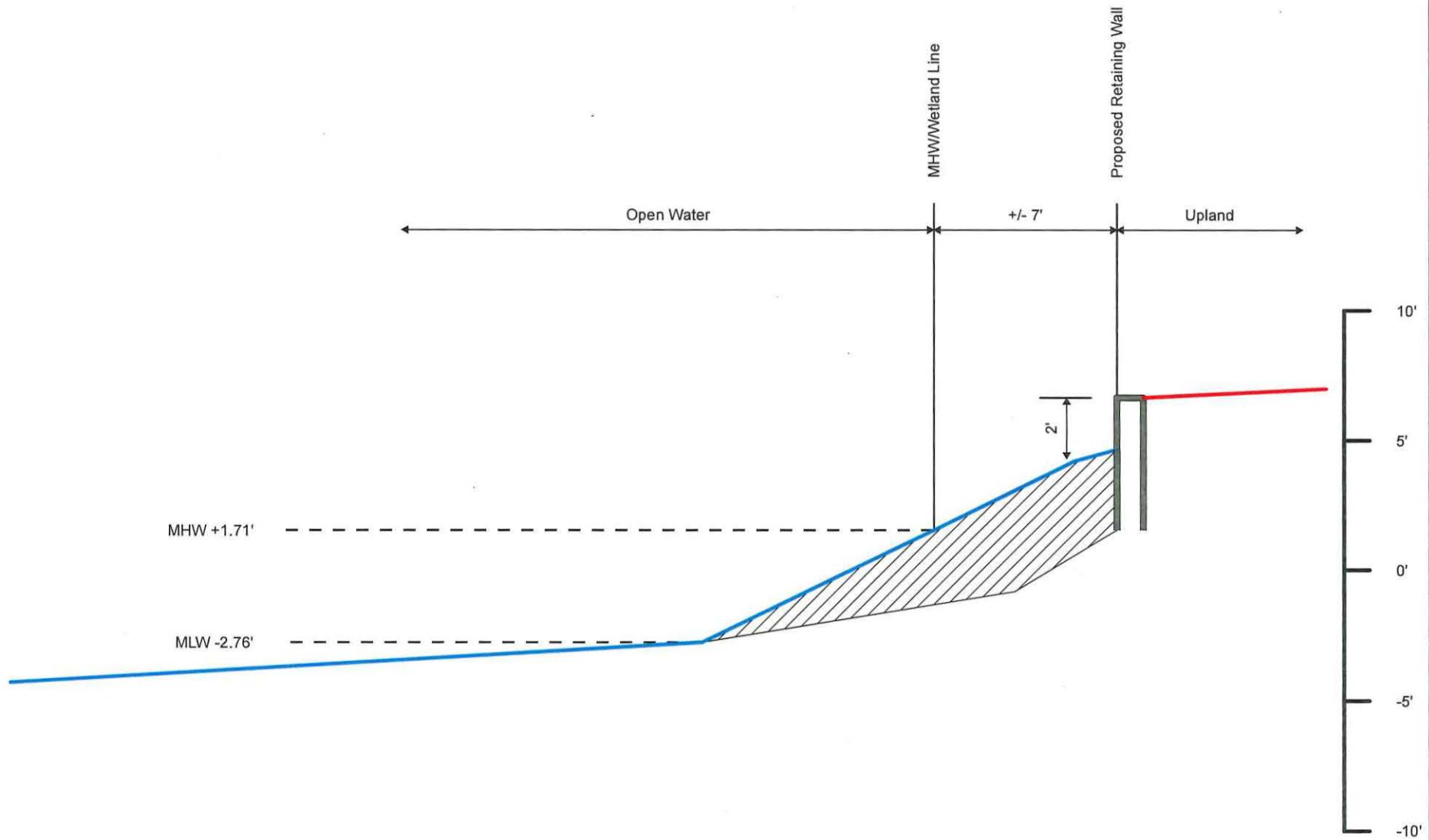
CARTER ENVIRONMENTAL SERVICES, INC.
CES
 42 Masters Drive
 St. Augustine, FL 32084
 904-540-1788
www.carterenv.com

Cross-Section View
Flatland 144 Pelican Reef



Project: 5.22485	St. Johns County, FL	Date: Oct 28 2022	Figure: 8
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F:\CES Projects\Project Files\Active\Projects\Project Files\2022\5 22485 Flatland Pelican Reef\GIS\WXD09-Bulkheadprofile.mxd



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Retaining Wall Cross-Section Detail View
Flatland 144 Pelican Reef

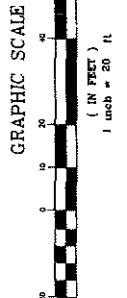


Project: 5.22485

St. Johns County, FL

Date: Jan 19 2023

Figure: 9



DESCRIPTION:
LOT 4, BLOCK 4, PELICAN REEF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP
BOOK 25, PAGES 67 THROUGH 90 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PREPARED FOR
RUGGERI CONSTRUCTION
CERTIFIED TO

FLORIDA COASTAL SURVEYORS, INC.
1797 OLD MOBILE TRAIL ROAD



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](#)

2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

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



Parcel ID 1585714040
Location Address 144 PELICAN REEF DR
 SAINT AUGUSTINE 32080-0000
Neighborhood pelican reef (ICW) (628.42)
Tax Description* 25/87-91 PELICAN REEF LOT 4 BLK 4 OR5248/1820
**The Description above is not to be used on legal documents.*
Property Use Code Single Family (0100)
Subdivision Pelican Reef
Sec/Twp/Rng 20-7-30
District City of St Augustine (District 452)
Millage Rate 18.9763
Acreage 0.580
Homestead Y

Owner Information

Owner Name Flatland Jeffrey Allan, Adrienne Roshan 100%
 Flatland Adrienne Roshan 100%
Mailing Address 144 PELICAN REEF DR
 SAINT AUGUSTINE, FL 32080-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



Valuation Information

	2023
Building Value	\$566,141
Extra Features Value	\$40,050
Total Land Value	\$1,064,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,670,191
Total Deferred	\$45,908
Assessed Value	\$1,624,283
Total Exemptions	\$50,000
Taxable Value	\$1,574,283

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
2022	\$486,232	\$26,742	\$1,064,000	\$0	\$0	\$1,576,974	\$1,576,974	\$50,000	\$1,526,974
2021	\$484,714	\$26,048	\$725,000	\$0	\$0	\$1,235,762	\$1,235,762	\$0	\$1,235,762
2020	\$489,816	\$27,350	\$725,000	\$0	\$0	\$1,242,166	\$1,128,030	\$164,636	\$1,077,530
2019	\$391,659	\$24,662	\$725,000	\$0	\$0	\$1,141,321	\$1,102,669	\$88,652	\$1,052,669
2018	\$396,011	\$24,753	\$700,000	\$0	\$0	\$1,120,764	\$1,082,109	\$88,655	\$1,032,109
2017	\$400,362	\$20,730	\$660,000	\$0	\$0	\$1,081,092	\$1,059,852	\$71,240	\$1,009,852
2016	\$404,714	\$19,742	\$660,000	\$0	\$0	\$1,084,456	\$1,038,053	\$96,403	\$988,053
2015	\$321,088	\$11,771	\$660,000	\$0	\$0	\$992,859	\$946,922	\$95,937	\$896,922
2014	\$331,765	\$12,769	\$660,000	\$0	\$0	\$1,004,534	\$939,407	\$115,127	\$889,407
2013	\$335,451	\$13,766	\$660,000	\$0	\$0	\$1,009,217	\$925,524	\$133,693	\$875,524
2012	\$320,289	\$14,764	\$575,000	\$0	\$0	\$910,053	\$910,053	\$50,000	\$860,053
2011	\$323,770	\$15,740	\$650,000	\$0	\$0	\$989,510	\$941,655	\$97,855	\$891,655
2010	\$336,867	\$16,738	\$650,000	\$0	\$0	\$1,003,605	\$927,739	\$125,866	\$877,739

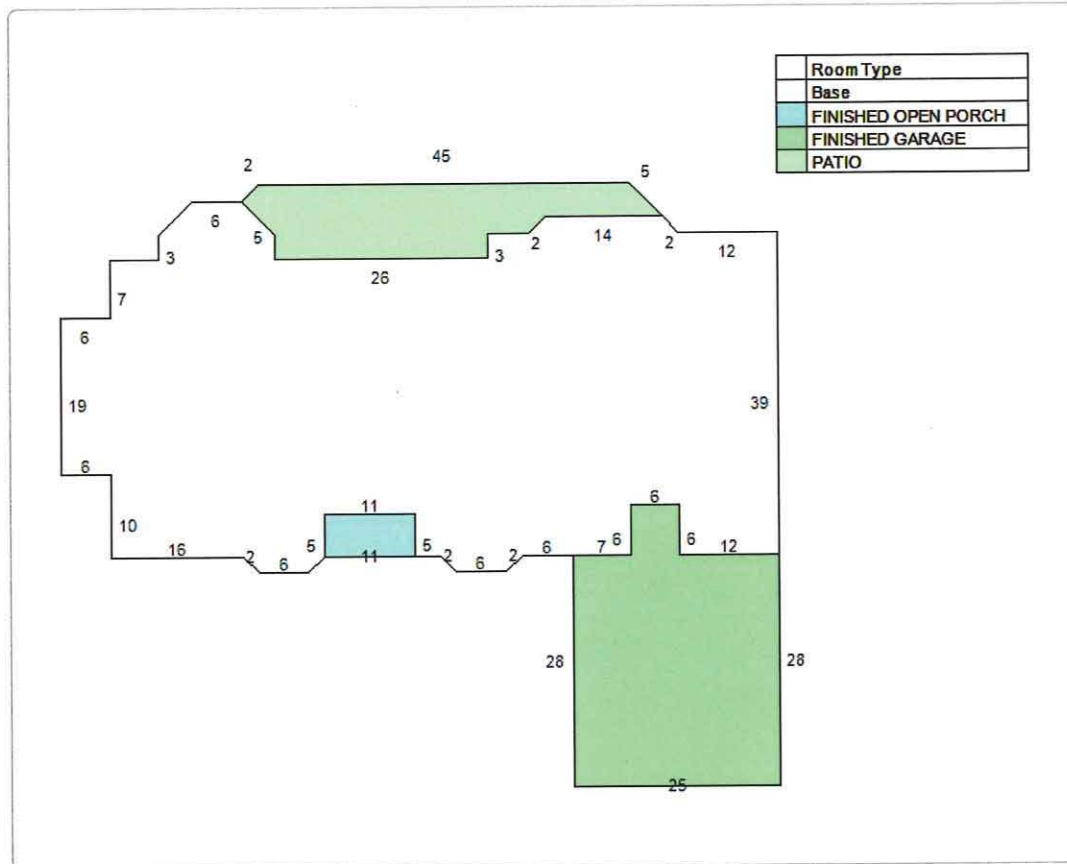
Building Information

Building 1
 Year Built 2002
 Actual Area 4317
 Conditioned Area 3190
 Use Single Family Residence
 Style 01
 Class N
 Exterior Wall Concrete Stucco

Roof Cover Composite Shingle
 Roof Structure Gable Hip
 Interior Flooring Ceramic Tile, Hardwood
 Interior Wall Drywall
 Heating Type Air Duct
 Air Conditioning Central
 Bedrooms 3
 Baths 3.5

Description	Square Footage
BASE AREA	3190
PATIO	336
FINISHED GARAGE	736
FINISHED OPEN PORCH	55
Total SqFt	4317

Sketch Information



Extra Feature Information

Code Description	Status	Value
Pool - Average (RES)		36450
Gazebo - Average (Mix)		3600

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	0	0	1	UT	\$1,064,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/27/2021	4/22/2021	\$1,650,000.00	WARRANTY DEED	5248	1820	Q	I	SMITH CONSTANCE	FLATLAND JEFFREY ALLAN,ADRIENNE ROSHAN SMITH CONSTANCE,CORDELL
12/17/2015	12/15/2015	\$1,370,000.00	WARRANTY DEED	4125	695	Q	I	NEWBY WILLIAM,SARAH	
	7/31/1997	\$337,500.00	WARRANTY DEED	1256	1135	Q	V	THOMPSON PIERRE D	NEWBY WILLIAM,SARAH

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

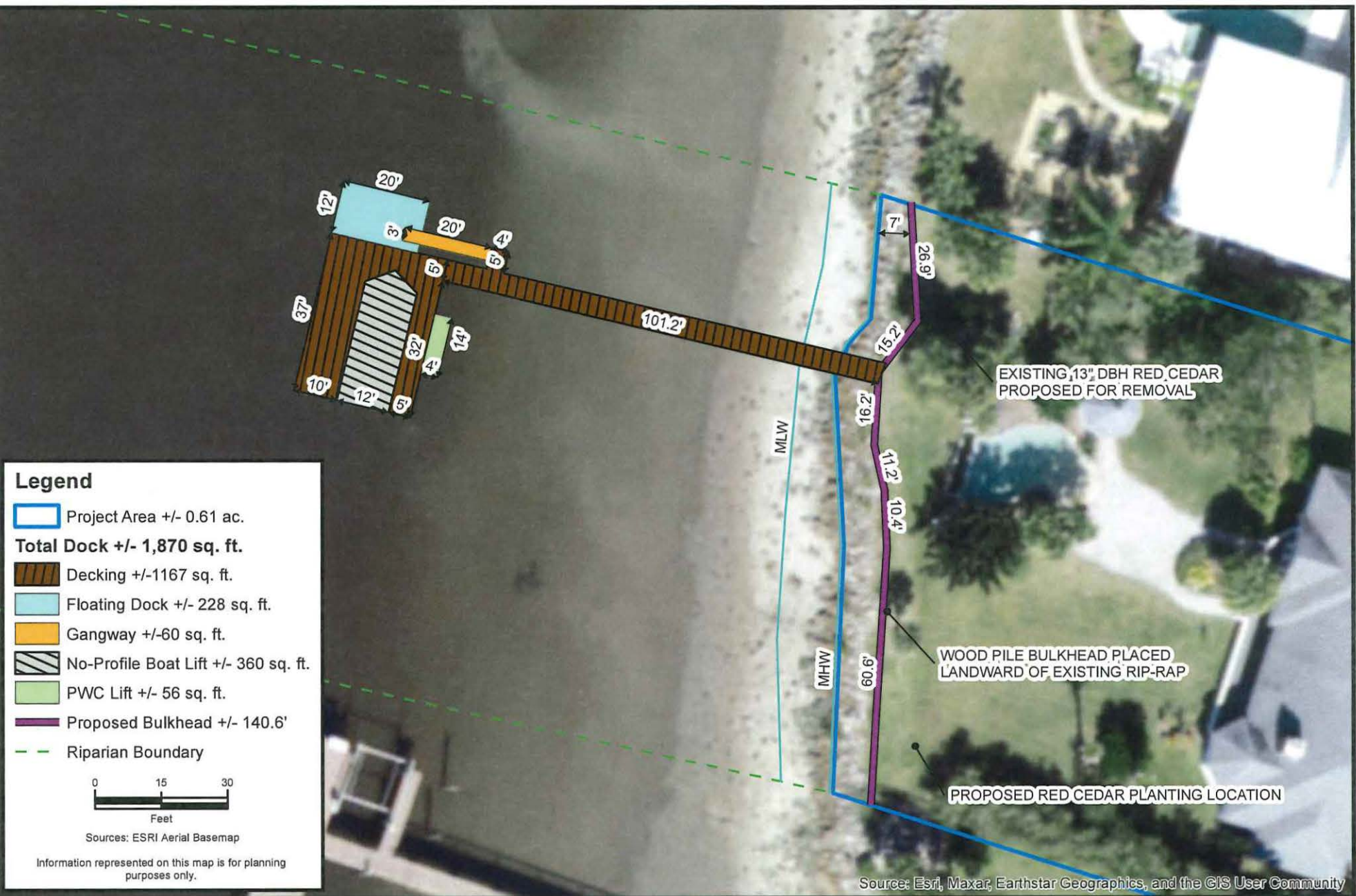
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[GDPR Privacy Notice](#)

Last Data Upload: 10/28/2022, 2:57:37 AM

Developed by



Version 2.3.227



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Dock Dimensions & Retaining Wall Location

Flatland 144 Pelican Reef

Project: 5.22485

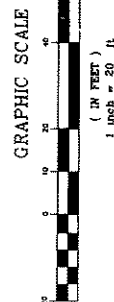
St. Johns County, FL

Date: Jan 20 2023

Figure:

5





DESCRIPTION:
LOT 4, BLOCK 4, PELICAN REEF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 25, PAGES 87 THROUGH 90 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

FIRST UNION MORTGAGE CORP.
RUGGERI CONSTRUCTION
WILLIAM AND SARAH NEWBY

PREPARED FOR
RUGGERI CONSTRUCTION

COMMUNITY NO.	PANEL NO.	SUFFIX	PRM ZONE	PRM ELEVATION	EFFECTIVE DATE
225145	0004	D	AE	9 FT.	8/16/92

Notes	U	PC	PT	8/10/92
R/W = Right-of-way				
Delta = Central Angle				
R = Radius				
L = Length of curve				
C = Chord				
C-Beg = Chord Bearing				
NR = Non-Radial				
Em1. = Easement				
P.O.B. = Point of Beginning				
P.O.C. = Point of Commencement				
F.F.E. = Finished Floor Elevation				
B.M. = Bench Mark				

[illegible]

MANUS SHOWN WERE NOT ABSTRACTED FOR DEEDS, EASEMENTS, SET-BACK LINES, OR RIGHTS-OF-WAY OF RECORD. ALL THE IMPROVEMENTS AS SHOWN HEREON WERE LOCATED BY THIS SURVEY; FIELD WORK COMPLETED 12/9/00.

ASIS OF BEARING: THE WESTERLY LINE OF PELICAN REEF DRIVE BEARS S 12°02'00" W (ASSUMES) _____

I HEREBY STATE, that the herein described
LAND SURVEY and/or SKETCH was prepared under my direction

and supervision, and conforms to the applicable requirements of Chapter 472 of the Statutes of the State of Florida and Chapter 61G17-5 of the Florida Administrative Code. The survey

depicted here is not covered by professional liability insurance.

FLORIDA COASTAL SURVEYORS INC

TYPE	316 INVENTION	DATE	REVISION
SCALE	1" = 100'	DATE	REVISION

FLORIDA COASTAL SURVEYORS, INC.
1787 OLD MOULTRE ROAD
SUITE 106
ST AUGUSTINE FLORIDA 32084

ST AUGUSTINE, FLORIDA 32084 (904) 826-0060

SHEET 5 OF 13

City of St. Augustine Arboriculture Report

is report is to be completed by an ISA certified arborist to accompany a request for removal of a significant trees as defined in chap 1 of the City of St. Augustine Development Code. The information described below does not constitute a "hazard inspection" and the inspecting Arborist is responsible for providing additional information, if necessary, regarding the condition of the subject tree(s).

ARBORIST INFORMATION

NAME OF APPLICANT Matthew Posey
ISA Certification # FL-9649A
Business (if applicable) TREECO
Address 267 Big Oak Rd
City St. Augustine State FL Zip Code 32095
Daytime Telephone 904-599-5373 Other Phone _____
Email Address matt@treecofl.com

PROPERTY INFORMATION

STREET ADDRESS 144 Pelican Reef Drive, St. Augustine, Florida 32080
Legal Description: Lot _____ Block _____ Subdivision _____
Parcel _____

SCOPE OF WORK & SITE OBSERVATIONS

Provide a short description of the work completed, reason for removal, any targets and the method(s) of inspection. Include any additional information or explanation on an attached report.

Removal of a Southern Red Cedar at a residential property. Home owner is adding fill dirt to backyard to combat soil erosion. This extra soil could bury the trunk flare of the tree and suffocate the root system. No targets present.

TREE INVENTORY(attach additional trees on separate sheet)

Size (dbh)	Species	Condition (good, fair, poor, dead)	Recommendations
<u>13</u>	<u>Southern Red Cedar</u>	<u>Good</u>	<u>Removal or soil protection fencing around critical root zone</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

TREE CONDITION & POTENTIAL TARGETS

Provide a short description of defects, hazards or items of concern to the board. Include any additional information or explanation on an attached report.

Tree is in good condition. The primary concern for this tree is the possibility of a dead tree after the construction work in the backyard is finished.



December 20th, 2022
Adrienne Flatland
144 Pelican Reef Drive
St. Augustine, FL 32080

REPORT

OBSERVATIONS

The tree is an Southern Red Cedar. It measures 13 inches DBH, approximately 20 feet tall with a spread of approximately 8 feet. The tree is located in the backyard right side. This tree is currently in good health on a scale of poor, fair, good, and excellent. The tree has lost some small branches, but nothing out the realm of normal for the species. The backyard has lost soil as a result of erosion and plans have been made by the homeowner to add fill dirt across the backyard. The additional soil around the base of the tree could bury the trunk flair(the lower-most section of the trunk that flairs out into the root system) and suffocate the root system. Another concern is the moisture from the added soil around the trunk could cause rot and disease to set in at the lower trunk. This could result in decline in health and/or death of the tree. A dead tree in a backyard that is frequently occupied by people would result in a high risk situation and the tree would need to be removed at that time. If the tree is to be saved, great care must be taken to ensure the trunk flair remains exposed to the atmosphere and not buried during the project. I would also recommend that all heavy equipment be kept outside of a CRZ (Critical Root Zone) of 13 feet away from the trunk of the tree in order to protect the root system from over- compaction during the project.

Please do not hesitate to contact me with any questions.

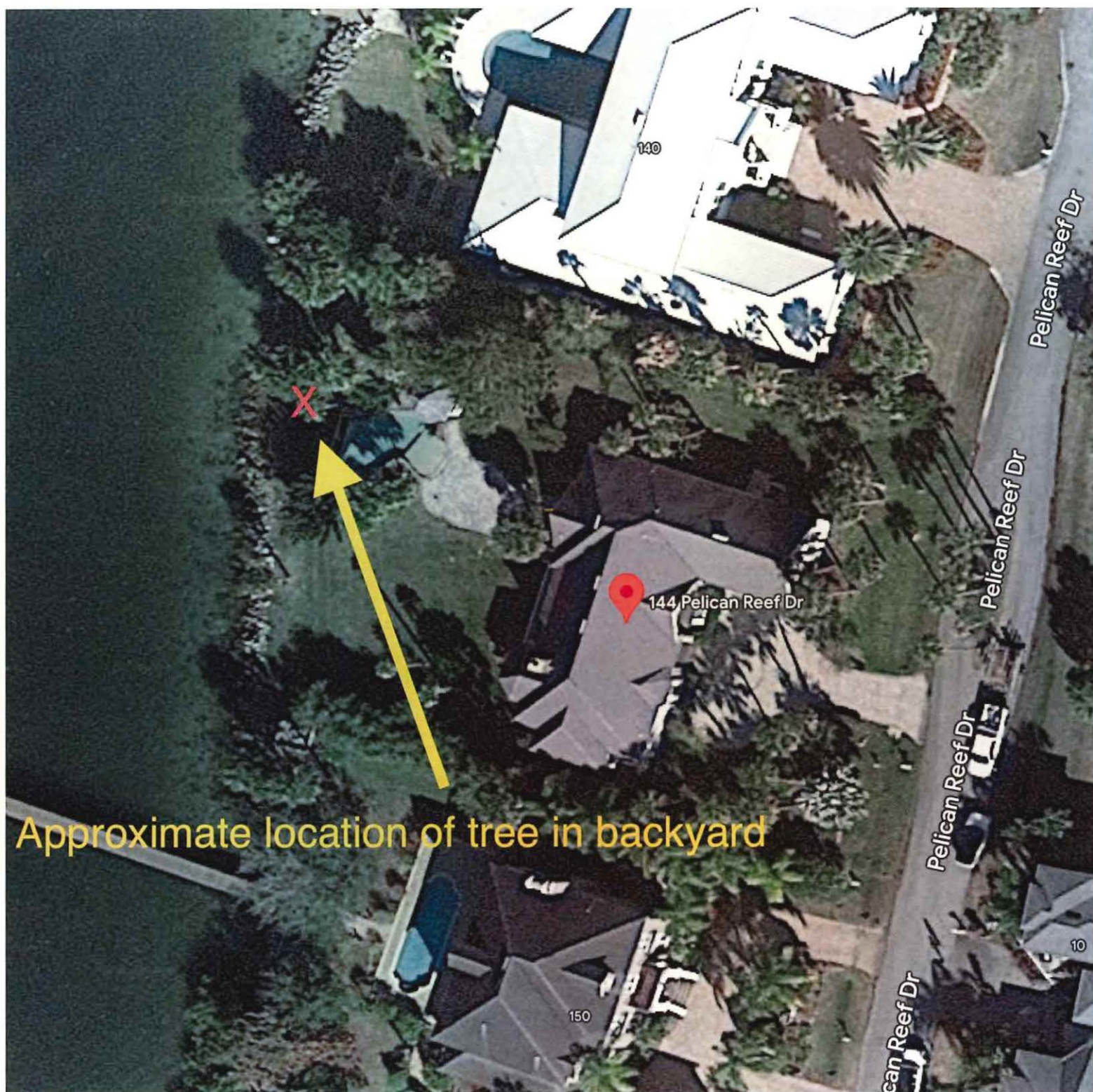
Best,

Matt Posey
ISA Certified Arborist FL-9649A
Tree Risk Assessment Qualified
1078 San Remo Road
St. Augustine, FL 32086
matt@treecofl.com



TREECO

267 Big Oak Rd St. Augustine, FL 32095
Phone: 904-810-1033 • TreeCoFL.com



Approximate location of tree in backyard





DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, JACKSONVILLE DISTRICT
701 SAN MARCO BOULEVARD
JACKSONVILLE, FLORIDA 32207-8175

February 24, 2023

Regulatory Division
North Permits Branch
Jacksonville Permits Section
SAJ-2022-03691 (RGP-JRP)

Ms. Adrienne Flatland
144 Pelican Reef Drive
St. Augustine, Florida 32080
Sent via email: Adrienne.flatland@gmail.com

Dear Ms. Flatland:

The U.S. Army Corps of Engineers (Corps) has completed the review of your application for a Department of the Army permit, which the Corps received on December 27, 2022. Your application was assigned file number SAJ-2022-03691. The activities subject to this permit are authorized pursuant to authorities under Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 403). The project is located in Matanzas River at 144 Pelican Reef Drive (St. Johns County Property Appraisers Parcel Identification Number 1585714040), in Section 20, Township 7 South, Range 30 East, St. Augustine, St. Johns County, Florida. A review of the information and drawings provided indicates that the proposed work would result in construction of a private-residential single-family dock consisting of an uncovered boat slip, terminal platform, gangway, and floating dock. The dock would include a 5-foot by 101.2-foot access pier, a 17-foot by 32-foot uncovered boat slip that includes a 5-foot walkway on the landward side of the slip, a 10-foot by 37-foot terminal platform, a 4-foot by 13-foot personal watercraft lift, a 4-foot by 5-foot pier with a 3-foot by 20-foot gangway that leads to a 12-foot by 20-foot floating dock.

This letter verifies your project, as described above and depicted on the enclosed drawings (Attachment 1), is authorized by Regional General Permit (RGP) SAJ-20 and any subsequent modifications, if applicable. **This RGP authorization is valid until March 27, 2023.** If you commence or are under contract to commence this activity before the date that SAJ-20 expires or is revoked, you will have 12 months from the date of the expiration or revocation of SAJ-20 to complete the activity under the present terms and conditions of SAJ-20.

Please access the Corps' Jacksonville District Regulatory Division Source Book web page to view the special and general conditions for SAJ-20, which apply specifically to this authorization. The Internet URL address is: <https://www.saj.usace.army.mil/Missions/Regulatory/Source-Book/>. Please be aware

this Internet address is case sensitive and you will need to enter it exactly as it appears above. Once there, select "General Permits." Then you will need to select the specific SAJ permit noted above.

You must comply with all of the general and special conditions of the RGP, as well as any project-specific conditions included in this letter.

General Conditions:

1. The time limit for completing the work authorized ends on **March 27, 2023.**
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit you must obtain the signature of the new owner on the attached transfer form (Attachment 2) and forward a copy to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions (Attachment 3).
6. You must allow a representative from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Project Specific Special Conditions:

The following project specific special conditions are included with this verification:

1. **Reporting Address:** The Permittee shall submit all reports, notifications, documentation, and correspondence required by the general and special conditions of this permit to either (not both) of the following addresses:

a. For electronic mail (preferred): SAJ-RD-Enforcement@usace.army.mil (not to exceed 15 MB).

b. For standard mail: U.S. Army Corps of Engineers, Regulatory Division, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019.

The Permittee shall reference this permit number, SAJ-2022-03691 (GP – JRP), on all submittals.

2. **Commencement Notification:** Within 10 days from the date of initiating the work authorized by this permit, the Permittee shall submit a completed "Commencement Notification" form (Attachment 4).

3. **Jacksonville District Programmatic Biological Opinion (JAXBO):** Structures and activities authorized under this permit will be constructed and operated in accordance with all applicable PDCs contained in the JAXBO, based on the permitted activity. Johnson's seagrass and its critical habitat were delisted from the Endangered Species Act on May 16, 2022. Therefore, JAXBO PDCs required to minimize adverse effects to Johnson's seagrass and its critical habitat are no longer applicable to any project. Failure to comply with applicable PDCs will constitute noncompliance with this permit. In addition, failure to comply with the applicable PDCs, where a take of listed species occurs, would constitute an unauthorized take. The NMFS is the appropriate authority to determine compliance with the Endangered Species Act. The most current version of JAXBO can be accessed at the Jacksonville District Regulatory Division website in the Endangered Species section of the Sourcebook located at: <http://www.saj.usace.army.mil/Missions/Regulatory/SourceBook.aspx>

JAXBO may be subject to revision at any time. The most recent version of the JAXBO must be utilized during the design and construction of the permitted work.

4. **Self-Certification:** Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the attached "Self-Certification Statement of Compliance" form (Attachment 5) and submit it to the Corps. In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.

This letter of authorization does not include conditions that would prevent the 'take' of a state-listed fish or wildlife species. These species are protected under sec.

379.411, Florida Statutes, and listed under Rule 68A-27, Florida Administrative Code. With regard to fish and wildlife species designated as species of special concern or threatened by the State of Florida, you are responsible for coordinating directly with the Florida Fish and Wildlife Conservation Commission (FWC). You can visit the FWC license and permitting webpage (<http://www.myfwc.com/license/wildlife/>) for more information, including a list of those fish and wildlife species designated as species of special concern or threatened. The Florida Natural Areas Inventory (<http://www.fnai.org/>) also maintains updated lists, by county, of documented occurrences of those species.

This letter of authorization does not give absolute Federal authority to perform the work as specified on your application. The proposed work may be subject to local building restrictions mandated by the National Flood Insurance Program. You should contact your local office that issues building permits to determine if your site is located in a flood-prone area, and if you must comply with the local building requirements mandated by the National Flood Insurance Program.

This letter of authorization does not preclude the necessity to obtain any other Federal, State, or local permits, which may be required.

Thank you for your cooperation with our permit program. The Corps' Jacksonville District Regulatory Division is committed to improving service to our customers. We strive to perform our duty in a friendly and timely manner while working to preserve our environment. We invite you to complete our automated Customer Service Survey at <https://regulatory.ops.usace.army.mil/customer-service-survey/>. Please be aware this Internet address is case sensitive and you will need to enter it exactly as it appears above. Your input is appreciated – favorable or otherwise.

Should you have any questions related to this RGP verification or have issues accessing the documents referenced in this letter, please contact Janice Price at the Jacksonville Permits Section at P.O. Box 4970, Jacksonville, Florida 32232, by telephone at 904-570-4542, or by email at Janice.R.Price@usace.army.mil.

Sincerely,

PRICE.JANICE.
R.1065728300

Digitally signed by
PRICE.JANICE.R.106572830
0
Date: 2023.02.24 10:18:19
-05'00'

Janice Price
Project Manager

Enclosures

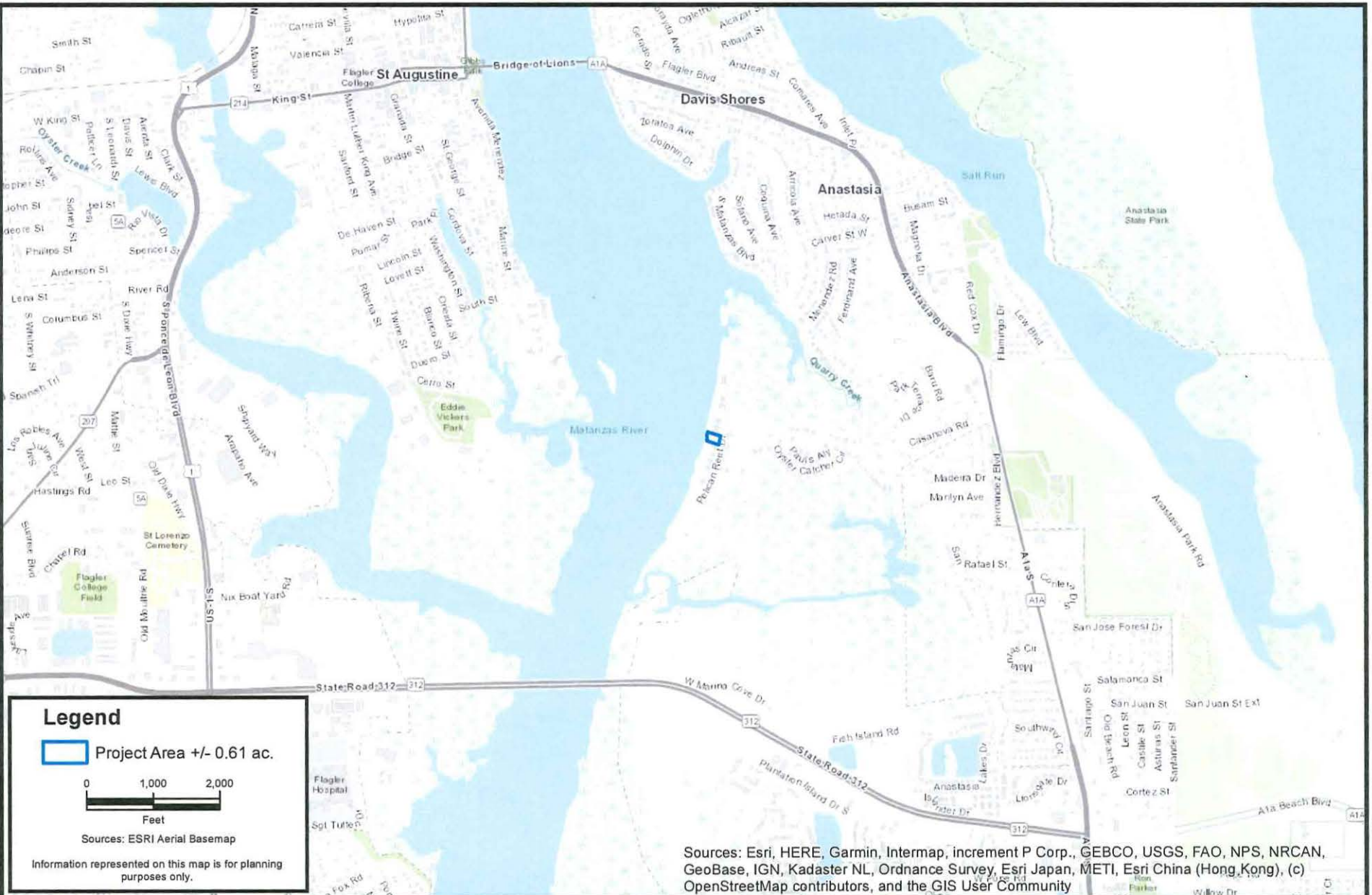
1. Drawings
2. Department of Army Permit Transfer Request

3. SJRWMD 28323-11
4. Commencement Notification
5. Self-Certification Statement of Compliance
6. SAJ-20
7. Standard Manatee Conditions for In-Water Work 2011

Cc:

Agent, Carter Environmental Services Inc., Michael Carpenter,
mcarpenter@carterenv.com
CESAJ-RD-E, Paula Johnson, Paula.R.Johnson@usace.army.mil

F:\ICES Projects\Project Files\Active\Projects\Project Files\2022\5.22485 Flatland 144 Pelican Reef\GIS\MapXD01-Location.mxd



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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

Location Map		
Flatland 144 Pelican Reef		
Project:	5.22485	St. Johns County, FL
Date:		Oct 28 2022


Figure: 1

F:\CES Projects\Project Files\Active\Project Files\2022\5.22485 Flatland 144 Pelican Reef\GIS\MXD\02-aerial.mxd



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Current Site Conditions

Flatland 144 Pelican Reef

Project: 5.22485

St. Johns County, FL

Date: Oct 28 2022

Figure:

2





CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Neighboring Structures
Flatland 144 Pelican Reef

Project: 5.22485

St. Johns County, FL

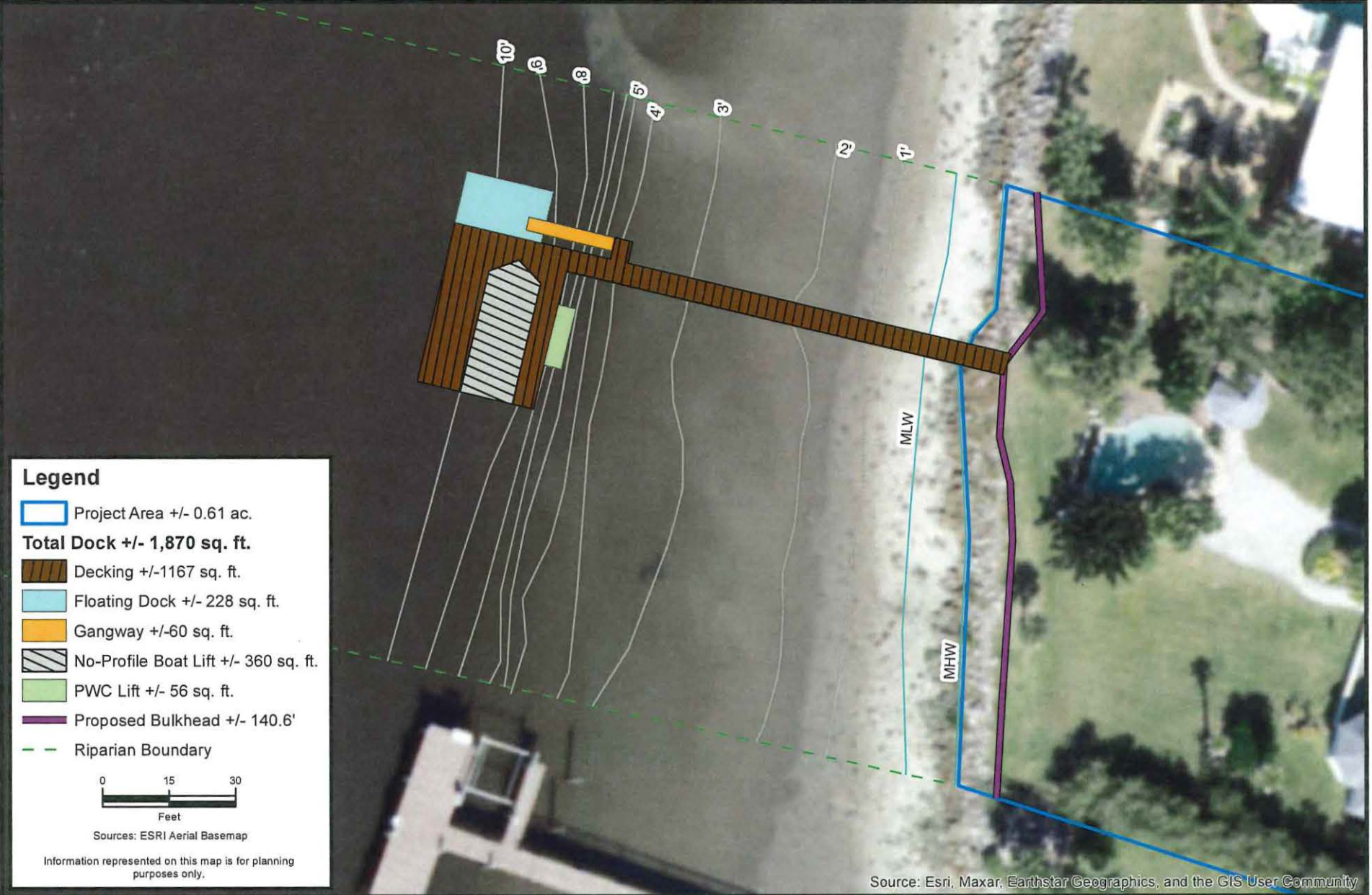
Date: Oct 28 2022

Figure:

3

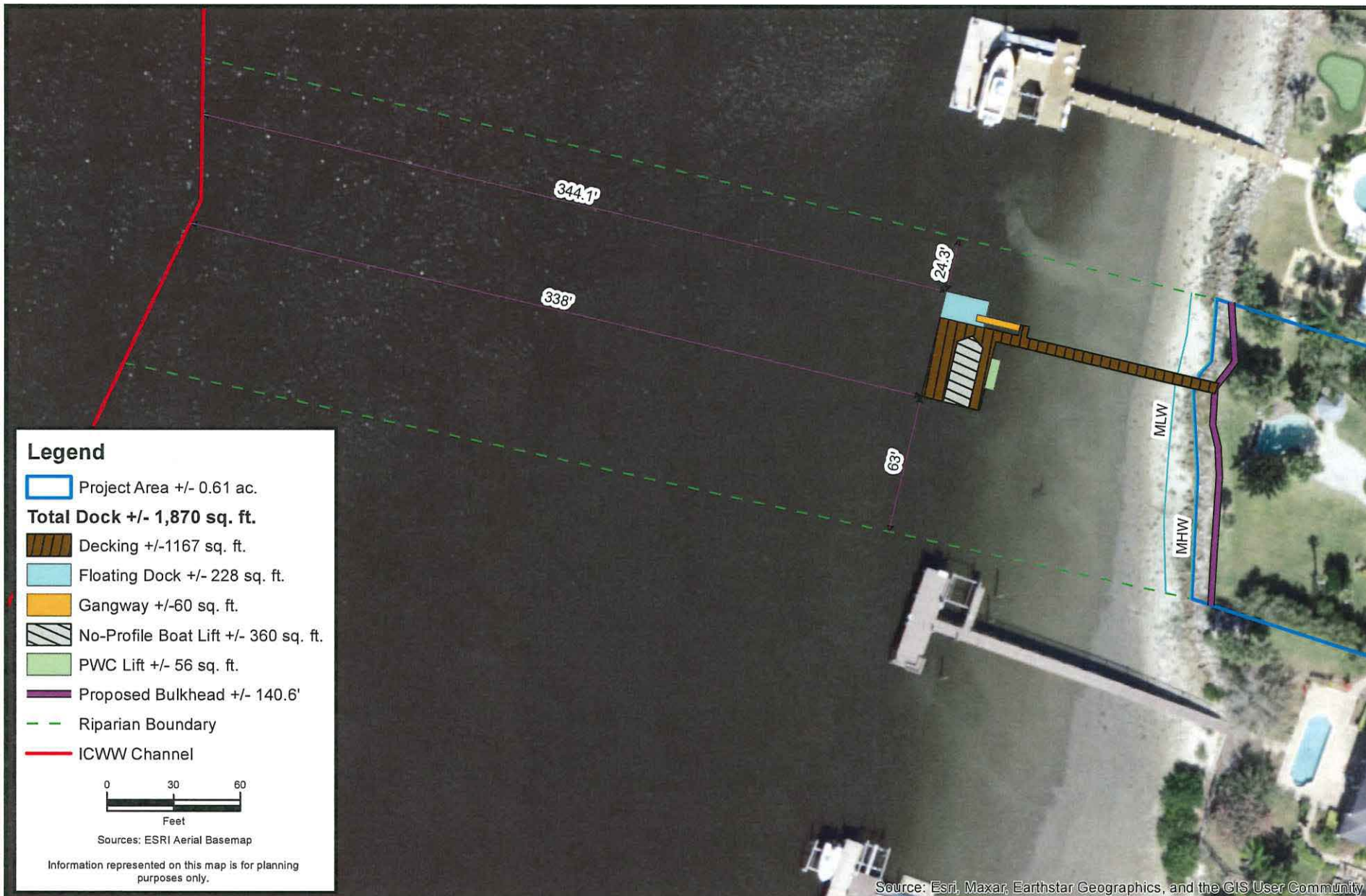


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CARTER ENVIRONMENTAL SERVICES, INC. CES 42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com		Bathymetric Assessment Flatland 144 Pelican Reef			
Project:	5.22485	St. Johns County, FL		Date: Oct 28 2022	Figure: 6

F:\CES Projects\Project Files\Active\Projects\Project Files\2022\5.22485 Flatland Pelican Reef\GIS\MapXD04-alignment.mxd



**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Proposed Alignment
Flatland 144 Pelican Reef

Project: 5.22485

St. Johns County, FL

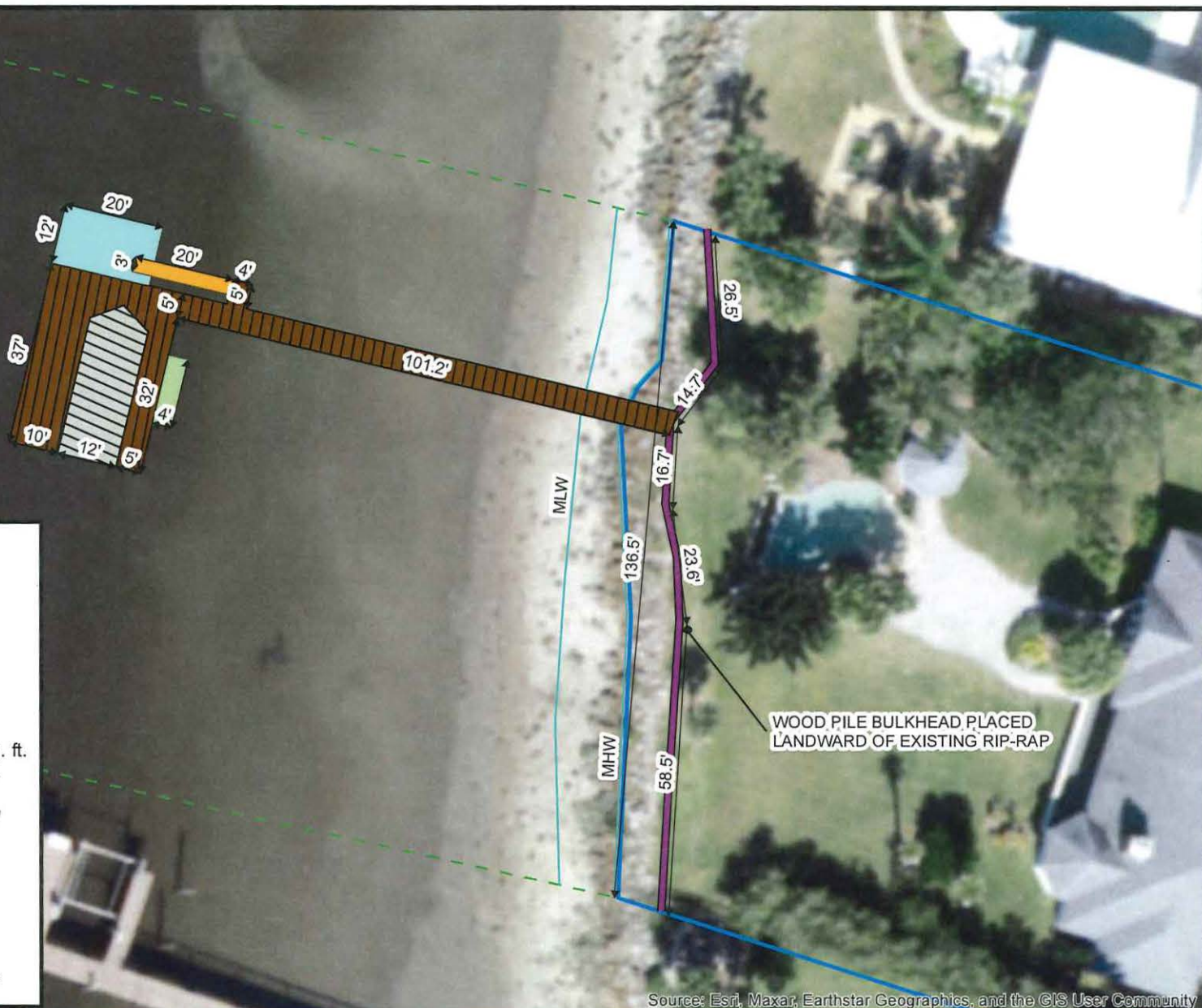
Date: Oct 28 2022

Figure:

4



F:\CES Projects\Project Files\Active\Projects\Project Files\2022\22485 Flatland Pelican Reef\GIS\WXD\05-proposed.mxd



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Dimensions

Flatland 144 Pelican Reef

Project: 5.22485

St. Johns County, FL

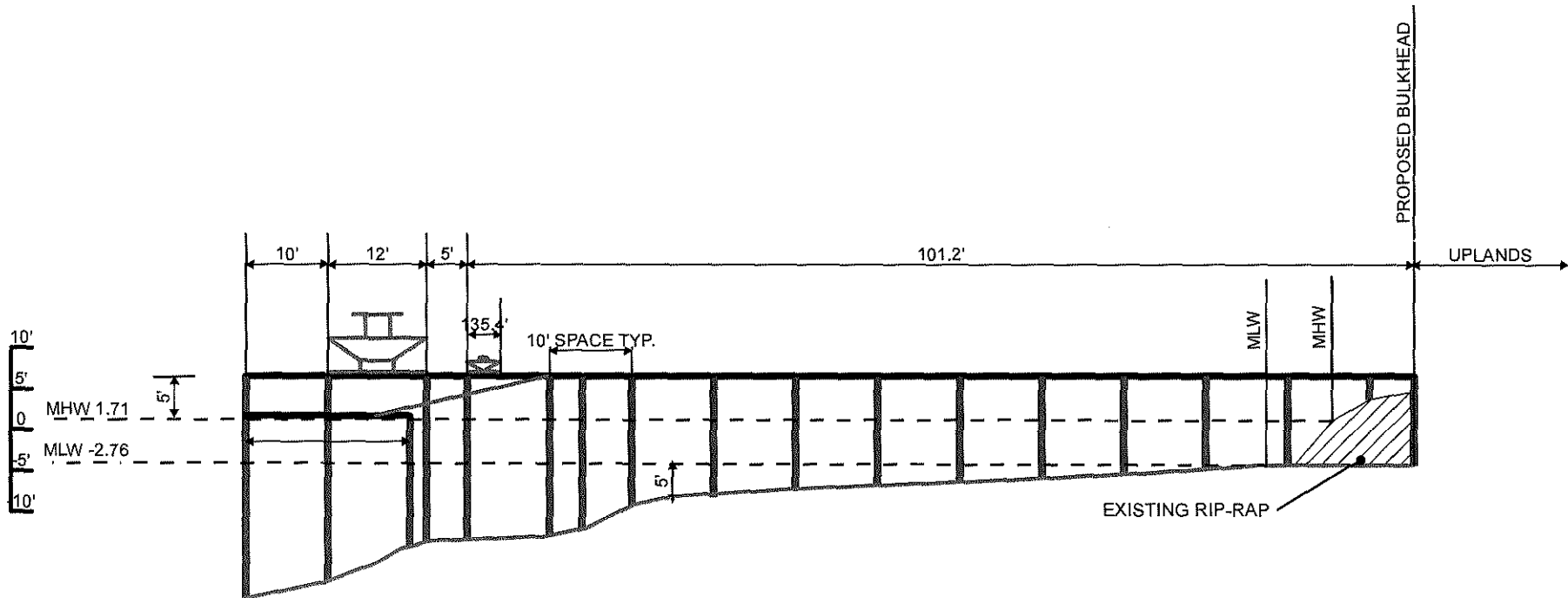
Date: Oct 28 2022

Figure:

5



F:\CES Projects\Project Files\Active\Projects\Flatland Pelican Reef\GIS\WXD07-profile.mxd



CARTER ENVIRONMENTAL
SERVICES, INC.



42 Masters Drive
St. Augustine, FL 32084
904-640-1786

www.carterenv.com

Profile View

Flatland 144 Pelican Reef

Project: 5.22485

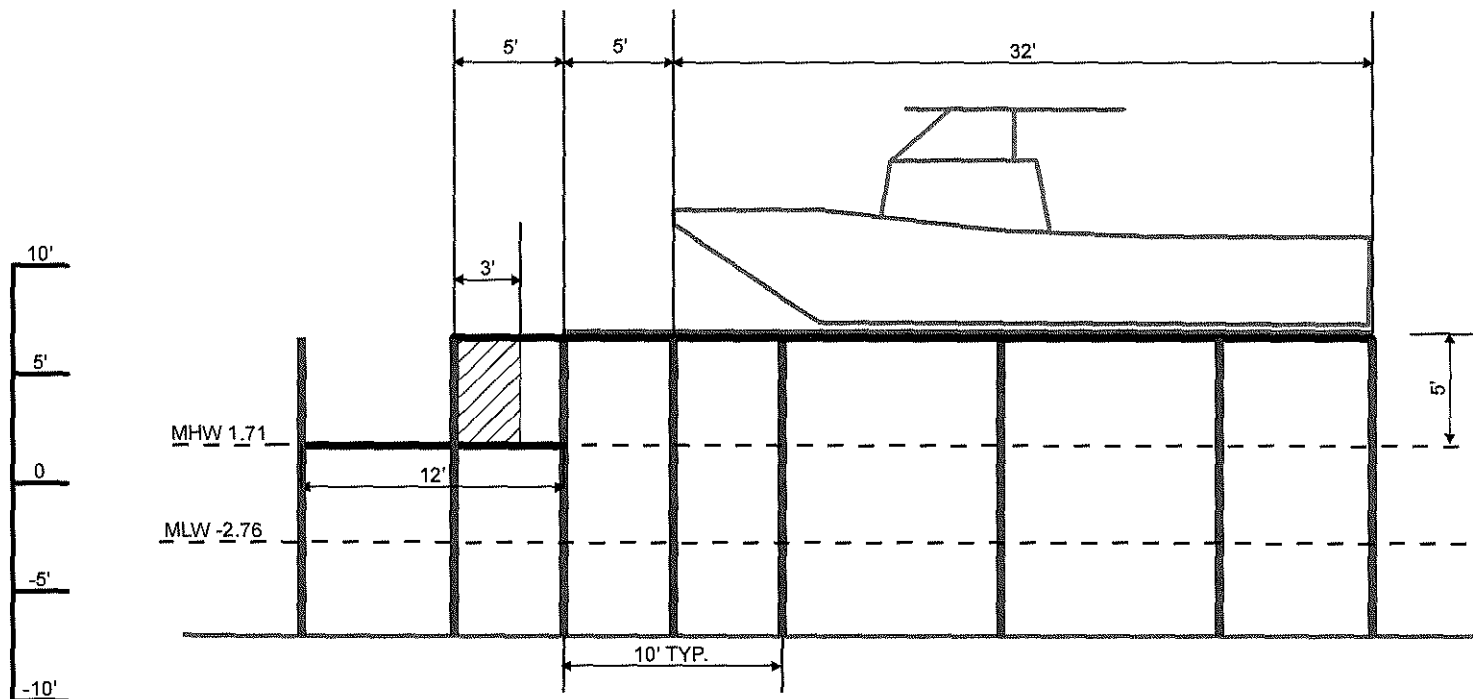
St. Johns County, FL

Date: Oct 28 2022

Figure:

7





CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Cross-Section View

Flatland 144 Pelican Reef

Project: 5.22485

St. Johns County, FL

Date: Oct 28 2022

Figure:

8



DEPARTMENT OF THE ARMY PERMIT TRANSFER REQUEST

DA PERMIT NUMBER: SAJ-2022-03691 (GP-JRP)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. Although the construction period for works authorized by Department of the Army permits is finite, the permit itself, with its limitations, does not expire.

To validate the transfer of this permit and the associated responsibilities associated with compliance with its terms and conditions, have the transferee sign and date below and mail to the U.S. Army Corps of Engineers, Enforcement Section, Post Office Box 4970, Jacksonville, FL 32232-0019 or submit via electronic mail to: SAJ-RD-Enforcement@usace.army.mil (not to exceed 15 MB).

(TRANSFeree-SIGNATURE)

(SUBDIVISION)

(DATE)

(LOT)

(BLOCK)

(NAME-PRINTED)

(STREET ADDRESS)

(MAILING ADDRESS)

(CITY, STATE, ZIP CODE)



St. Johns River Water Management District

Michael A. Register, P.E., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500 • www.sjrwmd.com

January 23, 2023

Adrienne Flatland
144 Pelican Reef Dr
St Augustine, FL 32080-5323

SUBJECT: 28323-11
Flatland - Single Family Dock and Bulkhead

Dear Sir/Madam:

Enclosed is your individual permit issued by the St. Johns River Water Management District on January 23, 2023. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Technical Staff Report:

If you wish to review a copy of the Technical Staff Report (TSR) that provides the District's staff analysis of your permit application, you may view the TSR by going to the Permitting section of the District's website at www.sjrwmd.com/permitting. Using the "search applications and permits" feature, you can use your permit number or project name to find information about the permit. When you see the results of your search, click on the permit number and then on the TSR folder.

Noticing Your Permit:

For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk. Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action.

Compliance with Permit Conditions:

To submit your required permit compliance information, go to the District's website at www.sjrwmd.com/permitting. Under the "Apply for a permit or submit compliance data" section, click to sign-in to your existing account or to create a new account. Select the "Compliance Submittal" tab, enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at www.sjrwmd.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and

GOVERNING BOARD

Rob Bradley, CHAIR
FLEMING ISLAND

Maryam H. Ghyabi-White, VICE CHAIR
ORMOND BEACH

J. Chris Peterson, SECRETARY
WINTER PARK

Ron Howse, TREASURER
COCOA

Ryan Atwood
MOUNT DORA

Doug Bournique
VERO BEACH

Douglas Burnett
ST. AUGUSTINE

Cole Oliver
MERRITT ISLAND

Janet Price
FERNANDINA BEACH

select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Bureau of Regulatory Support at (386) 329-4570.

Transferring Your Permit:

Your permit requires you to notify the District within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit," available at <http://www.sjrwmd.com/permitting/permitforms.html>.

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact e-permit@sjrwmd.com or (386) 329-4570.

Sincerely,



Michelle Reiber, Bureau Chief
Division of Regulatory Services
St. Johns River Water Management District
525 Community College Parkway, S.E.
Palm Bay, FL 32909
(321) 409-2129

Enclosures: Permit
Notice of Rights
List of Newspapers for Publication

cc: District Permit File

Michael J Carpenter
CES
42 Masters Dr
St Augustine, FL 32084-3465

Michael Spontak
CES
42 Masters Dr
St Augustine, FL 32084-3465

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO: 28323-11

DATE ISSUED: January 23, 2023

PROJECT NAME: Flatland - Single Family Dock and Bulkhead

A PERMIT AUTHORIZING:

Construction and operation of a Stormwater Management System for a 0.61 acre(s) project known as Flatland - Single Family Dock and Bulkhead as per plans received by the District on December 2, 2022 and January 17, 2023.

LOCATION:

Section(s): 20
St. Johns County

Township(s): 7S

Range(s): 30E

Receiving Water Body:

Name	Class
Matanzas River	III Marine

ISSUED TO:

Adrienne Flatland
144 Pelican Reef Dr
St Augustine, FL 32080-5323

The permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to the permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes.

PERMIT IS CONDITIONED UPON:

See conditions on attached "Exhibit A", dated January 23, 2023

AUTHORIZED BY: St. Johns River Water Management District
Division of Regulatory Services

By:



Craig McCammon
Supervising Regulatory Scientist

"EXHIBIT A"
CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 28323-11
Flatland - Single Family Dock and Bulkhead
DATED January 23, 2023

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013) (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.
5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or

- b. For all other activities — “As-Built Certification and Request for Conversion to Operation Phase” [Form 62-330.310(1)].
 - c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
- 7. If the final operation and maintenance entity is a third party:
 - a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
 - b. Within 30 days of submittal of the as- built certification, the permittee shall submit “Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity” [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
- 8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
- 9. This permit does not:
 - a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
 - b. Convey to the permittee or create in the permittee any interest in real property;
 - c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 - d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
- 10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
- 11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
- 12. The permittee shall notify the District in writing:
 - a. Immediately if any previously submitted information is discovered to be inaccurate; and

- b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.
13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850) 245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.
19. This permit for construction will expire five years from the date of issuance.
20. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.
21. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant

associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

22.

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

- a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
- b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
- c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
- d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
- e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com
- f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at MyFWC.com/manatee. Questions concerning these signs can be sent to the email address listed above.

23. The dock and bulkhead must be constructed per the plans received by the District on December 2, 2022 and January 17, 2023.

24. This permit does not authorize any impacts to wetlands or other surface waters.

Notice Of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.
2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.
3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

Notice Of Rights

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.
5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).
6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.
7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.
8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.
9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

NOR.Decision.DOC.001
Revised 12.7.11

NOTICING INFORMATION

Please be advised that the St. Johns River Water Management District will not publish a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's notice form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit for someone to file a petition for an administrative hearing to challenge the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice to close the point of entry, the time to challenge the issuance of your permit will not expire and someone could file a petition even after your project is constructed.

A copy of the notice form and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit of publication. In that event, it is important that you either submit a scanned copy of the affidavit by emailing it to compliancesupport@sjrwmd.com (preferred method) or send a copy of the original affidavit to:

Office of Records and Regulatory Support
4049 Reid Street
Palatka, FL 32177

If you have any questions, please contact the Office of Records and Regulatory Support at (386) 329-4570.

NOTICE OF AGENCY ACTION TAKEN BY THE
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:

(Name and address of applicant) _____
permit# _____. The project is located in _____ County, Section
_____, Township _____ South, Range _____ East. The permit authorizes a surface
water management system on _____ acres for
_____ known as
_____. The receiving water body is _____.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at Clerk@sjrwmd.com, within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., may be available and choosing mediation does not affect your right to an administrative hearing.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at www.sjrwmd.com. These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, please visit http://www.sjrwmd.com/nor_dec/ to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Office of Records and Regulatory Support, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386)329-4570.

NEWSPAPER ADVERTISING

ALACHUA

The Alachua County Record, Legal Advertising
P. O. Box 806
Gainesville, FL 32602
352-377-2444/ fax 352-338-1986

BRAFORD

Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

CLAY

Clay Today, Legal Advertising
1560 Kinsley Ave., Suite 1
Orange Park, FL 32073
904-264-3200/ fax 904-264-3285

FLAGLER

Flagler Tribune, c/o News Journal
P. O. Box 2831
Daytona Beach, FL 32120-2831
386-681-2322

LAKE

Daily Commercial, Legal Advertising
P. O. Drawer 490007
Leesburg, FL 34749
352-365-8235/fax 352-365-1951

NASSAU

News-Leader, Legal Advertising
P. O. Box 766
Fernandina Beach, FL 32035
904-261-3696/fax 904-261-3698

ORANGE

Sentinel Communications, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

PUTNAM

Palatka Daily News, Legal Advertising
P. O. Box 777
Palatka, FL 32178
386-312-5200/ fax 386-312-5209

SEMINOLE

Sanford Herald, Legal Advertising
300 North French Avenue
Sanford, FL 32771
407-323-9408

BAKER

Baker County Press, Legal Advertising
P. O. Box 598
Macclenny, FL 32063
904-259-2400/ fax 904-259-6502

BREVARD

Florida Today, Legal Advertising
P. O. Box 419000
Melbourne, FL 32941-9000
321-242-3832/ fax 321-242-6618

DUVAL

Daily Record, Legal Advertising
P. O. Box 1769
Jacksonville, FL 32201
904-356-2466 / fax 904-353-2628

INDIAN RIVER

Treasure Coast News
760 NW Enterprise Dr.
Port St. Lucie, FL 34986
772-283-5252

MARION

Ocala Star Banner, Legal Advertising
2121 SW 19th Avenue Road
Ocala, FL 34474
352-867-4010/fax 352-867-4126

OKEECHOBEE

Okeechobee News, Legal Advertising
P. O. Box 639
Okeechobee, FL 34973-0639
863-763-3134/fax 863-763-5901

OSCEOLA

Little Sentinel, Legal Advertising
633 N. Orange Avenue
Orlando, FL 32801
407-420-5160/ fax 407-420-5011

ST. JOHNS

St. Augustine Record, Legal Advertising
P. O. Box 1630
St. Augustine, FL 32085
904-819-3439

VOLUSIA

News Journal Corporation, Legal Advertising
P. O. Box 2831
Daytona Beach, FL 32120-2831
(386) 681-2322

COMMENCEMENT NOTIFICATION

*Within ten (10) days of initiating the authorized work, submit this form to via electronic mail to saj-rd-enforcement@usace.army.mil (preferred, not to exceed 15 MB) **or** by standard mail to U.S. Army Corps of Engineers, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019.*

1. Department of the Army Permit Number: SAJ-2022-03691 (GP-JRP)

2. Permittee Information:

Name: _____

Email: _____

Address: _____

Phone: _____

3. Construction Start Date: _____

4. Contact to Schedule Inspection:

Name: _____

Email: _____

Phone: _____

Signature of Permittee

Printed Name of Permittee

Date

SELF-CERTIFICATION STATEMENT OF COMPLIANCE

*Within 60 days of completion of the authorized work, submit this form via electronic mail to saj-rd-enforcement@usace.army.mil (preferred, not to exceed 15MB) **or** by standard mail to U.S. Army Corps of Engineers, Enforcement Section, P.O. Box 4970, Jacksonville, FL 32232-0019.*

1. Department of the Army Permit Number: **SAJ-2022-03691 (GP-JRP)**
2. Permittee Information: Name: _____
Email: _____
Address: _____

Phone: _____
3. Date Authorized Work Started: _____ Completed: _____
4. Contact to Schedule Inspection: Name: _____
Email: _____
Phone: _____
5. Description of Authorized Work (e.g. bank stabilization, fill placed within wetlands, docks, dredging, etc.): _____

6. Acreage or Square Feet of Impacts to Waters of the United States: _____
7. Describe Mitigation completed (if applicable): _____

8. Describe any Deviations from Permit (attach drawing(s) depicting the deviations): _____

I certify that all work and mitigation (if applicable) was done in accordance with the limitations and conditions as described in the permit. Any deviations as described above are depicted on the attached drawing(s).

Signature of Permittee

Printed Name of Permittee

Date

Dated 9/18/2019



REPLY TO
ATTENTION OF

Regulatory Division

DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT CORPS OF
ENGINEERS
P.O. BOX 4970
JACKSONVILLE FLORIDA 32232-0019

March 27, 2018

DEPARTMENT OF THE ARMY PERMIT
GENERAL PERMIT SAJ-20
SAJ-2006-00617 (TLW)
PRIVATE RESIDENTIAL DOCKS/PIER FACILITIES AND MINOR
STRUCTURES IN FLORIDA

Upon recommendation of the Chief of Engineers, pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), general authority is hereby given to construct private residential dock facilities and install minor structures in navigable waters of the United States within the State of Florida subject to the following conditions:

SPECIAL CONDITIONS:

1. Private residential docks/pier facilities shall be designed to accommodate not more than four (4) motorized vessels, including those that may be dry stored such as but not limited to personal watercraft, unless a Florida Fish and Wildlife Conservation Commission approved Manatee Protection Plan is more restrictive (approved MPPs are available at <http://myfwc.com/wildlifehabitats/managed/manatee/protection-plans/>). This includes normal appurtenances such as boat hoists, boat shelters with open sides, stairways, walkways, mooring pilings, dolphins, and maintenance of same.
2. Other minor structures authorized under this general permit include:
 - a. single mooring pilings;
 - b. small mooring dolphins (not to exceed a cluster of four);
 - c. non-commercial information signage;
 - d. boat lifts, hoists, davits. Etc.
 - e. other minor structures that would have less environmental impact than a small dock.
3. No work shall be performed until the applicant submits satisfactory plans for the proposed structure and receives written authorization from the District Engineer.
4. The following areas are specifically excluded from authorization under SAJ-20:

General Permit SAJ-20

- a. Motorboat prohibited zones, no entry zones, and Federal Manatee Sanctuaries.
 - b. All areas regulated under the Lake Okeechobee and Okeechobee Waterway Shoreline Management Plan, located between St. Lucie Lock in Martin County and W.P. Franklin Lock in Lee County.
 - c. Biscayne Bay National Park Protection Zone (Dade County), and areas identified in the Wild and Scenic Rivers Act (16 U.S.C. 1317, et seq.): the St. Mary's River, from its headwaters to its confluence with the Bells River; the entire Wekiva River, including Wekiwa Springs Run, Rock Springs Run, the entire Seminole Creek, and Black Water Creek from its outfall at Lake Norris to its confluence with the Wekiva River; and the Loxahatchee River from Riverbend Park downstream to Jonathan Dickinson State Park.
 - d. The following state parks: John Pennekamp Coral Reef State Park, Lignum Vitae Key State Botanical Site and Aquatic Preserve, Long Key State Park, Curry Hammock State Park, and Bahia Honda State Park.
 - e. Kings Bay/Crystal River/Homosassa/Salt River system (Citrus County) and canals connected to these waterways.
 - f. Lake Miccosukee (located on the common boundary of Leon and Jefferson Counties).
 - g. Within the coastal lakes, their outfalls and/or the shore areas between the lakes and the Gulf of Mexico as depicted on the attached map (Attachment 1).
 - h. New and expanded pile supported structures in Elkhorn coral (*Acropora palmata*) and Staghorn coral (*Acropora cervicornis*) designated critical habitat (Attachment 2) where essential features are present.
 - i. Areas on or contiguous to ocean beaches.
 - j. Smalltooth sawfish limited exclusion zones (Attachment 3).
5. No structures shall be authorized by SAJ-20 within the boundaries of the Timucuan Ecological and Historical Preserve (Duval County) until the National Park Service has been contacted and offered the opportunity to submit comments to the Corps on the effects of the proposed project on the preserve.
6. SAJ-20 has undergone consultation with U.S. Fish and Wildlife Service (FWS) and the National Marine Fisheries Service (NMFS) in accordance with Section 7, Endangered Species Act, on Federally listed species and designated critical habitat within their purview (Attachment 4). If the proposed activity requires additional consultation under the

Endangered Species Act with the FWS and/or NMFS on: 1) these or any other federally listed threatened or endangered species or species proposed for Federal listing; or 2) designated critical habitat or proposed designated critical habitat for these or any other federally listed threatened or endangered species, or proposed species, then, until consultation is reinitiated and concluded, and the agency determines that the activity will not jeopardize the continued existence or adversely modify critical habitat, the proposed activity cannot be authorized under SAJ-20.

7. Prior to verification of authorization, the dichotomous key titled, *"The Corps of Engineers, Jacksonville District, and the State of Florida Effect Determination Key for the Manatee in Florida, April 2013,"* (see <http://www.saj.usace.army.mil/Missions/Regulatory/SourceBook.aspx>) will be used to determine potential manatee impacts. Those determined to be a "may affect" to the manatee will not be authorized unless consistent with the 2011 Manatee Programmatic Consultation or individual consultation on the project is required and has been reinitiated and concluded with the U.S. Fish and Wildlife Service in accordance with the Endangered Species Act. Additionally, depending on the location of the project, some projects determined to be "may affect, not likely to adversely affect" will not be authorized until consultation on the project has been concluded. Consultation or concurrence from the Service is required for any project located within a Warm Water Aggregation Area (WWAA). *Note: The manatee key may be subject to revision at any time. It is our intention that the most recent version of this technical tool will be utilized during the evaluation of the permit application.*

8. For projects in waters accessible to manatees, the Permittee will utilize the *"Standard Manatee Conditions for In-Water Work, 2011"* (see <http://www.saj.usace.army.mil/Missions/Regulatory/SourceBook.aspx>) and/or requirements as appropriate for the proposed activity. *Note: The manatee conditions may be subject to revision at any time. It is our intention that the most recent version of these conditions will be utilized during the evaluation of the permit application.*

9. Structures authorized under this general permit must satisfy the Project Design Criteria (PDCs) provided for all activities and pile-supported structures as stated in the U.S. Army Corps of Engineers Jacksonville District's Programmatic Biological Opinion, November 2017 (JAXBO). In accordance with the Endangered Species Act, the Corps will seek individual consultation with the National Marine Fisheries Service (NMFS) for all projects that do not comply with the PDCs of JAXBO prior to verification. Please note that failure to comply with the attached PDCs, where a take of listed species occurs, would constitute an unauthorized take, and noncompliance with this general permit. The NMFS is the appropriate authority to enforce the terms and conditions of JAXBO. The most current version of JAXBO can be accessed at the Jacksonville District Regulatory Division internet webpage in the Endangered Species section of the Sourcebook located at:

<http://www.saj.usace.army.mil/Missions/Regulatory/SourceBook.aspx>

Note: JAXBO may be subject to revision at any time. It is our intention that the most recent version of these conditions will be utilized during the evaluation of the permit application.

General Permit SAJ-20

10. The Permittee shall adhere to the NOAA Fisheries Service Vessel Strike Avoidance Measures and Reporting /or Mariners (Attachment 8) (see <http://www.saj.usace.army.mil/Missions/Regulatory/SourceBook.aspx>).
11. In accordance with Section 7 of the Endangered Species Act, projects proposed within the following areas cannot be authorized until consultation on the projects have been concluded with the U.S. Fish and Wildlife Service (USFWS): Within Gulf sturgeon designated critical habitat under the jurisdictional responsibility of the USFWS; within areas with federally listed freshwater mussels, mussel critical habitat, or freshwater mussels proposed for federal listing. These areas include the range of the Suwannee moccasinshell The Suwannee Moccasinshell's current range in Florida includes: the Suwannee River mainstem from the confluence of Hart Springs (–82.954, 29.676) in Dixie–Gilchrist Counties, upstream 137 km (85 mi) to the confluence of the Withlacoochee River (–83.171, 30.385) in Madison–Suwannee Counties; and the Santa Fe River from its confluence with the Suwannee River in Suwannee–Gilchrist Counties (–82.879, 29.886), upstream 50 km (31 mi) to the river's rise (the Santa Fe River runs underground for more than three miles, emerging at River Rise Preserve State Park) in Alachua County (–82.591, 29.873).
12. Projects proposing installation of any size of metal piling or metal sheet piling by impact hammer cannot be authorized under SAJ-20 until individual consultation has been initiated and concluded with the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service, as appropriate
13. No work shall be authorized by SAJ-20 which may have direct or indirect adverse impacts to hard or soft corals, including listed corals, mangroves, estuarine emergent vegetation, marine emergent vegetation, and/or the following species of submerged aquatic vegetation: shoal grass (*Halodule wrightii*), paddle grass (*Halophila decipiens*), star grass (*Halophila engelmanni*), Johnson's seagrass (*Halophila johnsonii*), widgeon grass (*Ruppia maritima*), manatee grass (*Syringodium filiforme*), and turtle grass (*Thalassia testudinum*). Indirect effects include secondary and cumulative effects.
14. Adverse impacts to aquatic vegetation from dock construction shall be avoided by adherence to the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat - U.S. Army Corps of Engineers/National Marine Fisheries Service - August 2001" (see <http://www.saj.usace.army.mil/Missions/Regulatory/SourceBook.aspx>). Note: The Construction Guidelines may be subject to revision at any time. It is our intention that the most recent version of the technical tool will be utilized during the evaluation of the permit application.
15. This permit does not authorize dredging or the removal of red mangrove (*Rhizophora mangle*).
16. For projects proposed adjacent to Federally-maintained channels, no structure,

General Permit SAJ-20

including mooring piles, authorized under this regional general permit shall be within the established setback, calculated from the near design edge of the channel, until coordination and concurrence by the Navigation business line is complete. The setback may vary between different Federal channels and between specific reaches of the same Federal channel. Exact locations of the proposed work may be verified by use of the Florida State Plane Coordinate System (XY coordinates). Any activity within Federal project lands including rights-of-way, may require the permittee to enter into a consent-to-easement or other real estate instrument with the Real Estate Division, U.S. Army Corps of Engineers, Jacksonville or Mobile District, as appropriate, prior to the commencement of any construction activity.

17. For projects authorized under the SAJ-20 in navigable waters of the United States, the Permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the Permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration. A structure authorized under this regional general permit must not interfere with general navigation.

18. No activity may cause more than a minimal adverse effect on navigation. Any safety lights and signals prescribed by the U.S. Coast Guard, through regulations or otherwise, must be installed and maintained at the Permittee's expense on authorized facilities in navigable waters of the United States.

19. To maintain no less than 50% of the open-water portion of the waterbody available for public use, structures constructed on canals or channels must not extend more than 25% of the canal/channel width, excluding dense areas of shoreline vegetation such as mangroves, as measured from the project location to the opposite shoreline.

20. Any proposed regulatory action that modifies, alters, or is built upon or adjacent to an existing federal project, does not meet the required Setback Guidance or is constructed within a federal project right-of-way may require permission under Section 14 of the RHA 33 USC 408 (Section 408) and may require coordination with the Engineering Division. Any structure within 62.5 feet of a federal navigation structure (with the exception of single-family docking structures) shall require coordination under Section 408. Any degradation, relocation, penetration, or work under a Corps levee, dike, dam, or water retaining structure and any proposed work within 15 feet of a federal canal top of bank (such as the Okeechobee Waterway or the Central and South Florida Flood Control Canals), within two feet of the top edge of slope of a federal navigation channel or within 50 feet of a Corps dam requires coordination under Section 408.

21. Cultural Resources/Historic Properties:

a. No structure or work shall adversely affect, impact or disturb properties listed in the National Register of Historic Places (NRHP) or those eligible for inclusion in the NRHP.

b. If during the ground disturbing activities and construction work within the permit area, there are archaeological/cultural materials encountered which were not the subject of a previous cultural resources assessment survey (and which shall include, but not be limited to: pottery, modified shell, flora, fauna, human remains, ceramics, stone tools or metal implements, dugout canoes, evidence of structures or any other physical remains that could be associated with Native American cultures or early colonial or American settlement), the Permittee shall immediately stop all work in the vicinity and notify the Corps within two calendar days. The Corps shall then notify the Florida State Historic Preservation Officer (SHPO) and the appropriate Tribal Historic Preservation Officer(s) (THPO(s)) to assess the significance of the discovery and devise appropriate actions.

c. Additional cultural resources assessments may be required of the permit area in the case of unanticipated discoveries as referenced in accordance with the above Special Condition ; and if deemed necessary by the SHPO, THPO(s), or Corps, in accordance with 36 CFR 800 or 33 CFR 325, Appendix C (5). Based, on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume on non-federal lands without written authorization from the SHPO for finds under his or her jurisdiction, and from the Corps.

d. In the unlikely event that unmarked human remains are identified on non-federal lands, they will be treated in accordance with Section 872.05 Florida Statutes. All work and ground disturbing activities within a 100-meter diameter of the unmarked human remains shall immediately cease and the Permittee shall immediately notify the medical examiner, Corps, and State Archeologist within the same business day (8-hours). The Corps shall then notify the appropriate SHPO and THPO(s). Based, on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend or revoke the permit in accordance with 33 CFR Part 325.7. Such activity shall not resume without written authorization from the State Archeologist and from the Corps.

22. No work shall be performed until after the Permittee provides notification to the owner(s) or operator(s) of any marked utilities in the area of the structure.

23. Turbidity control measures may be required, and the work must be conducted so as to prevent violations of State Water Quality Standards as established in sections 62-4.242 and 62-4.244 of the Florida Administrative Code and Chapters 62-302, 62-520, 62-522, and 62-550 of the Florida Administrative Code.

24. Water Quality Certification (WQC) or waiver thereto, and Coastal Zone

General Permit SAJ-20

Consistency (CZCC): Activities qualifying for this regional general permit (RGP) must be authorized by the applicable permit or exemption under Part IV of Chapter 373, F.S., and by any authorization required to use or occupy state-owned submerged lands (SSL) under Chapter 253, F.S., and, as applicable Chapter 258 F.S. Such permit, issued by the Department of Environmental Protection, a water management district under s. 373.069, F.S., or a local government with delegated authority under s. 373.441, F.S., will provide the applicable WQC or waiver thereto, and CZCC. WQC is waived for activities authorized under this RGP that qualify for an exemption under s. 403.813(1)(i) or 373.406, F.S., or the rules of Florida Administrative Code (F.A.C.) adopted under Part IV of Chapter 373, F.S. The Corps under C.F.R. § 325.2(b)(2) may presume CZCC for the above exempt activities by operation of s. 380.23(7), F.S., provided the activity receives the applicable authorization to use and occupy SSL under Chapter 253, F.S., and, as applicable, Chapter 258, F.S., and the rules F.A.C. adopted thereunder. The Corps shall not be precluded from acting on a request to use this RGP before the applicable SSL authorization is granted.

25. This authorization does not include conditions that would prevent the 'take' of a state-listed fish or wildlife species. These species are protected under sec. 379.411, Florida Statutes, and listed under Rule 68A-27, Florida Administrative Code. With regard to fish and wildlife species designated as species of special concern or threatened by the State of Florida, you are responsible for coordinating directly with the Florida Fish and Wildlife Conservation Commission (FWC). You can visit the FWC license and permitting webpage (<http://www.myfwc.com/license/wildlife/>) for more information, including a list of those fish and wildlife species designated as species of special concern or threatened. The Florida Natural Areas Inventory (<http://www.fnai.org/>) also maintains updated lists, by county, of documented occurrences of those species.

26. Conformance with the descriptions and criteria contained herein does not necessarily guarantee authorization under this regional general permit. The District Engineer reserves the right to require that any request for authorization under this regional general permit be processed as a standard permit.

27. This regional general permit will be valid for a period of five years from the date specified above unless suspended or revoked by the District Engineer prior to that date. If SAJ- 20 expires or is revoked prior to completion of the authorized work, authorization of activities that have commenced or are under contract to commence in reliance on SAJ-20 will remain in effect provided the activity is completed within 12 months of the date SAJ-20 expired or was revoked.

28. The Permittee shall perform all work in accordance with the general conditions for permits. The general conditions attached hereto are made a part of this permit (Attachment 5).

General Permit SAJ-20

BY AUTHORITY OF THE SECRETARY OF THE ARMY:

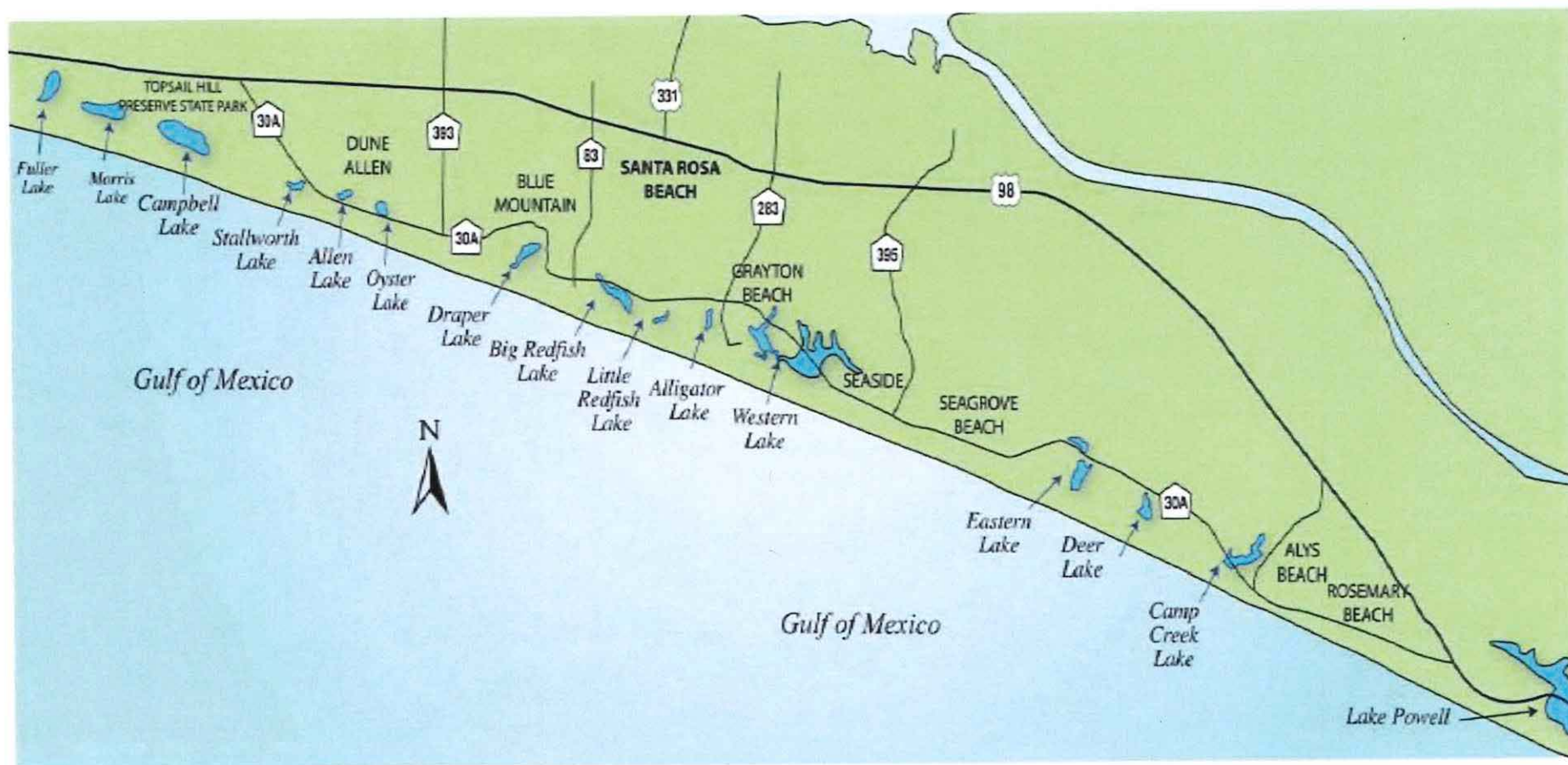
Gori K White

For Timika M. Wilson
Lieutenant Colonel, U.S. Army
District Commander

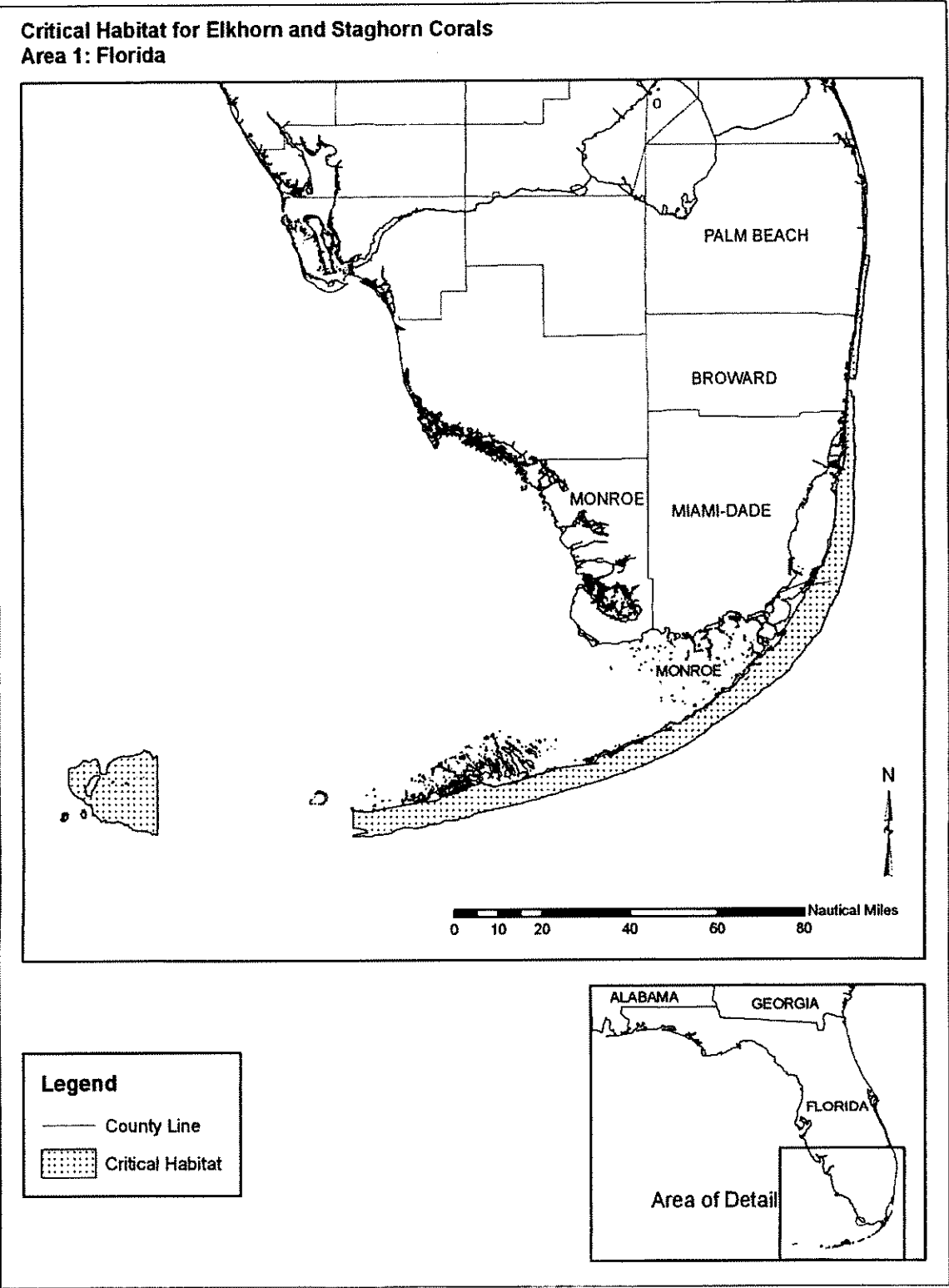
Enclosures:

- Attachment 1 Coastal Lakes
- Attachment 2 Elkhorn and Staghorn coral critical habitat maps
- Attachment 3 Smalltooth Sawfish Exclusion Zones
- Attachment 4 Effect determinations for Federally listed species in Florida
- Attachment 5 General Conditions

Florida Panhandle Coastal Dune Lakes



Regional General Permit SAJ-20
Attachment 2.



Attachment 3. Smalltooth sawfish limited exclusion zones



The locations of very small juveniles shown as red dots (©2012 Google; red dots based on the National Sawfish Encounter Database, May 2011).

Name	Latitude	Longitude
U.S. 41 Bridges (the area between the following coordinates)		
U.S. 41 NW	26.660413°N	81.885243°W
U.S. 41 NE	26.666827°N	81.872966°W
U.S. 41 SW	26.642991°N	81.873880°W
U.S. 41 SE	26.649405°N	81.861605°W
Iona Cove (the area between the following coordinates)		
IC NW	26.521437°N	81.991586°W
IC NE	26.521212°N	81.976191°W
IC SW	26.511762°N	81.991762°W
IC SE	26.511537°N	81.976368°W
Glover Bight (the area between the following coordinates)		
GB NW	26.542971°N	81.997791°W
GB NE	26.542678°N	81.977745°W
GB SW	26.529478°N	81.998035°W
GB SE	26.529185°N	81.977992°W
Cape Coral (the area between the following coordinates)		
CC 1	26.551662°N	81.947412°W
CC 2	26.551561°N	81.940683°W
CC 3	26.539075°N	81.940916°W
CC 4	26.539205°N	81.951049°W
CC 5	26.542181°N	81.951047°W
CC 6	26.542133°N	81.947776°W

Attachment 4			
Federally Listed Species in Florida			
Consultation for Regional General Permit SAJ-20 Private Single-family Docks/Piers and Minor Structures in Florida			
Finding	Agency	Status	Species Listing
			MAMMALS
NE	FWS	E	Bat, Grey (<i>Myotis grisescens</i>)
NE	FWS	E	Bat, Florida Bonneted (<i>Eumops floridanus</i>)
NE	FWS	E	Deer, Key (<i>Odocoileus virginianus clavium</i>)
MANLAA	FWS*	E	Manatee, West Indian (<i>Trichechus manatus</i>)
NE	FWS	E	Mouse, Anastasia Island Beach (<i>Peromyscus polionotus phasma</i>)
NE	FWS*	E	Mouse, Choctawhatchee Beach (<i>Peromyscus polionotus al/ophrys</i>)
NE	FWS	E	Mouse, Key Largo Cotton (<i>Peromyscus gossypinus al/apaticola</i>)
NE	FWS*	E	Mouse, Perdido Key Beach (<i>Peromyscus polionotus trissyllepsis</i>)
NE	FWS	T	Mouse, Southeastern Beach (<i>Peromyscus polionotus niveiventris</i>)
NE	FWS*	E	Mouse, St. Andrew Beach (<i>Peromyscus polionotus peninsularis</i>)
NE	FWS	E	Panther, Florida (<i>Puma concolor coryi</i>)
NE	FWS	E	Rabbit, Lower Keys Marsh (<i>Sylvilagus palustris hefneri</i>)
NE	FWS*	E	Rice Rat (Lower FL Keys) (<i>Oryzomys palustris natator</i>)
NE	FWS	E	Vole, Florida Salt Marsh (<i>Microtus pennsylvanicus dukecampbelli</i>)
NE	NMFS	E	Whale, Blue (<i>Balaenoptera musculus</i>)
NE	NMFS	E	Whale, Finback (<i>Balaenoptera physalus</i>)
NE	NMFS	E	Whale, Humpback (<i>Megaptera novaeangliae</i>)
NE	NMFS*	E	Whale, Right (<i>Eubalaena glacialis</i>)
NE	NMFS	E	Whale, Sei (<i>Balaenoptera borealis</i>)
NE	NMFS	E	Whale, Sperm (<i>Physeter macrocephalus</i>)
NE	FWS	E	Wolf, Red (<i>Canis rufus</i>)
NE	FWS	E	Woodrat, Key Largo (<i>Neotoma floridana smalli</i>)
			BIRDS
NE	FWS	T	Caracara, Audubon's Crested (<i>Polyborus plancus audubonii</i>)
NE	FWS	T	Jay, Florida Scrub (<i>Aphe/ocoma coerulescens</i>)
NE	FWS*	E	Kite, Everglade Snail (<i>Rostrhamus sociabilis plumbeus</i>)
NE	FWS*	T	Plover, Piping (<i>Charadrius me/odus</i>)
NE	FWS	T	Rufus red knot (<i>Calidris canutus rufa</i>)
NE	FWS	E	Sparrow, Cape Sable Seaside (<i>Ammodramus (=Ammospiza) maritimus mirabilis</i>)
NE	FWS	E	Sparrow, Florida Grasshopper (<i>Ammodramus savannarum floridanus</i>)
NE	FWS	E	Stork, Wood (<i>Mycteria americana</i>)
NE	FWS	T	Tern, Roseate (<i>Sterna dougallii dougallii</i>)
NE	FWS	E	Warbler, Bachman's (<i>Vermivora bachmanii</i>)
NE	FWS	E	Warbler, Kirtland's (<i>Dendroica kirtlandii</i>)
NE	FWS	E	Woodpecker, Red-cockaded (<i>Picoides borealis</i>)
			REPTILES & AMPHIBIANS
NE	FWS*	T	Crocodile, American (<i>Crocodylus acutus</i>)
NE	FWS*	T	Salamander, Frosted Flatwoods (<i>Ambystoma cingulatum</i>)

REPTILES & AMPHIBIANS continued			
Finding	Agency	Status	Species Listing
NE	FWS*	E	Salamander, Reticulated Flatwoods (<i>Ambystoma bishopi</i>)
MANLAA	NMFS/FWS	E	Sea Turtle, Green (<i>Chelonia mydas</i>)
MANLAA	NMFS/FWS	E	Sea Turtle, Hawksbill (<i>Eretmochelys imbricata</i>)
MANLAA	NMFS/FWS	E	Sea Turtle, Kemp's ridley (<i>Lepidochelys kempi</i>)
MANLAA	NMFS/FWS	E	Sea turtle, Leatherback (<i>Dermochelys coriacea</i>)
MANLAA	NMFS/FWS	E	Sea Turtle, Loggerhead (<i>Caretta caretta</i>)
NE	FWS	T	Skink, Bluetail Mole (<i>Eumeces egregius lividus</i>)
NE	FWS	T	Skink, Sand (<i>Neoseps reynoldsi</i>)
NE	FWS	T	Snake, Atlantic Salt Marsh (<i>Nerodia clarkii taeniata</i>)
NE	FWS	T	Snake, Eastern Indigo (<i>Drymarchon corais couperi</i>)
FISH			
Finding	Agency	Status	Species Listing
NE	FWS	T	Darter, Okaloosa (<i>Etheostoma okaloosae</i>)
MANLAA	NMFS	E	Sawfish, Smalltooth (<i>Pristis pectinata</i>)
MANLAA	NMFS/FWS*	T	Sturgeon, Gulf (<i>Acipenser oxyrinchus desotoi</i>)
MANLAA	NMFS	E	Sturgeon, Shortnose (<i>Acipenser brevirostrum</i>)
MANLAA	NMFS	E	Sturgeon, Atlantic (<i>Acipenser oxyrinchus oxyrinchus</i>)
INVERTEBRATES			
Finding	Agency	Status	Species Listing
MANLAA	FWS*	T	Bankclimber, Purple (<i>Elliptioideus sloatianus</i>)
MANLAA	FWS*	E	Bean, Choctaw (<i>Villosa choctawensis</i>)
NE	FWS	E	Butterfly, Schaus Swallowtail (<i>Heraclides aristodemus ponceanus</i>)
NE	NMFS*	T	Coral, Elkhorn (<i>Acropora palmata</i>)
NE	NMFS*	T	Coral, Staghorn (<i>Acropora cervicornis</i>)
MANLAA	FWS*	E	Ebonysnail, Round (<i>Fosconia rotulata</i>)
MANLAA	FWS*	E	Kidneyshell, Southern (<i>Pfychobranthus jonest</i>)
MANLAA	FWS*	E	Moccasinshell, Gulf (<i>Medionidus penicillatus</i>)
MANLAA	FWS	E	Moccasinshell, Suwanee (<i>Medionidus walkeri</i>)
MANLAA	FWS*	E	Moccasinshell, Ochlockonee (<i>Medionidus simpsonianus</i>)
MANLAA	FWS*	T	Pigtoe, Tapered (<i>Fusconia burket</i>)
MANLAA	FWS*	T	Pigtoe, Narrow (<i>Fusconia Escambia</i>)
MANLAA	FWS*	E	Pigtoe, Oval (<i>Pleurobema pyriforme</i>)
MANLAA	FWS*	T	Pigtoe, Fuzzy (<i>Pleurobema strodeanum</i>)
MANLAA	FWS*	E	Pocketbook, Shinyrayed (<i>Lampsilis subanguata</i>)
MANLAA	FWS*	T	Sandshell, Southern (<i>Hamiota australis</i>)
NE	FWS	T	Shrimp, Squirrel Chimney Cave (<i>Palaemonetes cummingi</i>)
MANLAA	FWS*	T	Stabshell, Chipola (<i>Elliptio chipolaensis</i>)
NE	FWS	T	Snail, Stock Island Tree (<i>Orthalicus reses</i>)
MANLAA	FWS*	E	Three-ridge, Fat (<i>Amblema neislerii</i>)
PLANTS			
Finding	Agency	Status	Species Listing
NE	FWS	E	Beargrass, Britten's (<i>Nolina brittoniana</i>)
NE	FWS	E	Beauty, Harper's (<i>Harperocalis flava</i>)
NE	FWS	E	Bellflower, Brooksville (<i>Campanula robiniae</i>)
NE	FWS	T	Birds-in-a-nest, White (<i>Macbridea alba</i>)

			PLANTS continued
Finding	Agency	Status	Species Listing
NE	FWS	E	Blazingstar, Scrub (<i>Liatris ohlingerae</i>)
NE	FWS	T	Bonamia, Florida (<i>Bonamia grandiflora</i>)
NE	FWS	T	Buckwheat, Scrub (<i>Eriogonum longifolium gnaphalifolium</i>)
NE	FWS	T	Butterwort, Godfrey's (<i>Pinguicula ionantha</i>)
NE	FWS	E	Cactus, Key tree (<i>Pilosocereus robinii</i>)
NE	FWS	E	Campion, Fringed (<i>Silene polypetala</i>)
NE	FWS	E	Chaffseed, American (<i>Schwalbea americana</i>)
NE	FWS	E	Cladonia, Florida Perforate (<i>Cladonia perforata</i>)
NE	FWS	E	Fringe-tree, Pygmy (<i>Chionanthus pygmaeus</i>)
NE	FWS	T	Gooseberry, Miccosukee (<i>Ribes echinellum</i>)
NE	FWS	E	Gourd, Okeechobee (<i>Cucurbita okeechobeensis okeechobeensis</i>)
NE	FWS	E	Harebells, Avon Park (<i>Crotalaria avonensis</i>)
NE	FWS	E	Hypericum, Highlands Scrub (<i>Hypericum cumulicola</i>)
NE	FWS	E	Jacquemontia, Beach (<i>Jacquemontia reclinata</i>)
NE	FWS	E	Lead-plant, Crenulate (<i>Amorpha crenulata</i>)
NE	FWS	E	Lupine, Scrub (<i>Lupinus aridorum</i>)
NE	FWS	E	Meadowrue, Cooley's (<i>Thalictrum cooleyi</i>)
NE	FWS	E	Milkpea, Small's (<i>Galectia smallii</i>)
NE	FWS	E	Mint, Garrett's (<i>Dicerandra christmanii</i>)
NE	FWS	E	Mint, Lakela's (<i>Dicerandra immaculata</i>)
NE	FWS	E	Mint, Longspurred (<i>Dicerandra comutissima</i>)
NE	FWS	E	Mint, Scrub (<i>Dicerandra frutescens</i>)
NE	FWS	E	Mustard, Carter's (<i>Warea carteri</i>)
NE	FWS	E	Pawpaw, Beautiful (<i>Deeringothamnus pulchellus</i>)
NE	FWS	E	Pawpaw, Four-petal (<i>Asimina tetramera</i>)
NE	FWS	E	Pawpaw, Ruget's (<i>Deeringothamnus rugelii</i>)
NE	FWS	T	Pigeon Wings (<i>Clitoria fragrans</i>)
NE	FWS	E	Pinkroot, Gentian (<i>Spigelia gentianoides</i>)
NE	FWS	E	Plum, Scrub (<i>Prunus geniculata</i>)
NE	FWS	E	Polygala, Lewton's (<i>Polygala lewtonii</i>)
NE	FWS	E	Polygala, Tiny (<i>Polygala smallii</i>)
NE	FWS	E	Prickly-apple, fragrant (<i>Cereus eriophorus fragrans</i>)
NE	FWS	E	Rhododendron, Chapman (<i>Rhododendron chapmanii</i>)
NE	FWS	E	Rosemary, Apalachicola (<i>Conradina glabra</i>)
NE	FWS	E	Rosemary, Etonia (<i>Conradina etonia</i>)
NE	FWS	E	Rosemary, Short-leaved (<i>Conradina brevifolia</i>)
NE	FWS	E	Sandlace (<i>Polygone/la myriophylla</i>)
MANLAA	NMFS ²	T	Seagrass, Johnson's (<i>Halophila johnsonii</i>)
NE	FWS	T	Skullcap, Florida (<i>Scutellaria floridana</i>)
NE	FWS	E	Snakeroot (<i>Eryngium cuneifolium</i>)
NE	FWS	E	Spurge, Deltoid (<i>Chamaesyce deltoidea deltoidea</i>)
NE	FWS	T	Spurge, Garber's (<i>Chamaesyce garberi</i>)
NE	FWS	T	Spurge, Telephus (<i>Euphorbia telephoides</i>)

			PLANTS continued
<i>Finding</i>	<i>Agency</i>	<i>Status</i>	<i>Species Listing</i>
NE	FWS	E	Torreya, Florida (<i>Torreya taxifolia goveniana</i>)
NE	FWS	E	Warea, Wide-leaf (<i>Warea amplexifolia</i>)
NE	FWS	E	Water-willow, Cooley's (<i>Justicia cooleyi</i>)
NE	FWS	T	Whitlow-wort, Papery (<i>Paronychia chartacea</i>)
NE	FWS	E	Wireweed (<i>Polygonella basiramia</i>)
NE	FWS	E	Ziziphus, Florida (<i>Ziziphus celata</i>)
Endangered (E), Threatened (T), Candidate Species (C), U.S. Fish & Wildlife Service (FWS), National Marine Fisheries Service (NMFS), No Effect (NE), May Affect Not Likely to Adversely Affect (MANLAA), Likely to Adversely Affect (LAA)			
*Finding also applies to Designated Critical Habitat			
1 - LAA for Smalltooth sawfish Designated Critical Habitat			
2 - LAA for Johnson's seagrass Designated Critical Habitat			

Attachment 5

GENERAL CONDITIONS FOR DEPARTMENT OF THE ARMY GENERAL PERMITS:

1. The time limit for completing the work authorized ends on **March 27, 2023**. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.

2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.

3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

4. If you sell the property associated with this permit, you must obtain the signature and the mailing address of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.

5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.

6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Further Information:

1. Limits of this authorization.

- a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.
- b. This permit does not grant any property rights or exclusive privileges.
- c. This permit does not authorize any injury to the property or rights of others.
- d. This permit does not authorize interference with any existing or proposed Federal projects.

2. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

- a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
- b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
- c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
- d. Design or construction deficiencies associated with the permitted work.
- e. Damage claims associated with any future modification, suspension, or revocation of this permit.

3. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

4. Reevaluation of Permit Decision: This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:

- a. You fail to comply with the terms and conditions of this permit.
- b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 4 above).
- c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order

requiring you comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

5. When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

(TRANSFEREE-SIGNATURE)

(DATE)

(NAME-PRINTED)

(ADDRESS)

(CITY, STATE, AND ZIP CODE)

STANDARD MANATEE CONDITIONS FOR IN-WATER WORK

2011

The permittee shall comply with the following conditions intended to protect manatees from direct project effects:

- a. All personnel associated with the project shall be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
- b. All vessels associated with the construction project shall operate at "Idle Speed/No Wake" at all times while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
- c. Siltation or turbidity barriers shall be made of material in which manatees cannot become entangled, shall be properly secured, and shall be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
- d. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
- e. Any collision with or injury to a manatee shall be reported immediately to the Florida Fish and Wildlife Conservation Commission (FWC) Hotline at 1-888-404-3922. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida, and to FWC at ImperiledSpecies@myFWC.com
- f. Temporary signs concerning manatees shall be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Temporary signs that have already been approved for this use by the FWC must be used. One sign which reads *Caution: Boaters* must be posted. A second sign measuring at least 8 ½" by 11" explaining the requirements for "Idle Speed/No Wake" and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities. These signs can be viewed at MyFWC.com/manatee. Questions concerning these signs can be sent to the email address listed above.

CAUTION: MANATEE HABITAT

All project vessels

IDLE SPEED / NO WAKE

When a manatee is within 50 feet of work
all in-water activities must

SHUT DOWN

Report any collision with or injury to a manatee:

Wildlife Alert:

1-888-404-FWCC(3922)

cell *FWC or #FWC



CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: March 7, 2023

RE: **CONSERVATION OVERLAY ZONE DEVELOPMENT 2023-0005**

AGENDA ITEM	8(d)
APPLICANT	Robert L. Mathews c/o C&H Marine Construction
OWNER	Robert Ziadie
LOCATION	150 Pelican Reef Drive / PID 158571-4030
REQUEST	To approve the construction of a new vinyl bulkhead within Conservation Overlay Zone 1.
LAND USE	Residential Low Density
ZONING	Residential Single-Family-Two (RS-2)

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

Overall Goal

Conserve, protect and appropriately manage the natural resources of the City of St. Augustine to ensure the highest environmental quality possible.

Conservation Goal

Chapter 163.3177(6)(d) F.S.

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. (Adopted June 2011 Ord #2011-02)

APPLICABLE CODES/ORDINANCES

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. 11-27. – Definitions.

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.

Conservation Overlay Zone 2 includes all property one hundred (100) feet landward from the most restrictive boundary line establishing Conservation Overlay Zone 1. Zone 2 is the transition zone or buffer area between Zone 1 and Zone 3, and may include areas recognized as habitat for species considered endangered, threatened, of special concern, or unique by federal state and local agencies. The primary purpose of Zone 2 is to protect the functional integrity of Zone 1, and to protect Zone 3 from extreme high water conditions.

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.

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.

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.
- (b) The planning and building division may issue permits for additions to existing structures, for construction of new secondary structures, such as fences, driveways, decks, patios, greenhouses, garages and sheds, and use permits for uses otherwise permitted to be conducted in these structures located in Conservation Overlay Zone 2 when no drainage into the marsh is proposed, no significant alteration of surface water hydrology will occur and native plant materials are preserved or replaced. The planning and building division may issue permits for the construction of new primary structures located in Conservation Overlay Zone 2 when the above conditions are met and when the subject property contains a seawall, bulkhead or rip rap shoreline, or is located within one hundred fifty (150) feet of existing development and the primary structure is located no closer to the marsh edge or to

the mean high water line than are adjacent primary structures. In addition, such additions and new structures may not exceed the lesser of seventy-five (75) feet or seventy-five (75) percent of the lot width.

- (c) The planning and building division may issue permits for structures and uses otherwise permitted and located within Conservation Overlay Zone 3 provided that all healthy significant trees are retained on the site.
- (d) Removal of a significant tree shall be approved by the planning and zoning board. All significant trees removed shall be replaced in accordance with the requirements of [chapter 25](#).

(Code 1964, § 7-114; Ord. No. 96-02, § 1, 2-26-96; Ord. No. 09-17, § 1, 5-11-09; Ord. No. 19-03, § 1, 1-28-19)

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.

Restoration plan(s) shall be developed to achieve the fifty (50) percent criteria above for those sites already disturbed. If the altered shoreline is bulk-headed, softening of this hardened shoreline with riprap, environmentally engineered materials or other techniques to soften wave energies and promote vegetation is encouraged. Should a softening effort be employed, a reduction in the twenty-five (25) feet buffer may be permitted.

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

THIS LANGUAGE MAY BE FOUND UNDER THE STAFF SUMMARY AND ANALYSIS
SECTION OF THIS REPORT

Sec. 28-6. - Accessory buildings.

Except for temporary storage of building supplies during the period of construction of the main use building no accessory building shall be used or occupied until the main use building on the lot is being used. This restriction shall not apply to boat docks, boathouses and well houses.

STAFF SUMMARY AND ANALYSIS

This request is to construct a new 151 foot, including 10-foot wing walls at both ends, vinyl bulkhead for future erosion protection.

Under Sec. 11-29. – Standards for review, applications for development in Conservation Overlay Zones 1 shall be evaluated according to the following criteria, staff analysis is italicized.

- (1) Site specific conditions.
 - *This property has approximately 131 feet of Matanzas River frontage. The property and adjacent properties utilize rip-rap, sea walls and are elevated from the coastline. Pictures included in the application show a mix of a wooden bulkhead, blocks, shells, and rip-rap currently in use for shoreline protection at this property.*
- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
 - *The property sits on the Matanzas River and is adjacent to other single-family homes to the North and South.*
- (3) Natural and proposed drainage patterns.
 - *Information not provided by applicant or included with application.*
- (4) Effect of point and nonpoint discharge in the marine environment.
 - *Information not provided by applicant or included with application.*
- (5) Proposed soil stabilization and erosion control methods.
 - *Submitted plans include a fill dirt area between the proposed vinyl bulkhead and tie-back rod and piling.*
- (6) Impact on floodplain.
 - *There is no impact on floodplains associated with this application.*
- (7) Impact of development on vegetative and animal communities.
 - *Appears to be minimal since there is no inclusion or mention of tree removal associated with this proposal.*
- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
 - *It does not appear that there will be any 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 since the bulkhead will not be located over open water.*
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
 - *N/A.*
- (11) Impact of development on shoreline by linear feet and percent of site.
 - *The new bulkhead will occupy 100% of the shoreline.*
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
 - *N/A*

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

- (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.
 - N/A
- (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.
 - *There are currently no proposed plans for any boat lift, boathouse, roofed structure or wall within the existing dock included in this application.*

STAFF RECOMMENDATION

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** the construction of a new vinyl bulkhead within Conservation Overlay Zone 1 at 150 Pelican Reef Drive / PID 158571-4030.

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

Because Pelican Reef is a gated community, please contact the owner Robert Ziadie at 770-633-7373 directly for information about visiting the site.



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

RECEIVED

JAN 26 2023

Planning/Building Dept.

Application Fee: \$165 (plus advertising costs) Project Number: 2023-0005
Receipt Number: 2558665 Meeting Date: March 7, 2023
Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Robert L Mathews Contact Number: 904-264-7500
Business (if applicable): C&H Marine Construction
Address: 417 Stowe Avenue City: Orange Park State: FL Zip: 32073
E-Mail Address: nancycandhmarine@gmail.com

2. NAME OF PROPERTY OWNER: Robert Ziadie Contact Number: 770-633-7373
Business (if applicable): _____
Address: 150 Pelican Reef Drive City: St. Augustine State: FL Zip: 32080
E-Mail Address: rz@rangermech.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 3 Block: 4
Subdivision: Pelican Reef Parcel Number: 1585714030

4. PROJECT STREET ADDRESS: 150 Pelican Reef Drive

5. SPECIFIC PROPOSED USE: Bulkhead to prevent erosion

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 new vinyl bulkhead

8. JUSTIFICATION FOR ACTION REQUESTED: To prevent erosion

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

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

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Signature of Applicant

Date

1-25-23

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.

[Robert Mathews](#)

Print name of applicant



Signature of applicant

Date

1/25/23



Owner's Authorization For Agent

Robert Mathews - C&H Marine is/are hereby authorized TO ACT ON BEHALF
OF Robert Ziadie, 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:
Alcazar Room, City Hall 75 King Street, St. Augustine, FL 32084

BY: Robert Ziadie
Signature of Owner

Robert Ziadie
Print Name of Owner

770-633-7373
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 26th day of January, 2023

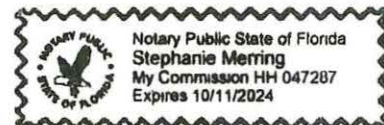
By Robert Ziadie

Identification verified:

Oath sworn: _____ Yes X No

Notary Signature: Stephanie

My Commission expires: 10/11/2024





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](#)

2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

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



Parcel ID	1585714030
Location Address	150 PELICAN REEF DR SAINT AUGUSTINE 32080-0000
Neighborhood	pelican reef (ICW) (628.42)
Tax Description*	25/87-91 PELICAN REEF LOT 3 BLK 4 OR5330/1410 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Pelican Reef
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.500
Homestead	N

Owner Information

Owner Name	Ziadie Robert Wesley Revocable Trust 100%
	Ziadie Robert Wesley Trustee 0%
Mailing Address	150 PELICAN REEF DR SAINT AUGUSTINE, FL 32080-0000

Map



Valuation Information

	2023
Building Value	\$1,212,560
Extra Features Value	\$33,788
Total Land Value	\$1,064,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$2,310,348
Total Deferred	\$0
Assessed Value	\$2,310,348
Total Exemptions	\$0
Taxable Value	\$2,310,348

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
2022	\$1,037,598	\$49,977	\$1,064,000	\$0	\$0	\$2,151,575	\$2,151,575	\$0	\$2,151,575
2021	\$1,033,353	\$52,061	\$725,000	\$0	\$0	\$1,810,414	\$1,810,414	\$0	\$1,810,414
2020	\$1,044,464	\$55,020	\$725,000	\$0	\$0	\$1,824,484	\$1,691,445	\$183,039	\$1,641,445
2019	\$950,502	\$13,901	\$725,000	\$0	\$0	\$1,689,403	\$1,653,416	\$85,987	\$1,603,416
2018	\$961,303	\$14,835	\$700,000	\$0	\$0	\$1,676,138	\$1,622,587	\$103,551	\$1,572,587
2017	\$972,104	\$15,473	\$660,000	\$0	\$0	\$1,647,577	\$1,589,214	\$108,363	\$1,539,214
2016	\$955,553	\$26,376	\$660,000	\$0	\$0	\$1,641,929	\$1,540,246	\$151,683	\$1,490,246
2015	\$966,054	\$28,287	\$660,000	\$0	\$0	\$1,654,341	\$1,529,539	\$174,802	\$1,479,539
2014	\$827,200	\$30,200	\$660,000	\$0	\$0	\$1,517,400	\$1,517,400	\$50,000	\$1,467,400
2013	\$528,802	\$18,251	\$660,000	\$0	\$0	\$1,207,053	\$731,922	\$525,131	\$681,922
2012	\$504,823	\$19,812	\$575,000	\$0	\$0	\$1,099,635	\$719,687	\$429,948	\$669,687
2011	\$510,251	\$21,371	\$650,000	\$0	\$0	\$1,181,622	\$698,725	\$532,897	\$648,725
2010	\$530,862	\$22,929	\$650,000	\$0	\$0	\$1,203,791	\$688,399	\$565,392	\$638,399

Building Information

Building	1
Year Built	1998
Actual Area	7192
Conditioned Area	5020
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Stucco, Stucco

Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Hardwood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	4
Baths	5

Description	Square Footage
PATIO	154
PATIO	154
FINISHED OPEN PORCH	548
BASE AREA	2018

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/30/2021	7/28/2021	\$2,300,000.00	WARRANTY DEED	5330	1410	Q	I	AUGSPURGER TERRI ET AL	ZIADIE ROBERT WESLEY REVOCABLE TRUST
1/8/2020	1/8/2020	\$0.00	DISSOLUTION OF MARRIAGE	4863	327	U	I	AUGSPURGER MARK,TERRI	AUGSPURGER TERRI ET AL
6/18/2013	6/3/2013	\$1,875,000.00	WARRANTY DEED	3748	315	Q	I	KLINGE KRISTIAN W & DIANE GRADY-	AUGSPURGER MARK,TERRI
6/18/2013	6/14/2012	\$0.00	FINAL JUDGMENT	3748	303	U	I	KLINGE KRISTIAN W,DIANE G	KLINGE KRISTIAN W ET AL
	9/18/2004	\$0.00	QUIT CLAIM DEED	2285	941	U	I	KLINGE KRISTIAN W	KLINGE KRISTIAN W & DIANE GRADY-
	11/8/2000	\$100.00	QUIT CLAIM DEED	1565	1782	U	I	KLINGE KRISTINA K	KLINGE KRISTIAN W
	7/28/2000	\$0.00	FINAL JUDGMENT	1514	1566	U	I	KLINGE KRISTIAN W & KRISTINA K	KLINGE KRISTIAN W & KLINGE KRISTINA K (T/C)
	5/14/1997	\$100,000.00	WARRANTY DEED	1251	319	U	V	THOMPSON PIERRE D	KLINGE KRISTIAN W,KRISTINA K

No data available for the following modules: Exemption Information.

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

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

Last Data Upload: [1/28/2023, 1:08:05 AM](#)

Developed by
 Schneider
 GEOSPATIAL

Version 2.3.243



Overview



Legend

□ Parcels

Parcel ID	1585714030	Physical Address	150 PELICAN REEF DR SAINT AUGUSTINE	Building Value	\$1,212,560	Last 2 Sales			
Property Class	0100 - Single Family	Mailing Address	ZIADIE ROBERT WESLEY REVOCABLE TRUST	Extra Feature Value	\$33,788	Date	7/28/2021	Price	\$2300000
Taxing District	City of St Augustine	Address	150 PELICAN REEF DR SAINT AUGUSTINE FL 32080-0000	Total Land Value	\$1,064,000		6/3/2013		\$1875000
Acres	0.5			Just Value	\$2,310,348	Reason	01	Qual	Q
				Total	N/A				
				Deferred					
				Assessed Value	\$2,310,348				
				Total	N/A				
				Exemptions					
				Taxable Value	\$2,310,348				

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

Date created: 1/30/2023

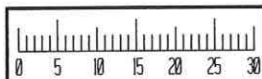
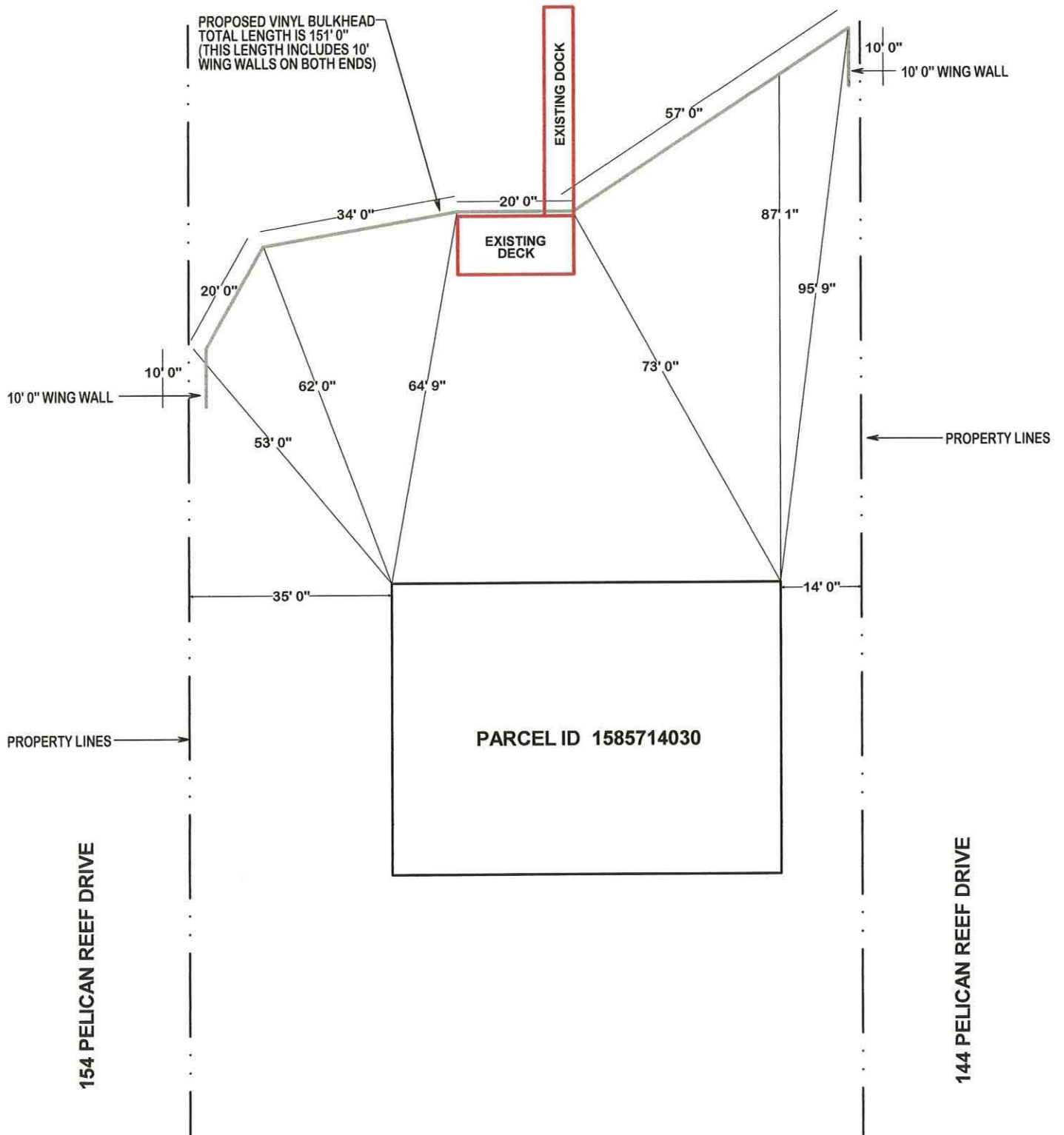
Last Data Uploaded: 1/28/2023 1:08:05 AM

Developed by  Schneider
GEOSPATIAL

PROPOSED VINYL BULKHEAD FOR

ROBERT ZADIE

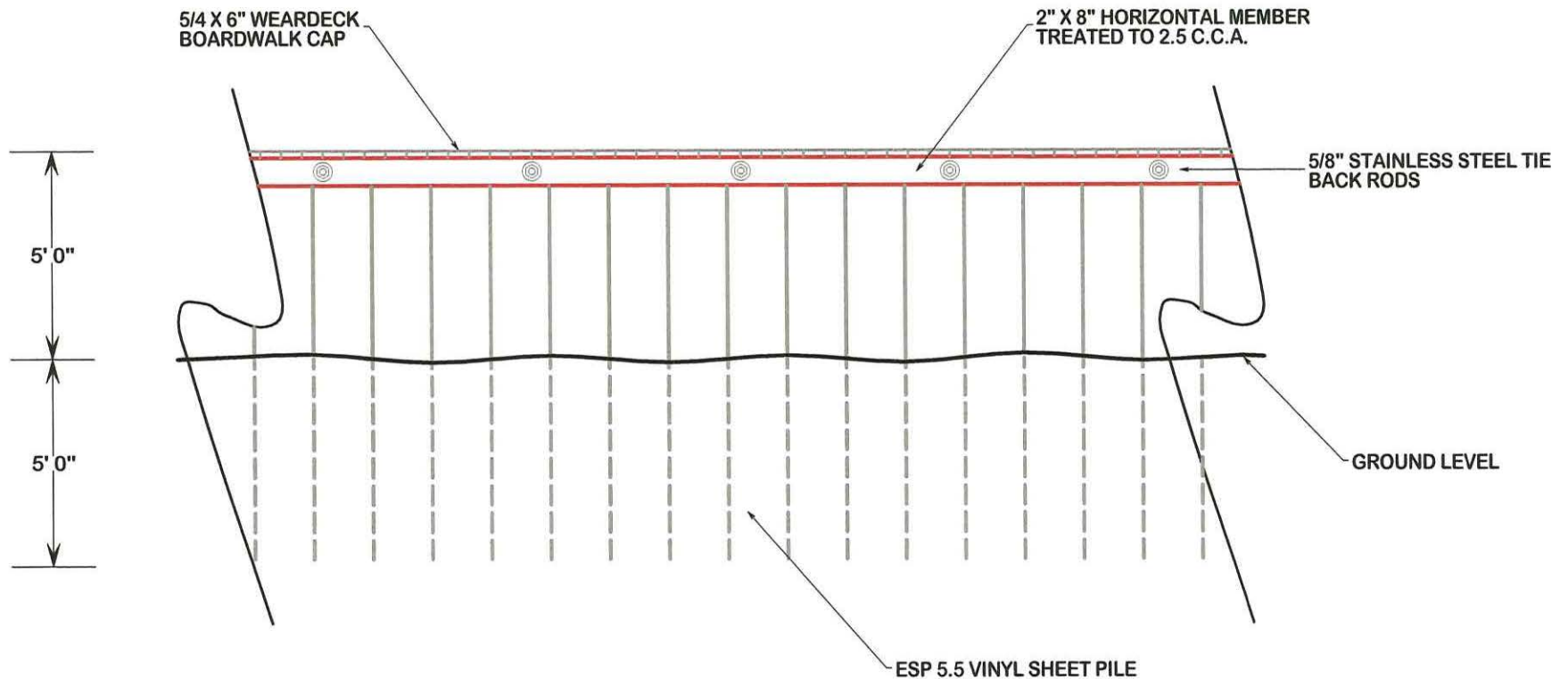
150 PELICAN REEF DRIVE
ST AUGUSTINE, FL 32080



**PROPOSED VINYL BULKHEAD FOR
ROBERT ZIADIE**

150 PELICAN REEF DRIVE
ST AUGUSTINE, FL 32080

FRONT ELEVATION VIEW



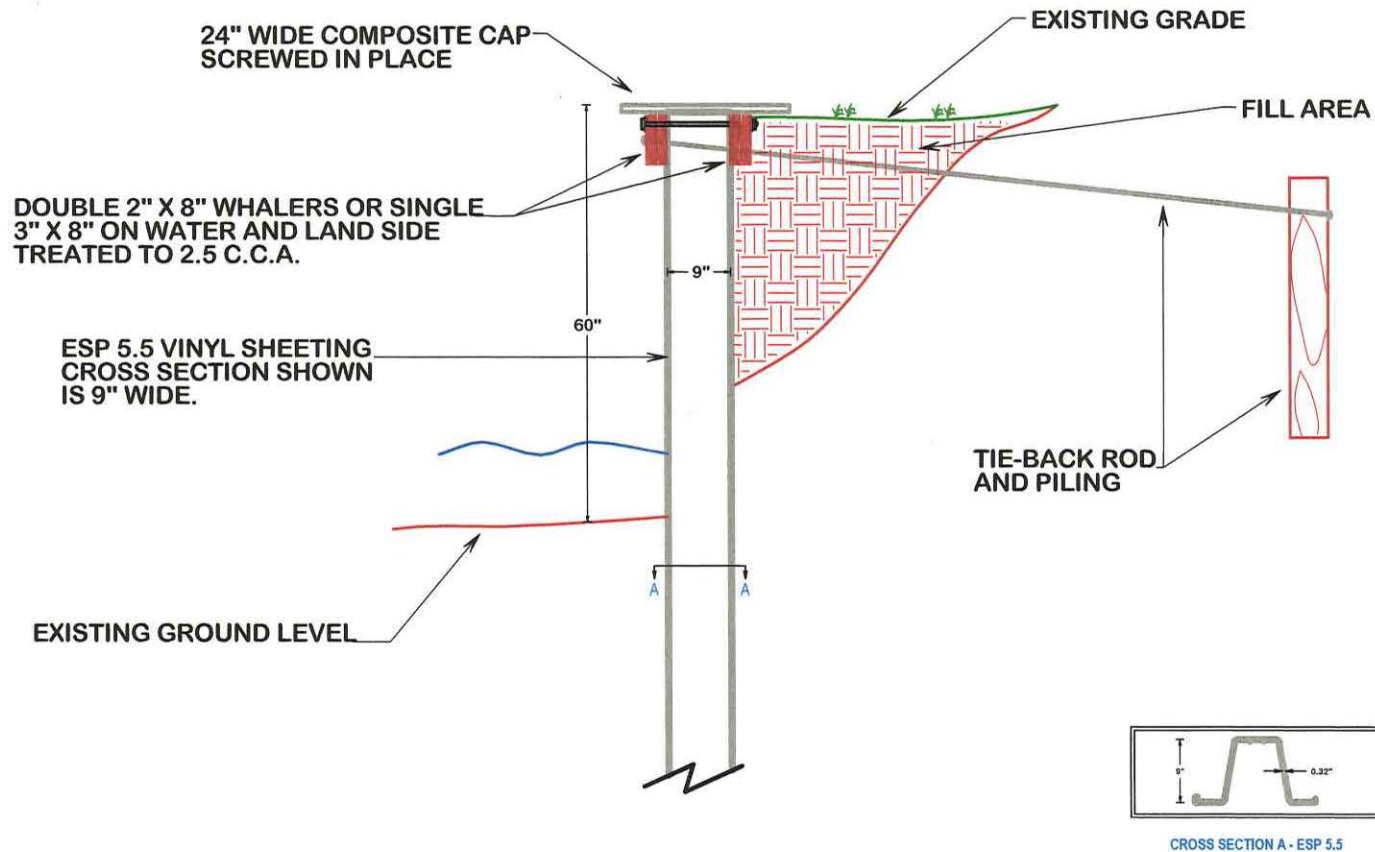
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PROPOSED VINYL BULKHEAD FOR ROBERT ZIADIE

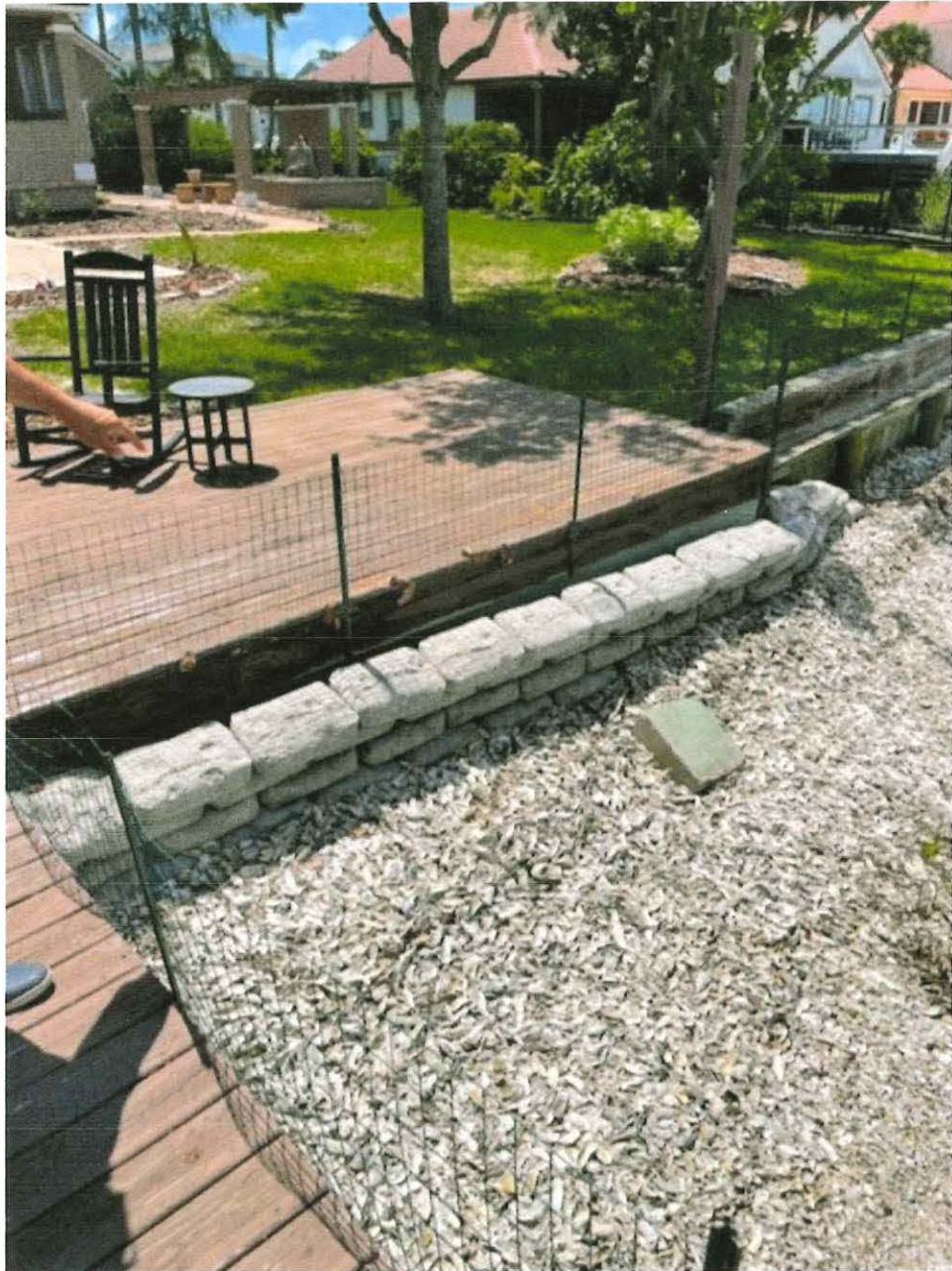
150 PELICAN REEF DRIVE
ST AUGUSTINE, FL 32080

CROSS SECTION VIEW



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C & H MARINE CONST







CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: March 7, 2023

RE: **CONSERVATION OVERLAY ZONE DEVELOPMENT 2023-0008**

AGENDA ITEM 8(e)

APPLICANT Ryan Carter
c/o Carter Environmental Services Inc.

OWNERS Ryan & Terri Pereira

LOCATION 201 Inlet Drive / PID 213750-0000

REQUEST To approve the construction of a new dock, boat lift, two (2) PWC lifts, observation deck, and a pulley activated gangway totaling approximately 2,425 square feet within Conservation Overlay Zone 1.

LAND USE Residential Low Density

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

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

Overall Goal

Conserve, protect and appropriately manage the natural resources of the City of St. Augustine to ensure the highest environmental quality possible.

Conservation Goal

Chapter 163.3177(6)(d) F.S.

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. (Adopted June 2011 Ord #2011-02)

APPLICABLE CODES/ORDINANCES

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. 11-27. – Definitions.

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.

Conservation Overlay Zone 2 includes all property one hundred (100) feet landward from the most restrictive boundary line establishing Conservation Overlay Zone 1. Zone 2 is the transition zone or buffer area between Zone 1 and Zone 3, and may include areas recognized as habitat for species considered endangered, threatened, of special concern, or unique by federal state and local agencies. The primary purpose of Zone 2 is to protect the functional integrity of Zone 1, and to protect Zone 3 from extreme high water conditions.

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.

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.

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](#).
- (b) The planning and building division may issue permits for additions to existing structures, for construction of new secondary structures, such as fences, driveways, decks, patios, greenhouses, garages and sheds, and use permits for uses otherwise permitted to be conducted in these structures located in Conservation Overlay Zone 2 when no drainage into the marsh is proposed, no significant alteration of surface water hydrology will occur and native plant materials are preserved or replaced. The planning and building division may issue permits for the construction of new primary structures located in Conservation

Overlay Zone 2 when the above conditions are met and when the subject property contains a seawall, bulkhead or rip rap shoreline, or is located within one hundred fifty (150) feet of existing development and the primary structure is located no closer to the marsh edge or to the mean high water line than are adjacent primary structures. In addition, such additions and new structures may not exceed the lesser of seventy-five (75) feet or seventy-five (75) percent of the lot width.

- (c) The planning and building division may issue permits for structures and uses otherwise permitted and located within Conservation Overlay Zone 3 provided that all healthy significant trees are retained on the site.
- (d) Removal of a significant tree shall be approved by the planning and zoning board. All significant trees removed shall be replaced in accordance with the requirements of [chapter 25](#).

(Code 1964, § 7-114; Ord. No. 96-02, § 1, 2-26-96; Ord. No. 09-17, § 1, 5-11-09; Ord. No. 19-03, § 1, 1-28-19)

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 subsections (1)—(4) of this subsection. If the area is already disturbed, a restoration plan is required. The planning and zoning board is authorized to impose limitations in the following manner so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to any animal, fish or shellfish life contained therein, to avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities, and to

enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. Rear or side lot drainage from grassed or altered areas of new development along an altered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be compensated elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the twenty-five (25) feet buffer (water discharged shall be at non-erosive velocities), with the following permitted activities:

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

Restoration plan(s) shall be developed to achieve the fifty (50) percent criteria above for those sites already disturbed. If the altered shoreline is bulk-headed, softening of this hardened shoreline with riprap, environmentally engineered materials or other techniques to soften wave energies and promote vegetation is encouraged. Should a softening effort be employed, a reduction in the twenty-five (25) feet buffer may be permitted.

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

THIS LANGUAGE MAY BE FOUND UNDER THE STAFF SUMMARY AND ANALYSIS
SECTION OF THIS REPORT

STAFF SUMMARY AND ANALYSIS

This request is to construct a new dock that would include a single boat lift, two (2) personal watercraft (PWC) lifts, an observation deck and a pulley activated gangway all totaling approximately 2,425 square feet within Conservation Overlay Zone 1.

Under Sec. 11-29. – Standards for review, applications for development in Conservation Overlay Zones 1 shall be evaluated according to the following criteria, the applicant's responses are italicized.

- (1) Site specific conditions.
 - *This property has approximately 106 feet of Matanzas Bay frontage. The property and adjacent properties utilize rip-rap, sea walls and are elevated from the coastline. Mangroves and marine vegetation are present in the area but not on the property.*
- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
 - *The property sits on the Matanzas Bay and is adjacent to other single-family homes to the East and 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.*

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

- (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 deeper water behind a large sand bar within Matanzas Bay. During low tide a sand bar is exposed which limits the potential impact on animal, vegetation and erosional forces of any boating activities. Additionally, a seawall armors Inlet Drive from any erosional forces from wave action. Use of the 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.
- *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.

<i>The effects of the proposed project on commercial and sport fish are as follows:</i>	
<i>Positive</i>	<i>Negative</i>
<i>The proposed new dock supports will provide shelter for larval, juvenile, and adult fish.</i>	<i>Extremely small loss of juvenile habitat from the placement of approximately 58 new pilings for the dock construction.</i>

<i>The effects of the project on shellfish are as follows:</i>	
<i>Positive</i>	<i>Negative</i>
<i>The pilings used to construct the dock/lift additions could be colonized by barnacles, oysters, and mussels. This will be an addition of habitat.</i>	<i>None.</i>

<i>The effects of the project on waterfowl area as follows:</i>	
<i>Positive</i>	<i>Negative</i>
<i>The additional dock area could be used as a resting place or perch for many waterfowl.</i>	<i>Extremely small loss of foraging habitat.</i>

- (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 deck will not exceed 6' above MHW and the boat lifts will be low-profile and not exceed 12,000 pounds in 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 dock, boat lift, two (2) PWC lifts, observation deck, and a pulley activated gangway totaling approximately 2,425 square feet within Conservation Overlay Zone 1 at 201 Inlet Drive / PID 213750-0000.



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: 2023-0608
Receipt Number: 2560235 Meeting Date: 3/7/23
Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: RYAN CARTER Contact Number: 904-540-1786
Business (if applicable): CARTER ENVIRONMENTAL SERVICES, INC
Address: 42 MASTERS DR City: ST. AUGUSTINE State: FL Zip: 32084
E-Mail Address: RYAN@CARTERENV.COM

2. NAME OF PROPERTY OWNER: RYAN & TERRI PEREIRA Contact Number: 904-537-6957
Business (if applicable): _____
Address: 201 INLET DRIVE City: ST. AUGUSTINE State: FL Zip: 32080
E-Mail Address: ryanjpereira@yahoo.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 46 & 47 Block: BLK 1 OR5536/478(T/R)
Subdivision: DAVIS SHORES Parcel Number: 2137500000

4. PROJECT STREET ADDRESS: 201 INLET DR

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

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

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

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

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

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

10. **PREVIOUS APPLICATIONS:**

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

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

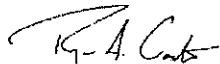
11. **AGREEMENT:**

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

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

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

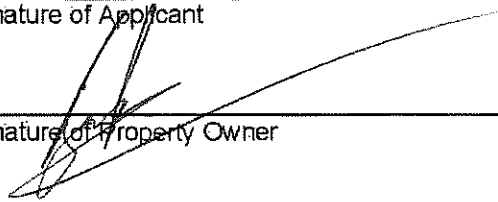
IMPORTANT NOTICE: When the hearing date has been set and a legal notice has been published or posted, the applicant must be prepared to present the request at the scheduled hearing date. If the applicant requests a continuance, the decision to grant or deny the request for continuance will be decided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



Signature of Applicant

11-23-22

Date


Signature of Property Owner

12/20/22
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.

RYAN CARTER

Print name of applicant

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

Signature of applicant

11-23-22

Date



Owner's Authorization For Agent

CARTER ENVIRONMENTAL SERVICES is/are hereby authorized TO ACT ON BEHALF OF Ryan & Teri Pereira, 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

Ryan Pereira
Print Name of Owner

904-377-8895
Telephone Number

State of Florida

County of St. Johns

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

By RYAN PEREIRA

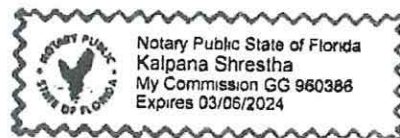
Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: _____

My Commission expires: _____

03/06/2024



Attachment 1
Overlay Zone Application Narrative

**201 Inlet Drive
Overlay Zone Development Application Supplement
February 2023**

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a proposed dock that includes a single new boat lift, two PWC lifts, observation deck and a pulley activated gangway. The proposed dock will allow the owners access to Matanzas Bay. The total dock, decking and lifts area over open water will be approximately 2,425 sq. ft. The proposed gangway will be on a pulley system in order to raise and stow the gangway when not in use to access the exposed sand bar during low tide. The height of the dock will be 6' 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 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.*

The proposed work could be used as a resting place or perch for many water fowl. Additionally, the structure provides habitat to marine animals that can be observed and included in the scenic opportunity.

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 106 feet of Matanzas Bay frontage. The property and adjacent properties utilize sea walls and are elevated from the coastline. Mangroves and marine vegetation are present in the region 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 Matanzas Bay and is adjacent to other single-family homes to the East and 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.*

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 deeper water behind a large sand bar within Matanzas Bay. During low tide a sand bar is exposed which limits the potential impact on animal, vegetation and erosional forces of any boating activities. Additionally, a seawall armors Inlet Drive from any erosional forces from wave action. Use of the 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:

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

Negative: Extremely small loss of juvenile habitat from the placement of approximately 58 new pilings for the dock construction.

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

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

Negative: None

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

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

Negative: Extremely small loss of foraging habitat.

17. Dock specifications:

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

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

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

The deck will 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 lifts will be low-profile and not exceed 12,000 pounds.

Attachment 2

Overlay Zone Application Graphics



**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Location Map
Pereira - 201 Inlet Drive

Project: 5.22589

St. Augustine, FL

Date: Nov 23 2022

Figure:

1



F:\CES Projects\Project Files\Active\Projects\Project Files\2022\5.22589 Pereira 201 Inlet Drive\GIS\MXD\Aerial.mxd



**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Current Site Conditions

Pereira - 201 Inlet Drive

Project: 5.22589

St. Augustine, FL

Date: Nov 23 2022

Figure:

2



F:\CES Projects\Project Files\Active\Projects\Project Files\2022\5.22589 Pereira 201 Inlet Drive\GIS\MXD\neighboring.mxd



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

Neighboring Structures
Pereira - 201 Inlet Drive

Project: 5.22589

St. Augustine, FL

Date: Nov 23 2022


Figure: 3

F:\CES Projects\Project Files\Active\Projects\Project Files\2022\5.22589 Pereira 201 Inlet Drive\GIS\MXD\Alignment.mxd



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Alignment
Pereira - 201 Inlet Drive

Project: 5.22589

St. Augustine, FL

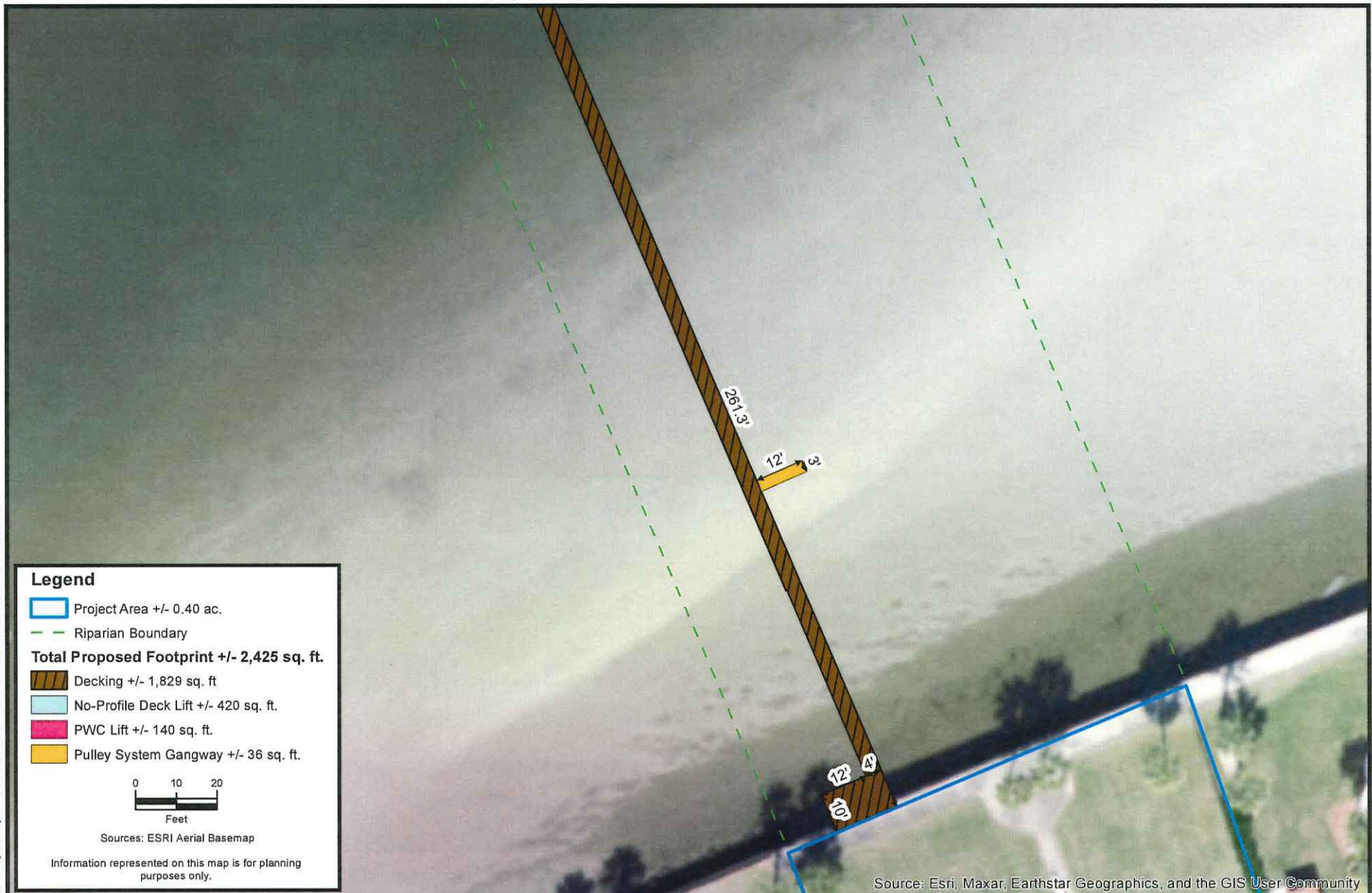
Date: Feb 01 2023

Figure:

4



F:\CES Projects\Project Files\Active\Projects\Project Files\2022\5.22589 Pereira 201 Inlet Drive\GIS\MXD\Dimensions\deck.mxd



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Dimensions
Pereira - 201 Inlet Drive

Project: 5.22589

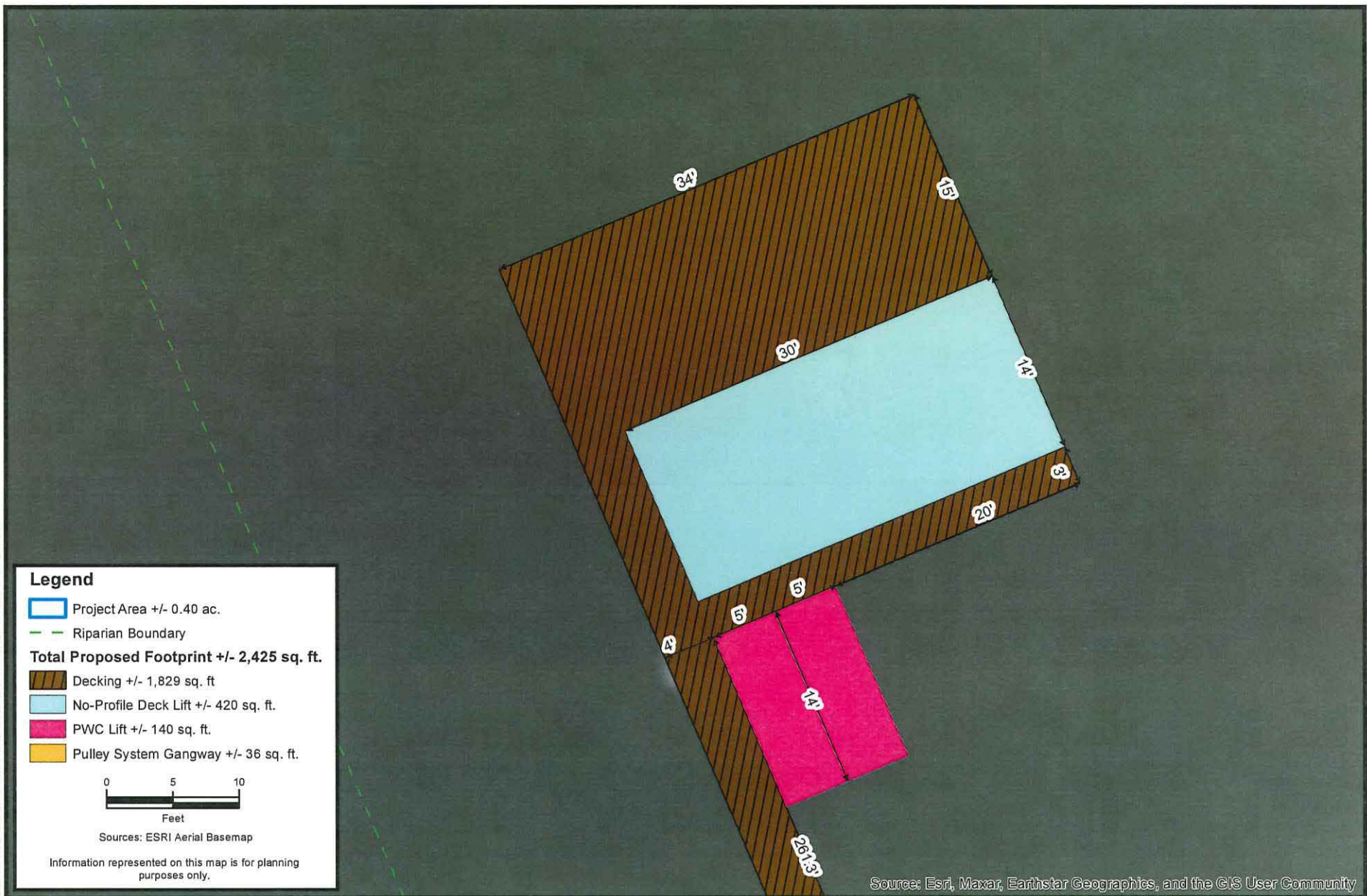
St. Augustine, FL

Date: Jan 20 2023

Figure:

5a





CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Dimensions

Pereira - 201 Inlet Drive

Project: 5.22589

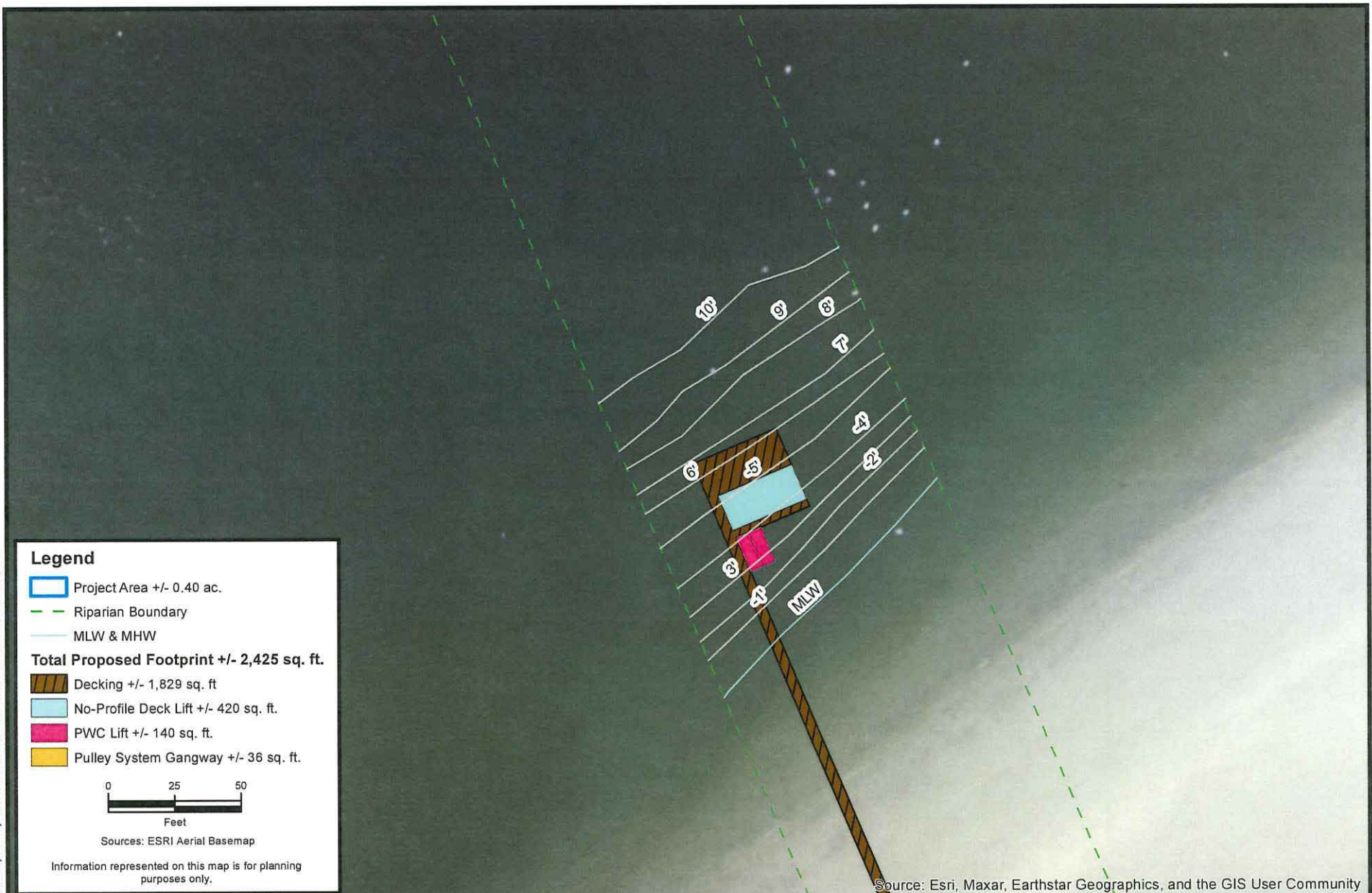
St. Augustine, FL

Date: Feb 03 2023

Figure:

5





CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Dock Bathymetry
Pereira - 201 Inlet Drive

Project: 5.22589

St. Augustine, FL

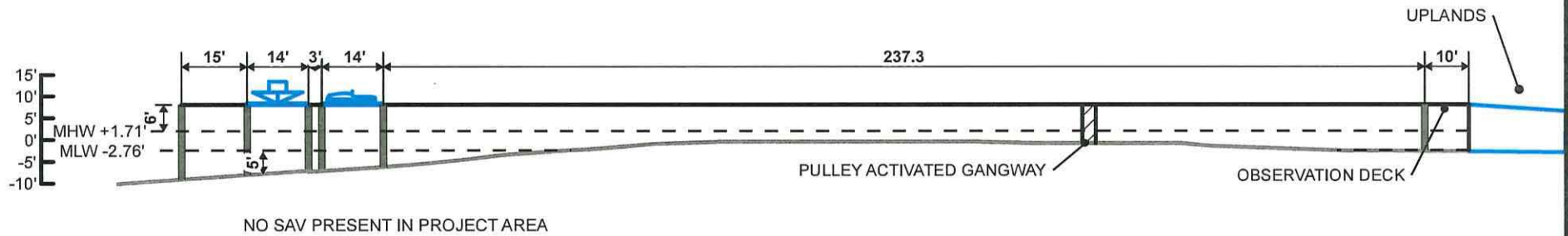
Date: Feb 01 2023

Figure:

6



F:\CES Projects\Project Files Active\Projects\Project Files\2022\5.22589 Pereira 201 Inlet Drive\GIS\MD\crosssection.mxd



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Dock Profile View
Pereira - 201 Inlet Drive

Project: 5.22589

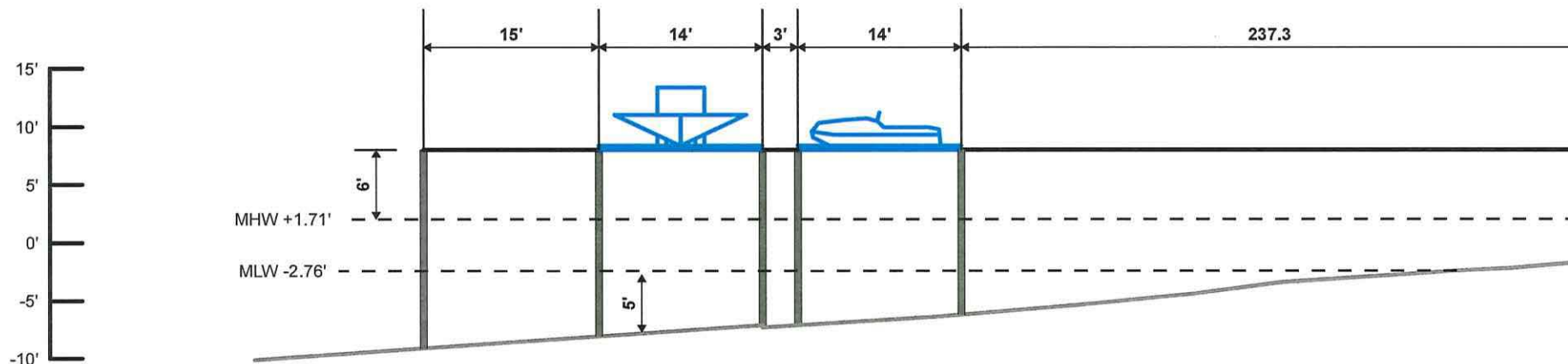
St. Augustine, FL

Date: Feb 06 2023

Figure:

7





NO SAV PRESENT IN PROJECT AREA

CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Dock Profile Detail View

Pereira - 201 Inlet Drive

Project: 5.22589

St. Augustine, FL

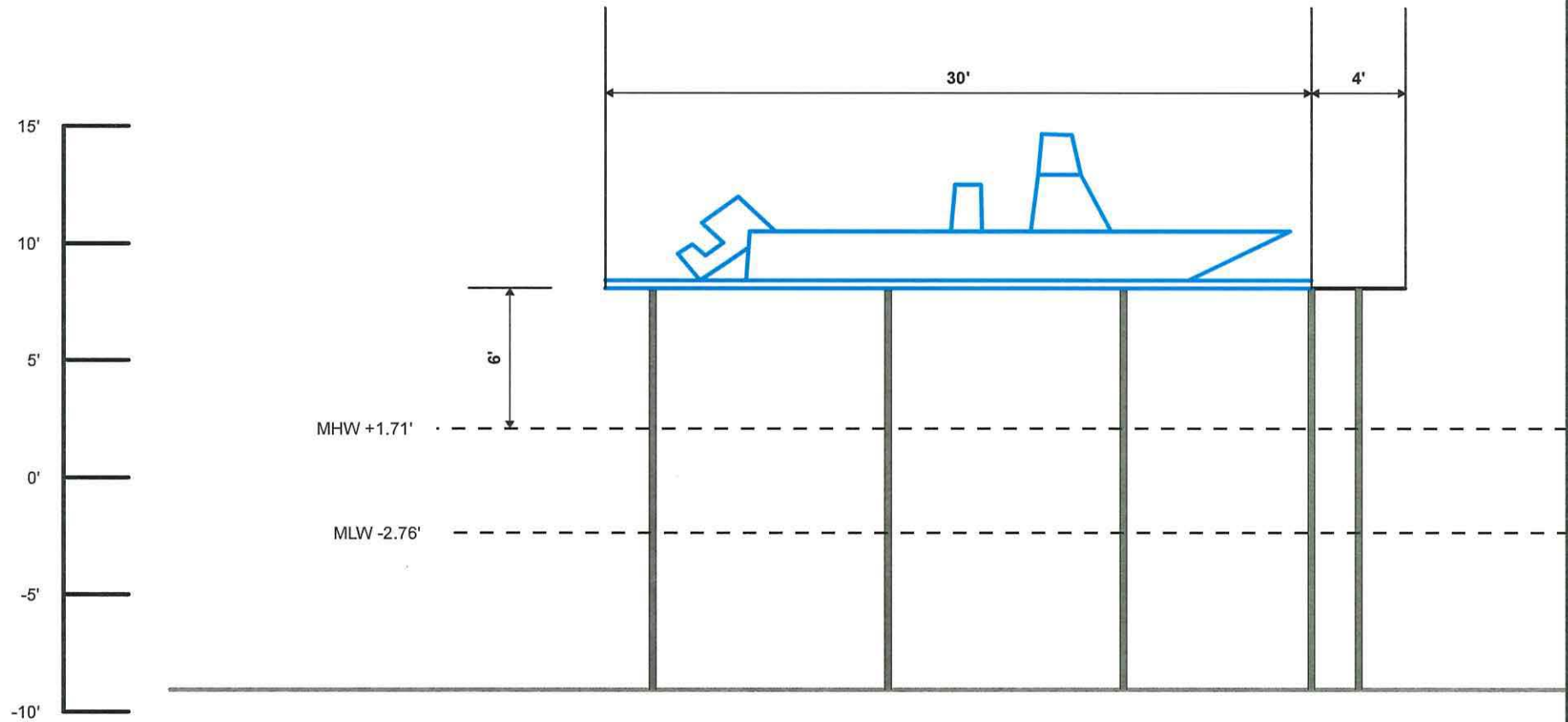
Date: Feb 06 2023



Figure:

7a

F:\CES Projects\Project Files\Active\Projects\Project Files\2025\22589 Pereira 201 Inlet Drive\GIS\MXD\Crosssection.mxd



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Dock Cross Section View

Pereira - 201 Inlet Drive

Project: 5.22589

St. Augustine, FL

Date: Feb 06 2023

Figure:

8





NOAA is monitoring water levels and winds for Hurricane Fiona



(<https://tidesandcurrents.noaa.gov/inundationdb/storm/Fiona.html>). Click to view real-time water level and meteorological data.

Home (/) / Products ([products.html](#)) / Datums ([stations.html?type=Datums](#)) /
8720576 ST. AUGUSTINE, FL Favorite Stations

Station Info

Tides/Water Levels

Meteorological Obs.

Phys. Oceanography

Datums for 8720576, ST. AUGUSTINE FL

NOTICE: All data values are relative to the NAVD88.

Elevations on NAVD88

Station: 8720576, ST. AUGUSTINE, FL

Status: Accepted (May 22 2012)

Units: Feet

Control Station: 8720220 Mayport (Ferry Depot), FL

T.M.: 75

Epoch: ([datum_options.html#NTDE](#)) 1983-2001

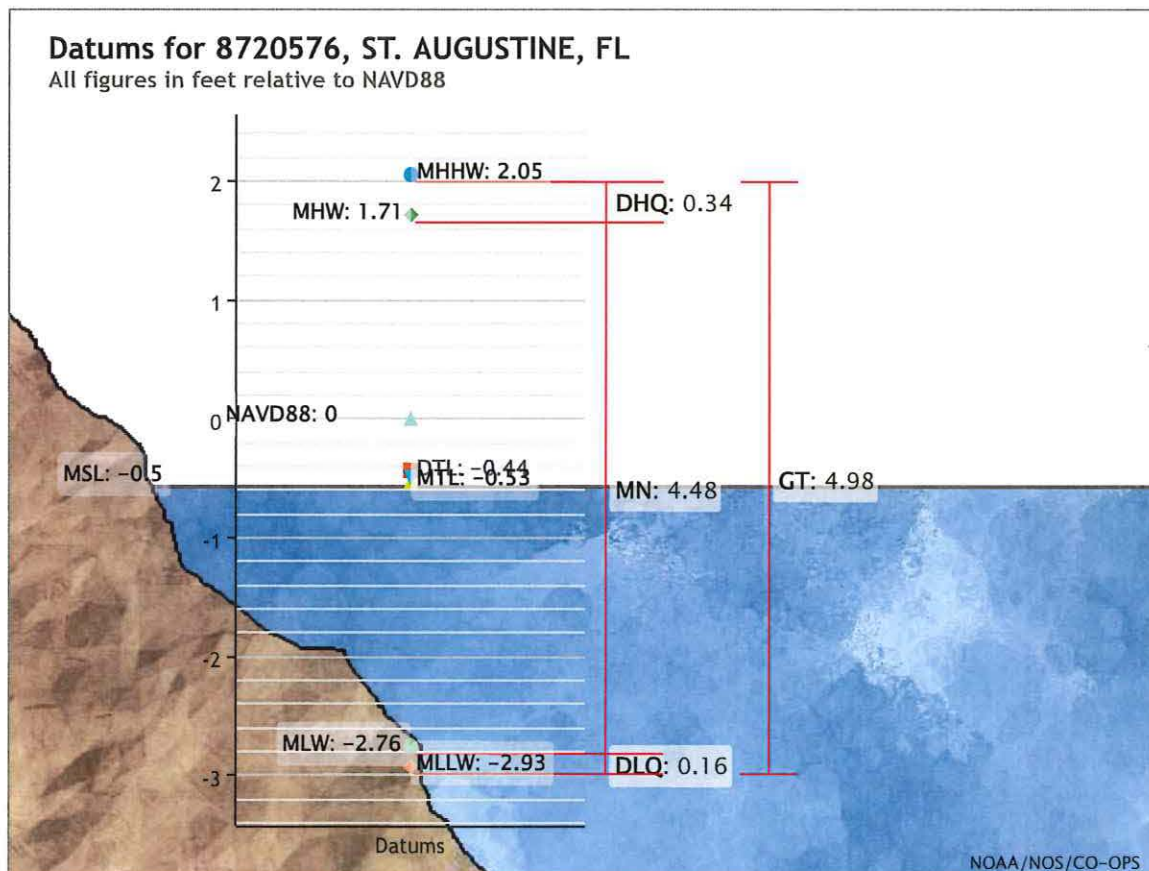
Datum: NAVD88

Datum	Value	Description
MHHW (datum_options.html#MHHW)	2.05	Mean Higher-High Water
MHW (datum_options.html#MHW)	1.71	Mean High Water
MTL (datum_options.html#MTL)	-0.53	Mean Tide Level
MSL (datum_options.html#MSL)	-0.50	Mean Sea Level
DTL (datum_options.html#DTL)	-0.44	Mean Diurnal Tide Level
MLW (datum_options.html#MLW)	-2.76	Mean Low Water
MLLW (datum_options.html#MLLW)	-2.93	Mean Lower-Low Water
NAVD88 (datum_options.html)	0.00	North American Vertical Datum of 1988
STND (datum_options.html#STND)	-4.70	Station Datum
GT (datum_options.html#GT)	4.98	Great Diurnal Range
MN (datum_options.html#MN)	4.48	Mean Range of Tide

Datum	Value	Description
DHQ (/datum_options.html#DHQ)	0.34	Mean Diurnal High Water Inequality
DLQ (/datum_options.html#DLQ)	0.16	Mean Diurnal Low Water Inequality
HWI (/datum_options.html#HWI)	1.03	Greenwich High Water Interval (in hours)
LWI (/datum_options.html#LWI)	7.28	Greenwich Low Water Interval (in hours)
Max Tide (/datum_options.html#MAXTIDE)	4.13	Highest Observed Tide
Max Tide Date & Time (/datum_options.html#MAXTIDEDT)	11/03/1978 15:18	Highest Observed Tide Date & Time
Min Tide (/datum_options.html#MINTIDE)	-5.58	Lowest Observed Tide
Min Tide Date & Time (/datum_options.html#MINTIDEDT)	04/05/1977 19:06	Lowest Observed Tide Date & Time
HAT (/datum_options.html#HAT)		Highest Astronomical Tide
HAT Date & Time		HAT Date and Time
LAT (/datum_options.html#LAT)		Lowest Astronomical Tide
LAT Date & Time		LAT Date and Time

Tidal Datum Analysis Periods

01/01/1977 - 12/31/1978



Showing datums for

8720576 ST. AUGUSTINE, FL

Datum

NAVD88

Data Units ☒ Feet

☐ Meters

Epoch ☒ Present (1983-2001)

☐ Superseded (1960-1978)

Submit

Show nearby stations

Products available at 8720576 ST. AUGUSTINE, FL

TIDES/WATER LEVELS

Water Levels

[NOAA Tide Predictions \(/noaatidepredictions.html?id=8720576\)](/noaatidepredictions.html?id=8720576)

Harmonic Constituents

Sea Level Trends

[Datums \(/datums.html?id=8720576\)](/datums.html?id=8720576)

[Bench Mark Sheets \(/benchmarks.html?id=8720576\)](/benchmarks.html?id=8720576)

[Extreme Water Levels \(/est/est_station.shtml?stnid=8720576\)](/est/est_station.shtml?stnid=8720576)

[Reports \(/reports.html?id=8720576\)](/reports.html?id=8720576)

METEOROLOGICAL/OTHER

Meteorological Observations

Water Temp/Conductivity

PORTS®

This station is not a member of PORTS®

OPERATIONAL FORECAST SYSTEMS

This station is not a member of OFS

INFORMATION

Station Home Page (</stationhome.html?id=8720576>)

Data Inventory (</inventory.html?id=8720576>)

Measurement Specifications (</measure.html>)

Website Owner: Center for Operational Oceanographic Products and Services

National Oceanic and Atmospheric Administration (<http://www.noaa.gov>)

National Ocean Service (<http://oceanservice.noaa.gov>)

Privacy Policy (</privacy.html>)

Disclaimer (</disclaimers.html>)

Take Our Survey (</survey.html>)

Freedom of Information Act (<https://www.noaa.gov/foia-freedom-of-information-act>)

Contact Us (</contact.html>)



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](#)

2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

Parcel ID 2137500000
Location Address 201 INLET DR
 SAINT AUGUSTINE 32080-0000
Neighborhood Davis Shores (ICWFR) (590.05)
Tax Description* 3-97 DAVIS SHORES LOTS 46 & 47 BLK 1 OR5536/478(T/R)
**The Description above is not to be used on legal documents.*
Property Use Code Single Family (0100)
Subdivision Davis Shores Ocean View Section
Sec/Twp/Rng 17-7-30
District City of St Augustine (District 452)
Millage Rate 18.9763
Acreage 0.400
Homestead Y

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


Owner Information

Owner Name [Pereira Terri,Ryan](#) 100%
[Pereira Ryan](#) 100%
Mailing Address 201 INLET DR
 SAINT AUGUSTINE, FL 32080-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



Valuation Information

	2023
Building Value	\$412,080
Extra Features Value	\$16,739
Total Land Value	\$791,150
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,219,969
Total Deferred	\$489,972
Assessed Value	\$729,997
Total Exemptions	\$539,972
Taxable Value	\$679,997

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

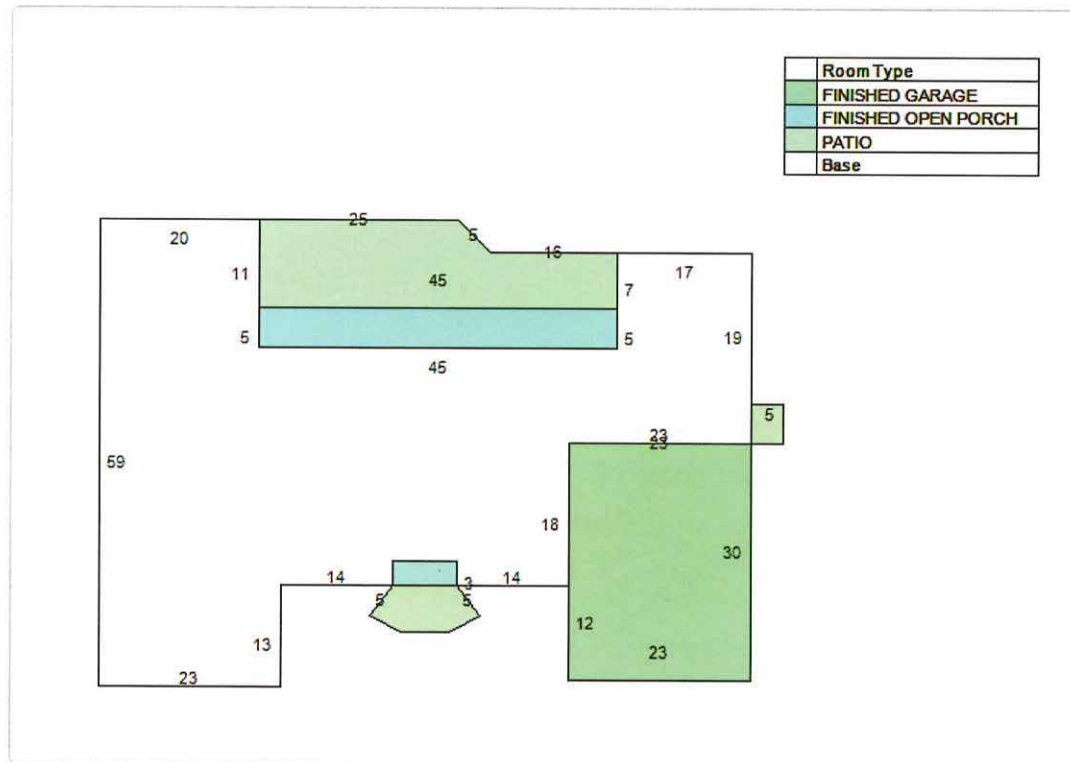
Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$354,438	\$17,034	\$791,150	\$0	\$0	\$1,162,622	\$1,045,730	\$116,892	\$1,045,730
2021	\$258,410	\$17,034	\$675,220	\$0	\$0	\$950,664	\$950,664	\$0	\$950,664
2020	\$261,561	\$18,101	\$675,220	\$0	\$0	\$954,882	\$375,056	\$629,826	\$325,056
2019	\$239,780	\$13,981	\$644,056	\$0	\$0	\$897,817	\$366,624	\$581,193	\$316,624
2018	\$242,634	\$14,758	\$644,056	\$0	\$0	\$901,448	\$359,788	\$591,660	\$309,788
2017	\$171,272	\$13,284	\$644,056	\$0	\$0	\$828,612	\$352,388	\$526,224	\$302,388
2016	\$176,980	\$13,284	\$644,056	\$0	\$0	\$834,320	\$345,140	\$539,180	\$295,140
2015	\$144,739	\$13,284	\$644,056	\$0	\$0	\$802,079	\$342,741	\$509,338	\$292,741
2014	\$140,550	\$13,284	\$644,056	\$0	\$0	\$797,890	\$340,021	\$507,869	\$290,021
2013	\$142,712	\$13,284	\$644,056	\$0	\$0	\$800,052	\$334,996	\$515,056	\$284,996
2012	\$133,677	\$13,284	\$493,430	\$0	\$0	\$640,391	\$329,396	\$361,495	\$278,896
2011	\$135,642	\$13,284	\$481,484	\$0	\$0	\$630,410	\$319,802	\$361,108	\$269,302
2010	\$139,574	\$13,284	\$534,982	\$0	\$0	\$687,840	\$315,076	\$423,264	\$264,576

Building	1
Year Built	1972
Actual Area	4291
Conditioned Area	2845
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Brick 2

Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Carpet, Sheet Vinyl
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Sketch Information



Extra Feature Information

Code Description	Status	Value
Bulkhead - Average (Mix)		15671
Masonry Wall (Mix)		1068

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	106	172	106	FF	\$791,150

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/12/2022	4/11/2022	\$1,725,000.00	TRUSTEES DEED	5536	478	Q	I	NADER MARIE TRUST U/A/D:05/10/99 ET AL	PEREIRA TERRI,RYAN
	5/10/1999	\$100.00	WARRANTY DEED	1411	800	U	I	NADER MARIE & PFAFF ANNIE NADER	NADER MARIE & PFAFF ANNIE NADER TRUSTEES

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Version 2.3.232

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Planning and Zoning Board

DATE: March 7, 2023

RE: **Conservation Overlay Zone Development – Item 8(f) 2023-0010**

Staff is requesting that this item be administratively continued to the April 4, 2023, Planning and Zoning Board (PZB) meeting in order to be readvertised. The applicant has changed the application related to the materials of the proposed bulkhead, therefore the item must be readvertised.

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

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: March 7, 2023

RE: **REZONING 2023-0004**

AGENDA ITEM	9(a)
APPLICANT & OWNER	Valerie Lee c/o Palm Row LLC
LOCATION	6 Palm Row / PID 199430-0000
REQUEST	To rezone the property from Historic Preservation One (HP-1) to Historic Preservation Two (HP-2).
LAND USE	Historic Preservation
CURRENT ZONING	Historic Preservation One (HP-1)
PROPOSED ZONING	Historic Preservation Two (HP-2)

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

FLUE Policy 6.3.1
Historic Preservation

This district is intended to provide a mix of uses, including residential, institutional, and commercial uses that will encourage the preservation and restoration of historic structures, which includes protecting and maintaining the colonial Town Plan. This district is also intended to provide a mix of compatible nonresidential uses that will encourage the restoration and reproduction of historic structures including compatible infill development and maintain the historic nature and low intensive ambiance of the neighborhoods, and pedestrian scale of the neighborhoods. This is in an effort to recognize and preserve the authentic historic and physical character of the area including the historic skyline, and the City's contribution to the historic and archaeological record of the State and nation.

For All Uses a maximum of 24 dwelling units per acre.

APPLICABLE CODES/ORDINANCES

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

- (a) *General.* This chapter may from time to time be amended, supplemented or changed; the land use plan and land use map established by the comprehensive plan may also be amended and the zoning atlas may from time to time be revised by the rezoning of land as provided in this section.
- (b) *Initiation of proposals.* An ordinance for the rezoning of land may be proposed only by the city commission or any member thereof, by the planning and zoning board or by the owner of subject property, its attorney or duly authorized agent. An amendment to this chapter may be proposed for adoption only by the city commission or any member thereof, or by the planning and zoning board. Proposals to amend this chapter shall be submitted in writing, accompanied by all pertinent information which may be required for proper consideration of the matter.
- (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.
- (e) *Limitations on rezoning of land:*
- No ordinance to rezone land shall contain conditions, limitations or requirements not applicable to all other land in the zoning district to which the particular land is rezoned, except as provided in article III, division 8.
 - Whenever the city commission has, by ordinance, changed the zoning classification of land, the board shall not then consider any application for rezoning of any part or all of the same land for a period of one (1) year from the effective date of such ordinance.
 - Whenever the city commission has denied an application for the rezoning of land, no further application shall be filed for the same rezoning of any part or all of the same land for a period of six (6) months from the date of such action. In the event that two (2) or more applications for the same rezoning for any part or all of the same land has been denied, no further application shall be filed for the same rezoning or any part or all of the same land for a period of one (1) year from the date of such action denying the last application filed.
 - Land use plan amendments shall be made consistent with the State of Florida's Community Planning Act F.S. ch. 163, as may be amended from time to time.

- (f) *Waiver of time limits.* The time limits of subsection (e) may be waived by three (3) affirmative votes of the city commission when such action is deemed necessary to prevent injustice or to facilitate proper development of the city.
- (g) *City commission action.* Upon receipt of a favorable report of the board as required by subsection (d) hereof, the city manager shall set the date for a public hearing before the city commission. The date of such public hearing to be set by the city manager shall be the first regular meeting of the city commission after ten (10) days following receipt of a report. At the conclusion of the public hearing, the city commission shall either deny the proposed amendment or rezoning or by ordinance adopt such amendment or rezoning.
- (h) *Process, public hearings and notification for amendments to this chapter or rezoning of land (city commission public hearing).* The amendment process, including public hearings and notification regarding amendments to this chapter which change the actual list of permitted, conditional or prohibited uses within a zoning category or which change the actual zoning map designation of land in the city shall be as required by F.S. [chapter] 166. Public hearings for ordinances initiated by other than the city that change the actual zoning map designation of a parcel or parcels of land, required to be enacted pursuant to F.S. 166.041(3)(a) shall be noticed in accordance with section 28-59(a) of the City Code.
- (i) *Process, public hearings and notification for comprehensive plan amendments (city commission public hearing).* The amendment process, including public hearings and notification for comprehensive plan amendments, shall be consistent with the State of Florida's Community Planning Act, F.S. ch. 163, as may be amended from time to time.

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.

(Code 1964, § 33-32; Ord. No. 00-35, § 2, 10-23-00)

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.

(Code 1964, § 33-33; Ord. No. 03-17, § 3, 6-23-03; Ord. No. 15-02, § 1, 12-14-15; Ord. No. 16-06, § 3, 2-8-16; Ord. No. 21-17, § 2, 10-11-21)

Sec. 28-188. - Lot, yard and height requirements for historic preservation districts 1, 2 and 3.

- (a) All new buildings or structures within these historical districts shall conform to the Architectural Guidelines for Historic Preservation of the City of St. Augustine. New construction, whenever practical, should conform to old foundation lines in order that the original scale and pattern of development can be preserved.
- (b) The following lot, yard and height requirements shall be applicable to new construction reflecting the Colonial periods in historic preservation district 1 and to all new construction in historic preservation districts 2 and 3:
 - (1) *Minimum lot requirements:*
 - a. Minimum lot width, thirty-five (35) feet.
 - b. Minimum lot area, one thousand seven hundred fifty (1,750) square feet.
 - (2) *Maximum lot coverage by all buildings and impervious surfaces:*
 - a. The lesser of seventy (70) percent or seven thousand (7,000) square feet.
 - b. Main structure, the lesser of two thousand five hundred (2,500) square feet or fifty (50) percent of total lot size.
 - c. Lots containing single-family residential dwelling development shall not exceed an impervious surface ratio (ISR) maximum of eighty (80) percent ISR.
 - (3) *Maximum and minimum yard requirements:*
 - a. Front. Main building must be located on the street frontage. The main building shall not exceed the lesser of eighty (80) percent of the lot width or forty (40) feet.
 1. Secondary buildings which connect to a main building shall be set back the lesser of forty (40) percent of total lot depth or forty (40) feet.

2. Main buildings on the same lot shall be separated by minimum of twenty (20) feet.
 - b. Rear. Three (3) feet minimum.
 - c. Side. Three (3) feet minimum, except that Spanish Colonial reproduction structures may be located on the north property line when no windows or doors are located in the north facade and there is a six-foot minimum setback on the south property line.
- (4) *Maximum height of structures:*
- a. No portion of peaked roof main buildings or structures shall exceed thirty-five (35) feet, two and one-half (2½) stories. No portion of flat-roofed main buildings or structures shall exceed thirty (30) feet, two (2) stories.
 - b. No portion of secondary buildings or structures and connections shall exceed fifteen (15) feet.
- (c) The following lot, yard and height requirements shall be applicable to new construction reflecting all other architectural styles as permitted in the Architectural Guidelines for Historic Preservation or as approved by HARB within the allowable list of styles in historic preservation district 1:
- (1) *Minimum lot requirements:*
- a. Minimum lot width, thirty-five (35) feet.
 - b. Minimum lot area, one thousand seven hundred fifty (1,750) square feet.
- (2) *Maximum lot coverage by all buildings and impervious surfaces:*
- a. All structures: The lesser of seventy (70) percent or seven thousand (7,000) square feet as approved by HARB to be compatible with adjacent properties but not to exceed seventy (70) percent maximum lot coverage.
 - b. Main structure: The lesser of two thousand five hundred (2,500) square feet or fifty (50) percent of total lot size.
 - c. Lots containing single-family residential dwelling development shall not exceed an impervious surface ratio (ISR) maximum of eighty (80) percent ISR.
- (3) *Maximum and minimum yard requirements:*
- a. Front: Main building must be located between eighty-five (85) and one hundred fifteen (115) percent of the average front setback distance from the front property line established by the existing adjacent historic structures facing the same street. For the purpose of this section, adjacent refers only to structures located along the same street or, for corner lots, only to properties located along the streets which comprise the intersection.
 1. When all of the buildings on a given block have an established front setback line, new construction must maintain that existing setback line.
 2. Secondary structures and garage apartment buildings must be located in the rear fifty (50) percent of the lot.
 - b. Rear:
 1. Five (5) foot minimum for one-story structures.
 2. Ten (10) foot minimum for structures exceeding one story.
 - c. Side:

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

1. Three (3) feet or a distance within fifteen (15) percent of the average distance between existing historic structures with the same intensity of scale and mass on the block facing the same street, whichever is greater.
 2. When all of the buildings on the block have the same side yard setback, new construction must adhere to the established spacing pattern.
- (4) *Maximum height of structures:*
- a. No portion of peaked roof main buildings or structures shall exceed a height of thirty-five (35) feet and two and one-half (2½) stories. No portion of flat-roofed main buildings or structures shall exceed a height of thirty (30) feet and two (2) stories.
 - b. No portion of secondary buildings or structures and connections shall exceed a height of fifteen (15) feet.

(Code 1964, § 33-39; Ord. No. 11-15, § 2, 10-24-11; Ord. No. 21-26, § 3, 10-11-21)

STAFF SUMMARY AND ANALYSIS

This request is to rezone the property at 6 Palm Row from HP-1 to HP-2 to allow for lodging rentals more frequently than a month at a time which is the limitation in the HP-1 zoning district. Based on submitted floorplans by the applicant the existing building contains five (5) bedrooms and a bonus room on the third floor.

A parking plan addressing the proposed use was not included in this application. Although parking is not required in the historic districts there is some parking available on-site.

6 Palm Row is unique in that it is located across Cordova Street from HP-4 zoned properties and is directly adjacent to both HP-1 and HP-2 zoning districts. A change in the zoning at this location would be largely indistinguishable due to the Future Land Use of Historic Preservation remaining unchanged and the age and historic preservation zoning of the building still subjecting it to Architectural Guidelines for Historic Preservation (AGHP) standards.

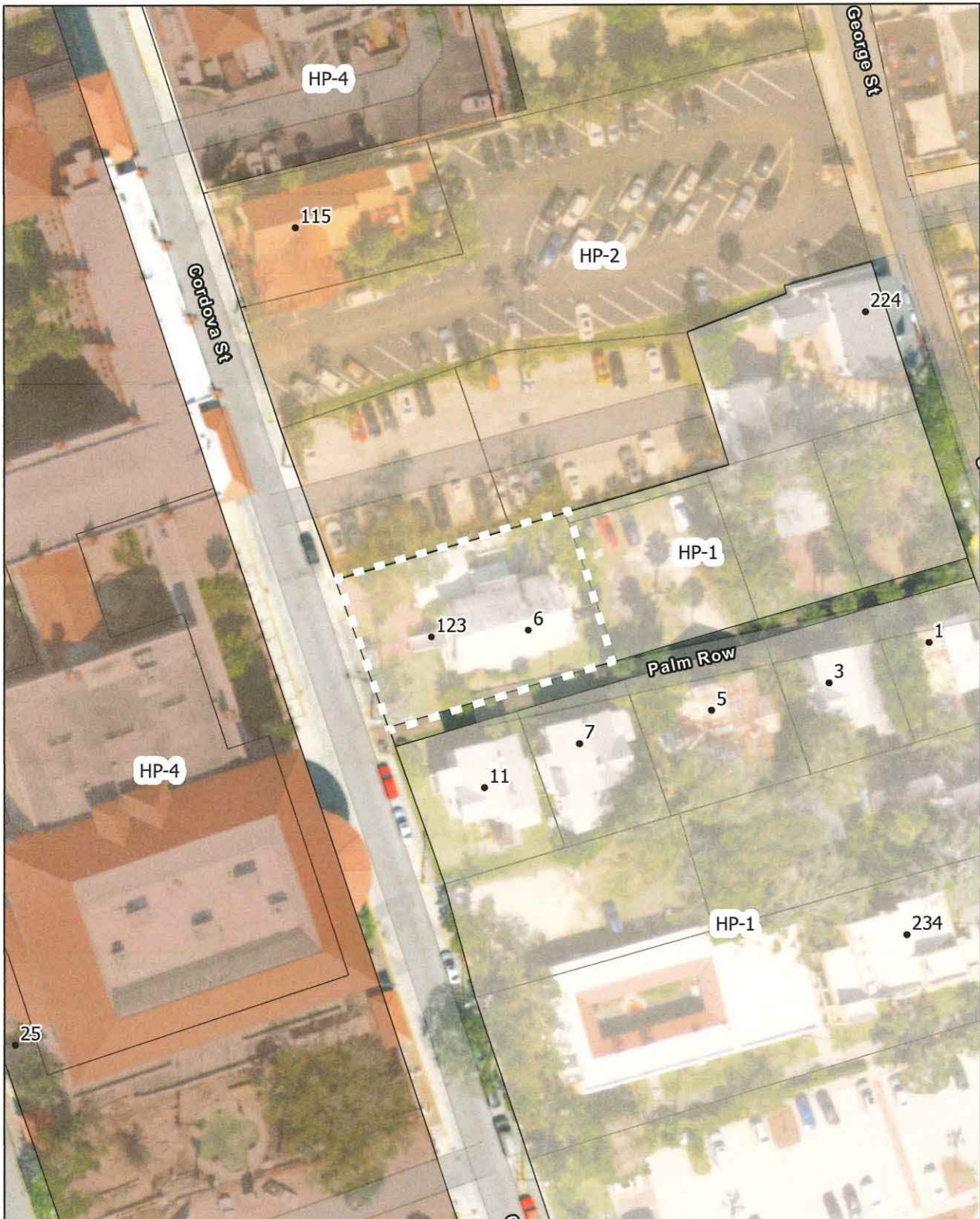
STAFF RECOMMENDATION

Staff does not make recommendations concerning the rezoning of land. The Board is responsible for making a recommendation based on the following;

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



Jacob Fredriksson
Senior Planner
Planning and Building Department



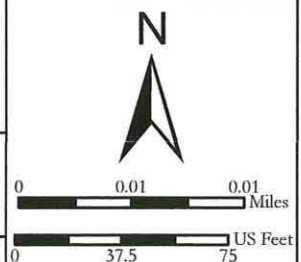
Current Zoning of 6 Palm Row and surrounding properties



St Johns County, Maxar, Microsoft, Esri Community Maps Contributors,
FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

2023

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet





CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$800 (plus advertising costs) Project Number: 2023-0004

Receipt Number: 2555738 Meeting Date: 03/07/23

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

1. NAME OF APPLICANT: Valerie Lee Contact Number: (904) 377-1457

Business (if applicable): Palm Row LLC.

Address: 6 Palm Row 24 W. CASTILLO DR. City: St. Augustine State: FL Zip: 32084

E-Mail Address: val@adginteriors.com

2. NAME OF PROPERTY OWNER: Valerie Lee Contact Number: (904) 377-1457

Business (if applicable): Palm Row LLC.

Address: 6 Palm Row 24 W. CASTILLO DR. City: St. Augustine State: FL Zip: 32084

E-Mail Address: val@adginteriors.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: A 0R4259/753 Block: _____

Subdivision: City of St. Augustine Parcel Number: 1994300000

4. PROJECT STREET ADDRESS: 6 Palm Row

5. SPECIFIC PROPOSED USE: Weekly Rental

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☒ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Rezoning for weekly rentals
at 6 Palm Row / 123 Cordova St. Rezoning to
HP-2 instead of HP-1.

8. JUSTIFICATION FOR ACTION REQUESTED: Tourism related promotion,
destination promotion, wedding destination
All prop

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.

(10/20/22) Unsure if processed, no final disposition made

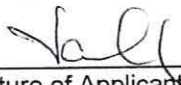
11. AGREEMENT:

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

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

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

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


Signature of Applicant

1/20/23
Date

Signature of Property Owner

1/20/23
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.

Valerie Lee

Print name of applicant

X [Signature]

Signature of applicant

1/20/23
Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

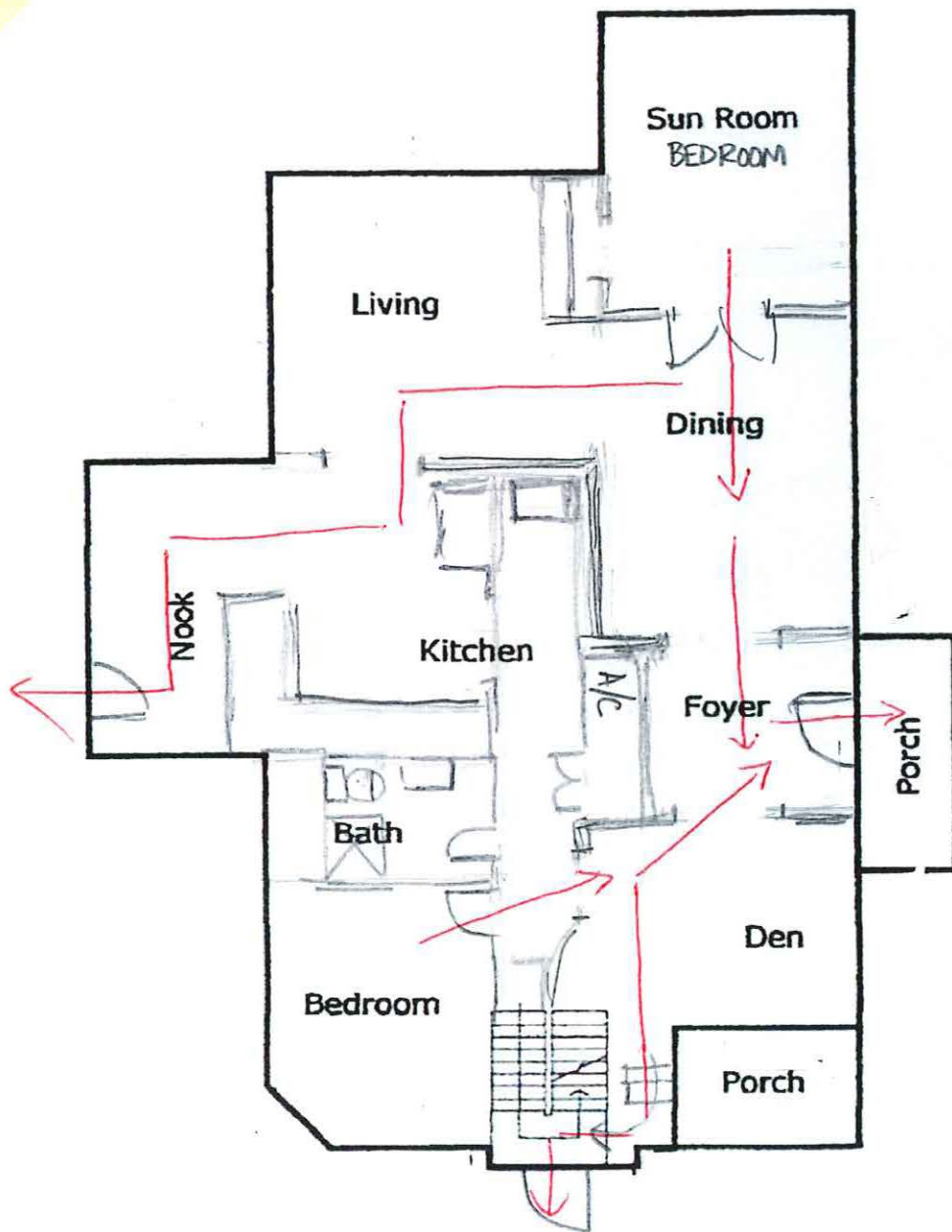
By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

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

Project Address: 6 Palm Row

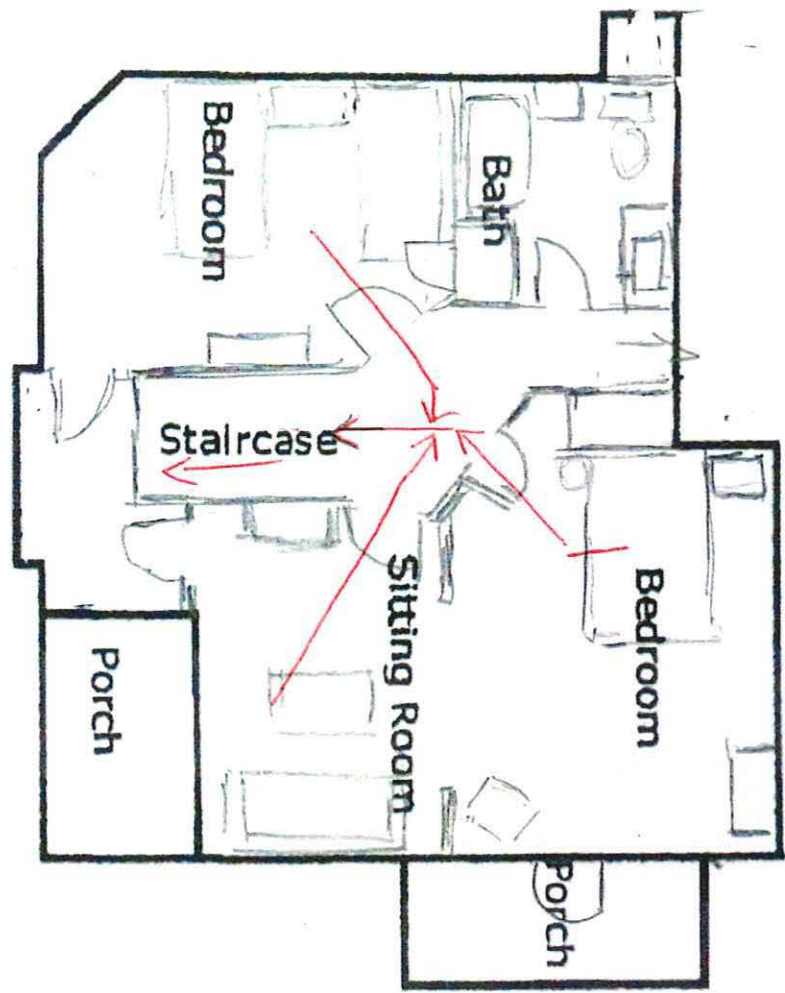
Applicant's Name: Valerie Lee Applicant's Signature: Val

Owner's Name: Valerie Lee Owner's Signature: Val

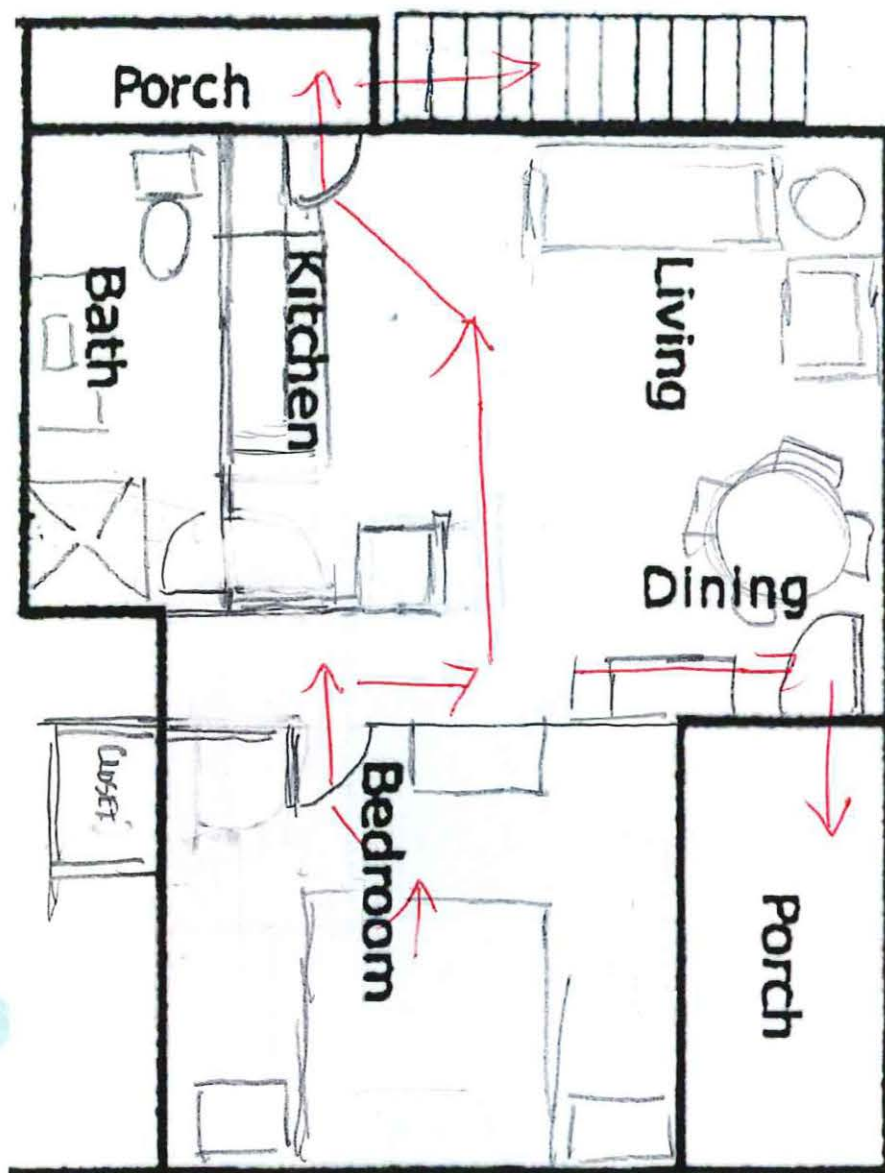


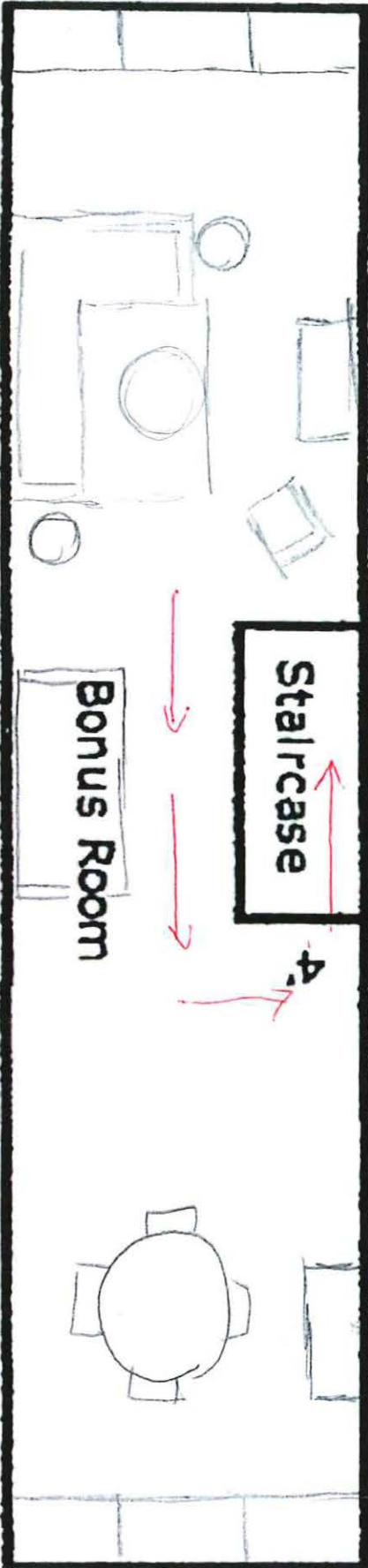
First Floor

SECOND FLOOR
WEST SIDE



2ND FLOOR EAST ROOM





3rd Floor



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

Summary

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



Parcel ID 1994300000
 Location Address 6 PALM ROW
 SAINT AUGUSTINE 32084-0000
 Neighborhood Palm Row/St George St (610.14)
 Tax Description* PALM ROW SUBD CITY W109FT OF N1/2 OF LOT 4 OR4259/753
 *The Description above is not to be used on legal documents.
 Property Use Code Multi-Family (Less than 10 Units) (0800)
 Subdivision City of St Augustine
 Sec/Twp/Rng 18-7-30
 District City of St Augustine (District 452)
 Millage Rate 18.9763
 Acreage 0.150
 Homestead N

Owner Information

Owner Name 6 Palm Row LLC 100%
 Mailing Address 24 W CASTILLO DR
 SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2023
Building Value	\$341,174
Extra Features Value	\$3,360
Total Land Value	\$364,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$708,534
Total Deferred	\$7,753
Assessed Value	\$700,781
Total Exemptions	\$0
Taxable Value	\$700,781

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
2022	\$297,531	\$5,184	\$364,000	\$0	\$0	\$666,715	\$637,074	\$29,641	\$637,074
2021	\$248,974	\$5,184	\$325,000	\$0	\$0	\$579,158	\$579,158	\$0	\$579,158
2020	\$252,294	\$5,184	\$325,000	\$0	\$0	\$582,478	\$554,211	\$28,267	\$554,211
2019	\$218,409	\$5,184	\$325,000	\$0	\$0	\$548,593	\$503,828	\$44,765	\$503,828
2018	\$285,142	\$5,508	\$167,375	\$0	\$0	\$458,025	\$458,025	\$0	\$458,025
2017	\$288,820	\$4,543	\$167,375	\$0	\$0	\$460,738	\$460,738	\$0	\$460,738
2016	\$181,353	\$4,703	\$167,375	\$0	\$0	\$353,431	\$200,458	\$203,473	\$149,958
2015	\$184,019	\$4,758	\$167,375	\$0	\$0	\$356,152	\$200,363	\$206,289	\$149,863
2014	\$178,215	\$4,917	\$167,375	\$0	\$0	\$350,507	\$197,990	\$203,017	\$147,490
2013	\$180,725	\$5,077	\$167,375	\$0	\$0	\$353,177	\$197,004	\$206,673	\$146,504
2012	\$185,746	\$5,238	\$167,375	\$0	\$0	\$358,359	\$196,475	\$212,384	\$145,975
2011	\$154,030	\$4,712	\$186,875	\$0	\$0	\$345,617	\$190,502	\$205,615	\$140,002
2010	\$156,515	\$4,732	\$208,000	\$0	\$0	\$369,247	\$194,894	\$224,853	\$144,394

Building Information

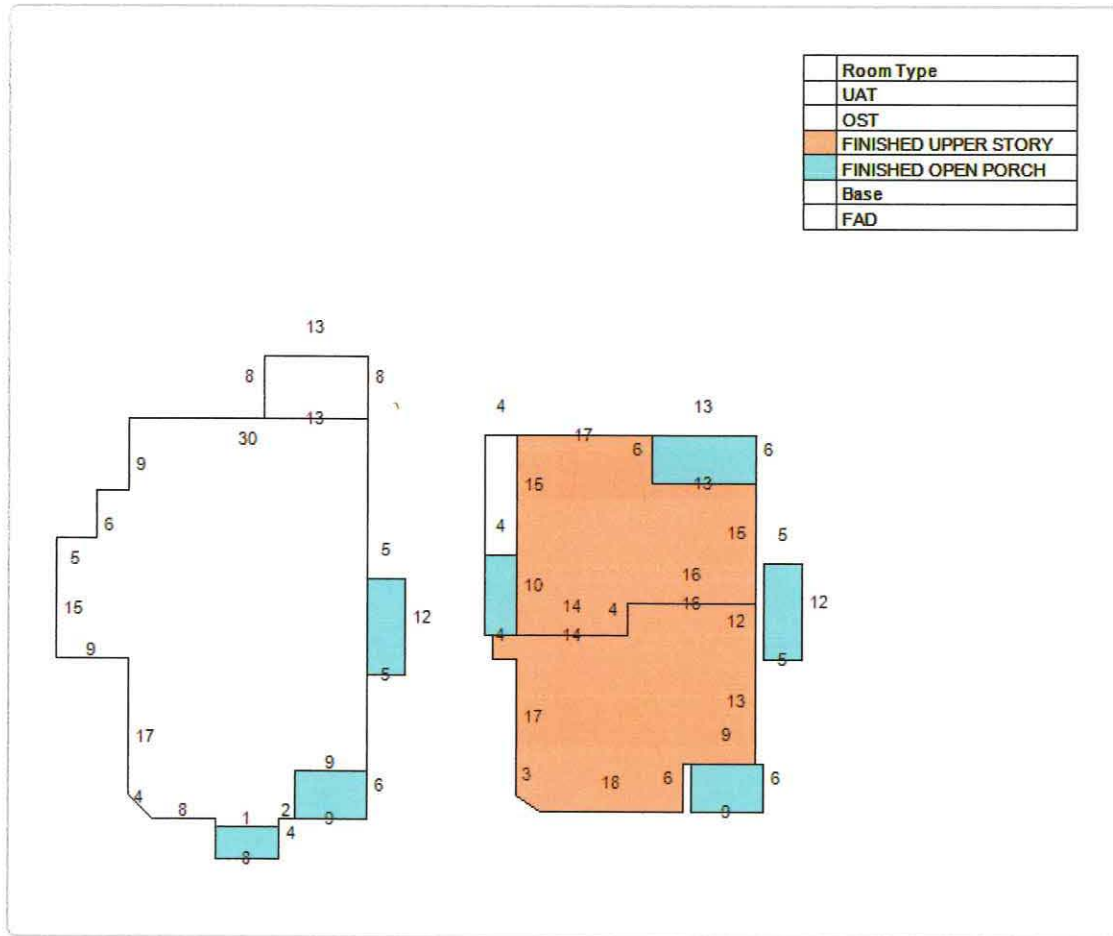
Building	1
Year Built	1910
Actual Area	4185
Conditioned Area	2997
Use	Duplex
Style	01
Class	N
Exterior Wall	Wood

Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Carpet, Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	4
Baths	3.5

Description	Square Footage
FRAME ADDITION	104
BASE AREA	1609
FINISHED OPEN PORCH	40
FINISHED UPPER STORY	608

Description	Square Footage
FINISHED UPPER STORY	676
OUTSIDE STAIRS	60
FINISHED OPEN PORCH	78
FINISHED OPEN PORCH	60
FINISHED OPEN PORCH	32
FINISHED OPEN PORCH	54
FINISHED OPEN PORCH	54
FINISHED OPEN PORCH	60
UNFINISHED ATTIC	750
Total SqFt	4185

Sketch Information



Extra Feature Information

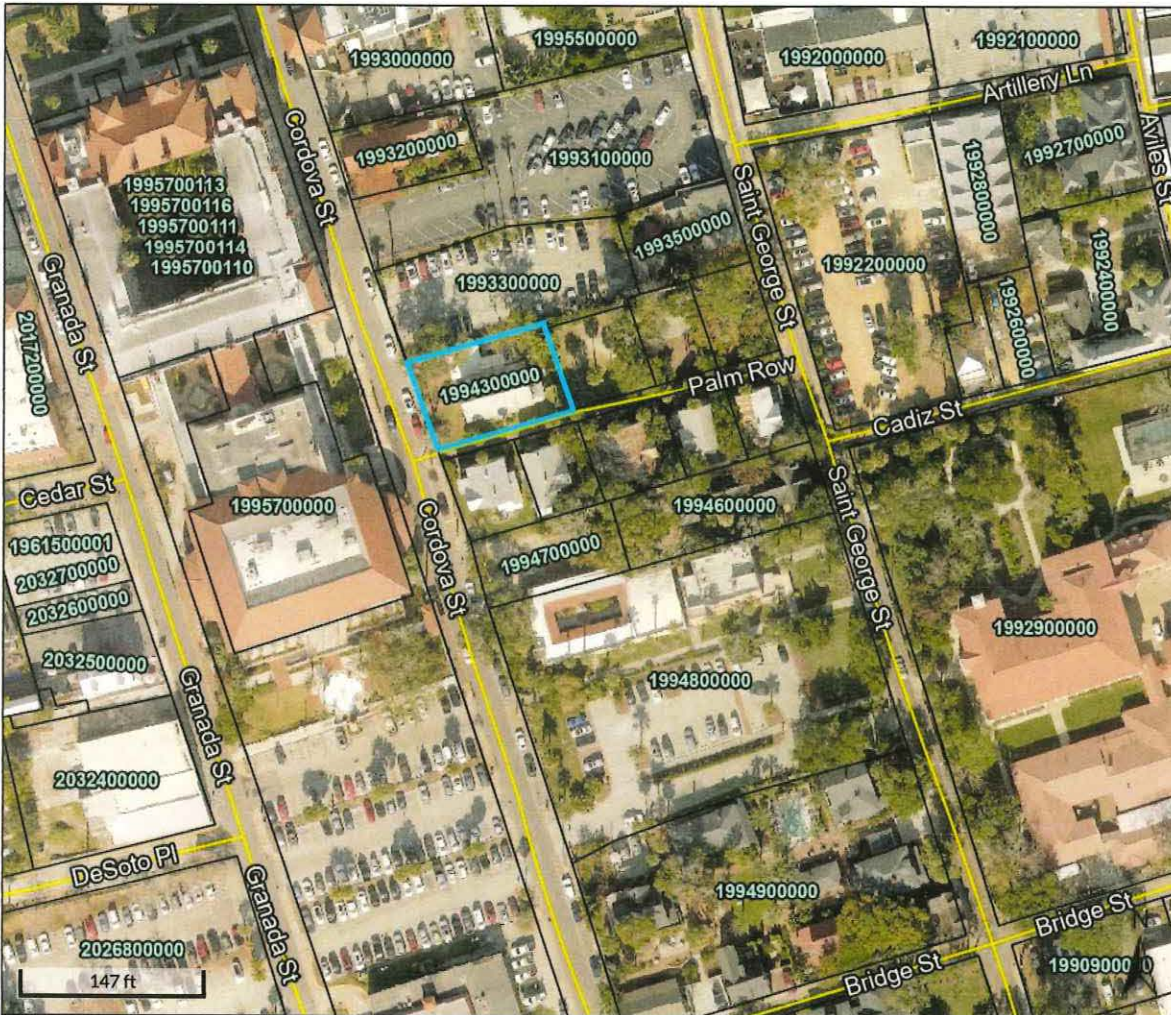
Code Description	Status	Value
Garage - Average (Mix)		3360

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Multi-Family (Less than 10 Units)	0	0	4875	SF	\$273,000
Multi-Family (Less than 10 Units)	0	0	1625	SF	\$91,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/21/2016	9/2/2016	\$580,000.00	WARRANTY DEED	4259	753	Q	I	ALLEN DENNIS W	6 PALM ROW LLC
	6/1/1991	\$0.00		898	409	U	I		ALLEN DENNIS W
	6/1/1991	\$0.00		898	408	U	I		
	6/1/1991	\$0.00		898	407	U	I		
	5/1/1991	\$0.00		898	406	U	I		
	5/1/1991	\$0.00		898	405	U	I		



Overview



Legend

□ Parcels

Parcel ID	1994300000	Physical Address	6 PALM ROW	Building Value	\$341,174	Last 2 Sales			
Property Class	0800 - Multi-Family (Less than 10 Units)	Mailing Address	SAINT AUGUSTINE	Extra Feature Value	\$3,360	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	6 PALM ROW LLC	Total Land Value	\$364,000	9/2/2016	\$580000	03	Q
Acres	0.15		24 W CASTILLO DR	Just Value	\$708,534	n/a	0	n/a	n/a
			SAINT AUGUSTINE FL	Total	\$7,753				
			32084-0000	Deferred Assessed Value	\$700,781				
				Total	N/A				
				Exemptions					
				Taxable Value	\$700,781				

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

Date created: 1/30/2023

Last Data Uploaded: 1/28/2023 1:08:05 AM

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CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: March 7, 2023

RE: **COMPREHENSIVE PLAN AMENDMENT AND REZONING 2023-0006**

AGENDA ITEM	10(a)
APPLICANT	Ellen Avery-Smith, Esq. c/o Rogers Towers, P.A.
OWNER	Windward Shipyard Land Holdings, LLC
LOCATION	Arapaho Avenue / PID 134760-0000, 134780-0000, & 134790-0000
REQUEST	To amend the current land use of Mixed-Use District (St. Johns County) to Residential Medium Density Mixed Use and Residential Low Density (City of St. Augustine) and to rezone the properties from Open Rural (OR) (St. Johns County) to Residential General Office (RGO) and Planned Unit Development (PUD) (City of St. Augustine).
CURRENT ST. JOHNS COUNTY LAND USE	Mixed-Use District
CURRENT ST. JOHNS COUNTY ZONING	Open Rural (OR)
PROPOSED CITY OF ST. AUGUSTINE LAND USE	Residential Medium Density Mixed Use & Residential Low Density
PROPOSED CITY OF ST. AUGUSTINE ZONING	Residential General Office (RGO) & Planned Unit Development (PUD)

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

FLUE Policy 6.4.3

Residential Low Density

This district is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low density single-family uses such as churches, child care centers, public and institutional uses, including schools consistent

with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate so as to create and maintain a stable low intensity residential character.

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

FLUE Policy 6.4.6

Residential Medium Density Mixed Use

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

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

To encourage mixed use developments:

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

FLUE Policy 6.4.7

Performance standards for residential uses shall include, but are not limited to, the following:

- The land development code shall include performance standards for multi-family and residential mixed-use residential uses that control the location of proposed buildings in relation to the overall dimension of the site, provide sufficient on-site/structured parking where applicable, and provide open space and recreation amenities.
- The land development code shall contain requirements for significant open space, landscaping and buffers to effectively screen multi-family developments from single-family low density residential zoning districts.
- Grid street networks are highly encouraged to serve residential developments and provide connectivity throughout the City. Cul-de-sacs and gated developments are discouraged.
- Themes are encouraged for residential developments to include cohesive streetscape design, signage, landscape architecture and streetscape furniture to create an identity for neighborhoods in the City.

APPLICABLE CODES/ORDINANCES

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

- (a) *General.* This chapter may from time to time be amended, supplemented or changed; the land use plan and land use map established by the comprehensive plan may also be amended and the zoning atlas may from time to time be revised by the rezoning of land as provided in this section.
- (b) *Initiation of proposals.* An ordinance for the rezoning of land may be proposed only by the city commission or any member thereof, by the planning and zoning board or by the owner of subject property, its attorney or duly authorized agent. An amendment to this chapter may be proposed for adoption only by the city commission or any member thereof, or by the planning and zoning board. Proposals to amend this chapter shall be submitted in writing, accompanied by all pertinent information which may be required for proper consideration of the matter.
- (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.
- (e) *Limitations on rezoning of land:*
- No ordinance to rezone land shall contain conditions, limitations or requirements not applicable to all other land in the zoning district to which the particular land is rezoned, except as provided in article III, division 8.
 - Whenever the city commission has, by ordinance, changed the zoning classification of land, the board shall not then consider any application for rezoning of any part or all of the same land for a period of one (1) year from the effective date of such ordinance.
 - Whenever the city commission has denied an application for the rezoning of land, no further application shall be filed for the same rezoning of any part or all of the same land for a period of six (6) months from the date of such action. In the event that two (2) or more applications for the same rezoning for any part or all of the same land has been denied, no further application shall be filed for the same rezoning or any part or all of the same land for a period of one (1) year from the date of such action denying the last application filed.
 - Land use plan amendments shall be made consistent with the State of Florida's Community Planning Act F.S. ch. 163, as may be amended from time to time.

- (f) *Waiver of time limits.* The time limits of subsection (e) may be waived by three (3) affirmative votes of the city commission when such action is deemed necessary to prevent injustice or to facilitate proper development of the city.
- (g) *City commission action.* Upon receipt of a favorable report of the board as required by subsection (d) hereof, the city manager shall set the date for a public hearing before the city commission. The date of such public hearing to be set by the city manager shall be the first regular meeting of the city commission after ten (10) days following receipt of a report. At the conclusion of the public hearing, the city commission shall either deny the proposed amendment or rezoning or by ordinance adopt such amendment or rezoning.
- (h) *Process, public hearings and notification for amendments to this chapter or rezoning of land (city commission public hearing).* The amendment process, including public hearings and notification regarding amendments to this chapter which change the actual list of permitted, conditional or prohibited uses within a zoning category or which change the actual zoning map designation of land in the city shall be as required by F.S. [chapter] 166. Public hearings for ordinances initiated by other than the city that change the actual zoning map designation of a parcel or parcels of land, required to be enacted pursuant to F.S. 166.041(3)(a) shall be noticed in accordance with section 28-59(a) of the City Code.
- (i) *Process, public hearings and notification for comprehensive plan amendments (city commission public hearing).* The amendment process, including public hearings and notification for comprehensive plan amendments, shall be consistent with the State of Florida's Community Planning Act, F.S. ch. 163, as may be amended from time to time.

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

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

(1) *Permitted uses and structures:*

- a. Multiple-family dwellings.
- b. Professional and business offices.
- c. Restaurants, but not drive-in.
- d. Retail sales such as specialty food stores and drugs (but not supermarkets), clothing and toy and hobby shops, pet shops (but not kennel or veterinarian), bookstore and newsstand, stationery and card shops, leather goods and luggage, jewelry (including repair but not pawn shops), art and photographic supplies, TV and stereo equipment (including incidental repairs), florist or gift shop, bake shop (but not wholesale bakery), sporting goods, sundries and notions, business office supplies, musical instruments, records and tapes, retail sale of alcohol and similar products, with no exterior display or storage of merchandise permitted.
- e. Marina.
- f. Museums.
- g. Parking facilities and garages.
- h. Bar/tavern.
- i. Home office, private.
- j. Hotels, motels, conference centers, convention centers and spas.
- k. Craft alcohol industry.

(2) *Permitted accessory uses and structures.* See [section 28-348](#).

(3) *Permissible uses by exception.*

- a. See [section 28-347\(1\)](#) and (2), special event venue as per [section 28-347\(8\)](#) only allowed as an accessory use to a principal use.
- b. Light manufacturing, processing, packaging and fabricating.
- c. Housing for the cognitively impaired.
- d. Housing for the elderly.
- e. Single-family dwellings, with minimum yard requirements as defined for zoning district RS-2 and a maximum height of thirty-five (35) feet.
- f. Retirement housing, which shall be defined as any building or buildings, section or distinct part of a building, private home, boarding house, home for the aged, or other residential facility, whether operated for profit or not, which undertakes through its ownership or management to provide housing, meals, and one (1) or more personal services for a period exceeding twenty-four (24) hours to one (1) or more adults who are not relatives of the owner or administrator. Retirement housing: may provide non-invasive services such as assistance with: (i) medication management including: with medication administration (topical, oral, and by injection (although only a licensed nurse may administer any such injection)) and ordering medications from a pharmacy; (ii) arranging for the provision of independent medical services (both off the property and as "home health care" on the property); (iii) diabetes testing; (iv) diet control and administration; and (v) wellness services, which include quarterly health assessments, weight monitoring, blood pressure checks, contracting with medical professionals, and coordinating any special services required by the resident (such as acquisition of medical equipment and supplies). The term "retirement housing" does not include the provision of medical, nursing, dental, or mental health services. The term "retirement housing" also does not include nursing homes.
- g. Commercial recreational and entertainment facilities including outdoor sports or activities such as tennis, paddle tennis, handball, racquetball, shuffleboard, miniature golf, archery range and horseshoe games but not shooting gallery, skating rinks, pony rides or go-cart tracks.

(4) *Minimum lot requirements.* As per planning and zoning board site plan review.

(5) *Maximum lot coverage by all buildings and structures.* Fifty (50) percent.

(6) *Minimum yard requirements:*

- (1) Front, fifteen (15) feet.
- (2) Side, ten (10) feet.
- (3) Rear, ten (10) feet.

(7) *Maximum height of structures.* Fifty (50) feet.

(Code 1964, § 33-26; Ord. No. 95-16, § 1, 5-8-95; Ord. No. 99-11, § 2, 3-22-99; Ord. No. 03-10, § 1, 4-14-03; Ord. No. 04-20, § 1, 1-10-05; Ord. No. 12-01, § 1, 3-16-12; Ord. No. 15-02, § 1, 12-14-15; Ord. No. 21-17, § 1, 10-11-21)

DIVISION 9. - PLANNED UNIT DEVELOPMENT: PUD

Sec. 28-286. - Purpose and intent.

The purpose of the planned unit development (PUD) zoning district is to provide an option, and process for the provision of unique, individually planned developments that are consistent with the Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible, and innovative designs for projects than the regular zoning districts allow. The PUD process is a voluntary process initiated by an applicant to provide flexibility for their project, while at the same time providing an opportunity for the city planning and zoning board (PZB) and city commission to integrate potential benefits, limitations and regulations as it deems necessary to protect the public health, safety and general welfare.

The PUD process is designed to:

- (a) Promote more efficient and economic uses of land, including bypassed lands, land ripe for urban infill, and potential redevelopment projects;
- (b) Encourage a more compatible and harmonious development of contiguous lands;
- (c) Provide flexibility to meet changing needs, technologies, economics, and consumer preferences;
- (d) Provide a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole;
- (e) Demonstrate the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned developments relationship with the existing and preferred architectural context surrounding the project;
- (f) Provide an environment of consistent character compatible with the surrounding areas; and,
- (g) Permit specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety, or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

The intent of a planned unit development (PUD) is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD. A PUD is a zoning category that can be beneficially utilized in order to create site-specific regulations to address specific development or topographic conditions, historic or architectural features, existing structures, neighborhood patterns or transitioning uses of land. PUDs may be created as in-fill development or redevelopment, or may be developed as traditional residential subdivisions of vacant land. The regulations found in this section may be generally applicable to all PUDs, while others, such as [section 28-291](#), are intended for traditional residential or mixed use subdivisions of vacant land. Amendments to existing PUDs shall comply with the same requirements as found herein for PUD rezoning.

(Code 1964, § 33-70; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 13-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-287. - Defined.

A planned unit development (PUD) shall mean the zoning district for the development of a particular parcel of land under unified control which is planned and developed as a whole in a single or programmed series of operations and conditions, with uses and structures substantially related to the character of the entire development. A PUD, established pursuant to ordinance of the city commission, must also include an attached final development plan, and project narrative with specified development conditions and a program for the provision, maintenance and operation of all areas, improvements, facilities and necessary services for the common use of all occupants thereof. **As a zoning district, the terms and conditions of a PUD shall be enforceable in the same manner as enforcement of all other city code provisions. All city rules, codes and regulations shall remain in full force and effect, and shall apply to the PUD unless a specific exemption, waiver or alternative condition is included in the approved PUD text and site development plan.**

(Code 1964, § 33-71; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 2013-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-288. - Permissible uses.

Any use which is permitted by the comprehensive plan may be included and approved in a PUD. Those uses allowed may be allowed in a PUD, but must be specifically identified in the PUD development narrative text, and must be compatible with the property's identified comprehensive plan future land use designation. Such uses approved in conjunction with a PUD must provide a justification for the requested use and include defined development criteria in the PUD to mitigate any potential negative impacts of the uses. Additionally, certain desired benefits to the community must be outlined. The benefits to the community may include, but are not limited to those provided on-site, but benefits related to the proposed planned development off-site as well, such as, public parking provisions, enhanced landscaping or street tree planting, architectural or historic preservation benefits, benefits of certain uses in certain areas and/or alternative transportation benefits, and maintenance, improvement or encouragement of public access to waterways, conservation areas and/or vistas and scenic opportunities.

(Code 1964, § 33-72; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-289. - Procedures, application requirements and narrative PUD text.

(a) *Application for rezoning to PUD.* Each application shall identify and address applicable criteria to its specific plan of development. An application for rezoning to PUD shall proceed in general as for other applications for rezoning of land; and, in addition to the information usually required for such applications, the following shall be required:

- (1) Plats, surveys, and metes and bounds description of the area within the PUD.
- (2) The name and address of the owner and, if applicable, evidence of the assignment of an agent who represents the owner.
- (3) Evidence of unified control of the entire area within the PUD with all owners within the area of same identified.
- (4) An agreement by all owners within the PUD which includes their commitment to:

- a. Proceed with the proposed development in accordance with the PUD ordinance and such conditions and safeguards as may be set by the city commission in such ordinance; and,
- b. Provide a written narrative PUD text that clearly identifies by corresponding numbered and lettered paragraphs responses to the following 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; and,
 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; and,
 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; and,
 4. Compliance with the purpose and intent and criteria in [section 28-286](#); and,
 5. Compliance with [section 28-288](#) and justification for any zoning uses; and,
 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; and,
 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; and,
 8. A termination date after which the PZB shall be required to evaluate whether all or part of the PUD 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) or other circumstances have contributed to the development delay, if so, one (1) year extension(s) may be granted by the PZB at an advertised public hearing, after two (2) such extensions if no activity has been initiated the city commission shall deem the PUD abandoned which shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule; and,
 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; and,

10. An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city; and

11. 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 hearing 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.

(b) *Materials to accompany applications.* An application for rezoning to PUD shall be accompanied by the following, in sufficient copies as deemed necessary by the planning and zoning board for referrals and recommendations. The planning and building department will maintain a checklist of materials to accompany an application to help clarify the submittal requirements:

(1) Plans, maps, studies and reports, including an infrastructure impact analysis, as may reasonably be required by the city commission and the planning and zoning board in order to make the findings and determinations called for in the particular case. The infrastructure impact analysis shall include site specific design improvements related to traffic circulation, and the movement of pedestrians, bicycles, and vehicles on and off-site, and water, sewer, stormwater improvements, and public utility improvements and impacts.

(2) For proposed PUDs currently zoned HP-1, HP-2, HP-3, HP-4 and HP-5, a streetscape demonstrating the size and scale of the project in context with the adjacent properties and existing historic district development patterns. The streetscape shall include at a minimum the subject block and facing block to illustrate how the proposed project meets the scale of the surrounding context. This streetscape requirement is not mandatory for projects that create no visual impact to the exterior of an existing structure. Structural changes in roof lines, exterior facades and elevations and any exterior additions or reconfigurations may require a streetscape, as deemed necessary by staff or the historic architectural review board concurrent with project details.

(3) Infill and redevelopment projects shall also be required to provide a streetscape analysis similar to that required in the historic districts as per (b) (2) above, as deemed necessary by staff to allow the PZB and/or HARB, for projects in the city's entry corridors, to evaluate the projects impact on the neighborhood or area, as a defined community in [section 28-289\(b\)](#) (9) and the projects ability to contribute to and enhance the existing streetscape.

(4) A written PUD text narrative compliant with all parts of sections [28-286](#) through [28-292](#), as applicable. Such PUD text narrative shall also include as an exhibit a final site development plan at an appropriate scale and consistent with the terms of the PUD text narrative, an introductory statement explaining the intended plan of development, clearly indicating where approval of the rezoning to PUD or PUD amendment will benefit the future occupants of the proposed development, will be compatible with the adjacent neighborhood, and will forward the goals, policies and objectives of the city in general, and including any specific benefits to the community as a whole. Such justification shall be based on the intent of the PUD, consistency with the Comprehensive Plan, and compliance with all requirements of rezoning to PUD or PUD amendment as found herein.

- (5) The final site development plan included at an appropriate scale supporting the above statement illustrating:
- a. The location, grouping and height of all uses and facilities.
 - b. In the case of residential development, the number of residential units, their location and number of stories.
 - c. A multi-modal circulation system including any vehicular, public transit, pedestrian and bicycle access points, driveways, walkways or crosswalks, parking areas, transit shelters or bus stop loading areas, bicycle racks, and rights-of-way, streets or sidewalks to be dedicated in support of the infrastructure impact analysis.
 - d. A system of open space and recreational uses, with the acreage to be dedicated and that to be retained in common ownership.
 - e. A topographic map at an appropriate scale showing contour lines, including all existing buildings and wooded areas.
 - f. An illustration, outline or discussion describing any community benefits incorporated into the planned development or provided off-site, such as, public parking, enhanced landscaping or street trees, public park facilities, architectural or historic resource benefits, the encouragement of beneficial uses or alternative forms of transportation, maintenance, improvement or encouraging public access to waterways, conservation areas and/or vistas and scenic opportunities.
 - g. Elevations, specific architectural elements, and contextual drawings, as deemed necessary by staff and the PZB and/or HARB to illustrate the details of the project, which may include a sun, shadow or shade study.
 - h. Full signage and hardscape plans, as well as, landscape and tree preservation or replacement plans in sufficient detail to allow PZB to review and make a recommendation concerning the project.
 - i. The site plan must describe and show any buffers or setbacks required from any jurisdictional areas for review to include details for conservation overlay zone development, as well as, locations of any proposed docks or water features, and/or impacts to existing tree canopy areas.
- (6) Statements indicating how the problems of maintenance and ownership of common facilities will be resolved.
- (7) A schedule of development, including the staging and phasing of:
- a. Areas to be developed, in order of priority;
 - b. The construction of streets, utilities and other improvements necessary to serve the proposed development; and
 - c. The dedication of land to public use, if any.
- (8) Each of the above elements shall be listed as to their relative order of improvement with an estimated time schedule for their accomplishment. It is, among other things, the intent of this requirement that the schedule of development be such that a staged implementation of the PUD would not result in land use conditions which would establish a precedent for the use of adjoining undeveloped property for purposes other than that shown on the approved PUD.
- (9) Developer neighborhood notice. At the time of filing a PUD or PUD amendment application, the applicant must submit to the city's planning department a copy of the

developer neighborhood notice mailed to the Neighborhood Council of St. Augustine, Inc., or its successor, by regular U.S. mail at the current mailing address provided to the Florida Department of State, Division of Corporations, as made available on that agency's website. If the property is not included in a defined neighborhood area the boundaries of a "community" area will be defined as those properties within a five hundred-foot radius of the project boundaries to be notified by mail postmarked no less than fifteen (15) days prior to the first scheduled PZB meeting, and shall be notified individually by the same neighborhood notice process below. The developer neighborhood notice shall include the following information:

- a. The project name, property owner(s) and applicant(s); and
- b. The existing zoning and requested rezoning, the physical address or location of the project, and a brief description of the application request; and
- c. The developer's project coordinator contact information, including name, mailing address, telephone number and email address; and
- d. The following statement in prominent font:

"Please contact the developer's project coordinator directly if a courtesy neighborhood informational meeting is requested of the developer. The courtesy neighborhood informational meeting will be presented by the developer, not by City staff. It is not an official City meeting or hearing on the project application. The developer neighborhood notice is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing. The developer neighborhood notice is an additional, courtesy informational tool provided to the public to facilitate early, voluntary and direct communication between the City's neighborhoods or defined communities and PUD development applicants. This document was prepared by the developer and the City does not warrant its accuracy. The official complete application public record will be available for review after filing at the City of St. Augustine Planning and Building Department, 75 King Street, St. Augustine, Florida, during regular office hours."

- e. In addition to the developer neighborhood notice, the city planning and building department may provide additional courtesy information regarding pending applications to individuals and organizations that request it or as part of the city's public information outreach initiative. Such additional courtesy information may be provided in person, by U.S. regular mail, electronic mail or posting on the city's website, as reasonably practicable. This additional courtesy information is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing.

(c) *Action by the planning and zoning board and the city commission.* Following the public hearing as required for all applications for rezoning, the planning and zoning board may recommend and the city commission may enact an ordinance establishing a PUD, including any special conditions related thereto, based upon findings that:

- (1) No adverse effect finding. The proposed PUD does not adversely affect the orderly development of the city, the health and safety of residents in the area, the natural environment, the use and development of adjacent properties or the general neighborhood.

(2) Consistency with the Comprehensive Plan and PUD regulations finding. The proposed PUD is consistent with the comprehensive plan and meets the intent and criteria of sections 28-286 through 28-292, as applicable.

(3) Need and justification finding. In order to permit the use of more flexible land use regulations and the most advantageous techniques of land development, the PUD must affirmatively comply with each applicable PUD regulation found in this section and clearly identify the need and justification for rezoning to PUD. 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, industrial or institutional developments, or combinations thereof, that effectively integrate existing historic and neighborhood patterns, or effectively transition between adjacent development uses.

(4) Site-specific conditions and mitigation finding. The site-specific development conditions for the proposed PUD:

- a. Permit a creative approach to the development of land; and
- b. Accomplish a more desirable environment than would be possible through the strict application of the existing zoning district requirements; and
- c. Provide for an efficient use of land; and
- d. Improves the appearance of the area through the preservation and enhancement of historic and natural features, recreation areas and open space, and effectively transition from existing development patterns to the PUD; and
- e. Provide an environment of consistent character compatible with surrounding areas; and
- f. Retain property values over the years.

(d) A PUD or PUD amendment shall first be reviewed by the planning and zoning board, followed by the historic and architectural review board if such review is required. The city commission may remand a PUD application for further review by its planning and zoning board or historic architectural review board, such review shall be limited to the scope of review as expressed by the city commission. The city commission may expressly limit the additional review to only one such agency, after which the PUD application shall be promptly scheduled for further action by the city commission. Nothing in these regulations is intended to remove the historic and architectural review board's reviewing authority after a property has been rezoned to PUD.

(e) *Deviations from ordinance creating PUD.* In order to facilitate minor adjustments to the plans approved as part of the ordinance creating a PUD, the city commission may approve changes in such plans, without the review and recommendation of the PZB, and without the adoption of an ordinance to modify the PUD ordinance, if as a result of such changes:

- (1) There are the same or fewer number of dwelling units and/or floor area;
- (2) The open space is in the same general location and in the same general amount, or a greater amount;
- (3) The buildings have the same or less number of stories and/or floor area; and
- (4) The roads and drives follow approximately the same course and have the same public or private rights therein.

(f) Given the scale and complicated nature of PUDs the PZB shall require review of a planned unit development final development plan, and narrative requirements with at least two (2) public hearing(s) in an effort to garner as much information and public input as possible, as

well as, to finalize any recommendations to the city commission. The PZB reserves the right to require only one (1) public hearing, if deemed appropriate by the PZB, the project may move straight to the city commission for rezoning.

(g) Because of the nature of PUD's with regard to potential size and the level of detail required of projects, and 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 PUD rezoning within not more than sixty (60) days from the date of filing of the complete application. Any revisions or amendment to the PUD rezoning application must be submitted to the planning and building department at least fifteen (15) days prior to the scheduled meeting date. Notice of public hearing shall be made as provided in [section 28-59\(a\)](#) and (b).

(h) *Expiration of time limits provided in ordinance creating a PUD.* If development actions required by the ordinance creating a PUD are not taken within the timeline established in the PUD from the date of approval by the city commission actions consistent with [section 28-289 \(a\)\(4\)b.8.](#) shall be taken.

(Code 1964, § 33-73; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 2013-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-290. - Implementation of a PUD.

(a) *Development plan.* The final development plan, and project narrative shall be attached to the PUD ordinance as an exhibit and shall be the only development plan associated with the PUD unless and until an amendment to the PUD is pursued via amendment to the PUD ordinance or via minor amendment procedures.

(b) *Record plats.* If the PUD ordinance requires the recording of record plats, such plats shall be submitted to the city commission for final approval.

(c) *Approval of development plans.* The planning and building department shall review all development plans; and, if found in compliance with this Code, and the PUD ordinance shall approve same.

(d) *Permits required.* All construction in the development of a PUD shall proceed only under applicable permits issued by the planning and building department; and no building permit, certificate or other document authorizing construction or occupancy within a PUD shall be issued, except in accordance with the approved PUD ordinance and all regulatory provisions in existence at the time of the permit except as otherwise exempted or waived in the PUD text.

(Code 1964, § 33-74; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 2013-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-291. - Standards and criteria for stand-alone residential and mixed use PUD subdivisions.

The following performance standards are intended for standalone residential and mixed use PUD subdivisions. These projects typically include exclusively residential uses or mixed use projects developed on vacant parcels with defined boundaries and a self-contained subdivision identity separated from adjacent properties through a visible perimeter break.

(1) *Density of developments.* The total ground occupied by buildings and structures for area devoted to residential use in mixed use PUD subdivisions shall not exceed thirty-five (35) percent of the total ground area of that portion of the PUD devoted to

residential use. The density and intensity of development within a PUD shall be consistent with the density and intensity allowed within the City of St. Augustine Comprehensive Plan.

(2) *Open space.* The PUD may include residential lots of smaller size than would be permitted by the zoning regulations otherwise applicable to the site, provided the overall density is not increased. The excess land shall be utilized as open space. The open space shall be utilized as a park, for either passive or active recreation or as a conservation area. The open space shall either be dedicated to the City of St. Augustine or be maintained by a community association composed of residents of the PUD. Land recorded as open shall not be encroached upon by any residential, commercial or industrial, primary or accessory use.

(3) *Waiver of yard, dwelling unit, frontage criteria and use restriction.* Minimum yard, lot size, type of dwelling unit, height and frontage requirements and use restrictions are waived for the PUD, provided the spirit and intent of this chapter is complied with in the total development of the PUD. However, the City Commission of St. Augustine may, at its discretion, require adherence to minimum zone requirements within certain portions of the site if deemed necessary in order to maintain the spirit and intent of this chapter.

(4) *Support legal documents for open space.* Legal documents which assure adequate management and maintenance of the open space area must be provided by the developer for all areas proposed for common ownership by the residents of the PUD. Legal instruments provided for dedications, covenants, community associations and subdivision controls shall:

- a. Place title of common property in a form of common ownership by the residents of the PUD; e.g., a duly constituted and legally responsible community association, cooperative, etc.
- b. Appropriately limit the use of common property.
- c. Place responsibility for management and maintenance of common property. The St. Augustine City Commission, at its discretion, may require the applicant to enter into a contract with St. Augustine for maintenance of commonly held properties.
- d. Place responsibility for enforcement of covenants.
- e. Permit the subjection of each lot to assessment for its proportionate share of maintenance costs.

(5) *Access.* Access to each single family dwelling unit shall be provided via either a public right-of-way or a private vehicular or pedestrian way owned by the individual lot owner in fee or in common ownership with the residents of the PUD.

(6) *Privacy.* Each dwelling unit within the PUD shall be provided visual and acoustical privacy. Fences, walks and landscaping shall be provided for the protection and aesthetic enhancement of property and the privacy of its occupants, screening of objectionable views or uses and reduction of noise.

(7) *Community facilities:*

- a. All utility facilities proposed for dedication to St. Augustine must be acceptable by the city as to the size, shape and location, and shown by the applicant to be of benefit to the general public.

- b. All requirements for off-street parking and loading (article IV, division 2) shall apply to the PUD unless otherwise waived or modified.
- c. Access and circulation shall adequately provide for firefighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal.
- d. These PUD's shall provide for underground installation of utilities, including telephone, power and cable television in both public and private rights-of-way. Provisions shall be made for acceptable design and construction of storm sewer facilities, including grading, gutters, piping and treatment of turf to handle stormwaters and prevent erosion and formation of dust.
- e. Specifications for street design, publicly used driving and access aisles, sidewalks and pedestrian walkways, including those providing interconnectivity between phases of the PUD or between the PUD and adjacent properties, shall conform to the rules and regulations adopted by the City of St. Augustine.

(8) *General development patterns.* Residential subdivisions and mixed use subdivisions shall provide a master tree plan, a master stormwater plan, an overall signage plan, any applicable overall design standards, descriptions of interconnectivity between areas within the PUD and connections to areas outside of the PUD proper, and general descriptions of how the PUD will create a sense of place.

(9) *Mixed Use PUD subdivisions.* A subdivision PUD that also includes a mixed use component shall also provide a description of the potential other uses allowed besides residential single family uses. This description shall provide enough information to evaluate its proposed consistency with the Comprehensive Plan, potential benefits to the overall PUD community, and the neighborhoods outside of the PUD community, the types of uses proposed, such as, multifamily units, commercial, civic or other uses, and establish the parameters of how these uses are integrated into the development plan.

(Code 1964, § 33-75; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 2013-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-292. - Standards and criteria for redevelopment and infill PUD developments.

The following performance standards are intended for redevelopment and infill PUD developments. These projects typically involve property currently developed where the proposed PUD includes razing the existing development and building new or renovating the existing development to the extent that it is a redevelopment project which introduces new uses or combination of uses and a new design changing the character of the existing. Infill projects typically involve vacant property within an existing developed area where it is important for the proposed PUD to be compatible with the existing surrounding development. These standards and criteria are in addition to other PUD requirements outlined above.

- (1) *General development patterns.* Redevelopment and infill projects within the city shall take into consideration pedestrian oriented design, the human scale and sense of place of the surrounding area, and shall respect existing development patterns and provide for compatibility, quality and integrity of the existing area and neighborhoods. They should provide a unique sense of place through architectural design and a mixture

of compatible uses in a compact setting with sensitivity to the context of the surrounding neighborhood. The PUD should be an addition to the area and neighborhood which contributes to the area and increases the value of the surrounding area.

(2) *Contributions to the existing community.* Redevelopment and infill projects shall also demonstrate consideration for the existing neighborhoods and street patterns within the city by describing the project's impact on existing community patterns, the environment, the economy, the transportation networks or circulation patterns as described in an infrastructure impact analysis, as well as, natural features, and vistas and scenic opportunities. The project narrative shall include a statement of how the PUD is consistent with the character, history, and cultural and natural features that help create a sense of place. The project shall be compatible by demonstrating appropriate design, massing, screening, and architectural techniques.

(3) *Redevelopment and infill PUD projects.* Additionally, redevelopment and infill projects shall include a description evaluating the existing building(s) condition, potential demolition issues, and the extent of renovation of the existing building(s), if applicable. A clear description of the site design evaluating existing issues, such as, access, driveways, parking, maneuverability, landscaping, including tree removal is also required if necessary. A description with detailed drawings that show the existing streetscape, and the new streetscape to demonstrate compatibility, proportion, form, and rhythm with the surrounding area is required. Details of colors, materials, and design themes may also be required, and compatibility with applicable Design Standards for Entry Corridors must be demonstrated.

(Ord. No. 16-07, § 1, 2-8-16)

Secs. 28-293—28-310. - Reserved.

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

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

(1) *Permitted uses and structures.* Single-family dwellings; home office, private.

(2) *Permitted accessory uses and structures.* See [section 28-348](#).

(3) *Permissible uses by exception.* See [section 28-347](#); housing for the elderly; neighborhood recreation facility.

(4) *Minimum lot requirements (width and area):*

a. Minimum lot width, fifty (50) feet.

b. Minimum lot area, one-eighth acre (5,450 square feet).

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

a. Thirty (30) percent.

(6) *Minimum yard requirements.* All permitted or permissible uses and structures:

a. Front, fifteen (15) feet.

b. Side, ten (10) feet.

c. Rear, ten (10) feet.

(7) *Maximum height of structures:*

a. Thirty-five (35) feet.

(Code 1964, § 33-22; Ord. No. 99-05, § 3, 2-8-99)

Sec. 28-332. - Modification and height regulations.

The height limitations contained in article III, district regulations, do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, elevator shafts or other appurtenances usually required to be placed above the roof level and not intended for human occupancy; provided, however, that notwithstanding the permitted maximum height limitations allowed in the various zoning districts, no structure (including appurtenances and structures normally erected above roof level) shall be erected to a height above adjacent ground level exceeding the most restrictive of the following:

- (1) Fifty-five (55) feet; or
- (2) Elevations as may be prescribed by the Federal Aviation Administration; or
- (3) Elevations as may be prescribed by the State of Florida unless the applicable permit has been issued.

(Code 1964, § 33-88)

STAFF SUMMARY AND ANALYSIS

This request is to amend the Future Land Use designations and rezone the properties along Arapaho Avenue, PID 134760-0000, 134780-0000, & 134790-0000, so that they may be annexed into the City of St. Augustine.



Parcel ID Number	Proposed Land Use	Proposed Zoning
134760-0000 (Northern 5,076 square feet)	Residential Medium Density Mixed Use	Residential General Office (RGO)
134760-0000 (Remainder Southern portion)	Residential Low Density	Planned Unit Development (PUD)
134780-0000	Residential Low Density	Planned Unit Development (PUD)
134790-0000	Residential Low Density	Planned Unit Development (PUD)

The proposed PUD, which will overlap the proposed Residential Low Density Future Land Use amendment, is written in a way to resemble the City of St. Augustine's Residential Single-Family-Two (RS-2) zoning district. The table below illustrates the differences between the two.

	Residential Single-Family-Two (RS-2)	Proposed Planned Unit Development (PUD)
Setbacks	Front: Fifteen (15) feet Side: Ten (10) feet Rear: Ten (10) feet	Front: Twenty (20) feet - Corner yard may be ten (10) feet Side: Five (5) feet Rear: Ten (10) feet
Maximum Building Height	Thirty-five (35) feet, Code Section 28-332 as applicable	Thirty-five (35) feet, in addition to this building height, an additional five (5) feet shall be permitted for architectural features and mechanical equipment, pursuant to Code Section 28-332.
Minimum Lot Size	5,450 square feet	4,800 square feet
Minimum Lot Width	Fifty (50) feet	Forty (40) feet
Maximum Lot Coverage	Thirty (30) percent	Fifty (50) percent
Parking	A minimum of two (2) spaces per unit	A maximum of two (2) spaces per unit

In addition to the residential portion of the proposed PUD, the PUD includes a dock with 50 slips as represented on the Master Development Plan. The PUD documents include an outline for Conservation Overlay Zone development on pages 9 through 13 in the proposed PUD. The PUD text/narrative does include an analysis of Sec. 11-29(c) of the City's code, therefore the Planning and Zoning Board (PZB) can review the analysis provided and approve the conservation zone development as part of the PUD rezoning recommendation.

STAFF RECOMMENDATION

Staff does not make recommendations concerning comprehensive plan amendments or the rezoning of land. The Board is responsible for making a recommendation based on the following;

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

The PUD section of the Zoning Code requires two (2) public hearings for PUD rezoning applications before the PZB unless the PZB waives this requirement. Staff recommends that a second public hearing is held at the April 4, 2023, PZB meeting to ensure that adjacent property owners have an opportunity to request additional information or a meeting with the developer or representative as per the "community" notification process in the code.



Jacob Fredriksson
Senior Planner
Planning and Building Department

Ellen Avery-Smith

100 Whetstone Place • Suite 200
St. Augustine, Florida 32086

904 . 825 . 1615
EAverySmith@rtlaw.com

904 . 396. 0663 Fax
www.rtlaw.com

March 1, 2023

VIA U.S. MAIL

Neighborhood Council of St. Augustine, Inc.
P.O. Box 658
St. Augustine, Florida 32085-0658

**Re: Developer Neighborhood Notice – Windward Shipyard Comprehensive Plan
Amendment and Planned Unit Development Rezoning Application**

To Whom It May Concern:

This Developer Neighborhood Notice is submitted on behalf of Windward Shipyard Land Holdings, LLC (“Owner”), the owner of property located west of the San Sebastian River and east of Arapaho Avenue (the “Property”). The Property includes St. Johns County Parcel Identification Nos. **134760-0000**, 134770-0000, **134780-0000**, **134790-0000** and 134650-0000.

The Property is located in unincorporated St. Johns County and has a Future Land Use Map (“FLUM”) designation of Mixed-Use District (County) and a zoning of Open Rural (County). The Owner is proposing to annex the Property into the City of St. Augustine’s boundaries and give the site (approximately 13.70 acres) a FLUM designation of Residential Low Density and a zoning district of Planned Unit Development (“PUD”) in the City. The Owner is proposing to construct a maximum of 55 single-family units, a community dock with 50 boat slips and recreational amenities related to the single-family homes within the Property (the “Project”).

Please contact me, the Applicant, directly on behalf of the Owner at the address and telephone number listed above, if you have any questions about the proposed Comprehensive Plan Amendment and PUD rezoning application for the Project summarized in the paragraph above. This developer neighborhood notice is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing. The developer neighborhood notice is an additional, courtesy informational tool provided to the public to facilitate early, voluntary and direct communication between the City's residents and PUD development applicants. This document was prepared by the Applicant, and the City does not warrant its accuracy. The official complete application public record will be available for review after filing at the City of St. Augustine Planning and Building Department, 75 King Street, St. Augustine, Florida, during regular office hours.

March 1, 2023
Developer Neighborhood Notice
Page 2

Please contact me with any questions regarding the Comprehensive Plan Amendment and PUD rezoning application and any comments or questions you may have about such application.

Sincerely yours,

Ellen Avery-Smith

cc: Amy Skinner (via e-mail)



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$1400 (plus advertising costs) Project Number: 2023-0006
Receipt Number: 2561968 Meeting Date: 03/07/23
Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Ellen Avery-Smith, Esq. Contact Number: 904-825-1615
Business (if applicable): Rogers Towers, P.A.
Address: 100 Whetstone Place, Suite 200 City: St. Augustine State: FL Zip: 32086
E-Mail Address: eaverysmith@rtlaw.com

2. NAME OF PROPERTY OWNER: Windward Shipyard Land Holdings, LLC Contact Number: 305-298-2967
Business (if applicable): _____
Address: 2999 NE 191 st St. Suite 800 City: Aventura State: FL Zip: 33180
E-Mail Address: stefan@staugustinemarine.com

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

4. PROJECT STREET ADDRESS: 0 Arapaho Avenue

5. SPECIFIC PROPOSED USE: Mixed-use development extending the existing Shipyard project.

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

7. DESCRIPTION OF ACTION REQUESTED: Comprehensive Plan Amendments to Residential
Medium Density Mixed Use and Residential Low Density future land use designations & Rezoning to Residential and General
Office (RGO) and Planned Unit Development (PUD).

8. JUSTIFICATION FOR ACTION REQUESTED: Please see attached.

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

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

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Signature of Applicant

Date

Signature of Property Owner

Date

04/18/2019



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

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

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

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

Robert Finvarb

Print name of applicant

Signature of applicant

Date

1-31-23

10/31/17



Owner's Authorization For Agent

Ellen Avery-Smith Esq. of Rogers Towers, P.A. is/are hereby authorized TO ACT ON BEHALF
OF Windward Shipyard Land Holdings, LLC, the owner(s) of those lands described within
☐ the attached application, 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:
PIN Nos.: 134760-0000;134770-0000;134780-0000;134790-0000 &134650-0000

BY: 
Signature of Owner
Robert Finvarb
Print Name of Owner

Telephone Number

State of Florida

County of Miami-Dade

Signed and sworn before me on this 31st day of January, 2023.

By Robert Finvarb

Identification verified:

Oath sworn: _____ Yes _____ No

Notary Signature:



My Commission expires:

1/13/2024



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

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 6 Arapaho Avenue

Applicant's Name: Ellen Avery-Smith Applicant's Signature: Ellen Avery-Smith

Owner's Name: [Signature] Owner's Signature: _____

**Supplement to Shipyard Comprehensive Plan Amendment, Rezoning and Conservation
Overlay Zone Application**

Windward Shipyard Land Holdings, LLC (the “Owner”) has applied to annex approximately 14.5 acres (the “Overall Site”) located adjacent to its existing St. Augustine Shipyard site into the City of St. Augustine. The St. Augustine City Commission approved a Pre-Annexation Agreement for this purpose on January 23, 2023.

As stated in the Pre-Annexation Agreement, the Owner would like to:

1. Amend the future land use designation of approximately 0.5 acres of the Overall Site (the “Shipyard Mixed Use Parcel”) from Mixed Use District in St. Johns County to Residential Medium Density Mixed Use in the City and the zoning of the Shipyard Mixed Use Parcel from Open Rural in the County to Residential and General Office (“RGO”) in the City;
2. Change the future land use designation of approximately 13.7 acres of the Overall Site (the “Shipyard Single-Family Parcel”) from Mixed Use District in the County to Residential Low Density in the City and the zoning of the Shipyard Single-Family Parcel from Open Rural in the County to Planned Unit Development (“PUD”) in the City; and
3. As part of the PUD for the Shipyard Single-Family Parcel, obtain Conservation Overlay Zone development approval for a 50-slip community dock, minor wetland impacts and tree removal related to the residential units in the PUD.

The proposed Comprehensive Plan Amendment and rezoning application will not become effective until the Overall Site is annexed into the City.

Parcels subject to this application are: 134760-0000, 134770-0000, 134780-0000, 134790-0000 and 134650-0000.

Windward Shipyard Planned Unit Development

City of St. Augustine, Florida



February 2, 2023

Team Roster

Owner/Applicant: **Windward Shipyard Land Holdings, LLC**
Stefan Johansson, Chris Simon, Karl Masters
404 Riberia Street
St. Augustine, Florida 32084
(904) 824-4394

Civil Engineering: **Maverick Engineering**
Jeremy Calloway
10 Willow Winds Parkway
St. Johns, Florida 32259
(904) 655-6687

Landscape Architect: **Marquis Latimer +Halback, Inc.**
Jeremy Marquis, Fremont Latimer, Elijah George
34 Cordova Street, Suite A
St. Augustine, Florida 32084
(904) 540-6940

Environmental: **Carter Environmental Services, Inc.**
Ryan Carter
42 Masters Drive
St. Augustine, Florida 32084
(904) 540-1786

Legal: **Rogers Towers, P.A.**
Ellen Avery-Smith, Esq.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086
(904) 825-1615

Exhibit List:

Exhibit "A" – Legal Description of the Property
Exhibit "B" – Master Development Plan
Exhibit "C" – Tree Relocation Plan
Exhibit "D" – Conservation Overlay Zone Plan

WINDWARD SHIPYARD PLANNED UNIT DEVELOPMENT TEXT

A. Purpose and Intent.

Pursuant to Section 28-286 of the City of St. Augustine Code (the “**Code**”), the purpose of a planned unit development (“**PUD**”) zoning district is to provide an option and process for the provision of unique, individually planned developments that are consistent with the City’s Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible and innovative designs for projects than the regular zoning districts allow. The intent of a PUD is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD.

This Windward Shipyard PUD text creates site-specific regulations to address development and topographic conditions, historic or architectural features, and transitioning land uses. The PUD, including all exhibits hereto, complies with all applicable provisions of City Code Chapter 28.

B. Site Information.

1. Location

The property subject to this PUD ordinance is located west of the San Sebastian River, north of State Road 312 and east of U.S. Highway 1 in the City of St. Augustine. The property has St. Johns County Parcel Identification Nos. 134760-0000, 134770-0000, 134780-0000, 134790-0000 and 134650-0000 (collectively, the “**Property**”). A legal description of the Property is attached as **Exhibit “A”**.

2. Owner, Developer and Agent

The owner of the Property is Windward Shipyard Land Holdings, LLC (the “**Owner**”). The agent for the Owner and Developer is Ellen Avery-Smith, Esq., Rogers Towers, P.A. (the “**Agent**”). Addresses for the Owner and Agent are in the Team Roster on page 2.

3. Existing approvals A majority of the Property is located in unincorporated St. Johns County. The Property has a Future Land Use Map designation of Mixed Use District (County) and a zoning of Open Rural (County). The Owner has filed applications to annex the Property into the City of St. Augustine and to change the Future Land Use Map (“**FLUM**”) designation to Residential Low Density (“**RLD**”) in the City. The legal description of the Property is attached as **Exhibit “A”** (the “**Property**”). The Owner owns other parcels immediately north of the Property that are located in the City limits and commonly known as the St. Augustine Shipyard.

4. Summary of Proposed Development

The Owner is proposing to construct a maximum of 55 single-family units, a community dock with 50 boat slips and recreational amenities related to the single-family homes within the Property (the “**Project**”). A master development plan depicting the locations of the proposed uses within the Property is attached as **Exhibit “B”** (the “**Master Development Plan**”).

The Property includes approximately 13.5 acres of uplands and 0.19 acres of wetland. The Owner is proposing to impact approximately 0.15 acres of on-site wetlands in order to construct roadway crossings, ponds and homes. All other on-site wetlands will be preserved.

C. Proposed Development (Code Section 28-289 provisions in BOLD).

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.**

The Property is located in unincorporated St. Johns County and has a FLUM designation of Mixed Use District (County) and a zoning of Open Rural (County). The Owner is proposing to annex the Property into the City’s boundaries and give the site a FLUM designation of Residential Low Density in the City.

City Comprehensive Plan Future Land Use Element (“**FLUE**”) Policy 6.4.3 states that the Residential Low Density FLUM category is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low-density single-family uses such as churches, child care centers, public and institutional uses, including school consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate to create and maintain a stable, low-intensity residential character. Single-family density is a maximum of eight (8) units per acre.

Future Land Use Element Goal 1 encourages the preservation and protection of the City’s natural resources by establishing a pattern of development that is harmonious with the City’s natural environment. The proposed PUD meets these requirements by preserving all marshland within the Property, retaining natural hydrologic connections managing all stormwater on-site. The Project will meet the requirements of FLUE Policies 1.1.8 and 1.1.9 by encouraging street, pedestrian and open space designs the discourage cut-through traffic and provide for safe, convenient and well-designed traffic circulation on the Property and through the adjacent Shipyards site.

FLUE Policies 2.1.2, 2.1.3, 2.1.4 and 2.3.4 require new development to provide necessary services and facilities or to pay a fair share of costs of providing such facilities, including extension of water, sanitary sewer and drainage systems to serve projects. The PUD will comply with those requirements by paying for connection to the City’s existing water and sewer systems and dedicating such water and sewer improvements to the City, as well as providing drainage on-site. Internal streets constructed by the Owner will be connected to public streets owned by the City, St. Johns County and the Florida Department of Transportation (“**FDOT**”).

FLUE Objectives 5.1 and 5.2 and their applicable policies encourage infill, mixed-use development of the type being proposed for the Property and adjacent land owned by the Owner in the Shipyards project. The combined projects provide orderly, compact development and the provision of public facilities and services that minimize costs and environmental impact and maximize efficiency. The Project and Shipyards will provide a pedestrian friendly street design and an interconnected street network, which will reduce greenhouse gas emissions.

FLUE Goal 8 and its policies focus on preserving the City's sense of place by balancing small-town urban character with economic activity and encouraging compatible infill development. The PUD provides these by providing residences adjacent to the mixed-use Shipyards project and other businesses in the surrounding area. The Project's proximity to places of employment, restaurants, shops and other commercial and office centers makes it a true walkable and bicycle-friendly community. The PUD has been designed to preserve the City's historic skyline and recognize eventual sea level rise.

Recreation and Open Space Element Overall Goal and applicable policies require certain residential developments to provide parks and recreational facilities, based on the number of proposed units. The Project will provide neighborhood parks for its residents and will be interconnected with the Shipyards via sidewalks and paths.

The Conservation and Coastal Management Element Overall Goal is to 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. Approximately 3.24 acres of wetlands will remain in the Project. The Owner will impact approximately 0.15 acres of low-quality wetlands within the Property area in order to construct.

The Coastal Management Goal requires the City to maintain three (3) Conservation Overlay Zones ("COZs"). Conservation Overlay Zone 1 allows passive recreation, wildlife preservation and conservation areas, green space, and fishing piers and other water dependent uses, including boat ramps and marinas. Conservation Overlay Zone 2 allows for all of the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off-street parking areas; and residential development, provided that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category. Conservation Overlay Zone 3 allows a variety of land uses and development subject to performance standard requirements governed by the City's Comprehensive Plan, including the underlying FLUM category, and the City's land development regulations. The PUD will comply with all applicable COZ requirements enumerated in the Coastal Management Goal, as set forth more fully in Subsection C.3.p hereof.

The Infrastructure Element requires the provision of sanitary sewer, potable water and solid waste services to support intended development. The Project will connect to the City's existing sanitary sewer and potable water systems, including potable water system interconnection with adjacent parcels, at the expense of the Owner (in compliance with applicable requirements of the Capital Improvement Element). The Project will use water-wise landscaping where practicable. The project will also utilize City solid waste services. The

Stormwater Management Sub-Element requires developments to provide their own stormwater management systems. The PUD will comply with this requirement.

The Overall Goal of the Transportation and Mobility Element encourages accessible, energy efficient, sustainable and economically viable transportation options that meet the needs of residents, employees, employees and visitors. The Project meets applicable objectives and policies by providing interconnected streets and sidewalks so that residents and other City residents can drive, walk or bicycle to nearby places of employment, restaurants, shopping destinations and other places.

The Overall Goal of the Housing Element is to provide an adequate inventory of housing in stable neighborhoods. Goal 1 encourages quality housing through new construction, and requires the City to assist the private sector in providing adequate housing to meet current and future needs.

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.

Not applicable.

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.

The Owner desires to rezone the Property to PUD in order to provide more flexible site development standards, which will allow them to preserve on-site marshlands and wetlands associated with the San Sebastian River. The following development standards shall apply to the Property:

- a. Allowable uses: Allowable uses within the Property shall be:
 - (i) A maximum of 55 single-family residential units.
 - (ii) A 50-slip community dock related to the residential units.
 - (iii) Recreational and other amenities to serve the residential development.

The locations of the proposed homes, community dock and amenities are depicted on the Master Development Plan, **Exhibit "B"**. The Owner, its successors and assigns, shall be permitted to make minor adjustments to the Master Development Plan based on applicable local, state and federal governmental agency review related to site permitting, engineering and construction plans. Staff shall review and approve any such revisions to the Master Development Plan, without the need for additional public hearings.

- b. Setbacks: The minimum building setbacks are as follows:

1. Front Yard: 20 feet; Corner Yard: 10 feet; Rear Yard: 10 feet; Side Yard: Five (5) feet
 2. The front yard setback shall be measured from the front lot line of each lot (not including portions of any lot that may be located within a road or common area tract). Setbacks shall be measured from the outer foundation wall of each structure 30 inches above grade. Eaves shall be permitted to project into yard setbacks, not more than 24 inches. Patios shall be permitted to extend into rear yard setbacks if not covered or screened. This method of measuring side setbacks is a waiver from the Code.
 3. Front of primary structure (home) in each lot shall be offset from the front of adjacent lot's primary structure a minimum of five (5) feet to allow for variation in the streetscape.
 4. The project amenity center and its associated parking lot will be located a minimum of 10 feet from all parcel boundaries.
- b. Maximum building height: Single-family residences shall not exceed 35 feet in height. In addition to this building height, an additional five (5) feet shall be permitted for architectural features and mechanical equipment, pursuant to Code Section 28-332.
 - d. Minimum lot size: 4,800 square feet.
 - e. Minimum lot width: 40 feet.
 - f. Maximum lot coverage by all buildings and structures: 50 percent.
 - g. Parking: Each single-family residence will have a driveway that can accommodate a maximum of two (2) cars, as well as a two (2)-car garage. A minimum of four (4) parking spaces will be provided at the project amenity center.
 - h. Signage: Project residential signage will comply with applicable provisions of the Code.
 - i. Roads: Project roadways will be private. Such roads will be owned and maintained by a homeowners' association ("HOA") and may be gated, provided that sidewalks shall not be gated. Project roads will be a minimum of 20 feet in width, with minimum 10-foot-wide lanes.
 - j. Sidewalks: A five (5)-foot-wide sidewalk will be constructed on at least one (1) side of all streets, in the locations depicted on the Master Development Plan. Sidewalks within the Property will be owned and maintained by the HOA.

- k. Fencing/Screening. The Owner shall be permitted to erect fences within side and rear yards of lots within the Property and within community recreation facilities, provided such fences are not taller than six (6) feet.
- l. Upland buffers: An average 25-foot undisturbed upland buffer will be provided adjacent to contiguous wetlands if no bulkhead is provided. If lots are bulkheaded, reduced upland buffers will be provided, but such lots will be required to have 10-foot rear yard setbacks, pursuant to Subsection C.3.b hereof. Locations of bulkheads are depicted on the Master Development Plan, **Exhibit "B"**.
- m. Stormwater: The Owner will provide a stormwater management system for the proposed development, in compliance with applicable City and St. Johns River Water Management District ("**District**") requirements.
- n. Lighting. Project lighting shall comply with applicable Code provisions. Full cutoff fixtures shall be used to meet "Dark Sky" objectives for all roadway, pedestrian, pathway and building lighting.
- o. Accessory Uses. Project accessory uses shall comply with applicable Code provisions.
- P. Temporary Uses. Project temporary uses shall comply with applicable Code provisions.
- q. Utilities: Project shall comply with applicable Code requirements. Project potable water lines will be interconnected with potable water lines that serve adjacent parcels.
- r. Landscaping: Project landscaping will comply with applicable provisions of Code Chapter 25, Article III, except that all planted trees will count toward satisfaction of any required mitigation, regardless of location on the project site, including required buffer yards.
- s. Tree Mitigation: Any project tree removal and replacement will comply with applicable provisions of Code Chapter 25, Article III, except that all planted trees will count toward satisfaction of any required mitigation, regardless of location on the project site, including required buffer yards. At present, the Owner does not intend to remove any significant trees but will relocate a number of such trees within the Property to retain them on-site. A tree significant relocation plan for the Property is attached as **Exhibit "C"** (the "**Tree Relocation Plan**"). Plant notes are contained on the Tree Relocation Plan. Prior to commencing development of lots within the Property, the Owner shall record restrictions against title to each lot prohibiting the removal of any trees within a lot without the prior written approval of the HOA and without replacement of any tree sought to be removed with a tree of equal credits per the Code.

- t. Conservation Overlay Zone Development: Chapter 11, Article II, Sections 11-26 through 11-30 of the Code set forth criteria for development within conservation overlay zones ("COZs"). Portions of the Property lie within COZs 1, 2 and 3, and development of the Property will comply with applicable provisions of Sections 11-26 through 11-30.

Code Section 11-29(a) allows permits for structures and uses located within COZ 1 to 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. Code Section 11-29(b) allows permits for structures and uses located within COZ 2 to 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.

The Owner is proposing to construct a 50-slip community dock within the Property, in location are depicted on the Master Development Plan and on the Conservation Overlay Zone Plan attached as **Exhibit "D"**. The proposed facilities will be designed 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. The impervious area within COZ 2 will not exceed 25 percent without the area receiving treatment equivalent to the District water quality treatment provisions required when new development is proposed along an unaltered shoreline.

Rear or side lot drainage from grassed or altered areas of The Windward Shipyard PUD 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 25-foot 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 36 inches should be retained; (2) a maximum of 50 percent of the basal area of trees, and a maximum of 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 50 percent level; (3) dead, diseased, unsafe or fallen trees may be removed; and (4) reasonably sized bridges, paths, walkways, gazebos, docks and decks, 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 buffer). Restoration plan(s) shall be developed to achieve the 50 percent criteria above for those sites already disturbed. If the altered shoreline is bulk-headed, softening of this hardened shoreline with riprap, environmentally engineered materials or other techniques to soften wave energies and promote vegetation is encouraged. Should a softening effort be employed, a reduction in the (25) – foot buffer may be permitted.

For the community dock and minimal lot bulkheading on the Master Development Plan and Conservation Overlay Zone Plan, the Owner provides the following information in response to Code Section 11-29(c) criteria (with Code criteria in BOLD below):

1. **Site specific conditions.**

See the Master Development Plan and Conservation Overlay Zone Plan for site development details.

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

See the Master Development Plan and Conservation Overlay Zone Plan for site development details.

3. **Natural and proposed drainage patterns.**

The Property is bounded on the east and south by the San Sebastian River and connected marshlands. The Property's existing drainage patterns can be described as the perimeter coast line drains directly to the river and connecting marsh while the internal portions of the site drain to onsite wetlands and a manmade drainage ditch, which eventually drain to the San Sebastian River on the east and south sides of the Property.

The proposed drainage pattern for the site will have stormwater collected and conveyed from roadways and lots within an inlet and pipe network, toward one on-site wet detention ponds.

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

The point discharges will include the outfall control structure in the wet detention pond system described above, which is proposed to connect to the San Sebastian River. There will be minimal impacts to marine life as

these outfalls will discharge treated stormwater. Nonpoint discharges from rear yards will be minimized as the lots will be designed with Type "A" grading, forcing runoff to reach the stormwater collection system.

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

Standard erosion control methods will include silt fencing around the perimeter of the developed areas, inlet protection during construction, hay bale barriers at the outfalls and floating turbidity barriers within the onsite ditch during road crossing construction. All disturbed areas will be seeded and mulched to establish vegetation to ensure minimal erosion after construction is complete.

6. **Impact on floodplain.**

Because the San Sebastian River is an open basin that has a direct connection to the Atlantic Ocean, the impacts to the floodplain will be minimal.

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

Approximately 0.15 acres of proposed wetland impacts are for home sites (Figure 4). Locations of the proposed wetland impacts are shown on the wetland management plan enclosed with the environmental report by Carter Environmental Services, Inc. included with the application package. Those impacts either have been permitted by both the District and U.S. Army Corps of Engineers (the "Corps"). All hydrologic flow will be unimpeded and follow its natural course. Further, all other wetlands on-site will remain.

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

Because the PUD will include single-family homes and the community dock, which will not have fueling or other activities that permit the use of hazardous chemicals and materials, there is no potential for contaminated drainage, storage of pollutants or the use of poisonous chemicals or materials.

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

The community dock be at minimum five (5) feet above mean high water. Therefore, shading will be minimal. None of the wetland impacts proposed in upland areas of the project will have a shade effect on vegetation or shellfish. The Owner will leave 3.24 acres to remain adjacent to the San Sebastian River. The 0.15 acres of low-quality freshwater wetland impacts, not saltmarsh, will be mitigated by purchasing 0.12 mitigation bank credits.

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

The proposed development will honor the standard will have no effect on manatees, vegetation, shellfish or wildlife, nor will it cause shoreline erosion because it is located within upland areas of the site.

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

The existing shoreline will not be altered by the proposed development. The bulkheads will be mostly constructed within the uplands, except for the areas adjacent to the wetland impacts.

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

The Conservation Overlay Zone 1 Development includes the community dock. The community dock is depicted on Figures 4 thru 10C.

The proposed single-family homes will be located within Conservation Overlay Zones 2 and 3. The homes will be limited to 35 feet in height (two stories) so their impacts to vistas and scenic opportunities will be minimal. Existing tree canopies within COZ 1 and upland buffers will be left in place and new trees will be planted within lots, both of which will allow the proposed homes to blend into the area.

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

Native vegetation will be preserved in buffer areas within the Property, in the locations depicted on the Master Development Plan. Native plants will be used for landscape and open space purposes to the extent practicable. Proposed retention areas are depicted on the Master Development Plan.

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

The Windward Shipyard project will cluster housing development within upland areas of the Property and will preserve marshlands and other wetlands associated with the San Sebastian River

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.)

Stormwater runoff from the Property will be routed to a surface water management system permitted by the St. Johns River Water Management District.

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

The project will have no impact on shellfish or on commercial or sport fish or waterfowl because all stormwater runoff from the Property will be routed to a District-permitted surface water management system. The proposed homes will be located on upland areas of the site.

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.

Project will comply.

4. **Compliance with the purpose and intent and criteria in Code Section 28-286.**

The PUD complies with Code Section 28-286 by:

- a. Promoting more efficient and economic use of land by clustering development within upland areas and preserving marshland and other wetland associated with the San Sebastian River.
- b. Encouraging a more compatible and harmonious development of contiguous lands by using natural buffers to ensure compatibility.
- c. Providing flexibility to meet changing needs, technologies, economics and consumer preferences in the Master Development Plan and this text.
- d. Providing a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole.
- e. Demonstrating the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned development's relationship with the existing and preferred architectural context surrounding the project.
- f. Providing an environment of consistent character compatible with the surrounding areas.
- g. Permitting specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

5. **Compliance with Code Section 28-288 and justification for any zoning uses.**

Permitted uses within the Property are set forth in Section C.3 hereof. Locations of the proposed uses are depicted on the Master Development Plan, **Exhibit "B"**. Proposed uses are consistent with the Residential Low Density future land use designation for the Property.

Development standards for the Property are set forth in Section C.3 hereof. These standards will mitigate for any negative impacts of the development on surrounding lands.

Benefits to the community from the Project include:

- a. Preserving marshland and other wetland associated with the San Sebastian River.
- b. Providing interconnection of potable water lines with adjacent parcels.
- c. Providing a project that compliments and incorporates the existing mixed-use Shipyards project to the north.

- d. Annexing the Property into the City limits, thus increasing the City's tax base and number of jobs available in the municipal boundaries.
- e. Providing pedestrian interconnectivity within the Shipyards project and with parcels to the north, along the west side of the San Sebastian River.

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.

The Project will be developed in two (2), five (5)-year phases. Phase 1 shall commence within three (3) years of the City Commission's adoption of this PUD ordinance and shall be completed within five (5) years of commencement. Phase 2 shall commence no later than the completion of Phase 1 and shall be completed within five (5) years of commencement. For purposes of this PUD, "commencement" shall be defined as the City's approval of horizontal construction plans, and "completion" shall be defined as the City's approval of as-builts for horizontal improvements.

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.

The Owner will create a homeowners' association ("HOA") that will be legally responsible for owning, operating and maintaining common areas within the Property, including but not limited to roads, sidewalks, parks, the community dock and other amenities.

8. A termination date after which the PZB shall be required to evaluate whether all or part of the PUD 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) or other circumstances have contributed to the development delay, if so, one (1) year extension(s) may be granted by the PZB at an advertised public hearing, after two (2) such extensions if no activity has been initiated the city commission shall deem the PUD abandoned which shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule.

This PUD shall terminate ten (10) years from its adoption by the City Commission unless otherwise extended or amended pursuant to the Code.

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.

The proposed PUD is consistent with the underlying future land use designation of the Property.

10. **An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city.**

A public facility impact analysis and a traffic impact analysis that outline the project's potential impacts on transportation networks, circulation patterns and infrastructure were included with this application.

11. **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 hearing 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.**

See Section E hereof.

D. Performance Standards (Code Section 28-291).

1. **Density of development.** The project will include a maximum of 55 single-family units on approximately 13.7 developable acres, yielding a net density of 4.01 units per acre on the Property.

2. **Open space.** Development will be clustered within upland areas of the Property.

3. **Waiver of yard, dwelling unit, frontage criteria and use restriction.** See Section C.3 hereof for these criteria and waivers from such requirements. Those waivers are detailed in Subsections C.3.r (Landscaping) and s (Tree Mitigation).

4. **Management and maintenance of open space areas.** All common property within the Property will be owned, operated and maintained by an HOA and will be available for use by residents within the Property. The HOA will have a declaration of restrictive covenants that governs use of common areas within the Property. The HOA board of directors will be responsible for enforcing the declaration. The HOA will own and maintain all roads and sidewalks within the Property. Access to homes will be over these privately owned streets. The HOA will have rules and regulations governing fencing, landscaping and other aesthetic issues in order to enhance the community and the privacy of its occupants, screening of objectionable views or uses and reduction of noise.

5. **Community facilities.**

a. **All utility facilities proposed for dedication to St. Augustine must be acceptable by the city as to the size, shape and location, and shown by the applicant to be of benefit to the general public.**

The project will dedicate all on-site utilities to the City, in compliance with applicable Code requirements.

b. **All requirements for off-street parking and loading shall apply to the PUD unless otherwise waived or modified.**

See Section C.3 for parking standards.

c. **Access and circulation shall adequately provide for firefighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal.**

The project will provide adequate access and circulation for emergency and other access, including access for large vehicles.

d. **Provide for underground installation of utilities, including telephone, power and cable television in both public and private rights-of-way. Provisions shall be made for acceptable design and construction of storm sewer facilities, including grading, gutters, piping and treatment of turf to handle stormwater and prevent erosion and formation of dust.**

The project will provide for underground utilities to the extent practicable.

e. **Specifications for street design, publicly used driving and access aisles, sidewalks and pedestrian walkways, including those providing interconnectivity between phases of the PUD or between the PUD and adjacent properties, shall conform to the rules and regulations adopted by the City of St. Augustine.**

See Section C.3 for street and sidewalk design criteria. The Master Development Plan shows interconnectivity with adjacent lands. Because the Property is surrounded on two sides by marshland, it is difficult to connect to adjacent lands other than via Arapaho Avenue.

f. ***General development patterns.* Residential subdivisions and mixed-use subdivisions shall provide a master tree plan, a master stormwater plan, an overall signage plan, any applicable overall design standards, descriptions of interconnectivity between areas within the PUD and connections to areas outside of the PUD proper, and general descriptions of how the PUD will create a sense of place.**

See the Master Development Plan, Exhibit "B", the Tree Relocation Plan, Exhibit "C", and this text for the development standards for the Property.

Windward Shipyard Land Holdings, LLC,
a Florida limited liability company

By: _____
Name: Robert Vinyarb
Title: Manager
Date: 12-5-22

Exhibit "A"

Legal Description of the Property

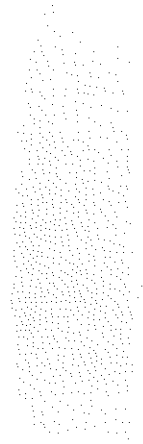
A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 19 & 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 6 CALLS (1) S 68°21'25" E, 122.04 FEET; (2) S 53°15'10" W, 8.50 FEET; (3) S 68°29'21" E, 403.09 FEET; (4) S 26°52'43" E, 205.14 FEET; (5) S 26°47'43" E, 692.28 FEET; (6) S 39°56'09" E, 249.22 FEET TO THE POINT OF BEGINNING AND A 58" IRON ROD AND CAP STAMPED #8177; THENCE FROM SAID POINT OF BEGINNING ; N 53°03'29" E , 333.34 FEET ALONG THE SOUTHERLY LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE 1160 TO THE SOUTHEAST CORNER OF AFOREMENTIONED PARCEL; THENCE N 39°32'35" W , 223.30 FEET ALONG THE EASTERLY LINE OF AFOREMENTIONED PARCEL; THENCE N 68° 19' 25" E, 396.45 FEET; THENCE N 24° 47' 29" E, 57.06 FEET; THENCE N 69° 42'32" E, 135.86 FEET; THENCE S 17° 09'35" E, 111.54 FEET; THENCE S 17° 38' 44" E, 131.74 FEET; THENCE S 18° 57' 11" E, 105.33 FEET; THENCE S 10° 12' 29" E, 40.03 FEET; THENCE S 11° 52' 43" E, 51.41 FEET; THENCE S 13° 02' 00" E, 157.41 FEET; THENCE S 36° 59' 22" E, 84.02 FEET; THENCE S 78° 42' 32" E, 26.87 FEET; THENCE S 11° 22' 05" W, 220.85 FEET; THENCE S 84° 46' 38" W, 81.60 FEET; THENCE S 62° 22' 13" W, 98.51 FEET; THENCE S 40° 49' 36" W, 93.52 FEET; THENCE S 80° 44' 20" W, 81.97 FEET; THENCE S 67° 54' 06" W, 33.95 FEET; THENCE N 22° 17' 02" W, 28.06 FEET; THENCE S 67° 53' 27" W, 55.55 FEET; THENCE S 76° 38' 57" W, 90.94 FEET; THENCE N 89° 10' 17" W, 197.97 FEET; THENCE N 46° 09' 33" W, 289.62 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ARAPAHO AVE. A 40 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE N 47° 28' 56" E , 180.64 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVE.; THENCE N 39°39'06" W , 111.75 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. CONTAINS 13.70 ACRES MORE OR LESS.

Exhibit “B”

Master Development Plan

Exhibit "C"

Tree Relocation Plan



DRAWN BY: J. L. L.

SHIPYARD SINGLE FAMILY SITE

ST AUGUSTINE, FLORIDA

TREE PRESERVATION AND RELOCATION DIAGRAM

REVISIONS

DATE: 02/02/21

DRAWING NO:



TREES TO BE TRANSPLANTED

Tree # (DBH)	Tree Species
154 50	live oak
166 45	live oak
168 48	live oak
196 46	live oak
143 14	red cedar
144 19	red cedar
145 10	red cedar
147 12	red cedar
148 10	red cedar
149 14	red cedar
150 17	red cedar
170 15	red cedar
172 16	red cedar
173 21	red cedar
174 15	red cedar
175 9	red cedar
176 10	red cedar
177 11	red cedar
178 10	red cedar
179 13	red cedar
180 12	red cedar

TREES TO BE PRESERVED IN PLACE

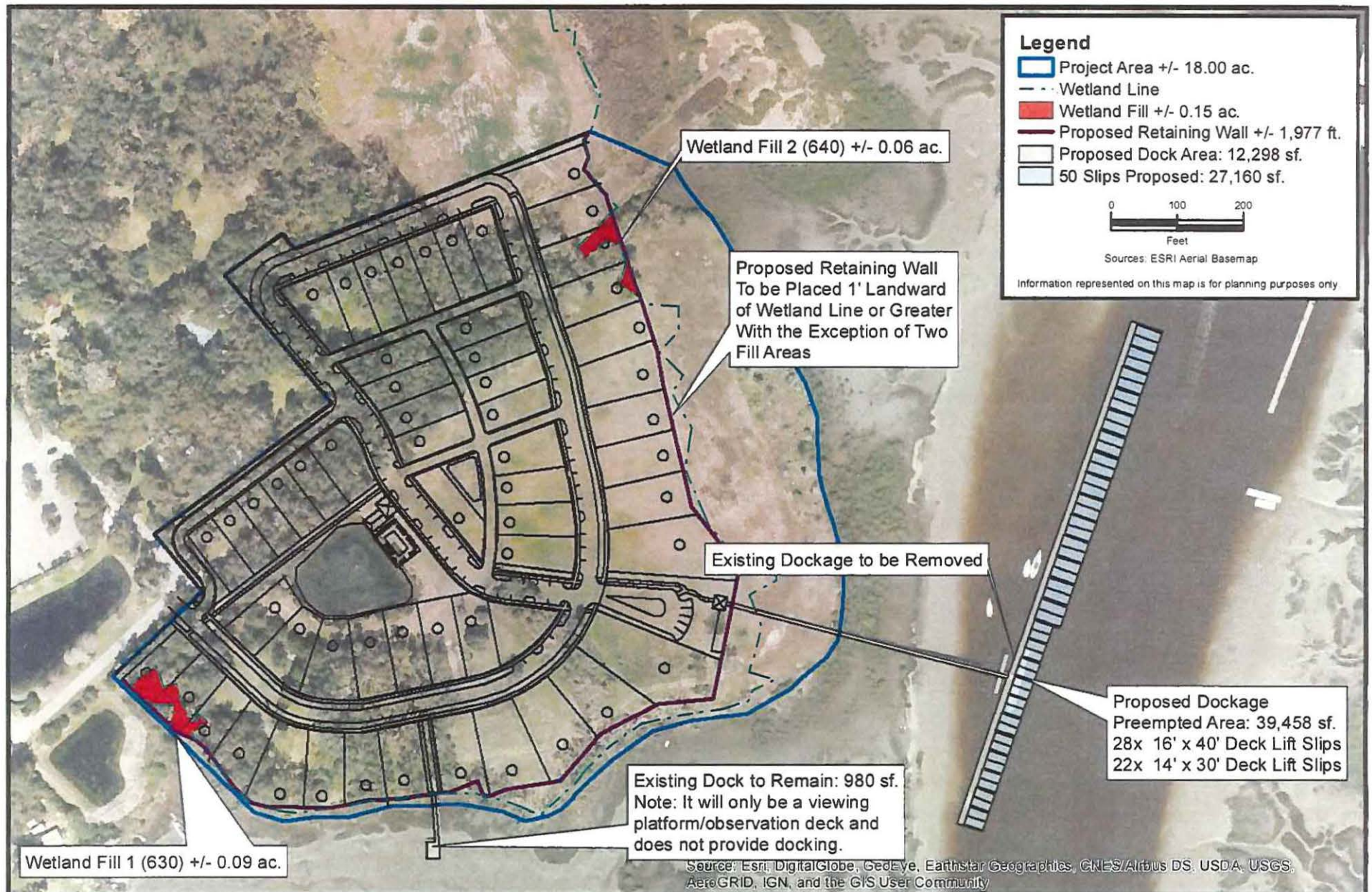
Tree # (DBH)	Tree Species
323 44	live oak
337 31	live oak
338 12	cabbage palm
339 12	cabbage palm
340 13	sugarberry
341 12	cabbage palm
342 12	cabbage palm
343 10	cabbage palm
344 11	magnolia
354 16	red cedar

MAP KEY

	SIGNIFICANT LIVE OAKS TO BE RELOCATED
	SIGNIFICANT CEDAR TO BE RELOCATED
	EXISTING TREE TO REMAIN

Exhibit “D”

Conservation Overlay Zone Plan



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Site Conditions

Serendipity

Project:

5.13125

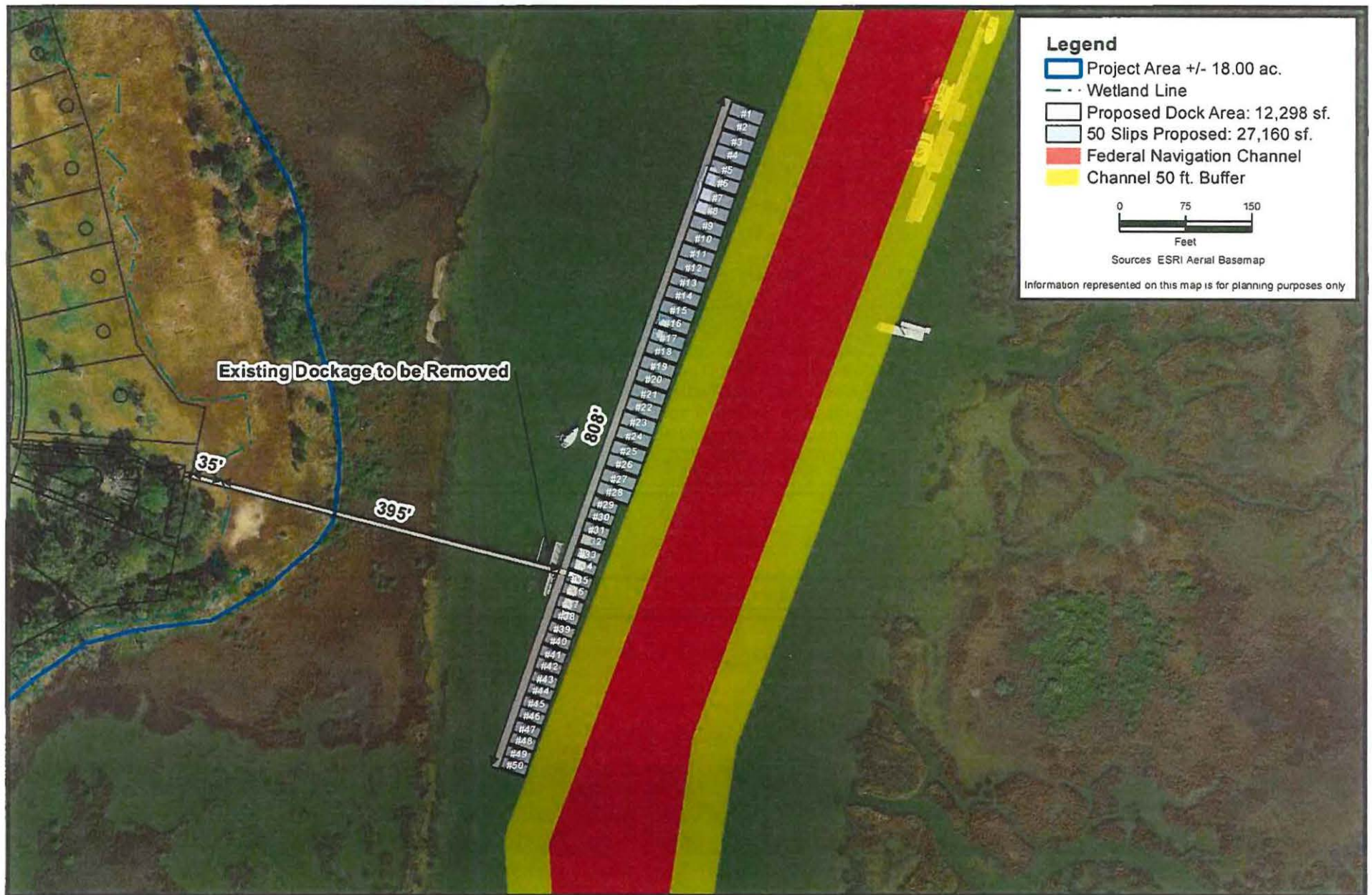
St. Augustine, FL

Date: Nov 30 2021

Figure:

4





CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Dock Alignment

Serendipity

Project:

5.13125

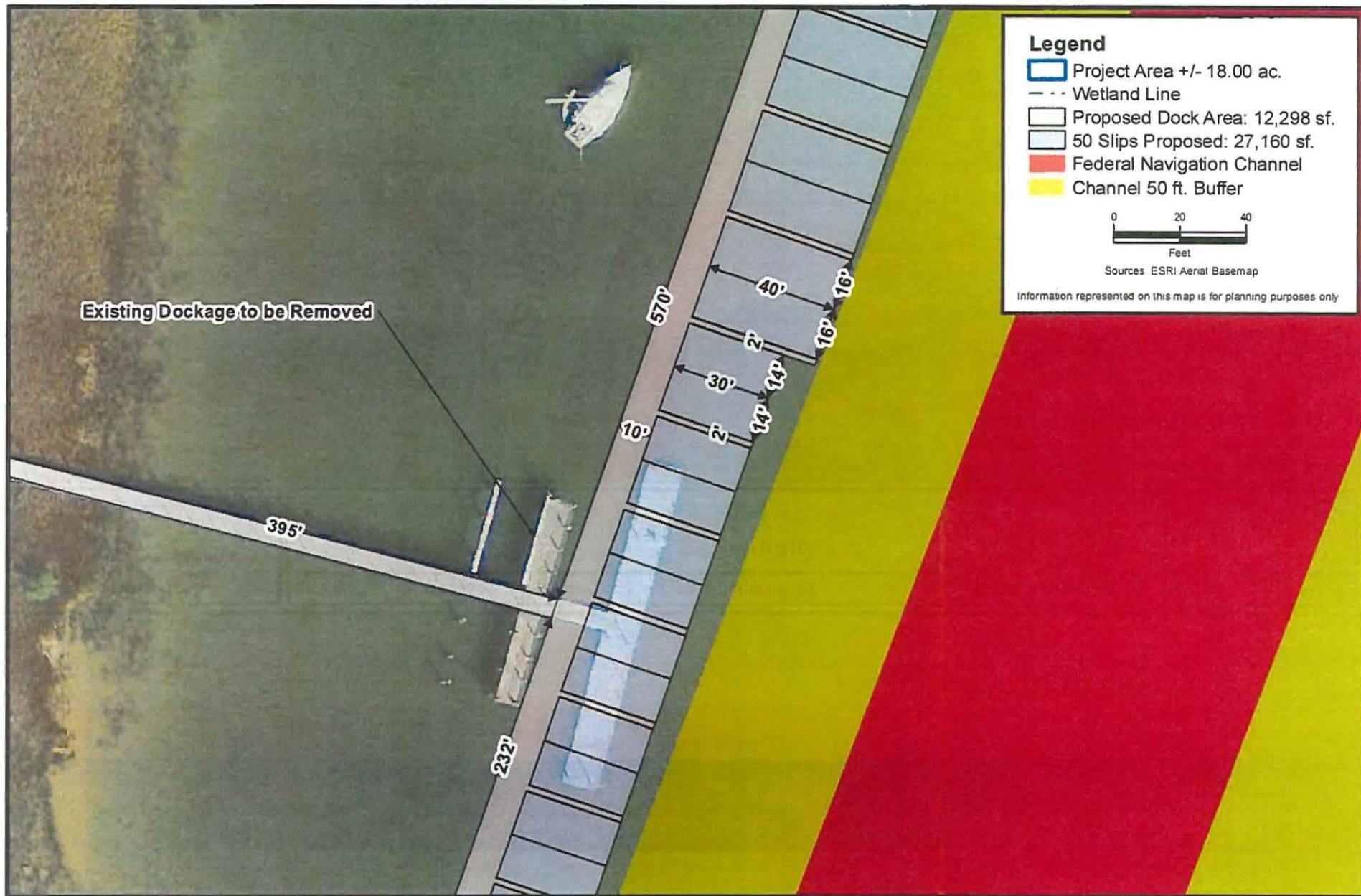
St. Augustine, FL

Date: Dec 01 2021

Figure:

5





CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Dock Detail

Serendipity

Project:

5.13125

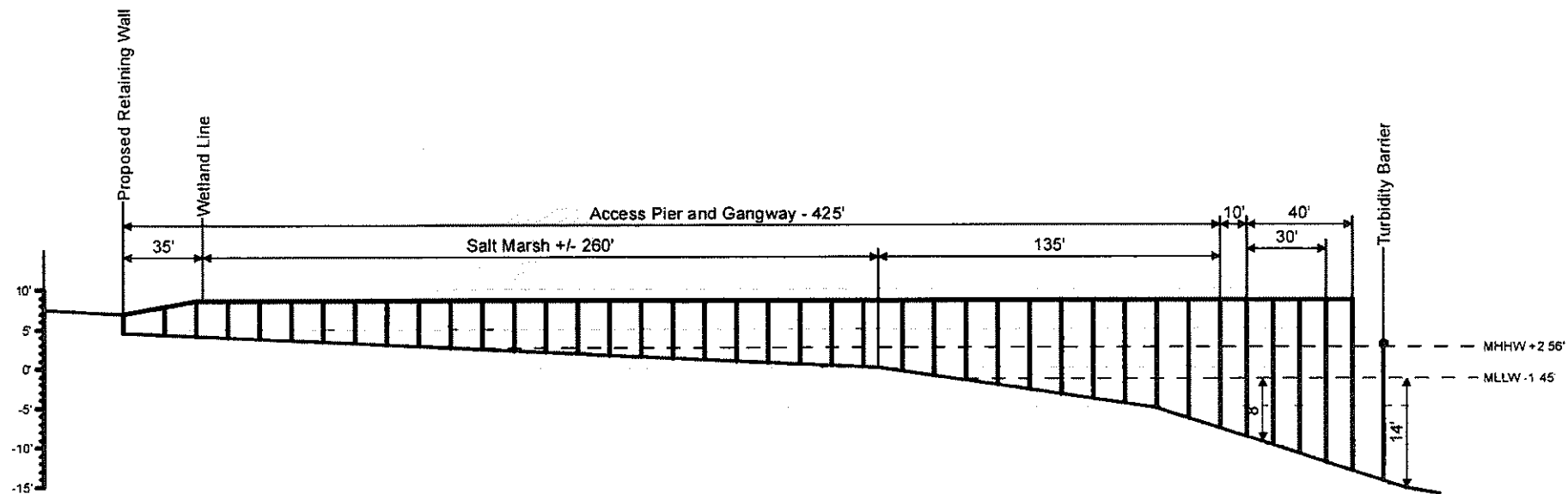
St. Augustine, FL

Date: Dec 01 2021

Figure:

6





Information represented on this map is for planning purposes only

CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Dock Cross Section

Serendipity

Project: 5.13125

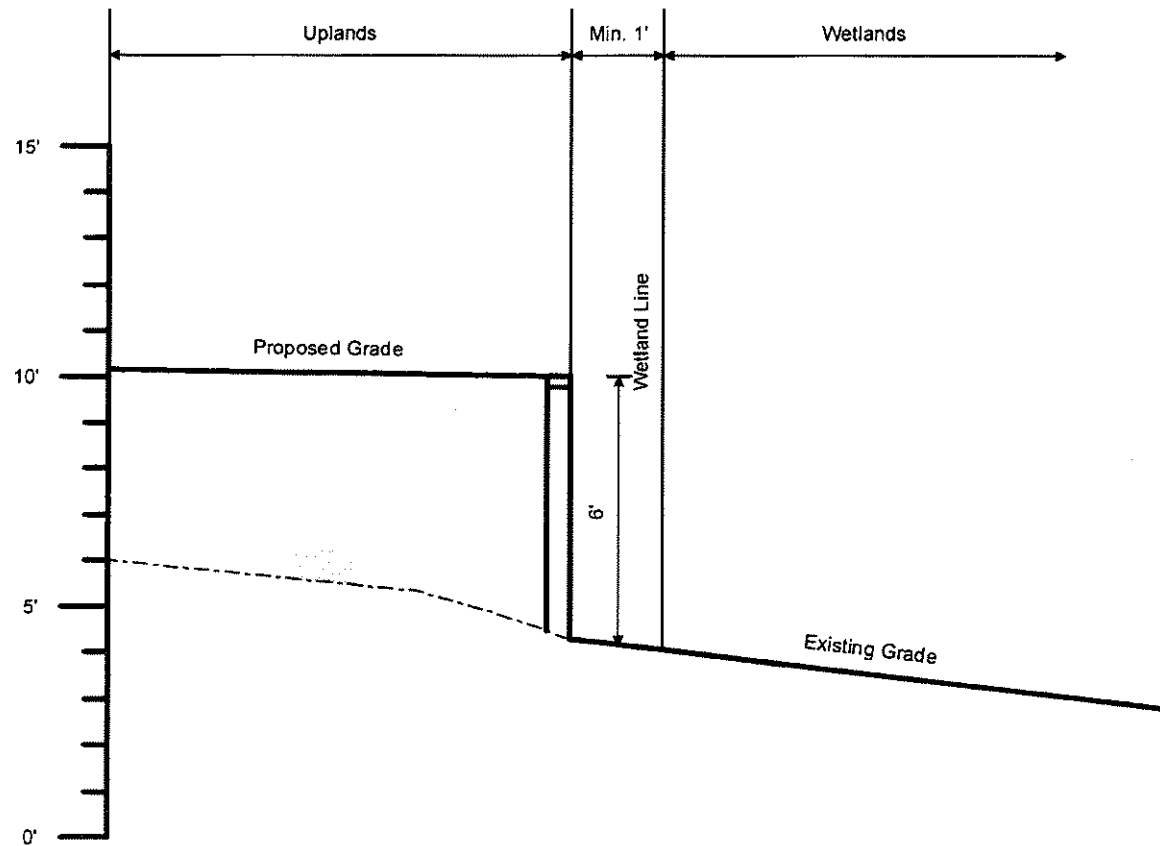
St. Augustine, FL

Date: Nov 30 2021



Figure:

7



Information represented on this map is for planning purposes only

CARTER ENVIRONMENTAL SERVICES, INC.



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

www.carterenv.com

Proposed Retaining Wall Cross Section

Serendipity

Project: 5.13125

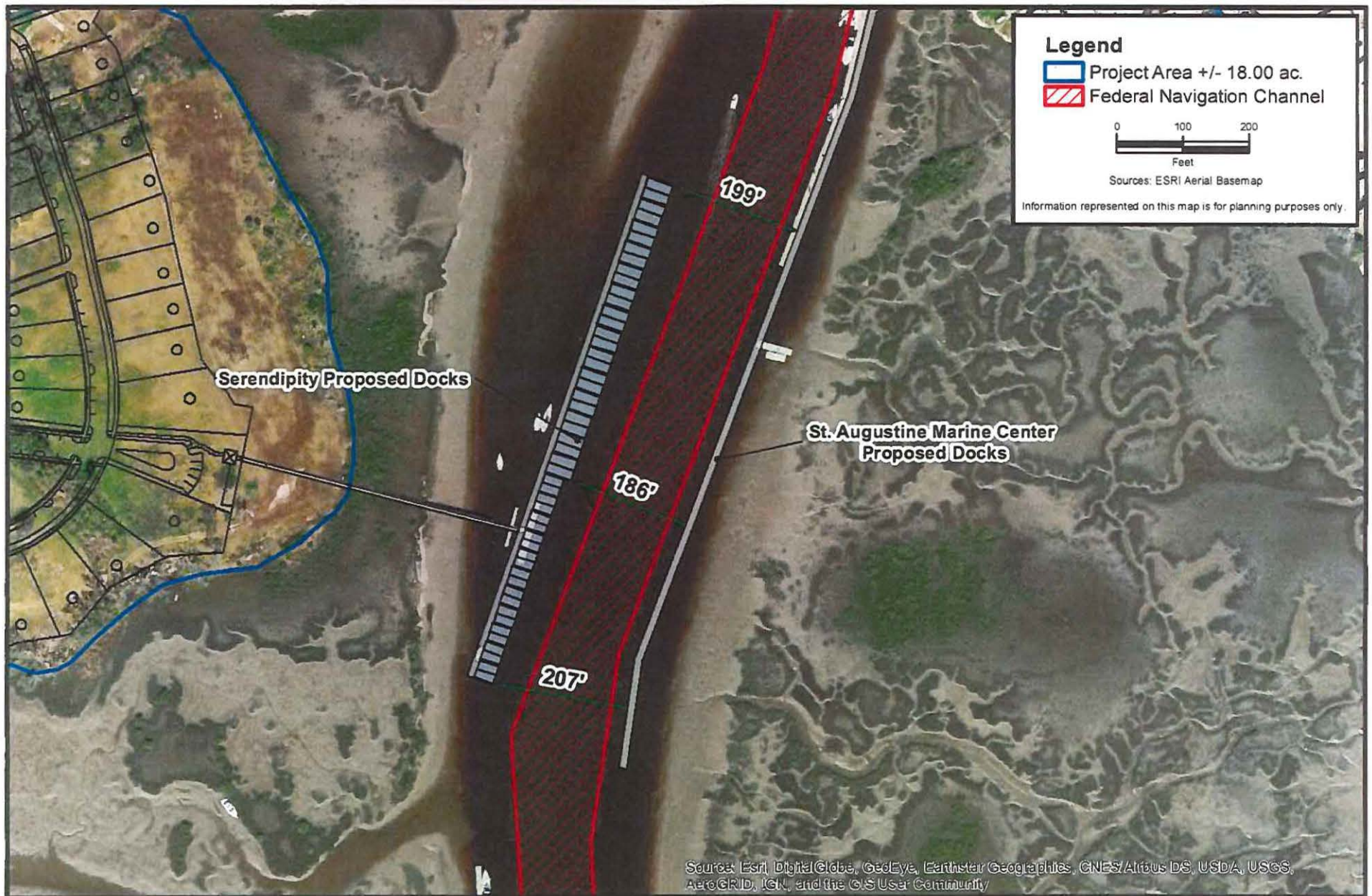
St. Augustine, FL

Date: Nov 30 2021



Figure:

8



**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Channel Navigational Fairway Dimensions

Serendipity

Project:

5.13125

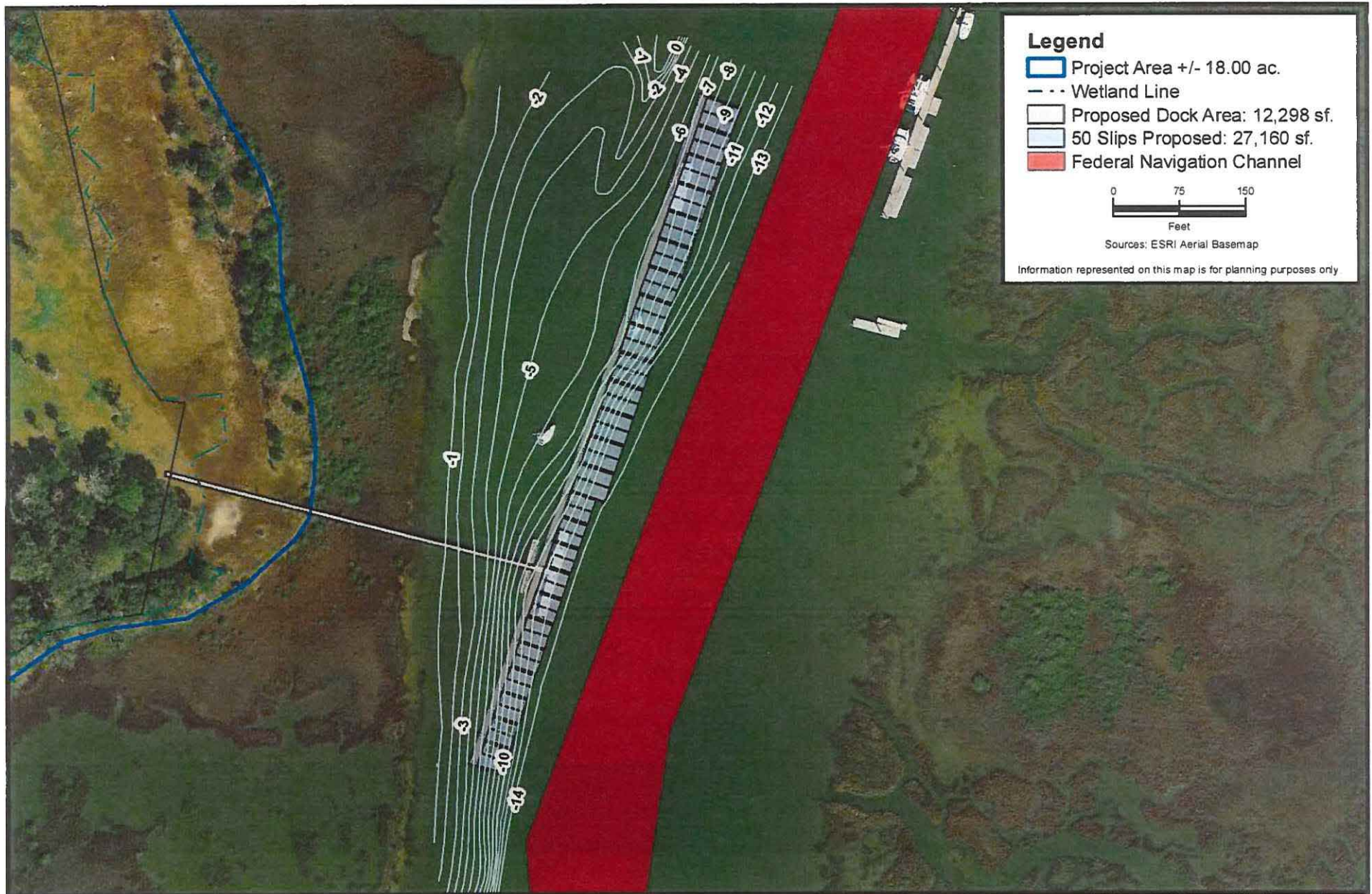
St. Augustine, FL

Date: Nov 29 2021

Figure:

9





CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Dock Bathymetry at Mean Low Water

Serendipity

Project:

5.13125

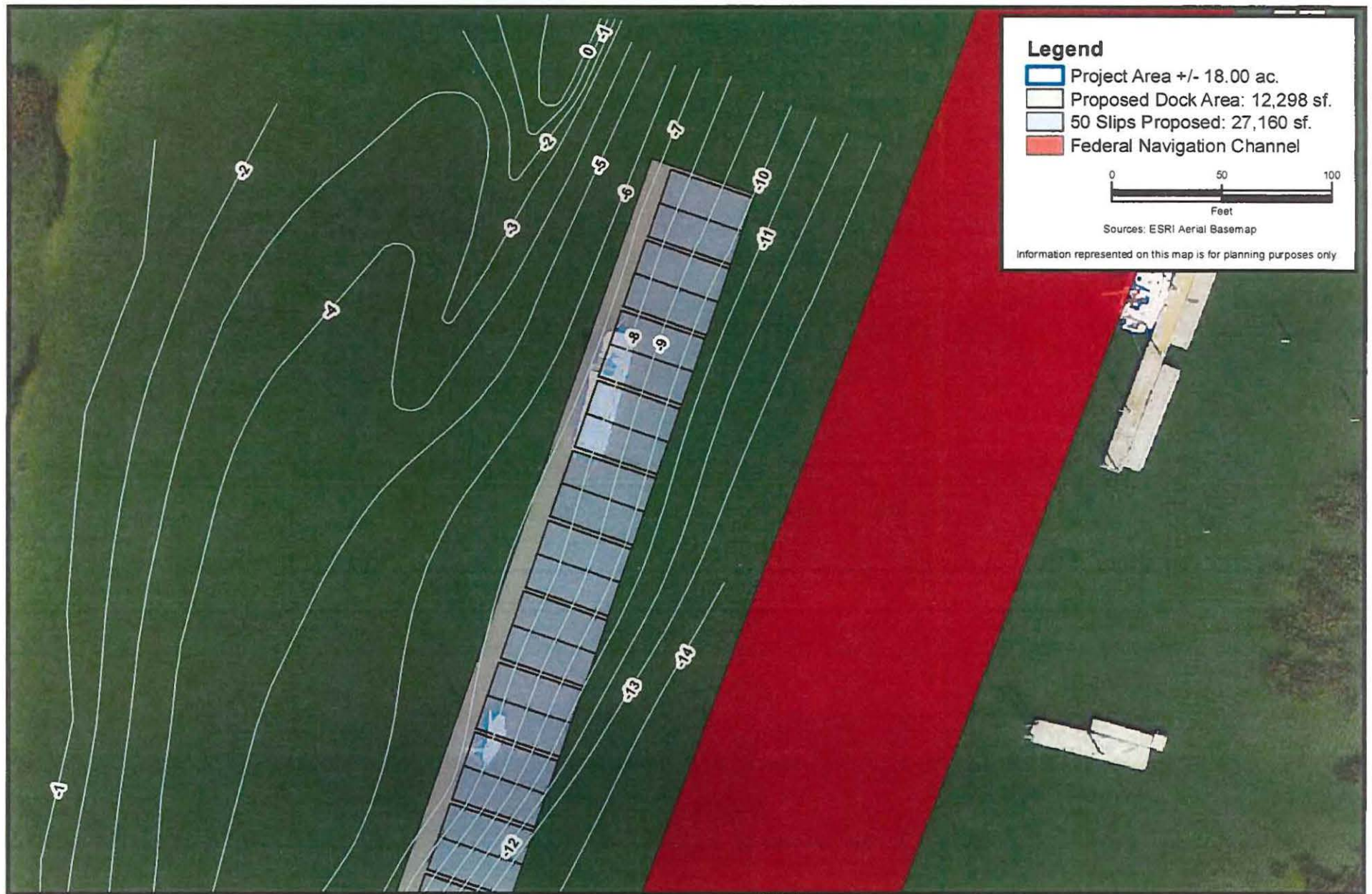
St. Augustine, FL

Date: Nov 30 2021

Figure:

10A





CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Dock Bathymetry at Mean Low Water - North

Serendipity

Project:

5.13125

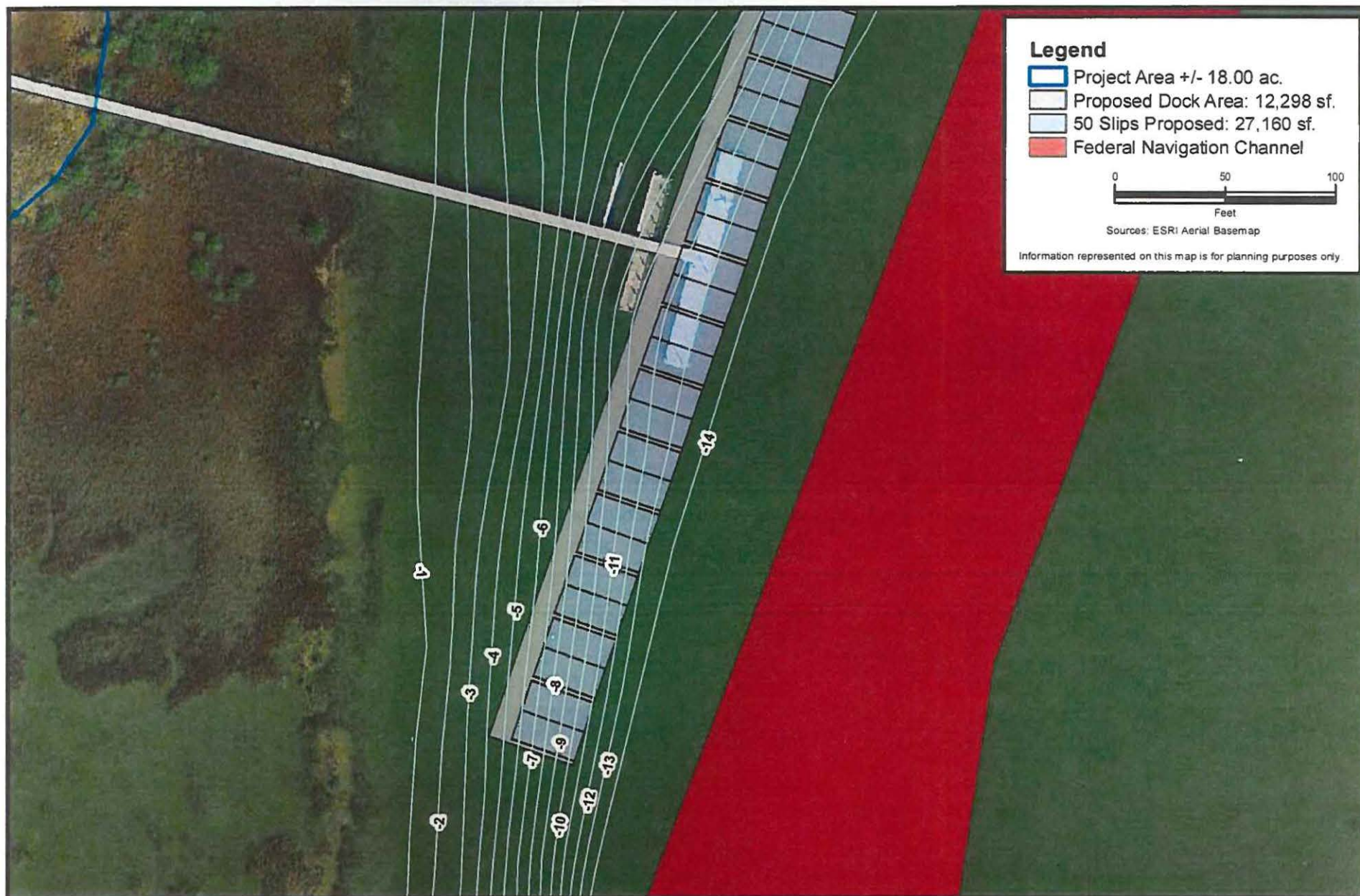
St. Augustine, FL

Date: Nov 30 2021

Figure:

10B





CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Dock Bathymetry at Mean Low Water - South

Serendipity

Project:

5.13125

St. Augustine, FL

Date: Nov 30 2021

Figure:

10C



EXHIBIT "A"

Legal Description of Property

A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 19 & 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 6 CALLS (1) S 68°21'25" E, 122.04 FEET; (2) S 53°15'10" W, 8.50 FEET; (3) S 68°29'21" E, 403.09 FEET; (4) S 26°52'43" E, 205.14 FEET; (5) S 26°47'43" E, 692.28 FEET; (6) S 39°56'09" E, 249.22 FEET TO THE POINT OF BEGINNING AND A 58" IRON ROD AND CAP STAMPED # 8177; THENCE FROM SAID POINT OF BEGINNING N 53°03'29" E, 333.34 FEET ALONG THE SOUTHERLY LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE 1160 TO THE SOUTHEAST CORNER OF SAID AFOREMENTIONED PARCEL; THENCE N 39°32'35" W, 251.17 FEET; THENCE N 52°52'20" E, 115.39 FEET; THENCE S 39°33'49" E, 251.55 FEET; THENCE N 53°03'29" E, 400.87 FEET ALONG THE NORTH LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 2683 PAGE 1261; THENCE RUNNING ALONG THE EAST LINE ALSO AS DESCRIBED IN OFFICIAL RECORDS BOOK 2683 PAGE 1261 THE FOLLOWING TWO (2) CALLS; (1) S 35°20'31" E, 339.67 FEET; (2) S 19°38'59" E, 428.60 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF THE MARSH LANDS OF THE UN-SURVEYED SECTION 19 AND RUNNING THENCE WESTERLY ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING ELEVEN (11) CALLS; (1) S 33°04'04" W, 15.22 FEET; (2) S 48°45'09" W, 45.97 FEET; (3) S 46°32'02" W, 25.70 FEET; (4) S 60°01'56" W, 77.65 FEET; (5) S 82°07'30" W, 84.00 FEET; (6) S 75°26'56" W, 60.60 FEET; (7) S 55°02'52" W, 71.93 FEET; (8) S 48°32'31" W, 58.45 FEET; (9) S 2°59'51" W, 50.85 FEET; (10) S 61°15'51" W, 23.94 FEET; (11) S 78°25'41" W, 35.83 FEET; THENCE N 67°03'55" W, 12.18 FEET LEAVING SAID MEAN HIGH WATER LINE TO A 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE N 88°57'29" W, 396.30 FEET TO ANOTHER 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE N 45°57'29" W, 298.69 FEET TO THE SOUTH RIGHT OF WAY LINE OF ARAPAHO AVE. A 40-FOOT-WIDE RIGHT OF WAY AS NOW STABLISHED; THENCE ALONG SAID RIGHT OF WAY LINE, N 47°28'56" E, 187.12 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ARAPAHO AVE.; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N 39°39'06" W, 111.75 FEET TO THE POINT OF BEGINNING. CONTAINS 14.79 ACRES MORE OR LESS.

EXHIBIT "A-1"

Shipyard Mixed Use Parcel

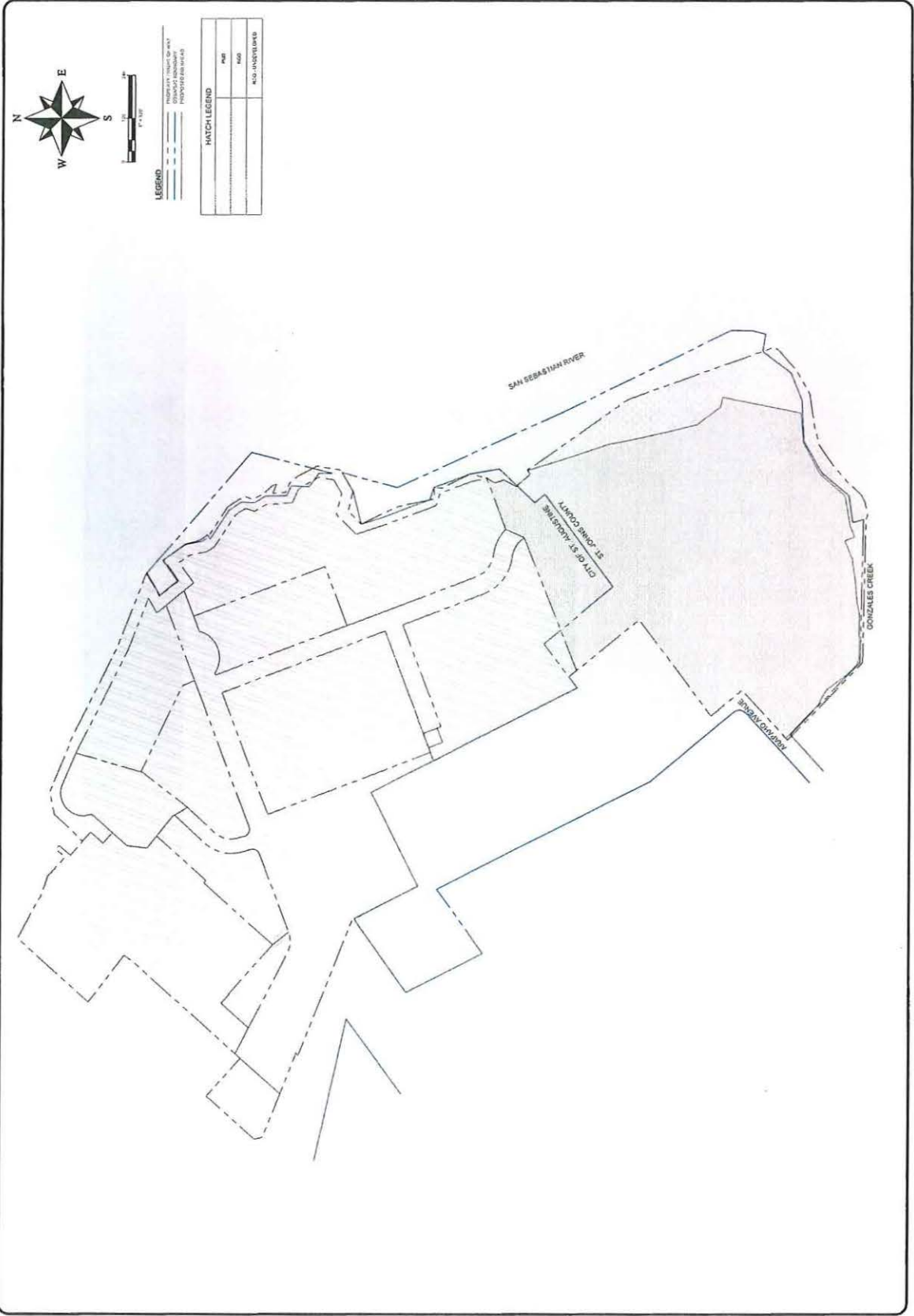
A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 5 CALLS (1) S 68° 21' 25" E, 122.04 FEET; (2) S 53° 15' 10" W, 8.50 FEET; (3) S 68° 29' 21" E, 403.09 FEET; (4) S 26° 52' 42" E, 742.47 FEET; (5) S 26° 30' 24" E, 119.44 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE N 63° 29' 36" E, 335.33 FEET TO THE POINT OF BEGINNING AND ALONG THE WESTERLY LINE OF A PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 4829, PAGE 344; THENCE FROM SAID POINT OF BEGINNING AND ALONG SAID WEST LINE THENCE, N 39° 32' 35" W, 27.87 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE, N 52° 52' 20" E ALONG THE NORTH LINE OF SAID PARCEL, 115.39 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE, S 39° 33' 49" E ALONG THE EASTERLY LINE OF SAID PARCEL, 60.18 FEET; THENCE, S 68° 19' 25" W, 121.16 FEET TO THE POINT OF BEGINNING. CONTAINS 5,076 SQUARE FEET MORE OR LESS.

EXHIBIT "A-2"

Shipyard Single-Family Parcel

A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 19 & 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 6 CALLS (1) S 68°21'25" E, 122.04 FEET; (2) S 53°15'10" W, 8.50 FEET; (3) S 68°29'21" E, 403.09 FEET; (4) S 26°52'43" E, 205.14 FEET; (5) S 26°47'43" E, 692.28 FEET; (6) S 39°56'09" E, 249.22 FEET TO THE POINT OF BEGINNING AND A 58" IRON ROD AND CAP STAMPED #8177; THENCE FROM SAID POINT OF BEGINNING ; N 53°03'29" E , 333.34 FEET ALONG THE SOUTHERLY LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE 1160 TO THE SOUTHEAST CORNER OF AFOREMENTIONED PARCEL; THENCE N 39°32'35" W , 223.30 FEET ALONG THE EASTERLY LINE OF AFOREMENTIONED PARCEL; THENCE N 68° 19' 25" E, 396.45 FEET; THENCE N 24° 47' 29" E, 57.06 FEET; THENCE N 69° 42'32" E, 135.86 FEET; THENCE S 17° 09'35" E, 111.54 FEET; THENCE S 17° 38' 44" E, 131.74 FEET; THENCE S 18° 57' 11" E, 105.33 FEET; THENCE S 10° 12' 29" E, 40.03 FEET; THENCE S 11° 52' 43" E, 51.41 FEET; THENCE S 13° 02' 00" E, 157.41 FEET; THENCE S 36° 59' 22" E, 84.02 FEET; THENCE S 78° 42' 32" E, 26.87 FEET; THENCE S 11° 22' 05" W, 220.85 FEET; THENCE S 84° 46' 38" W, 81.60 FEET; THENCE S 62° 22' 13" W, 98.51 FEET; THENCE S 40° 49' 36" W, 93.52 FEET; THENCE S 80° 44' 20" W, 81.97 FEET; THENCE S 67° 54' 06" W, 33.95 FEET; THENCE N 22° 17' 02" W, 28.06 FEET; THENCE S 67° 53' 27" W, 55.55 FEET; THENCE S 76° 38' 57" W, 90.94 FEET; THENCE N 89° 10' 17" W, 197.97 FEET; THENCE N 46° 09' 33" W, 289.62 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ARAPAHO AVE. A 40 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE N 47° 28' 56" E , 180.64 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVE.; THENCE N 39°39'06" W , 111.75 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. CONTAINS 13.70 ACRES MORE OR LESS.



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

PA# 134760-0000

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

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

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

That certain parcel of land in Section 40, Township 7 South, Range 30 East, St. Johns County, Florida, more particularly described as follows: STARTING at a steel rod in pavement, rod replacing old 6x6 concrete monument; being the intersection of the centerline of Arapaho Avenue with the South line of land formerly of Albert Cubbedge; run East 351.5 feet for Point of Beginning, thence run East 115.5 feet to iron pipe; run North 250 feet to iron pipe; run West 115.5 feet to iron pipe; run South 250 feet to point of beginning.

The real property described herein is not the homestead of the Grantor.

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

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

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

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

year first above written.

SIGNED, SEALED AND DELIVERED
IN OUR PRESENCE:

Charles F. Pellicer
Witness

By: Patrick A. Pellicer
PATRICK A. PELLICER

Print: CHARLES F. PELLICER

Karoline K. Puzio
Witness
Print: Karoline K. Puzio

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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



KAROLINE K. PUZIO
Commission # GG 202120
Expires September 25, 2022
Bonded thru Budget Notary Services

Karoline K. Puzio
NOTARY PUBLIC
State of Florida at Large

THIS DOCUMENT PREPARED
BY AND RETURN TO:
FRANK E. MILLER ESQ.
GUNSTER YOAKLEY & STEWART, P.A.
225 WATER STREET, SUITE 170
JACKSONVILLE, FLORIDA 32202

GENERAL WARRANTY DEED

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

WITNESSETH:

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

Parcel Identification Numbers: 134780-0000 and 134790-0000

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

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

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

Signed, sealed and delivered
in the presence of:

Elsie S. Luhrs
Print Name: Elsie S. Luhrs

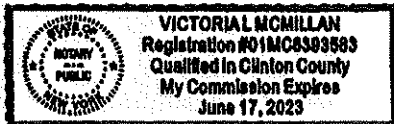
Daniel Thayer
Print Name: Daniel Thayer

GRANTOR:

Linda M. Luhrs [SEAL]
LINDA M. LUHRS

STATE OF New York
COUNTY OF Clinton

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



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

Victoria L. McMillan

Victoria L. McMillan

2nd. witness.

EXHIBIT "A"

Parcel 1:

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

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

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

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

Parcel 2:

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

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

the line dividing said Deed Book 186, page 592 and said Official Records Book 827, page 1299 the following courses: First course, South 50°34'62" East, 366.45 feet; Second course, South 13°40'52" East, 337.05 feet; thence departing said dividing line run Northwesterly along the Southwesterly boundary of said lands described in Official Records Book 827, page 1299, the following courses: First course, North 86°44'00" West, 396.30 feet; North 43°44'00" West, 299.11 feet to a point in the Southerly right of way line of Arapaho Avenue, as said right of way is now established; run thence Northeasterly and Northwesterly along said right of way line the following courses: First course, North 49°44'48" East, 187.47 feet; Second course, North 37°38'58" West, 110.70 feet to a point in the aforementioned Northerly line of property of James S. Lindsley; run thence North 55°31'40" East along said Northerly line of property of James S. Lindsley, 199.05 feet to the Point of Beginning.

Together with any right, title and interest in the property described in that instrument recorded in Deed Book 102, page 529, public records of St. Johns County, Florida, which lies between the boundaries of the property described above as Quitclaimed by Official Records Book 1754, page 441, said public records.

The above described lands being the same lands as those described in Official Records Book 827, page 1299, public records of St. Johns County, Florida, and being more fully described as follows:

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

Commence at an iron pipe on the Northerly line of property of James S. Lindsley, said point being the Point of Beginning of property of Diesel Engine Sales Company as recorded in Deed Book 186, page 592-593 of the public records of St. Johns County, Florida, and being also the Point of Beginning of this tract of land; thence South 50°38'00" East, 365.9 feet to an iron pipe; thence South 13°51'00" East, 305.7 feet to an iron pipe; thence continue South 13°51'00" East, 31.34 feet to a concrete monument; thence North 86°44'00" West, 396.3 feet to a concrete monument; thence North 43°44'00" West, 430.51 feet to a concrete monument on the Northerly line of property of James S. Lindsley; thence North 55°30'00" East, 400.78 feet along the Northerly line of property of James S. Lindsley to the Point of Beginning.

Prepared By/Record and Return To:
Susan S. Bloodworth, Esquire
Rogers Towers, P.A.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086-5755
FN19-277710900
Consideration: \$6,000,000.00

SPECIAL WARRANTY DEED
(Non-Barn Property)

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

WITNESSETH:

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

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

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

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

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

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

ACKNOWLEDGMENT

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

State of California
County of Orange

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

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

WITNESS my hand and official seal.

Signature [Signature] (Seal)



Exhibit "A"

SOUTH PARCEL:

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

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

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

SAID PARCEL CONTAINS 25.67 ACRES MORE OR LESS.

EXHIBIT "B"
Permitted Exceptions

1. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
3. Easement recorded in Deed Book 205, Page 211 and Deed Book 206, Page 195, Public Records of St. Johns County, Florida.
4. Easements as set forth in Warranty Deed recorded in Deed Book 181, Page 300, Public Records of St. Johns County, Florida.
5. Easement recorded in Official Records Book 978, Page 1794.
6. Right of Way Easement, Perpetual, No. 21262 by the State of Florida through the Trustees of the Internal Improvement Fund of the State of Florida in favor of the St. Augustine Port, Waterway, and Beach District, established pursuant to chapter 18879, Laws of Florida, 1937, approved by referendum on May 3, 1938.
7. Restrictions, covenants, conditions and easements, as contained in that certain Declaration of Easements, Covenants and Restrictions recorded in Official Records Book 3985, Page 1785; First Amendment recorded in Official Records Book 4143, Page 885 and Second Amendment recorded in Official Records Book 4238, Page 169, Public Records of St. Johns County, Florida; and as may be subsequently amended.
8. Easement as set forth in instrument recorded in Official Records Book 4143, Page 863.
9. Terms and Conditions of that Declaration of Access Easement recorded in Official Records Book 4220, Page 852.
10. Terms and Conditions set forth in Shipyards Development Agreement recorded in Official Records Book 4734, Page 782.
11. Unrecorded City of St. Augustine Submerged Lands Lease by and between the City of St. Augustine, Florida, a municipal corporation (Lessor) and Greenwood Property, LLC (Lessee) dated October 8, 2018.
12. The nature, extent or existence of riparian rights is not insured.
13. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.
14. Rights of tenants, as tenants only, under recorded and unrecorded leases.

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

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Summary

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Parcel ID	1347600000
Location Address	1500 ARAPAHO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Solana Grant Unplatted (691)
Tax Description*	(43-1) SOLANA GRANT SUB PART OF LOT 11 115.5 X 250 FT OR 4829/344 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	M Solana Grant Unplatted
Sec/Twp/Rng	40-7-30
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	12.8576
Acreage	0.660
Homestead	N

Owner Information

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

Map



Building Value	
Extra Features Value	
Total Land Value	\$21,252
Agricultural (Assessed) Value	
Agricultural (Market) Value	
Just (Market) Value	\$21,252
Total Deferred	
Assessed Value	\$21,252
Total Exemptions	
Taxable Value	\$21,252

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
2022	\$0	\$0	\$21,252	\$0	\$0	\$21,252	\$20,872	\$380	\$20,872
2021	\$0	\$0	\$18,975	\$0	\$0	\$18,975	\$18,975	\$0	\$18,975
2020	\$0	\$0	\$18,975	\$0	\$0	\$18,975	\$18,975	\$0	\$18,975
2019	\$20,293	\$308	\$17,710	\$0	\$0	\$38,311	\$38,311	\$0	\$38,311
2018	\$21,005	\$336	\$17,710	\$0	\$0	\$39,051	\$39,051	\$0	\$39,051
2017	\$21,608	\$364	\$17,710	\$0	\$0	\$39,682	\$39,682	\$0	\$39,682
2016	\$20,299	\$392	\$17,078	\$0	\$0	\$37,769	\$37,769	\$0	\$37,769
2015	\$20,626	\$420	\$16,200	\$0	\$0	\$37,246	\$37,246	\$0	\$37,246
2014	\$20,029	\$448	\$16,200	\$0	\$0	\$36,677	\$34,551	\$2,126	\$34,551
2013	\$14,790	\$420	\$16,200	\$0	\$0	\$31,410	\$31,410	\$0	\$31,410
2012	\$15,098	\$420	\$16,200	\$0	\$0	\$31,718	\$31,718	\$0	\$31,718
2011	\$15,715	\$420	\$18,000	\$0	\$0	\$34,135	\$34,135	\$0	\$34,135
2010	\$16,331	\$420	\$20,000	\$0	\$0	\$36,751	\$36,751	\$0	\$36,751

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	115	250	115	EF	\$21,252

Sale Information

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

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

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Summary

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Parcel ID	1347800000
Location Address	ARAPAHO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	(44) SOLANO GRANT SUB E PT OF LOT 13 OR 4830/71 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	12.8576
Acreage	9.600
Homestead	N

Owner Information

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

Map



Building Value	
Extra Features Value	\$42
Total Land Value	\$1,672
Agricultural (Assessed) Value	
Agricultural (Market) Value	
Just (Market) Value	\$1,715
Total Deferred	
Assessed Value	\$1,715
Total Exemptions	
Taxable Value	\$1,715

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
2022	\$0	\$58,277	\$1,672,704	\$0	\$0	\$1,730,981	\$1,730,981	\$0	\$1,730,981
2021	\$0	\$65,682	\$1,672,704	\$0	\$0	\$1,738,386	\$1,738,386	\$0	\$1,738,386
2020	\$0	\$73,088	\$1,672,704	\$0	\$0	\$1,745,792	\$1,745,792	\$0	\$1,745,792
2019	\$0	\$70,646	\$522,720	\$0	\$0	\$593,366	\$436,665	\$156,701	\$436,666
2018	\$0	\$77,249	\$522,720	\$0	\$0	\$599,969	\$396,968	\$203,001	\$396,968
2017	\$0	\$43,686	\$522,720	\$0	\$0	\$566,406	\$360,880	\$205,526	\$360,880
2016	\$0	\$39,566	\$522,720	\$0	\$0	\$562,286	\$328,073	\$234,213	\$328,073
2015	\$0	\$42,500	\$522,720	\$0	\$0	\$565,220	\$298,248	\$266,972	\$298,248
2014	\$0	\$45,432	\$522,720	\$0	\$0	\$568,152	\$271,135	\$297,017	\$271,135
2013	\$0	\$13,206	\$233,280	\$0	\$0	\$246,486	\$246,486	\$0	\$246,486
2012	\$0	\$13,206	\$233,280	\$0	\$0	\$246,486	\$246,486	\$0	\$246,486
2011	\$0	\$13,206	\$259,200	\$0	\$0	\$272,406	\$272,406	\$0	\$272,406
2010	\$0	\$13,206	\$288,000	\$0	\$0	\$301,206	\$301,206	\$0	\$301,206

Extra Feature Information

Code Description	Status	Value
Boat Dock - Excellent (Mix)		22960
Boat Dock - Excellent (Mix)		6048
Boat Dock - Excellent (Mix)		1344
Boat Dock - Excellent (Mix)		10672
Boat Lift - Average (Mix)		1300

Land Information

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

Sale Information

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

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

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Summary

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Parcel ID	1347900000
Location Address	1510 ARAPAHO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	(45) SOLANA GRANT SUB LOT 12 & LOT 13 (EX 5AC IN DB186/592 & R/W OF RD & PT LYING N OF RD IN OR276/347) OR4830/71 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	12.8576
Acreage	4.800
Homestead	N

Owner Information

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



Valuation Information

Building Value	
Extra Features Value	\$18
Total Land Value	\$836
Agricultural (Assessed) Value	
Agricultural (Market) Value	
Just (Market) Value	\$854
Total Deferred	
Assessed Value	\$854
Total Exemptions	
Taxable Value	\$854

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
2022	\$0	\$19,919	\$836,352	\$0	\$0	\$856,271	\$856,271	\$0	\$856,27
2021	\$0	\$23,032	\$836,352	\$0	\$0	\$859,384	\$859,384	\$0	\$859,38
2020	\$0	\$26,146	\$836,352	\$0	\$0	\$862,498	\$862,498	\$0	\$862,49
2019	\$0	\$27,049	\$261,360	\$0	\$0	\$288,409	\$288,409	\$0	\$288,40
2018	\$0	\$29,917	\$261,360	\$0	\$0	\$291,277	\$283,187	\$8,090	\$283,18
2017	\$0	\$14,759	\$261,360	\$0	\$0	\$276,119	\$257,443	\$18,676	\$257,44
2016	\$0	\$16,149	\$261,360	\$0	\$0	\$277,509	\$234,039	\$43,470	\$234,03
2015	\$0	\$17,538	\$261,360	\$0	\$0	\$278,898	\$212,763	\$66,135	\$212,76
2014	\$0	\$18,927	\$261,360	\$0	\$0	\$280,287	\$193,421	\$86,866	\$193,42
2013	\$0	\$20,317	\$155,520	\$0	\$0	\$175,837	\$175,837	\$0	\$175,83
2012	\$36,664	\$12,985	\$155,520	\$0	\$0	\$205,169	\$205,169	\$0	\$205,16
2011	\$37,527	\$13,213	\$172,800	\$0	\$0	\$223,540	\$223,540	\$0	\$223,54
2010	\$38,390	\$13,441	\$192,000	\$0	\$0	\$243,831	\$243,831	\$0	\$243,83

Extra Feature Information

Code Description	Status	Value
Pole Barn (Mix)		1440
Canopy (Mix)		1210
Boat Dock - Excellent (Mix)		15712

Land Information

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

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

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Summary

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Parcel ID	1347700000
Location Address	ARAPAHO AVE
	SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	(43) SOLANA GRANT SUB LOT 11 & MARSH (EX PTS LYING W OF ARAPAHO AVE & LOTS IN DB153/94 & 294 OR12/720 & OR506/592 & EX OR779/1156) OR4939/571 (C/ OR4829/835
	*The Description above is not to be used on legal documents.
Property Use	Vacant Commercial (1000)
Code	
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	1.640
Homestead	N

Owner Information

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

Date	Sale Date	Sale Price	Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	10/23/2001	\$3,600.00	QUIT CLAIM DEED	1733	1969	U	I	FLA DEPT OF TRANSPORTATION	MARLBORO INDUSTRIAL PAR
	7/1/1990	\$15,000.00	WARRANTY DEED	865	377	U	V		MARLBORO INDUSTRIAL PAR
	6/1/1990	\$56,000.00	WARRANTY DEED	865	374	U	V		
	12/1/1989	\$0.00		840	688	U	I		
	4/1/1986	\$0.00		702	525	U	I		
	4/1/1986	\$0.00		701	278	U	I		

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

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Parcel ID	1346000000
Location Address	ARAPAHO AVE
Neighborhood	SAINT AUGUSTINE 32084-0000
Tax Description*	St. Augustine Shipyards (681.15) (32) SOLANA GRANT SUB NE'LY 1,000 FT OF LOT 9 (EX PT IN OR4143/863) & (EX PT IN OR5465/688) OR4829/835
Property Use Code	Vacant Commercial (1000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	4.300
Homestead	N

Owner Information

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

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Summary

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No Image Available

Parcel ID	1343900010
Location	ICE PLANT RD
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	30-1 SOLANA GRANT SUB PT OF LOT 4 400 X 170FT LOTS 2 THRU 5 OF AN UNREC PLAT & VACA PT OF ICE PLANT RD PER OR974/983 (EX PT IN OR4143/863) & (EX PT IN OR5465/688) OR4829/835
	<i>*The Description above is not to be used on legal documents</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.160
Homestead	N

Owner Information

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



Valuation Information

Building Value	
Extra Features Value	
Total Land Value	\$27,
Agricultural (Assessed) Value	
Agricultural (Market) Value	
Just (Market) Value	\$27,
Total Deferred	
Assessed Value	\$27,
Total Exemptions	
Taxable Value	\$27,

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
2022	\$0	\$0	\$272,000	\$0	\$0	\$272,000	\$272,000	\$0	\$272,000
2021	\$0	\$0	\$272,000	\$0	\$0	\$272,000	\$272,000	\$0	\$272,000
2020	\$0	\$0	\$272,000	\$0	\$0	\$272,000	\$272,000	\$0	\$272,000
2019	\$0	\$0	\$136,000	\$0	\$0	\$136,000	\$102,850	\$33,150	\$102,850
2018	\$0	\$0	\$136,000	\$0	\$0	\$136,000	\$93,500	\$42,500	\$93,500
2017	\$0	\$0	\$85,000	\$0	\$0	\$85,000	\$85,000	\$0	\$85,000
2016	\$0	\$0	\$85,000	\$0	\$0	\$85,000	\$85,000	\$0	\$85,000
2015	\$0	\$0	\$85,000	\$0	\$0	\$85,000	\$85,000	\$0	\$85,000
2014	\$0	\$0	\$85,000	\$0	\$0	\$85,000	\$85,000	\$0	\$85,000
2013	\$0	\$0	\$85,000	\$0	\$0	\$85,000	\$85,000	\$0	\$85,000
2012	\$0	\$0	\$85,000	\$0	\$0	\$85,000	\$85,000	\$0	\$85,000
2011	\$0	\$0	\$102,000	\$0	\$0	\$102,000	\$102,000	\$0	\$102,000
2010	\$0	\$0	\$115,600	\$0	\$0	\$115,600	\$115,600	\$0	\$115,600

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	400	170	6970	SF	\$27,880

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	\$6,000,000.00	WARRANTY DEED	4829	835	Q	V	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LANE HOLDINGS LLC
2/1/2019	1/28/2019	\$0.00	ANNEXATION	4674	1835	U	V	CITY OF ST AUGUSTINE	
2/9/2015	1/27/2015	\$0.00	COVENANTS AND RESTRICTIONS	3985	1785	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ET AL
7/8/2013	7/25/2013	\$0.00	OTHER INSTRUMENT	9999	9999	U	V	ALL SEASONS LLC	GREENWOOD PROPERTY LLC
	7/2/2013	\$1,956,900.00	WARRANTY DEED	3757	1474	U	I	LUHRS CORPORATION	ALL SEASONS LLC
	5/13/2004	\$0.00	OTHER INSTRUMENT	2220	1010	U	V	MARLBORO INDUSTRIAL PARK	LUHRS CORPORATION (MERGE
	10/23/2001	\$3,600.00	QUIT CLAIM DEED	1733	1969	U	I	FLA DEPT OF TRANSPORTATION	MARLBORO INDUSTRIAL PAR
	7/1/1990	\$0.00	CORRECTIVE DEED	870	55	U	V		MARLBORO INDUSTRIAL PARK I
	7/1/1990	\$150,000.00	PERSONAL REP	864	369	U	V		
	4/1/1982	\$0.00		535	104	U	V		
	4/1/1982	\$0.00		535	103	U	V		

NO DATA AVAILABLE FOR THE FOLLOWING MODULES: SALES QUESTIONNAIRE FORM, EXEMPTION INFORMATION, BUILDING INFORMATION, SKETCH INFORMATION, EXTRA FEATURE INFORMATION.

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Summary

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Parcel ID	1344100000
Location Address	ICE PLANT RD SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	(31) SOLANA GRANT SUB PART OF LOT 4 OR4829/835 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Commercial (1000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	1.880
Homestead	N

Owner Information

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



Valuation Information

Building Value	
Extra Features Value	
Total Land Value	\$327,
Agricultural (Assessed) Value	
Agricultural (Market) Value	
Just (Market) Value	\$327,
Total Deferred	
Assessed Value	\$327,
Total Exemptions	
Taxable Value	\$327,

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
2022	\$0	\$0	\$327,548	\$0	\$0	\$327,548	\$327,548	\$0	\$327,548
2021	\$0	\$0	\$327,548	\$0	\$0	\$327,548	\$327,548	\$0	\$327,548
2020	\$0	\$0	\$327,548	\$0	\$0	\$327,548	\$327,548	\$0	\$327,548
2019	\$0	\$0	\$163,774	\$0	\$0	\$163,774	\$123,854	\$39,920	\$123,854
2018	\$0	\$0	\$163,774	\$0	\$0	\$163,774	\$112,595	\$51,179	\$112,595
2017	\$0	\$0	\$102,359	\$0	\$0	\$102,359	\$102,359	\$0	\$102,359
2016	\$0	\$0	\$102,359	\$0	\$0	\$102,359	\$102,359	\$0	\$102,359
2015	\$22,023	\$819	\$102,359	\$0	\$0	\$125,201	\$125,201	\$0	\$125,201
2014	\$21,597	\$819	\$102,359	\$0	\$0	\$124,775	\$124,775	\$0	\$124,775
2013	\$20,178	\$11,719	\$102,359	\$0	\$0	\$134,256	\$134,256	\$0	\$134,256
2012	\$20,178	\$11,719	\$102,359	\$0	\$0	\$134,256	\$134,256	\$0	\$134,256
2011	\$22,868	\$11,719	\$122,830	\$0	\$0	\$157,417	\$157,417	\$0	\$157,417
2010	\$26,903	\$11,719	\$139,208	\$0	\$0	\$177,830	\$177,830	\$0	\$177,830

Land Information

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

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	\$6,000,000.00	WARRANTY DEED	4829	835	Q	V	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LAND HOLDINGS LLC
2/1/2019	1/28/2019	\$0.00	ANNEXATION	4674	1835	U	V	CITY OF ST AUGUSTINE	
1/29/2016	1/29/2016	\$0.00	COVENANTS AND RESTRICTIONS	4143	885	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ET AL
2/9/2015	1/27/2015	\$0.00	COVENANTS AND RESTRICTIONS	3985	1785	U	I	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ET AL
	7/25/2013	\$0.00	OTHER INSTRUMENT	9999	9999	U	I	ALL SEASONS LLC	GREENWOOD PROPERTY LLC
7/8/2013	7/2/2013	\$1,956,900.00	WARRANTY DEED	3757	1474	U	I	LUHRS CORPORATION	ALL SEASONS LLC
	5/13/2004	\$0.00	OTHER INSTRUMENT	2220	1010	U	I	MARLBORO INDUSTRIAL PARK	LUHRS CORPORATION (MERGE
	8/14/2003	\$0.00	OTHER INSTRUMENT	2196	1615	U	V	SALT WATER PROPERTIES CORP	MARLBORO INDUSTRIAL PARK
	3/1/1987	\$0.00		739	263	U	I		SALT WATER PROPERTIES CORP
	3/1/1987	\$0.00		739	255	U	I		
	01/11/1992	\$0.00		407	882	U	I		

Date	Sale Date	Sale Price	Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	1/1/1979	\$0.00		411	223	U	I		

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

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Sales Questionnaire Form

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Summary

No Image Available

Parcel ID	1346500000
Location Address	ARAPAHO AVE
	SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	(33-1) SOLANA GRANT SUB E340.8 FT OF LOT 10 & MARSH LYING E OF LOT 10 TO CENTER OF RIVER & PT OF LOT 11 250 X 250FT OR4939/571 (C/E) & OR4829/835
	<i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	7.400
Homestead	N

Owner Information

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



Valuation Information

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

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$0	\$0	\$1,160,490	\$0	\$0	\$1,160,490	\$1,160,490	\$0	\$1,160,490
2021	\$0	\$0	\$1,160,490	\$0	\$0	\$1,160,490	\$1,160,490	\$0	\$1,160,490
2020	\$0	\$0	\$1,160,490	\$0	\$0	\$1,160,490	\$1,160,490	\$0	\$1,160,490
2019	\$0	\$0	\$189,350	\$0	\$0	\$189,350	\$189,350	\$0	\$189,350
2018	\$0	\$0	\$189,350	\$0	\$0	\$189,350	\$189,350	\$0	\$189,350
2017	\$0	\$0	\$189,350	\$0	\$0	\$189,350	\$185,892	\$3,458	\$185,892
2016	\$0	\$0	\$189,350	\$0	\$0	\$189,350	\$168,993	\$20,357	\$168,993
2015	\$0	\$0	\$153,630	\$0	\$0	\$153,630	\$153,630	\$0	\$153,630
2014	\$0	\$0	\$153,630	\$0	\$0	\$153,630	\$153,630	\$0	\$153,630
2013	\$0	\$0	\$153,630	\$0	\$0	\$153,630	\$153,630	\$0	\$153,630
2012	\$0	\$0	\$153,630	\$0	\$0	\$153,630	\$153,630	\$0	\$153,630
2011	\$0	\$0	\$170,550	\$0	\$0	\$170,550	\$170,550	\$0	\$170,550
2010	\$0	\$0	\$189,350	\$0	\$0	\$189,350	\$189,350	\$0	\$189,350

Land Information

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

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/8/2020	12/9/2019	\$0.00	CONSERVATION EASEMENT	4939	571	U	V	WINDWARD SHIPYARD LAND HOLDINGS LLC	ST JOHNS RIVER WATER MANAGEMENT DISTRICT
11/12/2019	11/8/2019	\$6,000,000.00	WARRANTY DEED	4829	835	Q	V	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LAND HOLDINGS LLC
2/1/2019	1/28/2019	\$0.00	ANNEXATION	4674	1835	U	V	CITY OF ST AUGUSTINE	
2/9/2015	1/27/2015	\$0.00	COVENANTS AND RESTRICTIONS	3985	1785	U	V	GREENWOOD PROPERTY LLC	ST AUGUSTINE SHIPYARD PROPERTY COMPANY
3/20/2014	3/14/2014	\$100.00	WARRANTY DEED	3858	473	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC
	7/25/2013	\$0.00	OTHER INSTRUMENT	9999	9999	U	V	ALL SEASONS LLC	GREENWOOD PROPERTY LLC
7/8/2013	7/2/2013	\$1,956,900.00	WARRANTY DEED	3757	1474	U	I	LUHRS CORPORATION	ALL SEASONS LLC
	5/13/2004	\$0.00	OTHER INSTRUMENT	2220	1010	U	V	MARLBORO INDUSTRIAL PARK	LUHRS CORPORATION (MERG
	8/14/2003	\$0.00	OTHER INSTRUMENT	2196	1615	U	V	SALT WATER PROPERTIES CORP	MARLBORO INDUSTRIAL PARK
	3/1/1987	\$0.00		739	263	U	V		SALT WATER PROPERTIES CO

no data available for the following modules: Exemplar information, Building information, Sketch information, Extra Feature information.

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Summary

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Parcel ID	1343400000
Location	DIESEL RD
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax	(12 & 13) SOLANO GRANT SUB - N295FT OF LOT 4 & ALL LOT 5 LYING E OF CO RD & VACA PT OF ICE PLANT RD PER OR974/983 & PT OF VAC ROW DIESEL RD PER SJC RES
Description*	2022-40 (EX PT IN OR4143/863) & (EX PT IN OR5465/688) DB198/420 & DB206/187 OR9/204 & 207 OR4829/835
	<i>*The Description above is not to be used on legal documents.</i>
Property Use	Vacant Commercial (1000)
Code	
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	4.870
Homestead	N

Owner Information

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



Valuation Information

Building Value	
Extra Features Value	\$68,
Total Land Value	\$848,
Agricultural (Assessed) Value	
Agricultural (Market) Value	
Just (Market) Value	\$917,
Total Deferred	
Assessed Value	\$917,
Total Exemptions	
Taxable Value	\$917,

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 Val
2022	\$0	\$62,071	\$1,139,880	\$0	\$0	\$1,201,951	\$1,201,951	\$0	\$1,201,95
2021	\$0	\$66,209	\$1,139,880	\$0	\$0	\$1,206,089	\$1,206,089	\$0	\$1,206,08
2020	\$0	\$65,135	\$1,139,880	\$0	\$0	\$1,205,015	\$1,205,015	\$0	\$1,205,01
2019	\$0	\$48,221	\$569,940	\$0	\$0	\$618,161	\$496,657	\$121,504	\$496,657
2018	\$0	\$51,235	\$569,940	\$0	\$0	\$621,175	\$451,506	\$169,669	\$451,506
2017	\$0	\$54,248	\$356,212	\$0	\$0	\$410,460	\$394,316	\$16,144	\$394,316
2016	\$75,330	\$2,257	\$356,212	\$0	\$0	\$433,799	\$433,799	\$0	\$433,799
2015	\$75,330	\$2,257	\$356,212	\$0	\$0	\$433,799	\$433,799	\$0	\$433,799
2014	\$108,882	\$10,283	\$356,212	\$0	\$0	\$475,377	\$475,377	\$0	\$475,377
2013	\$242,014	\$72,809	\$436,004	\$436,004	\$340,629	\$655,452	\$655,452	\$0	\$655,452
2012	\$258,457	\$72,809	\$436,004	\$436,004	\$340,629	\$671,895	\$671,895	\$0	\$671,895
2011	\$278,610	\$72,809	\$484,449	\$484,449	\$340,629	\$692,048	\$692,048	\$0	\$692,048
2010	\$293,973	\$72,809	\$484,449	\$484,449	\$340,629	\$707,411	\$707,411	\$0	\$707,411

Extra Feature Information

Code Description	Status	Value
Bulkhead - Average (Mix)		68893

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	212137	SF	\$848,548

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/8/2022	2/1/2022	\$0.00	VACATION OF R/W	5630	1624	U	V	BOARD OF COUNTY COMMISSIONERS	WINDWARD SHIPYARD LAN HOLDINGS LLC
11/12/2019	11/8/2019	\$6,000,000.00	WARRANTY DEED	4829	835	Q	V	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LAN HOLDINGS LLC
2/1/2019	1/28/2019	\$0.00	ANNEXATION	4674	1835	U	V	CITY OF ST AUGUSTINE	
1/29/2016	1/29/2016	\$0.00	COVENANTS AND RESTRICTIONS	4143	885	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ETA
2/9/2015	1/27/2015	\$0.00	COVENANTS AND RESTRICTIONS	3985	1785	U	I	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ET A
	7/25/2013	\$0.00	OTHER INSTRUMENT	9999	9999	U	I	ALL SEASONS LLC	GREENWOOD PROPERTY LL
7/8/2013	7/2/2013	\$1.956.900.00	WARRANTY DEED	3757	1474	U	I	LUHRS CORPORATION	ALL SEASONS LLC

No data available for the following modules: exception information, building information, sketch information.

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December 1, 2022



John P. Regan, PE
City Manager
City of St. Augustine
P.O.Box 210
St. Augustine, FL 32085

December 5, 2022

Re: Shipyard Single Family Annexation Engineering Report
Maverick Project No.2213

Mr. Regan,

On behalf of our client, Windward Shipyard Land Holdings, LLC, please see details below on the current capacity for the Shipyard PUD consisting of a 55 lot Single-Family development and associated amenities located on Parcel numbers 1347600000, 1347700000, 1347800000, 1347900000, and 1346500000 within St. Johns County, Florida. Capacity and availability are subject to City and other respective municipality's review and approval of Engineering Plans, Specifications, Standards and Details, including all installation and testing.

WATER CAPACITY AND AVAILABILITY

Per the attached City of St. Augustine Statement of Water/Sewer Availability letter, there is domestic and landscape irrigation water capacity and availability, as well as fire protection/sprinkler service for the development of the Shipyard PUD. The 6" PVC water line in the Arapaho Avenue right-of-way will be the point of connection for water for the development, see attached map for existing utility location.

WASTEWATER CAPACITY AND AVAILABILITY

Per the attached City of St. Augustine Statement of Water/Sewer Availability letter, there is sanitary sewer capacity and availability for the development via line extension by the developer. The force main in the south side of the Arapaho Avenue right-of-way will be the point of connection for wastewater for the development, see attached map for existing utility location.

TRANSPORTATION CAPACITY AND AVAILABILITY

Per the Traffic Impact Statement prepared by Chindalur Traffic Solutions Inc, there is sufficient capacity within the existing traffic conditions to operate at LOS D or better under the year 2025 build-out conditions of the proposed development.

If you have any questions concerning this correspondence, or if Maverick can serve you in any other way, please do not hesitate to contact me.

Respectfully submitted,
Maverick Engineering

Cydney C. Maksymow

Cydney C. Maksymow, P.E.
Project Manager



City of St. Augustine
STATEMENT OF WATER / SEWER AVAILABILITY
*** PRELIMINARY STATEMENT ***
RESIDENTIAL SUBDIVISION PROJECT



Public Works Department ▪ City Hall, 75 King Street, Lobby B - 4th Floor ▪ PO Box 210 ▪ St. Augustine, FL 32085-0210
www.CityStAug.com ▪ Phone: (904) 825-1040 ▪ Fax: (904) 209-4286 ▪ Email: UtilConnect@CityStAug.com

Subject Property of this Availability Statement:		Outside City Limits
Street Address: Various	Project: Single Family Subdivision	Additional Description: 56 SFR with amenity
Parcel #(s): 134760-0000, 134780-0000, 134790-0000		
Reason for Request: Construction - NEW Development		

Applicant:			
Name: Karl Masters		Business: Windward Marina Group	
Mailing Address: 404 Riberia Street		Email: karl@mywindward.com	Phone: (904) 207-9491
City: St. Augustine	State: Florida	Zip Code: 32084	

WATER Availability – Domestic (potable) & Landscape Irrigation:			
Availability Determination: AVAILABLE		Service Location: Refer to attached City Utility Map for possible connection points	
# Services: TBD	# Services:	# Services:	# Services:
Size:	Size:	Size:	Size:
Use:	Use:	Use:	Use:
Utility Work BY DEVELOPER's CONTRACTOR(s): Responsible for ALL aspects of Utility Construction & Plumbing per City-Approved Civil Engineering Plans, Specifications, Standards & Details, Including all applicable Backflow prevention installation and testing			
Utility Work BY CITY UTILITY CREW: SET water meters in meter boxes FULLY constructed by Developer's Contractor			

WATER Availability – Fire Protection / Sprinkler Service:			
Availability Determination: AVAILABLE; Order FLOW TEST to Determine Existing Flow		Service Location: Refer to attached City Utility Map for possible connection points	
# Services: TBD	# Services:	Utility Work BY DEVELOPER's CONTRACTOR(s): Responsible for ALL aspects of Utility Construction & Plumbing per City-Approved Civil Engineering Plans, Specifications, Standards & Details	
Size:	Size:		
Use:	Use:		
Utility Work BY CITY UTILITY CREW: INSPECTION ONLY			

SANITARY SEWER Availability:			
Availability Determination: AVAILABLE by Line Extension(s) by Developer		Service Location: Refer to attached City Utility Map for possible connection points	
# Services: TBD	# Services:	Maintenance of Sewer Collection System: TBD	
Type:	Type:		
Utility Work BY DEVELOPER's CONTRACTOR(s): Responsible for ALL aspects of Utility Construction & Plumbing per City-Approved Civil Engineering Plans, Specifications, Standards & Details			
Utility Work BY CITY UTILITY CREW: INSPECTION ONLY			

Statement Date: **7/7/2021**

Subject Property: **1500-1510 Arapahoe Ave**
Statement of Availability is not valid and complete without all pages.

Page 1 of 3



City of St. Augustine
STATEMENT OF WATER / SEWER AVAILABILITY
*** PRELIMINARY STATEMENT ***
RESIDENTIAL SUBDIVISION PROJECT



Public Works Department ▪ City Hall, 75 King Street, Lobby B - 4th Floor ▪ PO Box 210 ▪ St. Augustine, FL 32085-0210
www.CityStAug.com ▪ Phone: (904) 825-1040 ▪ Fax: (904) 209-4286 ▪ Email: UtilConnect@CityStAug.com

Statement Date: 7/7/2021

VOID AFTER: 9/30/2021

**Availability
Verified By:**

Signature:

Name: Daniel Borrer

Title: Development & Utility Coordinator

Preliminary & Estimated - INFRASTRUCTURE UTILITY FEES

For: Rough Estimate Based on Information Provided

Payment Due: After City Plan Approval; Prior to and
Within 6 Months of City Pre-Construction Meeting

Fees per City Code:	Water	Sewer	Total
Gallons Per Day	TBD GPD	TBD GPD	
Flow-Based Fees	TBD	TBD	\$ 0.00
Northwest Forcemain		N/A	\$ 0.00
Meter / Connection	TBD	TBD	\$ 0.00
Tap Fees	TBD	TBD	\$ 0.00
Inspection Fees	TBD	TBD	\$ 0.00
Other Charges *	N/A	N/A	\$ 0.00
Total	\$ 0.00	\$ 0.00	\$ 0.00

FOR CITY USE ONLY

Account Code	Amount	Account Code	Amount
WTRCON:	\$ 0.00	WTRTAP:	\$ 0.00
SWRCON:	\$ 0.00	SWRTAP:	\$ 0.00
INDUST:	\$ 0.00	U-MISC:	\$ 0.00
Total: \$ 0.00			

Additional Information (If applicable):

Common area / Amenity Capacity Reservation cost will be shown above if applicable. The Gray box below provides each individual Lot's Capacity Reservation, meter, and inspection fees, to be paid separately prior to building permits.

Informational Only - UNIT FLOW & CONNECTION FEES
(Subject to Change with each City Fiscal Year)

For: 1 Residential Unit with City Water Meter

Payment Due: Prior to Building Permit for Each House;
Apply Separately; Meters will be Installed for Paid
Units Following City Acceptance of Utility Construction

Fees per City Code:	Water	Sewer	Total
Gallons Per Day	300 GPD	210 GPD	
Flow-Based Fees	\$2,232.00	\$1,667.00	\$3,899.00
Northwest Forcemain		N/A	\$ 0.00
Meter / Connection	\$420.00	\$360.00	\$ 780.00
Restoration Fees	By Developer	By Developer	\$ 0.00
Permit Fees	By Developer	By Developer	\$ 0.00
Total	\$2,652.00	\$2,027.00	\$4,679.00

PAYMENT:

This Statement becomes VOID after 5:00 PM on "VOID AFTER" date, unless plans are approved by City and fees are paid prior to this date. Statement is not a commitment for utility service. Full fee payment establishes utility commitment.

Payment Options

1. In person. Cash, check, credit card (Visa/Mastercard). City Hall - 75 King Street - Public Works - Elevator B - 4th Floor.
2. By mail. Check payable to City of St. Augustine. Send to: City Public Works Department - PO Box 210 - St. Augustine, Florida 32085-0210. Clearly reference "Utility Fees" and the Project Name on the check.

Statement Date: 7/7/2021

Subject Property: 1500-1510 Arapahoe Ave
 Statement of Availability is not valid and complete without all pages.

Page 2 of 3



City of St. Augustine
STATEMENT OF WATER / SEWER AVAILABILITY
*** PRELIMINARY STATEMENT ***
RESIDENTIAL SUBDIVISION PROJECT



Public Works Department ▪ City Hall, 75 King Street, Lobby B - 4th Floor ▪ PO Box 210 ▪ St. Augustine, FL 32085-0210
www.CityStAug.com ▪ Phone: (904) 825-1040 ▪ Fax: (904) 209-4286 ▪ Email: UtilConnect@CityStAug.com

ALL CHECKED ITEMS APPLY TO THIS STATEMENT:

Read the following checked items carefully and retain this document for future reference.

- ☒ This is a Preliminary Statement based solely on information provided by applicant without benefit of City-approved construction plans. The City currently has uncommitted water/wastewater capacity available.
- ☒ A conclusive, final Statement will be provided and fees may be paid after construction plans are approved by City Public Works Department. Refer to attached Connection Fee Payment Policy for more information.
- ☒ Refer to the attached existing City utility information for project planning purposes. Utility mains and meter sizes must be determined by developer's professional consultants with applicable calculations provided to City for review.
- ☒ A City Public Works permit will be required for this project. Refer to City Public Works website for information, application forms, fee schedules, permitting process and construction requirements. (www.CityStAug.com)
- ☒ Developer's civil engineer is encouraged to schedule one no-charge 30-minute pre-application meeting with Public Works staff for review of preliminary design plans. Contact City Public Works Permit Technician to schedule and with questions related to permitting forms, requirements and process: (904) 209-4375 or PWPPermits@citystaug.com
- ☒ Developer is responsible for all land surveying, testing, design, permits, approvals, construction, materials, restoration and costs. Following City acceptance of utilities, City will own and maintain domestic water lines up to and including meter assemblies; fire protection taps; public fire hydrants; and sanitary sewer manholes, mains and service lines up to first cleanout on lateral. Developer is responsible for protecting utilities during all construction activities. City will not be responsible for damage. Repair costs incurred by City may be charged back to developer.
- ☒ The City will inspect construction by developer's Florida licensed underground utility contractor who must obtain performance and maintenance bonds in favor of the City in accordance with City bond requirements (copy attached for reference). Developer, consultants and contractors must adhere to current City Construction and Dedication Requirements in effect at time of construction (copy attached for reference). Utilities not constructed to City standards and specifications will not be placed in service.

Additional Comments by City Reviewer:

XC:

John P. Regan, P. E., City Manager
Reuben C. Franklin, Jr., P. E., Public Works Director
Kelly Schley, SJC DRC, kschley@sjcfl.us

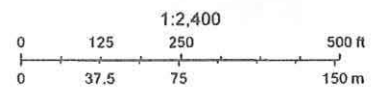
Jake Torres, Tower Construction Mgmt,
jake@towerconstructionmgmt.com
Chris Simon, Finvarb Group, chris@finvarb.com

GIS -1500-1510 Arapahoe Ave



7/7/2021, 10:11:07 AM

- Address - Parcels
- Sewer - ssLiftStation
- Sewer - ssLateralLine
- Sewer - ssPressurizedMain
- <all other values>
- Water - wHydrant
- Water - wServiceConnection
- Water - wSystemValve
- Water - wServiceLine
- WSERVICE
- WFIRELIN
- WHYDLIN
- Water - wMain
- 8" Polyvinyl Chloride
- 10" Polyvinyl Chloride
- 10" Cast Iron
- 12" Polyvinyl Chloride
- Infrastructure Service Areas
- City Limits
- 4" Polyvinyl Chloride
- 6" Polyvinyl Chloride



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
 Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS



City of St. Augustine
STATEMENT OF WATER / SEWER AVAILABILITY
*** PRELIMINARY STATEMENT ***
RESIDENTIAL SUBDIVISION PROJECT



Public Works Department ▪ City Hall, 75 King Street, Lobby B - 4th Floor ▪ PO Box 210 ▪ St. Augustine, FL 32085-0210
www.CityStAug.com ▪ Phone: (904) 825-1040 ▪ Fax: (904) 209-4286 ▪ Email: UtilConnect@CityStAug.com

Subject Property of this Availability Statement:		Outside City Limits
Street Address: Various	Project: Single Family Subdlvislon	Additional Description: 56 SFR with amenity
Parcel #(s): 134760-0000, 134780-0000, 134790-0000		
Reason for Request: Construction - NEW Development		

Applicant:			
Name: Karl Masters		Business: Windward Marina Group	
Mailing Address: 404 Riberia Street		Email: karl@mywindward.com	Phone: (904) 207-9491
City: St. Augustine		State: Florida	Zip Code: 32084

WATER Availability – Domestic (potable) & Landscape Irrigation:			
Availability Determination: AVAILABLE		Service Location: Refer to attached City Utility Map for possible connection points	
# Services: TBD	# Services:	# Services:	# Services:
Size:	Size:	Size:	Size:
Use:	Use:	Use:	Use:
Utility Work BY DEVELOPER's CONTRACTOR(s): Responsible for ALL aspects of Utility Construction & Plumbing per City-Approved Civil Engineering Plans, Specifications, Standards & Details, including all applicable Backflow prevention installation and testing			
Utility Work BY CITY UTILITY CREW: SET water meters in meter boxes FULLY constructed by Developer's Contractor			

WATER Availability – Fire Protection / Sprinkler Service:			
Availability Determination: AVAILABLE; Order FLOW TEST to Determine Existing Flow		Service Location: Refer to attached City Utility Map for possible connection points	
# Services: TBD	# Services:	Utility Work BY DEVELOPER's CONTRACTOR(s): Responsible for ALL aspects of Utility Construction & Plumbing per City-Approved Civil Engineering Plans, Specifications, Standards & Details	
Size:	Size:		
Use:	Use:		
Utility Work BY CITY UTILITY CREW: INSPECTION ONLY			

SANITARY SEWER Availability:			
Availability Determination: AVAILABLE by Line Extension(s) by Developer		Service Location: Refer to attached City Utility Map for possible connection points	
# Services: TBD	# Services:	Maintenance of Sewer Collection System: TBD	
Type:	Type:		
Utility Work BY DEVELOPER's CONTRACTOR(s): Responsible for ALL aspects of Utility Construction & Plumbing per City-Approved Civil Engineering Plans, Specifications, Standards & Details			
Utility Work BY CITY UTILITY CREW: INSPECTION ONLY			

Statement Date: **7/7/2021**

Subject Property: **1500-1510 Arapahoe Ave**
Statement of Availability is not valid and complete without all pages.

Page 1 of 3



City of St. Augustine
STATEMENT OF WATER / SEWER AVAILABILITY
*** PRELIMINARY STATEMENT ***
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www.CityStAug.com ▪ Phone: (904) 825-1040 ▪ Fax: (904) 209-4286 ▪ Email: UtilConnect@CityStAug.com

Statement Date: 7/7/2021	Availability Verified By:	Signature:
VOID AFTER: 9/30/2021		Name: Daniel Borrer Title: Development & Utility Coordinator

Preliminary & Estimated - INFRASTRUCTURE UTILITY FEES				FOR CITY USE ONLY			
For: Rough Estimate Based on Information Provided							
Payment Due: After City Plan Approval; Prior to and Within 6 Months of City Pre-Construction Meeting							
Fees per City Code:	Water	Sewer	Total	Account Code	Amount	Account Code	Amount
Gallons Per Day	TBD GPD	TBD GPD		WTRCON:	\$ 0.00	WTRTAP:	\$ 0.00
Flow-Based Fees	TBD	TBD	\$ 0.00	SWRCON:	\$ 0.00	SWRTAP:	\$ 0.00
Northwest Forcemain		N/A	\$ 0.00	INDUST:	\$ 0.00	U-MISC:	\$ 0.00
Meter / Connection	TBD	TBD	\$ 0.00	Total: \$ 0.00			
Tap Fees	TBD	TBD	\$ 0.00				
Inspection Fees	TBD	TBD	\$ 0.00				
Other Charges *	N/A	N/A	\$ 0.00				
Total	\$ 0.00	\$ 0.00	\$ 0.00				

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Informational Only - UNIT FLOW & CONNECTION FEES (Subject to Change with each City Fiscal Year)			
For: 1 Residential Unit with City Water Meter			
Payment Due: Prior to Building Permit for Each House; Apply Separately; Meters will be Installed for Paid Units Following City Acceptance of Utility Construction			
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City of St. Augustine
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Additional Comments by City Reviewer:

XC:

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

Reuben C. Franklin, Jr., P. E., Public Works Director

Kelly Schley, SJC DRC, kschley@sjcfl.us

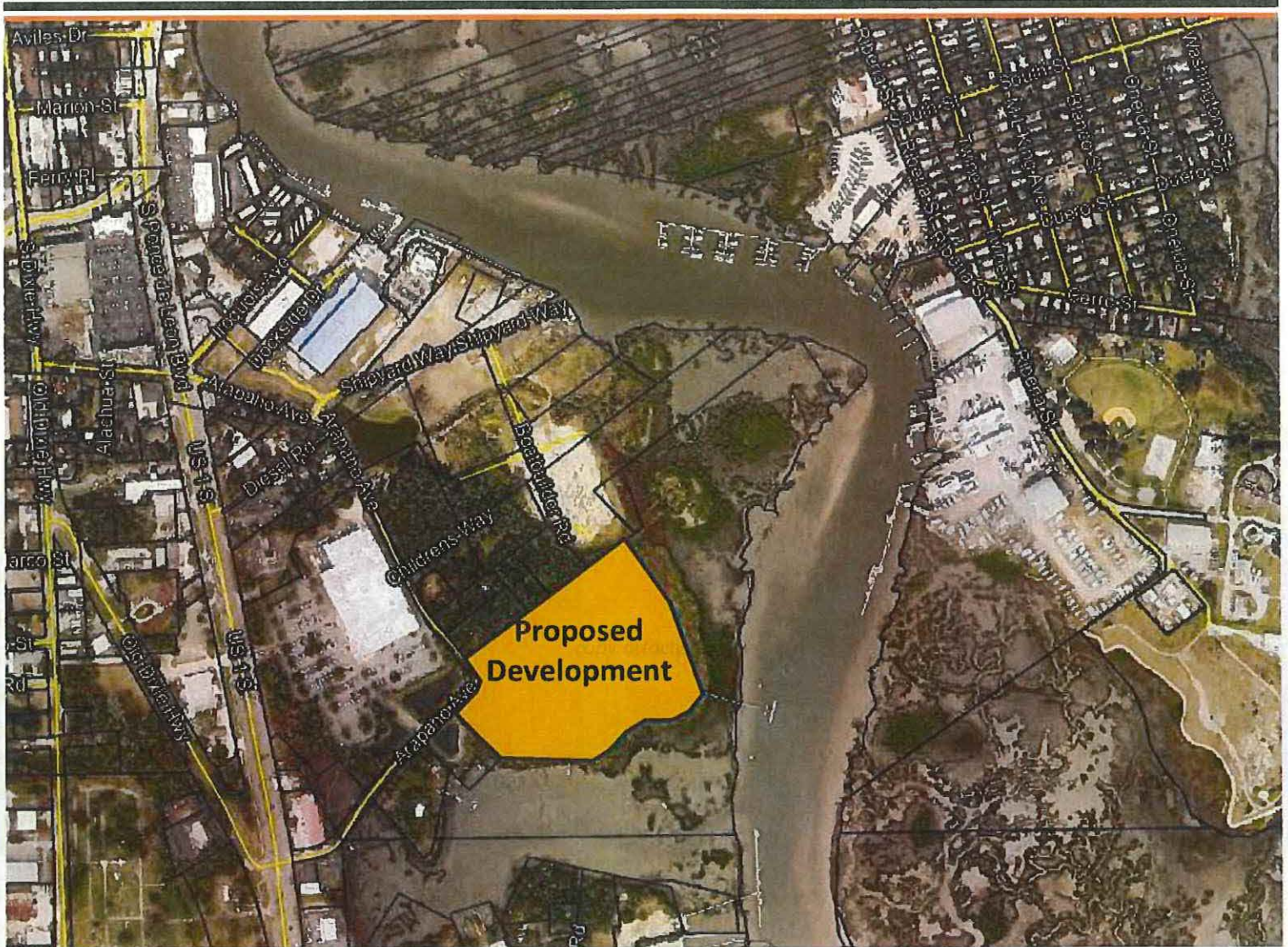
Jake Torres, Tower Construction Mgmt,

jake@towerconstructionmgmt.com

Chris Simon, Finvarb Group, chris@finvarb.com

Shipyards Luhrs Subdivision Traffic Impact Statement

City of St. Augustine, Florida



Prepared for:



Windward
Marina
Group



Prepared by:



Chindalur Traffic Solutions, Inc.
8833 Perimeter Park Boulevard, Suite 103
Jacksonville, FL 32216
904.619.3368

Project No.: 1168-220-070
Date: 12/02/2022

PROFESSIONAL ENGINEER CERTIFICATE

I, Rajesh Ramn K. Chindalur, PE #77285, certify that I currently hold an active license in the state of Florida and am competent through education or experience to provide engineering services in the civil discipline contained in this plan, print, specification, or report.

PROJECT:	Shipyards Luhrs Subdivision - Traffic Impact Statement
LOCATION:	City of St. Augustine, Florida
CLIENT:	Windward Marina Group

I further certify that this plan, print, specification, or report was prepared by me or under my responsible charge as defined in Chapter 61G15-18.001 F.A.C. Moreover, if offered by a corporation, partnership, or through a fictitious name, I certify that the company offering the engineering services, Chindalur Traffic Solutions, Inc., 8833 Perimeter Park Boulevard, Suite 103, Jacksonville, Florida 32216, holds an active certificate of authorization #30806 to provide engineering service.



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

CHINDALUR TRAFFIC SOLUTIONS, INC.
8833 PERIMETER PARK BOULEVARD, SUITE 103
JACKSONVILLE, FL 32216
CERTIFICATE OF AUTHORIZATION #30806
RAJESH RAMN K. CHINDALUR, P.E. NO. 77285

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THIS DOCUMENT IN
ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

	Table of Contents	
	Summary and Conclusions	1
	Introduction	2
	Project Related Trip Generation	2
	Study Area Roadway Segments	2
	Roadway Segment Data Collection	2
	Project Related Trip Distribution and Assignment	3
	Year 2025 Future Background Conditions Traffic Projections	3
	Year 2025 Build-Out Conditions Traffic Projections	3
	US 1 and Arapaho Avenue Intersection	3
	Figures	
Figure 01	Location Map	
Figure 02	US 1 at Arapaho Intersection Existing Conditions	
Figure 03	Existing Traffic Volumes and LOS on Study Roadway Segments	
Figure 04	Project Traffic Distribution and Assignment	
Figure 05	Year 2025 Future Background Conditions Traffic Volumes and LOS	
Figure 06	Year 2025 Future Build-Out Conditions Traffic Volumes and LOS	
	Tables	
Table 01	Trip Generation	
Table 02	Study Area Roadway Links Existing Conditions	
Table 03	Project Traffic Distribution and Assignment	
Table 04	Year 2025 Roadway Segment Analysis	
	Appendix	
Attachment A	Conceptual Site Plan (Source: Maverick Engineering, Inc.)	
Attachment B	SJC Transportation Analysis Spreadsheet (TAS) – 04/12/2022 Updated 06/01/2022	
Attachment C	Project Traffic Distribution	
Attachment D	US 1 and Arapaho Avenue Intersection Configuration	

1.0 Summary and Conclusions

A residential development that is anticipated to include 55 single-family dwelling units is proposed for development in the City of St. Augustine, St. Johns County, Florida. The proposed development will be located on the east end of Arapaho just east of US 1. Access to the development will be provided via Arapaho Avenue on US 1.

The proposed single-family residential development is seeking rezoning to PUD with the City of St. Augustine. The city land development code requires a full public facilities analysis for availability of water, sewer, etc. for utilities and also a traffic study to show potential impacts to City roads. This traffic impact study evaluates and determines the impact of the proposed development on the major roadway segments within the vicinity of the proposed development.

The proposed development is anticipated to generate **582 Daily trips** which includes **45 AM peak** and **57 PM peak trips**.

The study includes the major roadway segments within the vicinity of the proposed development.

The roadway segment evaluation was performed under the PM peak time periods. Hence, PM peak traffic volumes on the study roadway segments were obtained from the St. Johns County Transportation Analysis Spreadsheet (TAS) Dated 04/12/2022, Updated 06/01/2022. All the study roadway segment are currently operating at LOS D or better.

Project traffic distribution on US 1 was obtained from the Intersection Control Evaluation (ICE) Analysis of the US 1 and Arapaho Avenue intersection. Project traffic distribution for the other study roadway segment was estimated based on existing traffic patterns and engineering judgement.

The proposed development is anticipated to be built-out by year 2025. Hence, the future year 2025 background traffic volumes were calculated by applying a growth factor of 1.061 (growth rate of 2.0% per year for 3 years) to the existing traffic volumes on each of the study roadway segments. Each of the study roadway segments are anticipated to operate at LOS D or better under the year 2025 background conditions.

Year 2025 build-out traffic projections include year 2025 future background traffic volumes and project traffic assignment for each of the study roadway segments. All the study roadway segments are anticipated to operate at LOS D or better under the year 2025 build-out conditions of the proposed development.

Traffic from the proposed development will use Arapaho Avenue to get to US 1. The City of St. Augustine is anticipated to help fund the installation of a traffic signal at the US 1 and Arapaho Avenue intersection. US 1 is a Florida Department of Transportation facility. A Stage 01 Intersection Control Evaluation (ICE) Analysis was performed to determine appropriate signal control at US 1 and Arapaho Avenue intersection. It appears that FDOT will allow for right-in/left-in/right-out signal. A traffic signal and the intersection improvements as shown in this concept is anticipated to be constructed by the St. Augustine Shipyards Development.

2.0 Introduction

A residential development that is anticipated to include 55 single-family dwelling units is proposed for development in the City of St. Augustine, St. Johns County, Florida. The proposed development will be located on the east end of Arapaho just east of US 1. **Figure 01** shows the location of the proposed single-family development and **Attachment A** includes a copy of the site plan. Access to the development will be provided via Arapaho Avenue on US 1. **Figure 02** shows the existing conditions on US 1 at Arapaho Avenue intersections.

The proposed single-family residential development is seeking rezoning to PUD with the City of St. Augustine. The city land development code requires a full public facilities analysis for availability of water, sewer, etc. for utilities and also a traffic study to show potential impacts to City roads. This traffic impact study evaluates and determines the impact of the proposed development on the major roadway segments within the vicinity of the proposed development.

3.0 Project Related Trip Generation

Trip generation and for the proposed residential development was estimated using the rates and equations for land use code 210 – Single-family Housing (Detached) included in the Trip Generation Manual, 11th Edition published by the ITE. Attached **Table 01** summarizes the Daily, AM and PM peak trips anticipated by the proposed development. As shown in this table, the proposed development is anticipated to generate **582 Daily trips** which includes **45 AM peak** and **57 PM peak trips**.

4.0 Study Area Roadway Segments

The study includes the following major roadway segments within the vicinity of the proposed development.

- SR 207 - Holmes Boulevard to SR 312
- SR 207 - SR 312 to US 1
- SR 312 - SR 207 to CR 5A
- SR 312 - CR 5A to US 1
- SR 312 - US 1 to SR A1A
- US 1 - North of SR 207
- US 1 - SR 207 to SR 312
- US 1 - Lewis Point Road to SR 312

5.0 Roadway Segment Data Collection

The roadway segment evaluation was performed under the PM peak time periods. Hence, PM peak traffic volumes on the study roadway segments were obtained from the St. Johns County Transportation Analysis Spreadsheet (TAS) Dated 04/12/2022, Updated 06/01/2022. The roadway type, number of lanes, peak hour maximum service volume (MSV/Capacity), existing year 2022 PM peak hour traffic volumes, roadway segment adopted LOS standard, and roadway segment's annual growth factor data for each of the study roadway segment was obtained from the above stated TAS. **Table 02** summarizes the existing conditions data for each of the study roadway segment. **Figure 02** shows year 2022 PM peak traffic volumes on each of the study roadway segments. **Attachment B** includes a copy of the St. Johns County Transportation Analysis Spreadsheet (TAS).

As shown in this table, all the study roadway segment are currently operating at LOS D or better. **Figure 03** shows year 2022 existing traffic volumes and level of service.

6.0 Project Traffic Distribution and Assignment

Project traffic distribution on US 1 was obtained from the Intersection Control Evaluation (ICE) Analysis of the US 1 and Arapaho Avenue intersection. A copy of the project traffic distribution on US 1 is included as **Attachment C**. Project traffic distribution for the other study roadway segment was estimated based on existing traffic patterns and engineering judgement. **Table 03** shows project traffic distribution on each of the study roadway segments.

This project traffic distribution was applied to the PM peak trip generation estimated in previously stated **Table 01**. **Figure 04** shows project traffic distribution and PM peak assignment on each of the study roadway segments.

7.0 Year 2025 Future Background Conditions Traffic Projections

The proposed development is anticipated to be built-out by year 2025. Hence, the future year 2025 background traffic volumes were calculated by applying a growth factor of 1.061 (growth rate of 2.0% per year for 3 years) to the existing traffic volumes on each of the study roadway segments. The growth factor was estimated using the yearly growth rate for each of the roadway segment included in the St. Johns County TAS. **Table 04** summarizes the year 2025 background conditions PM peak traffic volumes on each of the study roadway segments. As shown in this table, each of the study roadway segments are anticipated to operate at LOS D or better under the year 2025 background conditions. **Figure 05** shows year 2025 background conditions traffic volumes and level of service.

8.0 Year 2025 Build-Out Conditions Traffic Projections

Year 2025 build-out traffic projections include year 2025 future background traffic volumes and project traffic assignment for each of the study roadway segments. Previously stated **Table 03** summarizes the year 2025 build-out conditions traffic volumes on each of the study roadway segments. As shown in this table, all the study roadway segments are anticipated to operate at LOS D or better under the year 2025 build-out conditions of the proposed development. **Figure 06** shows year 2025 build-out conditions traffic volumes and level of service.

9.0 US 1 and Arapaho Intersection

Traffic from the proposed development will use Arapaho Avenue to get to US 1. The City of St. Augustine is anticipated to help fund the installation of a traffic signal at the US 1 and Arapaho Avenue intersection. US 1 is a Florida Department of Transportation facility. A Stage 01 Intersection Control Evaluation (ICE) Analysis was performed to determine appropriate signal control at US 1 and Arapaho Avenue intersection. It appears that FDOT will allow for right-in/left-in/right-out signal as shown in attached concept included as **Attachment D**. A traffic signal and the intersection improvements as shown in this concept is anticipated to be constructed by the St. Augustine Shipyards Development.



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 Jacksonville FL 32216
 (904) 619-3188 | www.ctsolutions.com

Figure 01 – Location Map
 Luhrs Shipyards Residential – Traffic Impact Statement
 City of St. Augustine, St. Johns County, Florida

US 1 at Arapaho Avenue (South Intersection)



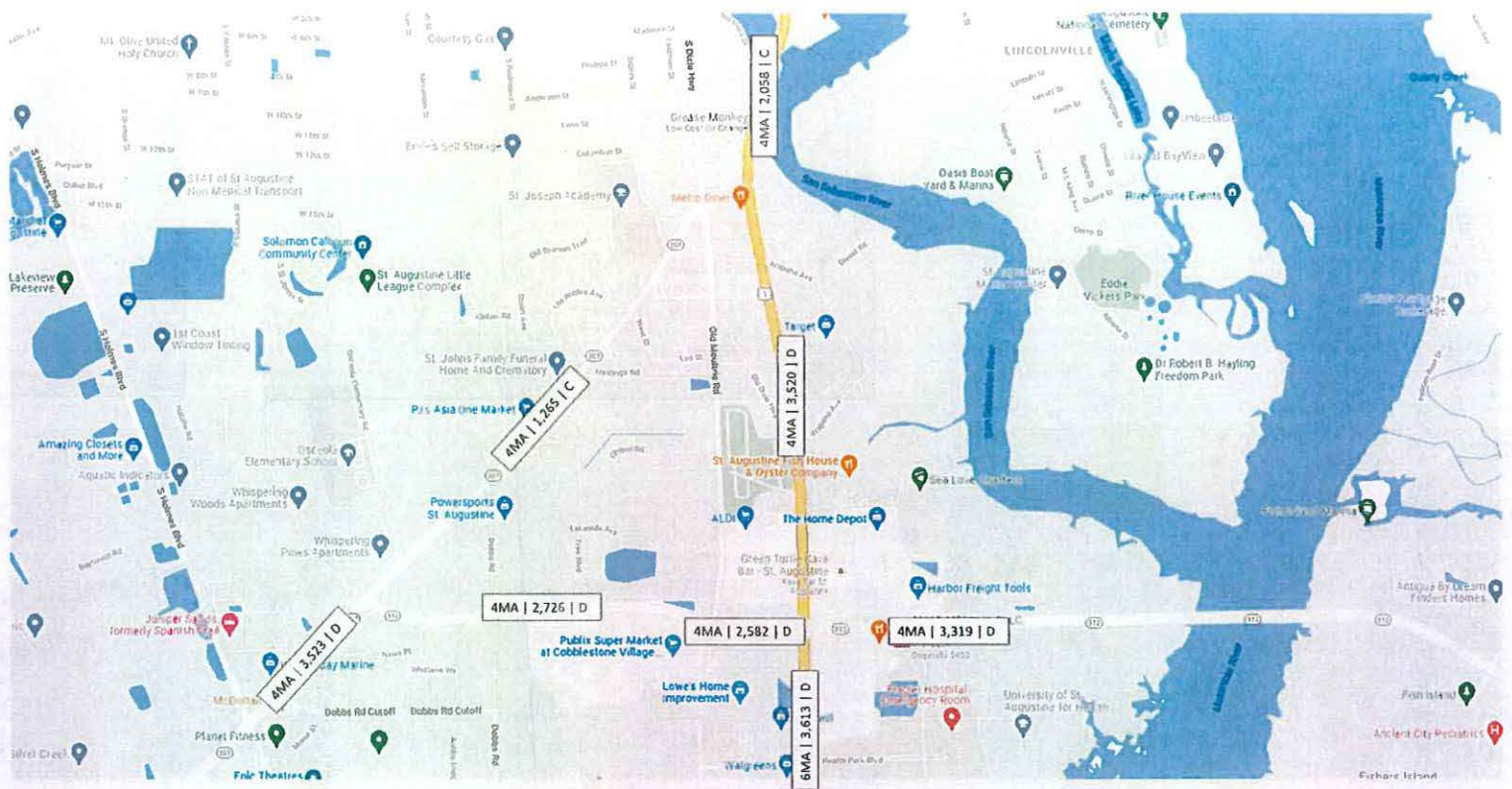
US 1 at Arapaho Avenue (North Intersection)



Figure 02 – Existing Conditions on US 1 at Arapaho Avenue Intersections
Luhrs Shipyards Residential – Traffic Impact Statement
City of St. Augustine, St. Johns County, Florida



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Jacksonville FL 32216
(904) 615-3358 | www.ctrafficsolutions.com



Chindalur Traffic Solutions, Inc.
6833 Perimeter Park Blvd., Suite 103
Jacksonville FL 32216
(904) 619-3368 | www.traffic-solutions.com

Roadway Type

4MA | 2,726 | D

Level of Service

Year 2022 PM Peak Traffic Volume

Figure 03 – Existing Traffic Volumes on Study Roadway Segments
Luhrs Shipyards Residential – Traffic Impact Statement
City of St. Augustine, St. Johns County, Florida



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Jacksonville FL 32216
(904) 619-3368 | www.trafficcsolutions.com

Entering Distribution — XX.XX% | XX.XX% | XX — PM Peak Project Traffic Assignment
↓
Exiting Distribution

Figure 04 – Project Traffic Distribution & Assignment
Luhrs Shipyards Residential – Traffic Impact Statement
City of St. Augustine, St. Johns County, Florida



Chindalur Traffic Solutions, Inc.
6833 Piedmont Park Blvd., Suite 103
Jacksonville FL 32216
[904] 619-3368 | www.ctrfficsolutions.com

Roadway Type ——— 4MA | 2,726 | D ——— Level of Service

Year 2022 PM Peak Traffic Volume

Figure 06 – Year 2025 Build-Out Traffic Volumes on Study Roadway Segments
Luhrs Shipyards Residential – Traffic Impact Statement
City of St. Augustine, St. Johns County, Florida

Table 01

Trip Generation

Luhrs Single Family, City of St. Augustine, St. Johns County, FL

ITE Land Use Code	Description	Quantity	Units	Time Period	Rate or Equation	Percent Traffic		Project Trips		
						Entering	Exiting	Total	Entering	Exiting
210	Single Family Home Detached	55	Dwelling Units	Daily	$\ln(T) = 0.92 \ln(X) + 2.68$	50%	50%	582	291	291
				AM Peak	$\ln(T) = 0.91 \ln(X) + 0.12$	26%	74%	43	11	32
				PM Peak	$\ln(T) = 0.94 \ln(X) + 0.27$	63%	37%	57	36	21

Source: Trip Generation Manual, 11th Edition, ITE

Table 02
Study Area Roadway Links Existing Conditions
Luhrs Single Family, City of St. Augustine, St. Johns County, FL

Roadway	Termini	Approved Road Type	LOS Standard	Peak Hour MSV	Year 2022 Peak Hour Traffic	Year 2022 Pk Hr Traffic % of MSV	Year 2022 Peak Hour LOS	Annual Growth Factor
SR 207	Holmes Boulevard to SR 312	4MA	D	4,750	3,523	74.17%	D	1.02
SR 207	SR 312 to US 1	4MA	D	3,580	1,265	35.34%	C	1.02
SR 312	SR 207 to CR 5A	4MA	D	3,580	2,729	76.23%	D	1.02
SR 312	CR 5A to US 1	4MA	D	3,580	2,582	72.12%	D	1.02
SR 312	US 1 to SR A1A	4MA	D	4,310	3,319	77.01%	D	1.02
US 1	North of SR 207	4PA	D	4,490	2,058	45.84%	C	1.02
US 1	SR 207 to SR 312	4PA	E	4,950	3,520	71.11%	D	1.02
US 1	Lewis Point Road to SR 312	6PA	E	5,350	3,613	67.53%	D	1.02

Source: Transportation Analysis Spreadsheet, Dated 04/12/2022 (Updated 06/01/2022)

Table 03

Project Traffic Distribution and Assignment

Luhrs Single Family, City of St. Augustine, St. Johns County, FL

		36		21		
Roadway	Termini	Entering Project Traffic Distribution	Exiting Project Traffic Distribution	Entering Project Traffic Assignment	Exiting Project Traffic Assignment	PM Peak Project Traffic Assignment
SR 207	Holmes Boulevard to SR 312	23.22%	32.36%	12	7	19
SR 207	SR 312 to US 1	23.22%	32.36%	12	7	19
SR 312	SR 207 to CR 5A	9.77%	3.53%	1	1	2
SR 312	CR 5A to US 1	9.77%	3.53%	1	1	2
SR 312	US 1 to SR A1A	12.56%	4.54%	2	1	3
US 1	North of SR 207	37.78%	52.64%	19	11	30
US 1	SR 207 to SR 312	61.00%	85.00%	31	18	49
US 1	Lewis Point Road to SR 312	13.67%	4.94%	2	1	3

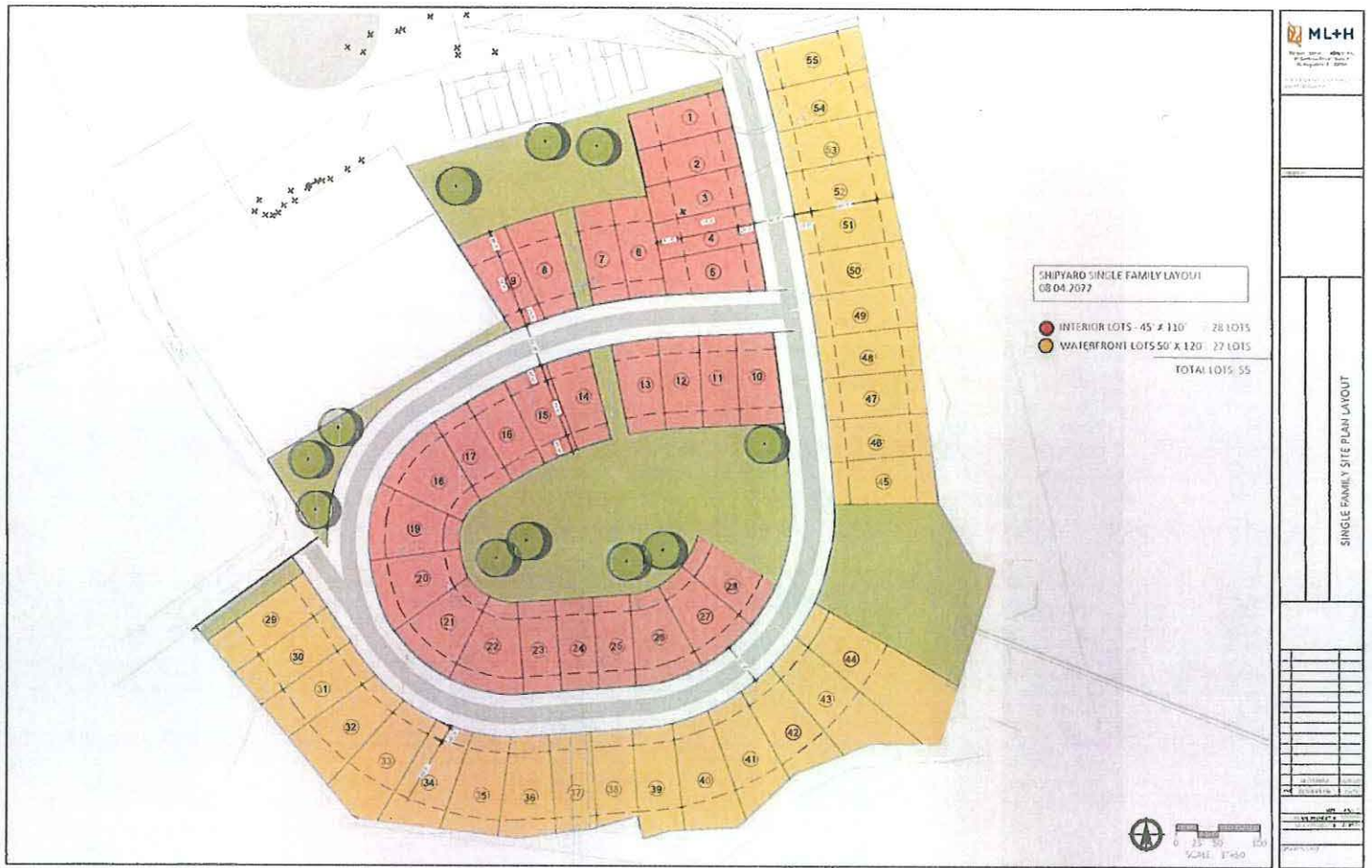
Table 04
Year 2025 Roadway Segment Analysis
Luhrs Single Family, City of St. Augustine, St. Johns County, FL

Roadway	Termini	A Peak Hour MSV (Table 02)	B Year 2022 Peak Hour Traffic (Table 02)	C Annual Growth Rate (Table 02)	D Year 2025 Background Pk Hr Traffic B + C*3	E Year 2025 Pk Hr Traffic % of MSV D/A	Year 2025 Background Traffic LOS	F PM Peak Project Traffic Assignment F	G Project Traffic % of MSV F/A	H Year 2025 Build-Out Pk Hr Traffic D + F	I Year 2025 BO Pk Hr Traffic % of MSV H/A	Year 2025 Build-Out Traffic LOS
SR 207	Holmes Boulevard to SR 312	4,750	3,523	1.02	3,739	78.72%	D	19	0.40%	3,758	79.12%	D
SR 207	SR 312 to US 1	3,580	1,265	1.02	1,342	37.49%	C	19	0.53%	1,361	38.02%	C
SR 312	SR 207 to CR 5A	3,580	2,729	1.02	2,896	80.89%	D	2	0.06%	2,898	80.95%	D
SR 312	CR 5A to US 1	3,580	2,582	1.02	2,740	76.54%	D	2	0.06%	2,742	76.59%	D
SR 312	US 1 to SR A1A	4,310	3,319	1.02	3,522	81.72%	D	3	0.07%	3,525	81.79%	D
US 1	North of SR 207	4,490	2,058	1.02	2,184	48.64%	C	30	0.67%	2,214	49.31%	C
US 1	SR 207 to SR 312	4,950	3,520	1.02	3,735	75.45%	D	49	0.99%	3,784	76.44%	D
US 1	Lewis Point Road to SR 312	5,350	3,613	1.02	3,834	71.66%	D	3	0.06%	3,837	71.72%	D

Attachment A

Conceptual Site Plan

(Source: Maverick Engineering, Inc.)



Attachment B

St. Johns County Transportation
Analysis Spreadsheet (TAS) –
Dated 04/12/2022, Updated
06/01/2022



St. Johns County Transportation Analysis Spreadsheet

Updated with 2020 FDOT Traffic Counts and
2021 St. Johns County Traffic Counts
Published: 04/12/2022 (Updated: 6/1/2022)

LINK ID	FDOT COUNT SITE	ROADWAY	FROM/TO	AREA TYPE	APPROV ROAD TYPE	LOS STND	SEGMENT LENGTH (MI)	DATE OF COUNT	TRAFFIC COUNT ADT	ANNUAL GROWTH FACTOR	LINK K FACTOR	2022 PK HR TRAFFIC	EXEMPT DEVEL TRAFFIC	APPROV CONC TRAFFIC	TOTAL COMMITTED PK HR TRAFFIC	PERCENT SERVICE VOLUME UTILIZED	LINK STATUS	TRAFFIC STUDY SERVICE VOLUME	APPROV PK HR SERVICE VOLUME
1		11th Street	SR A1A to A1A Beach Blvd	UZ	2UC	C	0.68	ADT21	928	1.0200	0.999	94	2		98	20.2%	OK		475
2		16th Street	SR A1A to A1A Beach Blvd	UZ	2UC	C	0.78	ADT21	1,914	1.0250	0.990	177	4		181	38.1%	OK		475
3		A Street	SR A1A to A1A Beach Blvd	UZ	2UC	C	0.57	ADT21	3,351	1.0354	0.980	312	11		323	66.0%	OK		475
4		A Wease Rd Vermont Blvd	SR 207 to Co Landfill Entrance	TR	2Mc	D	2.45	ADT21	1,477	1.0284	0.125	189	5	15	209	19.9%	OK		1,050
5		Allen Weiss Rd	Co Landfill Entrance to CR 214	TR	2Mc	D	1.23	ADT21	1,408	1.0417	0.125	163	8	29	220	21.0%	OK		1,050
7		Canal Blvd	CR 210A (Rascote Blvd) to CR 210 (Palm vly Rd)	UZ	2UC	D	0.76	ADT21	3,035	1.0200	0.127	392	8		400	41.7%	OK		960
8		Cowpen Branch Rd	CR 13 to SR 208	RU	2Mc	C	3.99	ADT21	567	1.0025	0.095	57	4		61	7.4%	OK		820
10		CR 13	CR 204 to Cowpen Branch Rd	RU	2Mc	C	4.92	ADT21	3,182	1.0313	0.095	312	10		322	39.3%	OK		820
11		CR 13	Cowpen Branch Rd to George Miller Rd	RU	2Mc	C	2.47	ADT21	3,309	1.0403	0.096	329	13		342	41.7%	OK		820
12		CR 13	George Miller Rd to SR 207 (W)	RD	2Mc	C	2.27	ADT21	3,060	1.0200	0.099	310	6		316	28.7%	OK		1,100
13		CR 13	SR 207 (W) to SR 207 (E)	RD	2Mc	C	1.59	ADT21	810	1.0200	0.099	82	2		84	7.6%	OK		1,100
14		CR 13	SR 207 to CR 13A	RU	2Mc	C	2.71	ADT21	1,804	1.0200	0.104	200	4	44	246	30.2%	OK		820
15		CR 13	CR 13A to CR 214	RU	2Mc	C	7.38	ADT21	762	1.0200	0.100	78	2		80	9.8%	OK		820
16		CR 13	CR 214 to CR 208	RU	2Mc	C	6.36	ADT21	660	1.0200	0.097	65	1		66	8.0%	OK		820
17.1		CR 13	CR 208 to Joe Ashton Rd	TR	2Mc	D	4.16	ADT21	2,444	1.0208	0.090	225	5	58	280	13.3%	OK		2,110
17.2		CR 13	Joe Ashton Rd to SR 16	UZ	2UC	D	1.27	ADT21	10,723	1.0335	0.090	983	23	64	1,070	74.3%	OK		1,440
18		CR 13A	CR 13 to CR 305	RU	2Mc	C	0.97	ADT21	1,498	1.0200	0.133	204	4	55	263	32.1%	OK		820
19		CR 13A	CR 305 to CR 214	RU	2Mc	C	4.48	ADT21	1,598	1.0200	0.108	179	4	72	251	30.6%	OK		820
20		CR 13A	CR 214 to CR 208	TR	2Mc	D	3.76	ADT21	2,889	1.0235	0.102	303	7	51	361	17.1%	OK		2,110
21.1		CR 13A	CR 208 to Samara Lakes Parkway	TR	2Mc	D	2.85	ADT21	4,642	1.0458	0.099	481	22	135	638	48.7%	OK		1,310
21.2		CR 13A	Samara Lakes Parkway to SR 16	UZ	4UC	D	1.50	ADT21	16,891	1.0762	0.095	1735	132	199	2,066	64.2%	OK		3,220
22		CR 13B (Fruit Cove Rd)	SR 13 to SR 13	UZ	2UC	D	2.38	ADT21	870	1.0200	0.110	98	2	227	327	28.4%	OK		1,150
23.1		CR 16A	SR 13 to SR 210	UZ	2UC	D	0.57	ADT21	11,166	1.0352	0.101	1168	41	564	1,783	324.5%	DEFICIENT		1,440
23.2		CR 16A	CR 210 to Shearwater Pkwy	TR	2Mc	D	1.83	ADT21	2,710	1.0551	0.109	427	24	1,298	1,749	133.5%	DEFICIENT		1,310
24		CR 16A	Shearwater Pkwy to SR 16	TR	2Mc	D	3.10	ADT21	8,695	1.0642	0.099	869	45	892	1,735	132.4%	DEFICIENT		1,310
25.1		CR 16A (Lewis Spdy)	SR 16 to Varella Ave	UZ	2UC	D	0.98	ADT21	6,325	1.0300	0.137	881	18	14	913	83.4%	OK		1,440
25.2		CR 16A (Lewis Spdy)	Varella Ave to Woodlawn Rd	UZ	2UC	D	0.35	ADT21	6,219	1.0201	0.107	651	14	57	762	54.3%	OK		1,440
26		CR 16A (Lewis Spdy)	Woodlawn Rd to SR 5 (US 1)	UZ	2UC	D	1.07	ADT21	8,091	1.0317	0.126	1052	33	187	1,272	68.3%	OK		1,440
27		CR 203 (Punta Vedia Blvd)	SR A1A to CR 210 (Corona Rd)	UZ	2UC	D	4.27	ADT21	4,177	1.0200	0.093	396	8	87	471	41.0%	OK		1,150
28.1		CR 203 (Punta Vedia Blvd)	CR 210 (Corona Rd) to CR 210A (Solana Rd)	UZ	2UC	D	0.65	ADT19	2,767	1.0200	0.108	318	8	6	330	28.7%	OK		1,150
28.2		CR 203 (Punta Vedia Blvd)	CR 210A (Solana Rd) to Duval Co Line	UZ	2UC	D	1.77	ADT19	3,080	1.0200	0.105	344	7		351	30.5%	OK		1,150
29		CR 204	CR 13 to SR 5 (US 1)	RU	2Mc	C	5.55	ADT21	3,752	1.0288	0.095	364	8	111	483	58.9%	OK		820
30		CR 208	CR 13 to Joe Ashton Rd	TR	2Mc	D	4.03	ADT21	542	1.0200	0.103	57	1		58	2.7%	OK		2,110
31		CR 208	Joe Ashton Rd to CR 13A	TR	2Mc	D	2.37	ADT21	3,212	1.0280	0.116	379	8		387	18.3%	OK		2,110
32		CR 208	CR 13A to SR 16	TR	2Mc	D	4.91	ADT21	5,507	1.0200	0.107	600	12	257	649	40.7%	OK		2,110
33		CR 210	CR 16A to Greenham Rd	TR	2Mc	D	3.00	ADT21	16,468	1.0289	0.093	1000	29	695	1,992	152.1%	DEFICIENT		1,310
34.1		CR 210	Greenham Rd to Omerona Blvd	UZ	2UC	D	2.26	ADT21	25,714	1.0383	0.095	1547	87	1,561	4,180	261.9%	DEFICIENT		1,440
34.2		CR 210	Omerona Blvd to CR 2208	UZ	4UC	D	0.71	ADT21	29,897	1.0428	0.086	1613	126	1,579	6,812	188.8%	DEFICIENT		3,580
34.3		CR 210	CR 2208 to Las Maguire Parkway	UZ	4UC	D	1.22	ADT21	22,803	1.0341	0.096	2122	72	2,571	4,725	116.3%	DEFICIENT	4,000	4,000
35		CR 210	Las Maguire Parkway to SR 9 (I-95)	UZ	8UC	D	0.61	ADT21	29,548	1.0403	0.090	2480	100	3,113	5,669	105.7%	DEFICIENT		5,360
36.1		CR 210	SR 9 (I-95) to Beachwalk Blvd	TR	4Mc	D	1.18	ADT21	28,676	1.0450	0.090	2697	121	3,052	5,873	168.4%	DEFICIENT	1,320	3,520
36.2		CR 210	Beachwalk Blvd to Alternate CR 210	TR	6Mc	D	1.13	ADT21	22,234	1.0517	0.092	2182	112	2,638	4,912	101.9%	DEFICIENT		4,620
38.3		Alternate CR 210	CR 210 W to SR 5 (US 1) N	TR	2Mc	D	0.85	ADT21	7,466	1.0200	0.090	685	14	1,654	2,353	179.8%	DEFICIENT		1,310



St. Johns County Transportation Analysis Spreadsheet

Updated with 2020 FDOT Traffic Counts and
2021 St. Johns County Traffic Counts
Published 04/12/2022 (Updated 6/1/2022)

MRN LINK ID	FOOT COUNT STN	ROADWAY	FROM/TO	AREA TYPE	APPRVD ROAD TYPE	LOS STHD	SEGMENT LENGTH (mi)	DATE OF COUNT	TRAFFIC COUNT AADT	ANNUAL GROWTH FACTOR	UNK K FACTOR	2022 PK HR TRAFFIC	EXEMPT DEVEL TRAFFIC	APPRVD CONC TRAFFIC	TOTAL COMMITTED PK HR TRAFFIC	PERCENT SERVICE VOLUME UTILIZED	LINK STATUS	TRAFFIC STUDY SERVICE VOLUME	APPRVD PK HR SERVICE VOLUME
35.4		CR 210	Alternate CR 210 to Valley Ridge Blvd	TR	2MaC	D	0.83	ADT21	11,420	1.0000	0.080	1069	43	1,380	2,492	170.7%	DEFICIENT		1,460
37		Palm Valley Rd (Old CR 210)	Valley Ridge Blvd to Prestenzon Tral	TR	2MaC	D	1.86	ADT21	5,739	1.0551	0.090	545	30	313	888	87.8%	OK		1,310
38		CR 210 (Palm Valley Rd) E/W	CR 210A (Roscoe Blvd) to McMer Rd.	UZ	2UC	D	1.08	ADT21	21,874	1.0301	0.090	2027	78	555	2,961	138.0%	DEFICIENT	1,020	1,820
39		CR 210 (Palm Valley Rd) N/S	McMer Rd. to Canal Blvd	UZ	2UC	D	1.08	ADT21	14,043	1.0218	0.150	2277	50	137	2,464	148.4%	DEFICIENT	1,050	1,660
40		CR 210 (Palm Valley Rd) N/S	Canal Blvd. to SR A1A	UZ	2UC	D	1.43	ADT21	14,065	1.0200	0.098	1465	30	110	1,625	112.6%	DEFICIENT		1,440
41		CR 210 (Corona Rd) E/W	SR A1A to CR 203 (Ponte Vedra Blvd)	UZ	2UC	D	0.59	ADT21	5,750	1.0200	0.080	528	11	49	588	51.1%	OK		1,150
42		CR 210A (Roscoe Blvd)	Palm Valley Rd to Canal Blvd	UZ	2UC	D	3.28	ADT21	5,594	1.0257	0.101	570	18	100	585	50.0%	OK		1,150
43.1		CR 210A (Roscoe Blvd)	Canal Blvd to PGA Tour Blvd	UZ	2UC	D	3.08	ADT21	5,068	1.0237	0.119	729	17	31	777	67.6%	OK		1,150
43.2		CR 210A (Solana Rd)	PGA Tour Blvd to SR A1A	UZ	2UC	D	1.41	ADT21	11,264	1.0200	0.091	1044	21		1,065	63.0%	OK	1,890	1,690
43.3		CR 210A (Solana Rd)	SR A1A to CR 103 (Ponte Vedra Blvd)	UZ	2UC	D	0.65	ADT21	5,139	1.0200	0.120	628	13		841	68.6%	OK		960
44		CR 214	CR 13 to CR 13A	RU	2MaC	C	3.68	ADT21	861	1.0200	0.125	110	2		112	13.7%	OK		620
45		CR 214	CR 13A to Allen Nease Rd	TR	2MaC	D	5.21	ADT21	1,915	1.0200	0.121	237	5	98	340	18.1%	OK		2,110
46		CR 214	Allen Nease Rd to Holmes Blvd	TR	2MaC	D	4.28	ADT21	4,907	1.0200	0.107	534	11	297	642	64.3%	OK		1,310
47		CR 214 (W. King St)	Holmes Blvd to Volusia St	UZ	2UC	E	0.64	ADT21	4,101	1.0200	0.105	449	8	124	582	40.4%	OK		1,440
48		CR 214 (W. King St)	Volusia St to Palmer St	UZ	2UC	E	0.94	ADT21	9,705	1.0200	0.090	898	18	111	1,027	71.3%	OK		1,440
49		CR 214 (W. King St)	Palmer St to SR 5 (US 1)	UZ	2UC	E	0.28	ADT21	12,363	1.0249	0.090	1143	28		1,179	92.1%	CRITICAL		1,270
51		CR 305	CR 208 to SR 207	TR	2MaC	D	3.98	ADT21	599	1.0200	0.127	78	2		80	3.8%	OK		2,110
52		CR 305	CR 13 to SR 207	RU	2MaC	C	4.88	ADT21	552	1.0200	0.116	85	1	14	80	9.8%	OK		820
53		CR 5A (Old Maudslayi Rd)	SR 5 (US 1) to Kings Estate Rd	UZ	2UC	D	1.31	ADT21	8,102	1.0278	0.098	814	23	157	1,024	71.1%	OK		1,440
54.1		CR 5A (Old Maudslayi Rd)	Kings Estate Road to Lewis Point Road	UZ	2UC	D	0.37	ADT21	14,539	1.0260	0.108	1611	46	152	1,809	123.3%	DEFICIENT		1,440
54.2		CR 5A (Old Maudslayi Rd)	Lewis Point Road to Southpark Blvd	UZ	2UC	D	0.77	ADT21	14,037	1.0260	0.108	1428	29	185	1,642	114.0%	DEFICIENT		1,440
54.3		CR 5A (Old Maudslayi Rd)	Southpark Blvd to SR 312	UZ	2UC	D	0.37	ADT21	17,265	1.0260	0.090	1583	32	296	1,813	132.8%	DEFICIENT		1,440
55		CR 5A (Old Maudslayi Rd)	SR 312 to SR 207	UZ	2UC	D	0.95	ADT21	10,581	1.0200	0.098	1053	21	81	1,155	80.2%	OK		1,440
56		A1A Beach Blvd	SR A1A (S) to 11th Street	UZ	2UC	D	1.87	ADT21	7,410	1.0200	0.092	688	14		712	49.4%	OK		1,440
57		A1A Beach Blvd	11th Street to SR 312	UZ	2UC	D	1.26	ADT21	10,054	1.0200	0.090	923	18		941	65.3%	OK		1,440
58		Cracker Swamp Rd	Putnam Co. Line to CR 13	RU	2MaC	C	4.19	ADT21	967	1.0391	0.101	104	4		108	13.2%	OK		820
59.1		Kings Estate Rd	CR 5A to Dobbs Rd	UZ	2UC	D	0.42	ADT21	15,439	1.0405	0.102	1424	58	128	1,610	111.8%	DEFICIENT		1,460
59.2		Kings Estate Rd Hilltop Rd	Dobbs Rd to SR 207	UZ	2UC	D	1.60	ADT21	5,491	1.0200	0.111	624	12	124	784	86.4%	OK		1,150
60		Faver Dykes Rd	SR 5 (US 1) to State Park Entr	RU	2MaC	C	1.57	ADT21	293	1.0208	0.137	41	1	375	417	50.9%	OK		820
61		Federal Point Rd	Putnam Co. Line to Hastings City Limits (W)	RU	2MaC	C	1.13	ADT21	339	1.0200	0.131	59	1		94	8.6%	OK		820
62.1		Four Mile Rd /Volusia St	CR 214 to Holmes Blvd	UZ	2UC	D	0.95	ADT21	7,918	1.0272	0.090	723	20	22	765	53.1%	OK		1,440
62.2		Four Mile Rd	Holmes Blvd to SR 16	UZ	2UC	D	0.88	ADT21	13,811	1.0434	0.090	1487	64	205	1,759	151.9%	DEFICIENT		1,150
63		George Miller Rd	CR 13 to CR 13	RU	2MaC	C	2.73	ADT21	2,008	1.0278	0.098	201	6		207	25.2%	OK		820
64		Greenbrier Rd	SR 13 to Longleaf Pine Plow	UZ	2UC	D	3.09	ADT21	4,849	1.0422	0.155	784	33	463	1,280	88.9%	OK		1,440
65		Greenbrier Rd	Longleaf Pine Plow to CR 210	UZ	2UC	D	2.25	ADT21	11,261	1.0467	0.097	1143	53	608	1,895	125.3%	DEFICIENT		1,440
66		Hastings Blvd	Cracker Swamp Rd to CR 13	RU	2MaC	C	2.53	ADT21	665	1.0200	0.120	82	2		84	10.2%	OK		820
67.1		Holmes Blvd	SR 207 to CR 214	UZ	2UC	D	1.73	ADT21	16,793	1.0402	0.091	1772	71	473	2,322	163.2%	DEFICIENT	2,250	2,250
67.2		Holmes Blvd	CR 214 to Four Mile Rd	UZ	2UC	D	1.87	ADT21	18,418	1.0439	0.090	1662	68	241	2,091	177.9%	CRITICAL	2,110	2,110
67.3		Kenton Morrison Rd	Four Mile Rd to SR 16	UZ	2UC	D	0.47	ADT21	8,730	1.0527	0.104	960	51	352	1,183	80.8%	OK		1,440
68		Joe Ashton Rd	CR 208 to CR 13	TR	2MaC	D	3.20	ADT21	2,063	1.0234	0.118	250	8		256	18.5%	OK		1,310
69		Leo Maguire Parkway	CR 18A to CR 210	UZ	2UC	D	3.11	ADT21	7,020	1.0553	0.105	893	45	398	1,150	80.3%	OK		1,440
71		Masters Dr /Palmer St	CR 214 to SR 16	UZ	2UC	D	1.73	ADT21	8,350	1.0200	0.109	706	14	81	801	88.7%	OK		1,150
72		McMer Rd	CR 210 to SR A1A	UZ	2UC	D	1.38	ADT21	15,162	1.0548	0.116	1371	75	421	1,867	128.7%	DEFICIENT		1,440



St. Johns County Transportation Analysis Spreadsheet

Updated with 2020 FDOT Traffic Counts and
2021 St. Johns County Traffic Counts
Published: 04/12/2022 (Updated: 6/1/2022)

SRH LINK ID	FDOT COUNT SIN	ROADWAY	FROM/TO	AREA TYPE	APPROV ROAD TYPE	LOS STND	SEGMENT LENGTH (MI)	DATE OF COUNT	TRAFFIC COUNT AADT	ANNUAL GROWTH FACTOR	LINK K FACTOR	2022 PK HR TRAFFIC	EXEMPT DEVEL TRAFFIC	APPROV CONIC TRAFFIC	TOTAL COMMITTED PK HR TRAFFIC	PERCENT SERVICE VOLUME UTILIZED	LINK STATUS	TRAFFIC STUDY SERVICE VOLUME	APPROV PK HR SERVICE VOLUME
73.1		International Golf Pkwy	SR 16 to Royal Pines Parkway	U2	4UC	D	1.50	ADT21	23,988	1.0625	0.093	2367	148	1,915	4,430	123.7%	DEFICIENT	3,580	
73.2		International Golf Pkwy	Royal Pines Parkway to SR 9 (I-95)	U2	4UC	D	0.90	ADT21	22,709	1.0497	0.090	2290	113	2,504	4,997	133.6%	DEFICIENT	3,580	
74.1		International Golf Pkwy	SR 9 (I-95) to N. Francis Road	TR	2Mac	D	0.70	ADT21	18,791	1.0563	0.100	1581	115	1,388	3,484	109.2%	DEFICIENT	3,200	
74.2		International Golf Pkwy	N. Francis Road to St Marks Pond Blvd	TR	2Mac	D	3.23	ADT21	11,483	1.0469	0.100	1188	56	570	1,830	125.3%	DEFICIENT	1,480	
74.3		International Golf Pkwy	St Marks Pond Blvd. To SR 5 (US 1)	TR	2Mac	D	0.31	ADT21	11,733	1.0524	0.094	1162	61	538	1,759	120.5%	DEFICIENT	1,480	
75		Pope Rd	SR A1A to A1A Beach Blvd	U2	2UC	C	0.89	ADT21	2,808	1.0200	0.090	258	5	263	22.9%	OK	1,150		
76		Race Track Rd	SR 13 to Bishop Estates Rd	U2	4UC	D	3.07	ADT21	24,429	1.0200	0.095	2362	47	403	2,812	74.6%	OK	3,770	3,770
77.1		Race Track Rd	Bishop Estates Rd. to Veterans Pkwy	U2	4UC	D	1.02	ADT21	20,838	1.0482	0.104	2935	141	839	3,712	103.7%	DEFICIENT	3,580	
77.2		Race Track Rd	Veterans Pkwy to St. Johns Pkwy	U2	4UC	D	1.23	ADT21	27,609	1.0510	0.095	2883	146	1,058	4,085	113.5%	DEFICIENT	3,580	
77.3		Race Track Rd	St. Johns Pkwy to West Peyton Pkwy	U2	4UC	D	1.05	ADT21	26,873	1.0972	0.098	2719	183	1,378	4,278	119.5%	DEFICIENT	3,580	
77.4		Race Track Rd	West Peyton Pkwy to Bartram Park Blvd	U2	4UC	D	0.39	ADT21	26,725	1.0331	0.094	2604	66	1,364	3,434	95.6%	CRITICAL	3,580	
78.1		Race Track Rd	Bartram Park Blvd to East Peyton Pkwy	U2	2UC	D	0.68	ADT21	18,508	1.0422	0.095	1856	96	1,455	3,207	92.3%	DEFICIENT	3,580	
78.12		Race Track Rd	East Peyton Pkwy to Bartram Springs Pkwy	U2	2UC	D	0.63	ADT21	18,508	1.0492	0.095	1856	38	1,180	3,232	90.3%	CRITICAL	3,580	
78.2		Race Track Rd	Bartram Springs Pkwy to SR 5 (US 1)	U2	4UC	D	0.97	ADT21	19,212	1.0468	0.092	1842	89	1,228	3,150	88.2%	OK	3,580	
78		Roberts Rd	SR 13 to Longleaf Pine Pkwy	U2	2UC	D	2.68	ADT21	13,783	1.0227	0.092	1293	29	950	1,882	137.6%	DEFICIENT	1,440	
80		Russell Sampson Rd	CR 210 to St. Johns Pkwy	U2	2UC	D	2.37	ADT21	5,457	1.0752	0.121	710	53	530	1,293	89.8%	OK	1,440	
81	262	SR 13/ SR 16	SR 16 (East) to SR 16 (West)	TR	2MA	D	4.07	ADT20	9,100	1.0200	0.090	852	17	571	1,440	68.2%	OK	2,110	
82		105 SR 13	SR 16 (West) to CR 16A	U2	2MA	D	1.34	ADT20	13,009	1.0200	0.090	1217	24	585	1,638	114.6%	DEFICIENT	1,600	
83		4 SR 13	CR 16A to Greenbair Rd	TR	2MA	D	6.17	ADT20	4,300	1.0200	0.090	403	8	584	995	68.2%	OK	1,480	
84		290 SR 13	Greenbair Rd to Roberts Rd	U2	2MA	D	2.79	ADT20	8,300	1.0200	0.090	777	18	495	1,288	80.5%	OK	1,600	
85		350 SR 13	Roberts Rd to CR 12B (Four Cove Rd S.)	U2	4MA	D	0.88	ADT20	24,940	1.0200	0.090	2335	47	1,004	3,389	94.8%	CRITICAL	3,580	
86		24 SR 13	CR 12B (Four Cove Rd S.) to Race Track Rd	U2	4MA	D	1.17	ADT20	26,009	1.0500	0.090	2438	49	979	3,463	96.7%	CRITICAL	3,580	
88	3584 (Dwyl)	SR 13	Race Track Rd to Oval Co Line	U2	4MA	D	0.71	ADT21	44,828	1.0200	0.090	4115	82	217	4,414	123.3%	DEFICIENT	3,580	
89	0015 (Clay)	SR 16	Clay Co Line to SR 13	U2	2MA	D	1.85	ADT21	18,350	1.0223	0.095	1775	40	489	2,304	64.4%	OK	3,580	
90		235 SR 16	SR 13 to CR 16A	U2	2MA	D	1.88	ADT21	18,581	1.0280	0.094	1805	47	628	2,278	142.4%	DEFICIENT	1,600	
91.1		5050 SR 16	CR 16A to International Golf Pkwy	U2	4MA	D	1.48	ADT21	23,180	1.0460	0.091	2291	101	1,618	4,117	115.0%	DEFICIENT	3,580	
91.2		SR 16	International Golf Pkwy to CR 2209	U2	2MA	D	0.70	ADT21	18,868	1.0421	0.090	1751	74	1,115	2,940	183.6%	DEFICIENT	1,600	
92.11		43 SR 16	CR 2209 to S. Francis Rd	TR	2MA	D	0.95	ADT21	18,657	1.0330	0.090	1735	57	1,050	2,842	134.7%	DEFICIENT	2,110	
92.12		SR 16	S. Francis Rd to West Mall Entrance	TR	2MA	D	3.30	ADT21	19,576	1.0330	0.090	1819	60	1,254	3,133	148.5%	DEFICIENT	2,110	
92.2		42 SR 16	West Mall Entrance to I-95	TR	4MA	D	0.82	ADT18	25,221	1.0230	0.090	2430	56	1,368	3,884	121.4%	DEFICIENT	3,200	
93.1		SR 16	SR 9 (I-95) to Inman Rd	TR	4MA	D	0.34	ADT21	36,615	1.0342	0.090	3687	128	2,868	5,812	184.6%	DEFICIENT	3,200	
93.2		6 SR 16	Inman Rd to Four Mile Rd	TR	4MA	D	2.50	ADT21	41,172	1.0370	0.090	3574	122	1,708	5,854	99.7%	CRITICAL	5,870	
94	3051	SR 16	Four Mile Rd. to Woodhaven Rd.	U2	4MA	C	0.77	ADT21	25,844	1.0320	0.090	2499	77	1,635	3,912	98.1%	CRITICAL	3,580	
95		104 SR 16	Woodhaven Rd to Masters Dr	U2	4MA	D	1.81	ADT21	20,730	1.0200	0.090	1903	38	926	2,888	80.1%	OK	3,580	
96		SR 16	Masters Dr to Lewis Spkwy (CR 16A)	U2	4MA	D	0.19	ADT21	23,000	1.0200	0.090	2111	42	812	2,765	77.2%	OK	3,580	
97		187 SR 16	Lewis Spkwy (CR 16A) to St Aug Limits (W)	U2	4MA	D	0.10	ADT21	24,937	1.0200	0.090	2289	48	544	2,878	80.4%	OK	3,580	
99		75 SR 206	SR 207 to CR 305	RD	2MA	C	3.50	ADT20	5,700	1.0200	0.095	563	11	18	592	48.5%	OK	1,220	
100		SR 206	CR 305 to SR 9 (I-95)	TR	2MA	D	5.05	ADT21	5,084	1.0200	0.098	508	10	78	594	40.7%	OK	1,480	
101		76 SR 206	SR 9 (I-95) to SR 5 (US 1)	TR	2MA	D	2.16	ADT20	8,800	1.0200	0.090	824	16	41	881	60.3%	OK	1,480	
102		22 SR 206	SR 5 (US 1) to SR A1A	U2	2MA	D	3.87	ADT20	12,000	1.0200	0.095	1168	24	25	1,235	77.2%	OK	1,600	
103		176 SR 207	Puinnem Co. Line to Hastings City Limits (W)	RU	4MA	B	0.53	ADT20	18,700	1.0200	0.095	1848	37	1,865	63.7%	OK	2,960		
104		278 SR 207	Hastings City Limits (E) to SR 206	RD	4MA	B	1.31	ADT20	22,000	1.0200	0.095	2174	43	2,217	79.7%	OK	2,780		
105		231 SR 207	SR 206 to CR 13	RD	4MA	B	1.29	ADT20	15,400	1.0200	0.095	1522	30	44	1,596	57.4%	OK	2,780	



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106	56	SR 207	CR 13 to CR 305	RU	4MA	B	4.49	ADT20	13,000	1.0200	0.055	1374	27		1,401	47.3%	OK		2,950
107 1	108	SR 207	CR 305 to Vermont Blvd	TR	4MA	C	2.48	ADT20	15,800	1.0200	0.055	1562	31	247	1,840	41.0%	OK		4,490
107 2		SR 207	Vermont Blvd to Cypress Links Blvd	TR	4MA	C	1.07	ADT21	19,753	1.0300	0.063	2414	746	311	3,471	77.1%	OK		4,490
107 3		SR 207	Cypress Links Blvd to SR 9 (I-95)	TR	4MA	C	0.59	ADT21	22,460	1.0257	0.050	2073	53	1,202	3,328	74.1%	OK		4,490
108	271	SR 207	SR 9 (I-95) to Wildwood Dr.	TR	4MA	C	1.77	ADT21	20,007	1.0200	0.050	2003	53	1,257	3,013	81.8%	CRITICAL	4,370	4,370
109		SR 207	Wildwood Dr. to Holmes Blvd.	UZ	4MA	D	1.83	ADT21	30,841	1.0264	0.035	3007	85	1,516	4,003	87.0%	CRITICAL	4,790	4,790
110	3052	SR 207	Holmes Blvd. to SR 312	UZ	4MA	D	0.39	ADT21	37,855	1.0340	0.050	3523	120	1,572	3,773	100.0%	DEFICIENT	4,790	4,790
111	237	SR 207	SR 312 to St. Aug. City Limits (W)	UZ	4MA	D	1.14	ADT21	13,785	1.0200	0.050	1265	25	535	1,025	51.0%	OK		1,580
112	288	SR 312	SR 207 to CR 5A	UZ	4MA	D	0.89	ADT21	29,729	1.0200	0.050	2726	55	704	3,088	87.4%	CRITICAL	3,520	3,520
113		SR 312	CR 5A to SR 5 (US 1)	UZ	4MA	D	0.20	ADT21	28,172	1.0200	0.050	2582	52	387	3,021	84.4%	OK		3,580
114 1		SR 312	SR 5 (US 1) to Sgt. Tuttle Dr	UZ	4MA	D	0.27	ADT21	36,150	1.0200	0.050	3319	66	171	3,558	82.5%	OK	4,310	4,310
114 2	272	SR 312	Sgt. Tuttle Dr. to SR A1A	UZ	4MA	D	2.33	ADT21	36,088	1.0200	0.050	3311	66	155	3,532	81.9%	OK	4,310	4,310
115	71	SR 5 (US 1)	Flagler Co. Line to SR 9 (I-95)	RU	4PA	C	0.75	ADT20	13,580	1.0200	0.055	1334	27	319	1,680	39.3%	OK		4,270
116	05	SR 5 (US 1)	SR 9 (I-95) to SR 206	RU	4PA	C	6.69	ADT20	12,700	1.0200	0.055	1255	25	1,284	2,574	60.3%	OK		4,270
117 1	64	SR 5 (US 1)	SR 206 to Shores Blvd (S)	UZ	4PA	D	2.32	ADT20	21,060	1.0200	0.050	1668	39	108	2,111	48.1%	OK	4,580	4,580
117 2		SR 5 (US 1)	Shores Blvd (S) to Wildwood Dr	UZ	4PA	D	1.70	ADT21	32,702	1.0200	0.050	3004	67	155	3,221	83.4%	OK	3,880	3,880
118	161	SR 5 (US 1)	Wildwood Dr. to CR 5A	UZ	4PA	E	1.02	ADT21	37,353	1.0200	0.050	3433	68	168	3,668	82.6%	OK	4,430	4,430
119		SR 5 (US 1)	CR 5A to Lewis Point Rd	UZ	4PA	E	1.49	ADT21	38,931	1.0200	0.050	3574	71	158	3,803	86.8%	OK	5,710	5,710
120 1	311	SR 5 (US 1)	Lewis Point Rd. to Shore Dr	UZ	4PA	E	0.67	ADT21	38,268	1.0200	0.050	3542	71	158	3,769	70.4%	OK	5,350	5,350
120 2		SR 5 (US 1)	Shore Dr. to SR 312	UZ	4PA	E	0.42	ADT21	39,353	1.0200	0.050	3613	72	270	3,904	74.1%	OK	5,350	5,350
121	12	SR 5 (US 1)	SR 312 to St. Aug. City Limits (S)	UZ	4PA	E	0.83	ADT21	38,343	1.0200	0.050	3520	70	195	3,785	76.5%	OK	4,950	4,950
122	102	SR 5 (US 1)	St. Aug. Limits (N) to CR 16A (Lewis Spwy)	UZ	4PA	D	0.80	ADT21	22,415	1.0200	0.050	2058	41	614	2,713	60.4%	OK	4,490	4,490
123		SR 5 (US 1)	CR 16A (Lewis Spwy) to Gun Club Rd	UZ	4PA	D	2.43	ADT21	23,611	1.0200	0.100	2615	52	1,137	3,804	64.7%	OK	4,490	4,490
124		SR 5 (US 1)	Gun Club Rd. to International Golf Pkwy	UZ	4PA	D	3.68	ADT21	23,743	1.0210	0.050	2182	46	1,758	2,987	92.3%	CRITICAL	4,310	4,310
125 1	46	SR 5 (US 1)	International Golf Pkwy. to Alternate CR 210	TR	4PA	D	5.38	ADT21	27,254	1.0200	0.050	2393	52	1,487	4,124	100.0%	DEFICIENT	3,520	3,520
125 2		SR 5 (US 1)	Alternate CR 210 to Valley Ridge Blvd	TR	4PA	D	0.60	ADT21	25,754	1.0200	0.050	2364	47	752	3,163	75.9%	OK	4,170	4,170
126	47	SR 5 (US 1)	Valley Ridge Blvd. to Duval Co. Line	TR	4PA	D	2.25	ADT21	26,814	1.0200	0.050	2443	50	1,387	3,678	81.0%	CRITICAL	4,170	4,170
127	0261 (Flagler)	CR 9 (I-95)	Flagler Co. Line to SR 5 (US 1)	RU	6IF	C	0.64	ADT20	58,500	1.0200	0.050	5478	110	239	5,827	88.4%	OK	7,250	7,250
128	286	SR 9 (I-95)	SR 5 (US 1) to SR 206	RU	6IF	C	7.22	ADT20	58,500	1.0210	0.050	5405	134	335	6,025	94.8%	CRITICAL	7,250	7,250
129	281	SR 9 (I-95)	SR 206 to SR 207	TR	6IF	C	5.74	ADT20	92,000	1.0260	0.105	8551	178	230	7,261	85.5%	OK		4,490
130	257	SR 9 (I-95)	SR 207 to SR 16	TR	6IF	C	6.68	ADT20	79,000	1.0200	0.105	8630	173	612	8,418	118.9%	DEFICIENT	5,460	5,460
131	258	SR 9 (I-95)	SR 16 to International Golf Pkwy	TR	6IF	D	6.63	ADT20	84,000	1.0200	0.105	8178	164	869	10,229	100.0%	DEFICIENT	10,200	10,200
132	55	SR 9 (I-95)	International Golf Pkwy. to CR 210	TR	10F	D	5.96	ADT20	92,500	1.0200	0.105	10105	202	1,727	12,034	75.8%	OK	15,870	15,870
133	259	SR 9 (I-95)	CR 210 to Duval Co. Line	TR	10F	D	2.82	ADT20	96,500	1.0260	0.105	10542	211	2,927	13,660	86.2%	OK	15,870	15,870
134	201	SR A1A	Flagler Co. Line to Ft. Matanzas Mon. Etw	UZ	2MA	D	3.45	ADT20	6,600	1.0200	0.090	618	12		630	28.9%	OK	2,180	2,180
135	276	SR A1A	Ft. Matanzas Monument Ent. to SR 205	UZ	2MA	D	3.95	ADT20	12,500	1.0200	0.090	1170	23		1,193	54.7%	OK	2,180	2,180
136	275	SR A1A	SR 205 to Owens Ave	UZ	2MA	D	2.43	ADT21	14,713	1.0200	0.090	1351	27	25	1,403	87.7%	OK	1,600	1,600
137	110	SR A1A	Owens Ave. to A1A Beach Blvd (S)	UZ	4MA	D	1.53	ADT21	22,644	1.0200	0.081	2113	42		2,155	69.2%	OK	3,580	3,580
138	329	SR A1A	A1A Beach Blvd (S) to Pope Rd	UZ	4MA	D	2.43	ADT21	25,730	1.0200	0.081	2399	48	14	2,461	68.7%	OK	3,580	3,580
139		SR A1A	Pope Rd to SR 312	UZ	4MA	D	8.10	ADT21	25,001	1.0200	0.050	2295	48	23	2,364	66.0%	OK	3,580	3,580
140	240	SR A1A	SR 312 to St. Aug. City Limits (S)	UZ	4MA	D	6.90	ADT21	23,416	1.0200	0.092	2113	42	16	2,185	60.5%	OK	3,580	3,580
141		SR A1A	St. Aug. Limits (N) to SR A1A (Cul. Hwy.)	UZ	2MA	G	1.03	ADT21	14,183	1.0200	0.380	1302	38	180	1,508	94.3%	CRITICAL	1,600	1,600
142		SR A1A	SR A1A (Vilano Rd) to 3rd St	UZ	2MA	D	2.67	ADT21	11,701	1.0275	0.080	1087	30	44	1,158	53.0%	OK	2,180	2,180



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143.1		SR A1A	3rd St. to Guana River Park Dam Use Entry	TR	2MA	D	4.79	ADT21	5,637	1.0200	0.097	555	11	78	642	30.4%	OK		2,110
143.2	76	SR A1A	Guana River Park Dam Use Entry to McMer Rd	TR	2MA	D	9.81	ADT21	7,718	1.0200	0.093	730	15	48	785	37.2%	OK		2,110
144.1		SR A1A	McMer Rd. to Sawgrass Dr. W (2.41mi)	UZ	2MA	D	2.38	ADT21	18,508	1.0200	0.088	1809	34	231	1,864	86.7%	CRITICAL	1,960	1,960
144.2	274	SR A1A	Sawgrass Dr. W to Palm Valley Rd (4.1mi)	UZ	4MA	D	0.48	ADT21	22,701	1.0200	0.060	788.4	42	231	2,157	65.8%	OK		3,500
145.1	81	SR A1A	Palm Valley Rd to PGA Tour Blvd	UZ	4MA	D	0.54	ADT21	36,739	1.0200	0.090	3306	68	295	3,749	76.8%	OK	4,880	4,880
145.2		SR A1A	PGA Tour Blvd to Corona Rd	UZ	4MA	D	0.97	ADT21	40,769	1.0200	0.092	3765	76	133	4,004	82.0%	OK	4,880	4,880
146	260	SR A1A	Corona Rd to CR 210A (Solana Rd)	UZ	4MA	D	0.76	ADT21	39,861	1.0200	0.090	3659	73	96	3,828	78.4%	OK	4,880	4,880
147.1	60	SR A1A	CR 210A (Solana Rd) to Martin Ave.	UZ	4MA	D	1.20	ADT21	52,376	1.0200	0.080	4808	86		4,004	100.5%	DEFICIENT	4,880	4,880
147.2		SR A1A	Martin Ave. to Duval Co. Line	UZ	4MA	D	0.66	ADT21	55,570	1.0200	0.060	5101	102		5,203	106.6%	DEFICIENT	4,880	4,880
148		St Ambrose Church Rd	CR 13A to SR 207	RU	2MC	C	3.59	ADT21	442	1.0200	0.100	49	1		50	6.1%	OK		820
149		Varela Ave	SR 16 to Leewards Speedway (CR 16A)	UZ	2UC	D	0.77	ADT21	2,951	1.0200	0.090	271	5	63	339	29.5%	OK		1,150



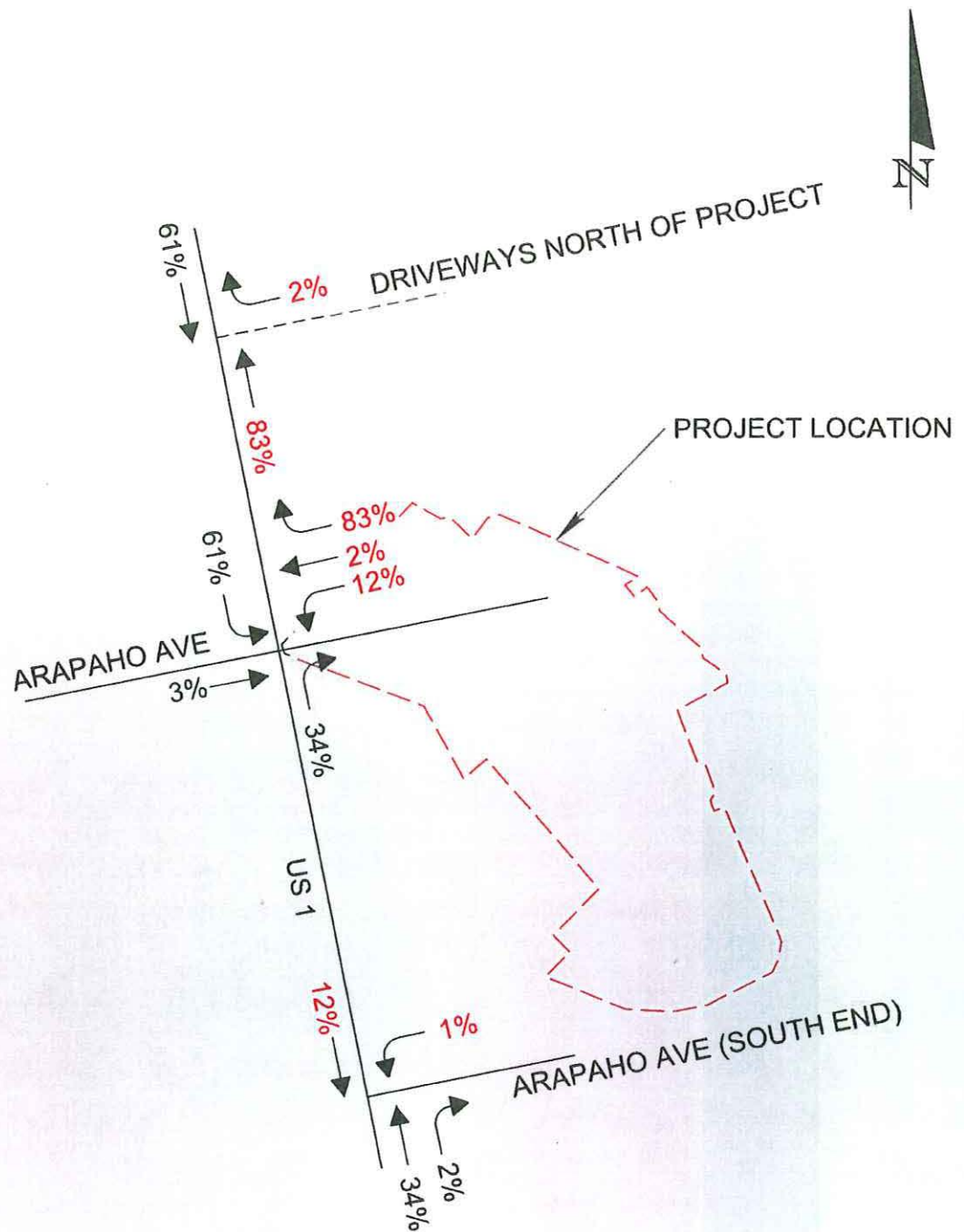
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150.1		Wildwood Dr	SR 5 (US 1) to Deschamps Over	UZ	2UC	D	1.13	ADT21	12,098	1.0288	0.090	1120	32	168	1,320	69.0%	OK	1,850	1,050
150.2		Wildwood Dr	Deschamps Over to SR 207	UZ	2UC	D	2.84	ADT21	5,608	1.0211	0.096	791	17	310	1,118	77.6%	OK		1,440
151.1		Woodlawn Rd	SR 18 to Heritage Park Drive (N)	UZ	2UC	D	1.47	ADT21	6,593	1.0468	0.108	1,064	50	68	1,212	105.4%	DEFICIENT		1,150
151.2		Woodlawn Rd	Heritage Park Dr (N) to Lewis Speedway (CR 16A)	UZ	2UC	D	0.90	ADT21	7,741	1.0859	0.117	564	64	102	1,130	76.5%	OK		1,448
152.2		Veterans Pkwy	Longleaf Pine Pkwy to Race Track Rd	UZ	4UC	D	1.75	ADT21	9,799	1.0788	0.126	1,368	108	822	2,298	71.4%	OK		3,220
153.1		Longleaf Pine Pkwy	CR 210/16A to Greenbriar Rd	TR	4MAc	D	3.03	ADT21	5,465	1.1048	0.128	773	81	1,255	2,109	73.2%	OK		2,688
153.2		Longleaf Pine Pkwy	Greenbriar Rd to Roberts Rd	UZ	4UC	D	0.38	ADT21	13,390	1.0911	0.187	1,589	143	1,403	3,137	97.4%	CRITICAL		3,220
154		Longleaf Pine Pkwy	Roberts Rd to Veterans Pkwy	UZ	2UC	D	4.08	ADT21	12,384	1.1583	0.121	1,584	275	1,157	3,187	222.0%	DEFICIENT		1,440
155		Longleaf Pine Pkwy	Veterans Pkwy to Tollerton Ave	UZ	4UC	D	0.93	ADT21	12,600	1.1218	0.122	1,150	214	1,212	3,165	86.2%	CRITICAL		3,220
156		Longleaf Pine Pkwy	Tollerton Ave to St. Johns Pkwy	UZ	4UC	D	1.63	ADT21	18,037	1.1501	0.184	2,153	323	1,247	3,723	115.6%	DEFICIENT		3,220
157		St. Johns Pkwy	CR 210 to SR 9B	UZ	4MA	D	0.95	ADT21	34,883	1.1814	0.093	3,542	697	954	5,493	153.4%	DEFICIENT		3,580
158		St. Johns Pkwy	SR 9B to Longleaf Pine Pkwy	UZ	4MA	D	0.78	ADT21	20,780	1.1373	0.103	2,434	334	1,295	4,063	113.5%	DEFICIENT		3,580
159		St. Johns Pkwy	Longleaf Pine Pkwy to Race Track Rd	UZ	4MA	D	1.48	ADT21	11,058	1.0957	0.103	1,219	80	924	2,223	62.1%	OK		3,580
160.1		Valley Ridge Blvd	US 1 to CR 210 W	TR	4MA	D	0.64	ADT21	10,487	1.0280	0.103	1,102	22	953	2,077	84.9%	OK		3,200
160.2		Valley Ridge Blvd	CR 210 W to Nocatee Pkwy	TR	4MA	D	1.45	ADT21	13,160	1.0200	0.103	1,379	28	885	2,302	74.8%	OK		3,200
161.1		Nocatee Pkwy	US 1 to Duval County Line	TR	4E	D	1.80	ADT21	25,543	1.1654	0.091	2,713	449	2,488	5,650	82.0%	OK		6,890
161.2		Nocatee Pkwy	Duval County Line to Crosswater Pkwy	TR	6E	D	0.46	ADT21	28,761	1.0885	0.094	2,747	243	2,308	3,290	51.6%	OK		10,200
162		Nocatee Pkwy	Crosswater Pkwy to Palm Valley Rd/Duval's Park Rd	TR	4MA	D	1.26	ADT21	27,715	1.0792	0.089	2,966	235	889	4,100	128.1%	DEFICIENT		3,200
163		CR 210 (Palm Valley Rd)	Palm Valley Rd to CR 210A (Ronscoe Blvd)	TR	4MA	D	0.67	ADT21	25,210	1.0706	0.111	2,985	211	854	4,010	125.3%	DEFICIENT		3,200
164		Crosswater Pkwy	Preservation Trail to Nocatee Pkwy	TR	4MA	D	0.85	ADT21	23,957	1.0500	0.095	2,990	119	2,509	78.4%	OK		3,200	
165		Rolling Hills Dr	Dobbs Rd to SR 207	UZ	2UC	D	1.13	ADT21	5,534	1.0394	0.095	548	22	43	611	42.4%	OK		1,440
166		SR 9B	St. Johns Pkwy to W. Peyton Pkwy	UZ	4IF	D	1.13	ADT21	39,537	1.0500	0.095	3,944	197	388	4,529	64.1%	OK		7,070
167		SR 9B	W. Peyton Pkwy to Duval County Line	UZ	4IF	D	0.94	ADT21	58,997	1.0500	0.101	5,426	271	412	6,109	86.4%	OK		7,070
168		West Peyton Pkwy	SR 9B to Race Track Rd	UZ	4MA	D	0.62	ADT21	24,547	1.0500	0.092	2,182	119	33	2,534	70.8%	OK		3,580
170		Silverleaf Pkwy	SR 18/CR 16A to St. Johns Pkwy (CR 7208)	TR	4MA	D	2.03	ADT21	9,130	1.0500	0.083	890	45	1,429	2,384	71.9%	OK		3,200
171.2		St. Johns Pkwy (CR 7208)	Silverleaf Pkwy to First Coast Expressway	TR	4MA	D	1.66	ADT21	18,181	1.0500	0.083	1,829	91	2,688	4,612	150.4%	DEFICIENT		3,200
171.3		St. Johns Pkwy (CR 7208)	First Coast Expressway to CR 210	UZ	4MA	D	2.42	ADT21	18,181	1.0500	0.095	1,829	91	1,359	3,473	97.0%	CRITICAL		3,200
172		Brimhall Road	Wildwood Dr to SR 207	TR	2MAc	D	0.48	ADT21	3,690	1.0500	0.117	475	24		499	38.1%	OK		1,310

Attachment C

Project Traffic Distribution
Source: US 1/Arapaho Avenue
ICE Analysis



LEGEND

XX % INBOUND PROJECT TRAFFIC ASSIGNMENT

XX % OUTBOUND PROJECT TRAFFIC ASSIGNMENT

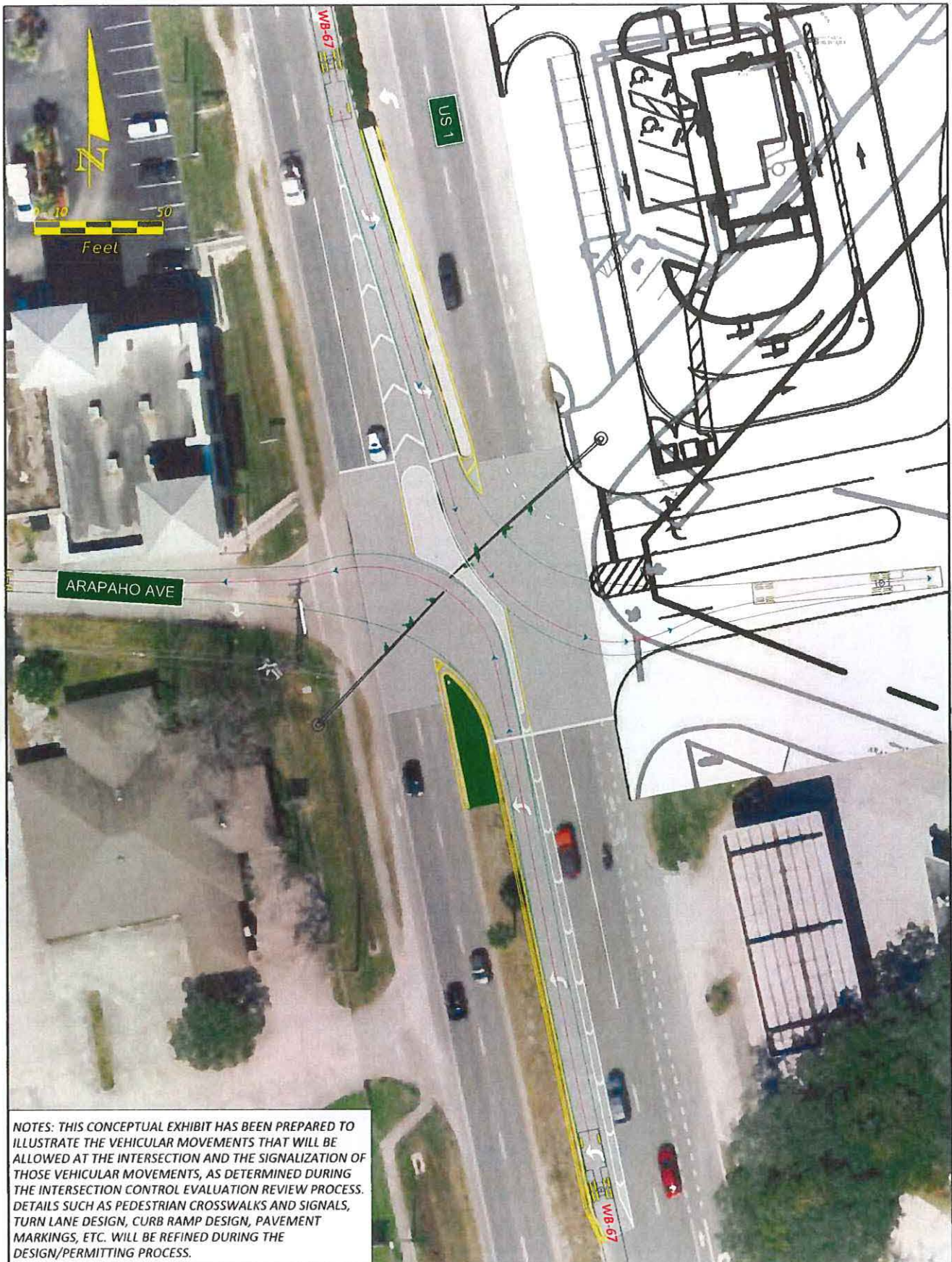
INTERSECTION CONTROL EVALUATION STAGE 1
US 1 AT ARAPAHO AVENUE

PROJECT TRAFFIC ASSIGNMENT

ATTACHMENT D

Attachment D

US 1 and Arapaho Avenue
Intersection Configuration
Source: US 1/Arapaho Avenue
ICE Analysis



INTERSECTION CONTROL EVALUATION STAGE 1
US 1 AT ARAPAHO AVENUE

DIRECTIONAL TRAFFIC SIGNAL ALTERNATIVE

ENVIRONMENTAL ASSESSMENT REPORT
OF
LUHRS-SERENDIPITY DEVELOPMENT SITE
ST. JOHNS COUNTY, FLORIDA

Prepared For
Windward Shipyard Land Holdings LLC

December 6, 2022



Prepared by
Carter Environmental Services, Inc.
42 Masters Drive
St. Augustine, Florida 32084

Table of Contents

INTRODUCTION	1
EXISTING SITE CONDITIONS	1
Elevation and Hydrology	1
Soils	2
Vegetative Communities.....	2
PROTECTED ANIMAL SPECIES.....	3
Bald Eagle.....	3
Gopher Tortoise.....	4
Listed Wading Birds	4
Eastern Indigo and Florida Pine Snakes	5
PROTECTED PLANT SPECIES	5
FUTURE DEVELOPMENT CONSIDERATIONS	5
CONCLUSIONS.....	5
APPENDIX A: SITE MAPS.....	6

INTRODUCTION

The 13.7-acre Serendipity project area is located off Arapaho Avenue in Sections 19/40, Township 7 South, Range 30 East in St. Johns County, Florida, Parcel ID's: 1346500000, 1347600000, 1347700000, 1347800000, and 1347900000 (Figure 1).

The purpose of our work on the subject property was to determine if there are any natural resource concerns that could potentially affect future/further development of the site. Specifically, this environmental assessment was to determine the approximate extent of any jurisdictional wetlands, habitat types, and to look for the presence of or potential utilization by any threatened, endangered or species of special concern.

EXISTING SITE CONDITIONS

The 13.70-acre Serendipity project site is located adjacent to a portion of the San Sebastian River that has high boat use and is considered St. Augustine's working waterfront. It is an urban infill parcel surrounded by commercial and residential development to the north and west and the river to the east and south.

The property was historically a saltwater marsh that had been filled in and maintained as pasture and other agricultural uses. These modified lands were used for cattle ranching in the early to mid-20th century. Present day landcover would be classified as Vacant Land or Mixed Hardwood-Coniferous (Figure 3).

The site includes wetlands regulated by the St. Johns River Water Management District (SJRWMD) and the U.S. Army Corps of Engineers (ACOE). The wetland jurisdiction lines were flagged by Carter Environmental Services, Inc. (CES) in December of 2019. The locations of the wetland jurisdiction lines were reviewed and approved in the field by Christine Wentzel of SJRWMD on 1-28-20. Two small wetland fill areas were permitted in 2022 with SJRWMD (#171618-1) and ACOE (#SAJ-2005-07685) to accommodate the proposed development. The salt marsh remaining along the fringe of the site is outside of the permitted bulkhead and will remain intact.

Elevation and Hydrology

The elevations of the property range from approximately +10 feet to +2 feet NAVD88. Elevations in the wetlands are approximately 1 to 2 feet lower than the adjacent uplands. Surface water drainage typically flows downgradient through fringe wetlands and wetland tributaries towards the San Sebastian River. A relatively large artificial aeration pond is located near the center of the property.

Soils

The *Soil Survey of St. Johns County, Florida* (U.S.D.A., Soil Conservation Service, 2004) indicates the following soil types within the property (Figure 2):

Pellicer silty clay loam, frequently flooded (24). Pellicer silty clay loam, frequently flooded, is a very poorly drained, nearly level soil that is in low tidal marshes along stream estuaries near the Atlantic coast. This soil is flooded twice daily by normal high tides. The water table fluctuates with the tide. Typically, the surface layer is very dark brown silty clay loam about 10 inches thick. Between depths of 10 and 55 inches, the material is dark greenish gray clay loam.

Astatula-Urban land complex (54). This map unit consists of nearly level to sloping, excessively drained Astatula soils on broad upland ridges and urban land. Astatula soils have a water table at a depth of more than 72 inches. Typically, Astatula soils have a surface layer of very dark grayish brown fine sand about six inches thick. Below that is fine sand, which extends to a depth of 80 inches or more. It is yellowish brown and has pockets of very dark grayish brown in the upper 11 inches. Below that, the material is strong brown and has pockets of light yellowish brown.

Adamsville Variant fine sand (57). Adamsville Variant fine sand is a somewhat poorly drained, nearly level soil on low knolls adjacent to tidal marshes, streams, and estuaries, near the Atlantic coast and Atlantic Inland Waterway. In most years the water table is at a depth of 20 to 40 inches for two to six months. It rises to within a depth of 10 to 20 inches for up to two weeks during the rainy season in some years. It is within a depth of 60 inches for more than nine months in most years. Typically, the surface layer, about 10 inches thick, is very dark grayish brown fine sand containing oyster shells 1/4 inch to 2 1/2 inches in diameter. Below this is pale brown, brown, light brownish gray, and light yellowish brown fine sand that extends to a depth of 60 to 80 inches.

Vegetative Communities

After the site visit, CES used the Florida Land Use Cover Form Classification System (FLUCFCS, Figure 3) to characterize land cover. The following cover types were observed, and no significant communities as defined by the St. Johns County LDC were found.

Uplands:

Vacant Land (FLUCFCS 190) – This portion of the project site was once an industrial, boat manufacturing site. When the associated structures were abandoned and demolished, the area generally became a bahiagrass (*Paspalum notatum*) field with scattered red cedar (*Juniperus virginiana*), cabbage palm (*Sabal palmetto*), live oak (*Quercus virginiana*), laurel oak (*Quercus hemisphaerica*), and Chinese tallow (*Triadica sebifera*) trees.

Hardwood/Conifer Mixed (FLUCCS 434) – This community has an overstory comprised of live oak, laurel oak, red cedar, and slash pine (*Pinus elliottii*). The understory and groundcover are vegetated with saplings of overstory species, Chinese tallow, Caesar weed (*Urena lobata*), milk pea (*Galactia volubilis*), yaupon holly (*Ilex vomitoria*), American beautyberry (*Callicarpa americana*), and muscadine (*Vitis rotundifolia*).

Wetlands:

Saltwater Marsh (FLUCCS 642) – This community is dominated by smooth cordgrass (*Spartina alterniflora*), saltmeadow cordgrass (*Spartina patens*), and black needlerush (*Juncus roemerianus*). Scattered saltbush, marsh elder, and black mangrove (*Avicennia germinans*) are present.

Ponds (FLUCCS 524) – This excavated pond contains some musk grass (*Chara spp.*) around the edges, and contains a significant amount of filamentous algae (*Lyngbya spp.*). The pond was once aerated, but since the closing of the boat manufacturing facility, it has become relatively stagnant.

PROTECTED ANIMAL SPECIES

Bald Eagle

Using St. John's County geospatial data from aerial surveys (2021), CES did not locate any bald eagle (*Haliaeetus leucocephalus*) nests on record within 1,500 feet of the property (Figure 4). Although no longer listed as threatened, endangered, or a species of special concern, bald eagles (*Haliaeetus leucocephalus*) are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act of 1918. Certain activities proposed to take place within 1,500 feet of a bald eagle nest are regulated by St. Johns County Land Development Code, Section 4.01.10. If a bald eagle nest is located within 1,500 ft. of a property, an alternate site-specific bald eagle management plan may be required, along with an application for a waiver from the Board of County Commissioners requesting the management zones be reduced to match Federal

regulations. Currently, Federal regulation of bald eagle nests extend 660 feet outward from the nest tree with more intense regulation pertaining to the zone within 330 feet of the nest. During the CES site assessment, no bald eagles or their nests were observed. Therefore, there are no bald eagle restrictions associated with the development of this property.

Gopher Tortoise

CES determined that there was a slight potential for gopher tortoise (*Gopherus polyphemus*) habitat on the referenced property due to the presence of a small area of suitable soils occurring at the site (Figure 3). The CES site visit found that the habitat was not suitable to support gopher tortoises. The majority of the project site is dominated by soils that are not suitable for tortoise burrowing due to a shallow depth to water table. Within the small area of suitable soils, the understory lacks herbaceous grasses or forbs needed for gopher tortoise foraging. Additionally, the project area is a relatively small site that is surrounded by development to the north and west and salt marsh to the south and east. It is highly unlikely that gopher tortoises would ever occupy this site if it were to remain in its current condition. Therefore, restrictions to development due to gopher tortoise presence is not considerable here.

Listed Wading Birds

Wood Stork:

CES reviewed current geospatial data, provided by FWS, to look for wood stork (*Mycteria americana*) colonies in close proximity to the site. The nearest known wood stork colony is located at the St. Augustine Alligator Farm, approximately 1.8 miles away, which puts this project within the wood stork colony's core foraging area. Although the site falls within a core foraging area, wood storks are extremely tolerant of development and human presence. This is evidenced by their common occurrences in roadside ditches, swales, and stormwater retention ponds. No wood storks were observed by CES biologists during multiple site visits.

Other Protected Wading Birds:

CES reviewed the FWC database of wading bird rookeries (FWC Water Bird Locator) to assess the potential for protected wading birds to nest on the property. The review revealed no known rookery within a one-mile radius of the property. The closest known, active rookery is approximately 10 miles to the south on Matanzas State Forest. No listed wading birds were observed by CES biologists during multiple site visits

Eastern Indigo and Florida Pine Snakes

CES assessed the site for potential utilization by eastern indigo and Florida pine snakes. These snakes need large expanses of contiguous habitat as their home range can exceed 200 acres. Due to surrounding development in a suburban landscape, the habitat is not suitable for the indigo or pine snake because of size constraints and habitat fragmentation.

PROTECTED PLANT SPECIES

In addition to protected animal species, CES biologists reviewed the site for protected plant species, and none were observed. No coordination would be required with any regulatory agency if protected plant species were observed in the future. Currently, no regulations exist for protected plant species occurring on privately owned land, unless the landowner is harvesting and engaging in the commercial sale of protected plants.

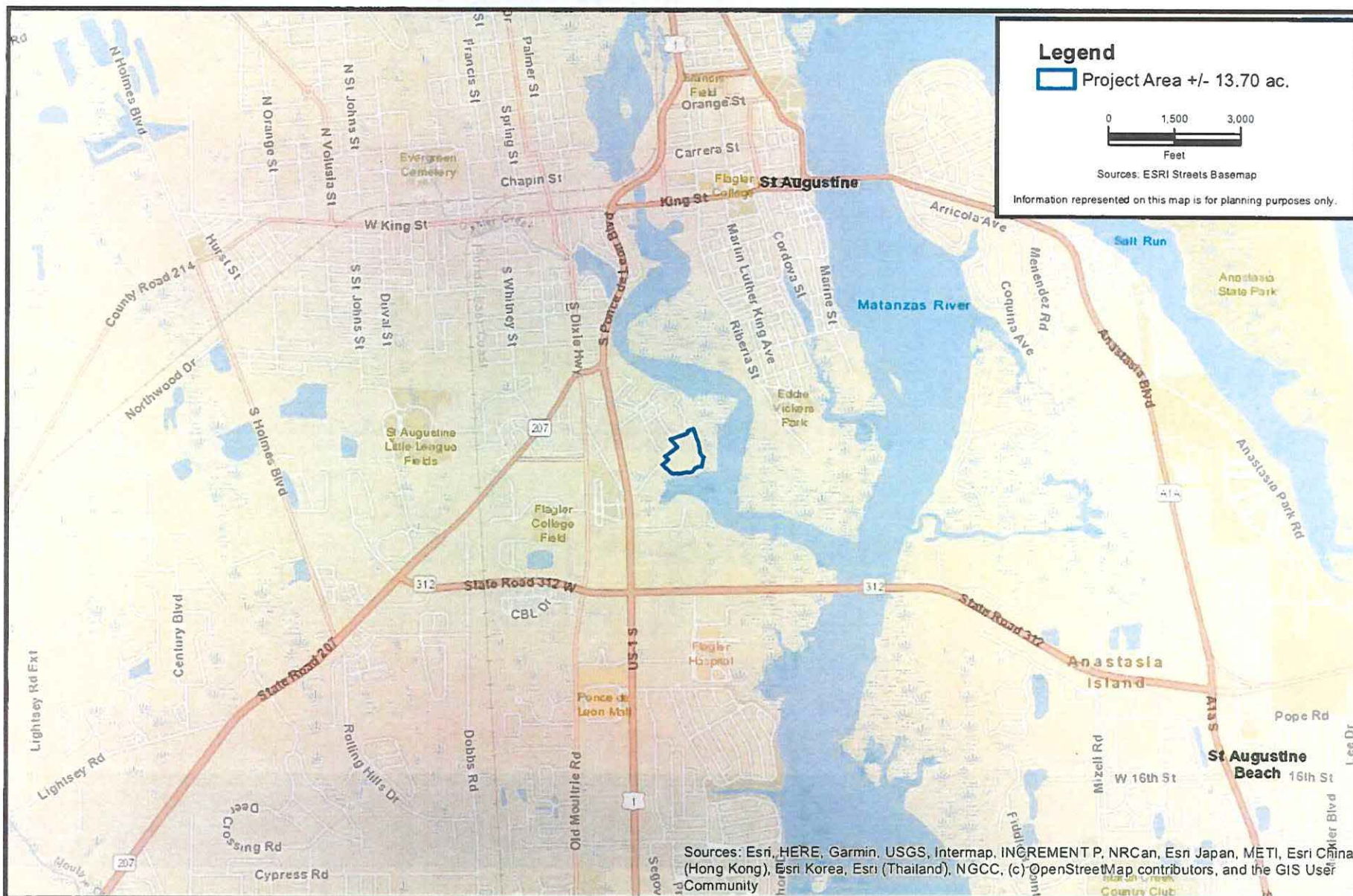
FUTURE DEVELOPMENT CONSIDERATIONS

Future development is proposed for a single-family residential community, dockage, and shoreline stabilization. Federal and State permits have been obtained (SJRWMD #171618-1 and ACOE #SAJ-2005-07685). A cultural resource assessment has been performed per the request of the Army Corps of Engineers, and coordination with St. Johns County has already taken place. Existing salt marsh habitat will be avoided, while permitted fill was over relatively low-quality hydric pasture and fringe freshwater wetlands. The proposed dockage will traverse along the alignment of existing dockage so no salt marsh areas will be disturbed.

CONCLUSIONS

The site has been under anthropogenic use and alterations for over a century. Due to the historic use, lack of wildlife connectivity, and nature of the site as an urban infill parcel, the uplands provide marginal habitat value. Fringe salt marsh provides habitat for transient wading birds and juvenile fish habitat and these areas will remain untouched with the proposed site plan. Any additional work proposed on, in or over wetlands would require both State and Federal permitting. Furthermore, the lack of protected species or significant natural communities poses no additional regulatory constraints.

APPENDIX A: SITE MAPS



**CARTER ENVIRONMENTAL
 SERVICES, INC.**



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

www.carterenv.com

Location Map
Serendipity

Project: 5.13125

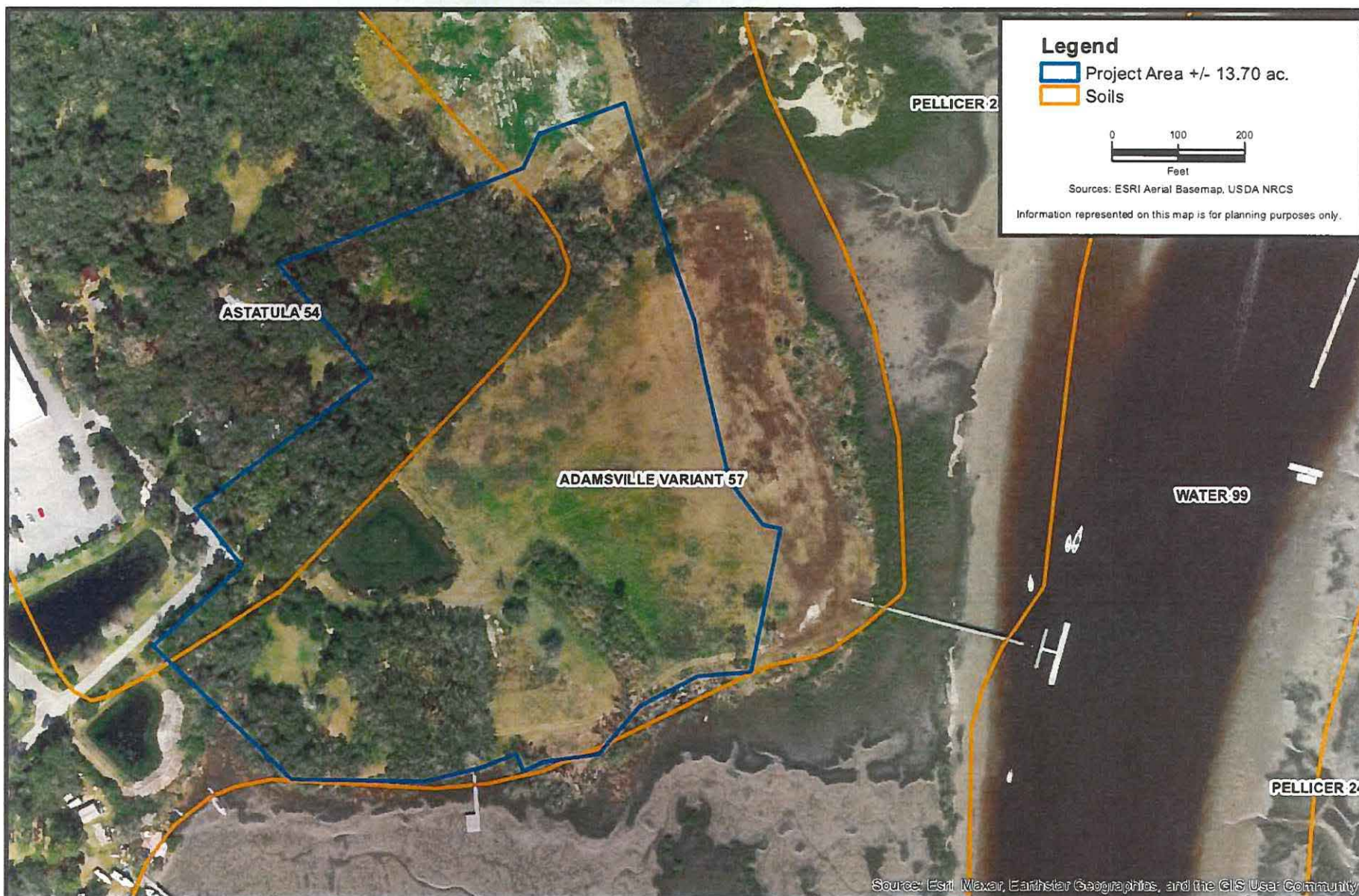
St. Augustine, FL

Date: Dec 06 2022

Figure:

1





CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Soils Map Serendipity

Project: 5.13125

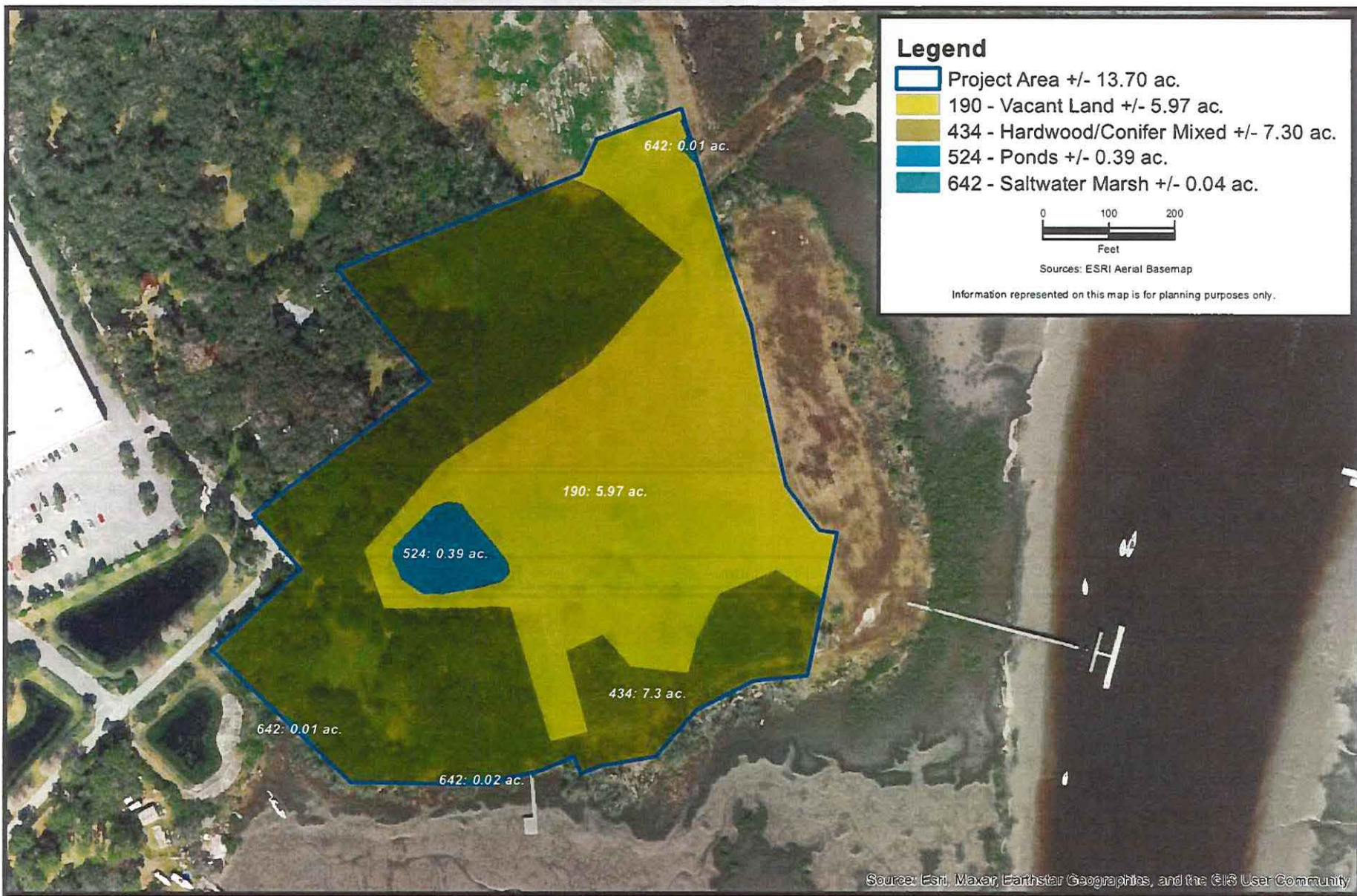
St. Augustine, FL

Date: Dec 06 2022

Figure:

2





CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Existing Site Conditions

Serendipity

Project: 5.13125

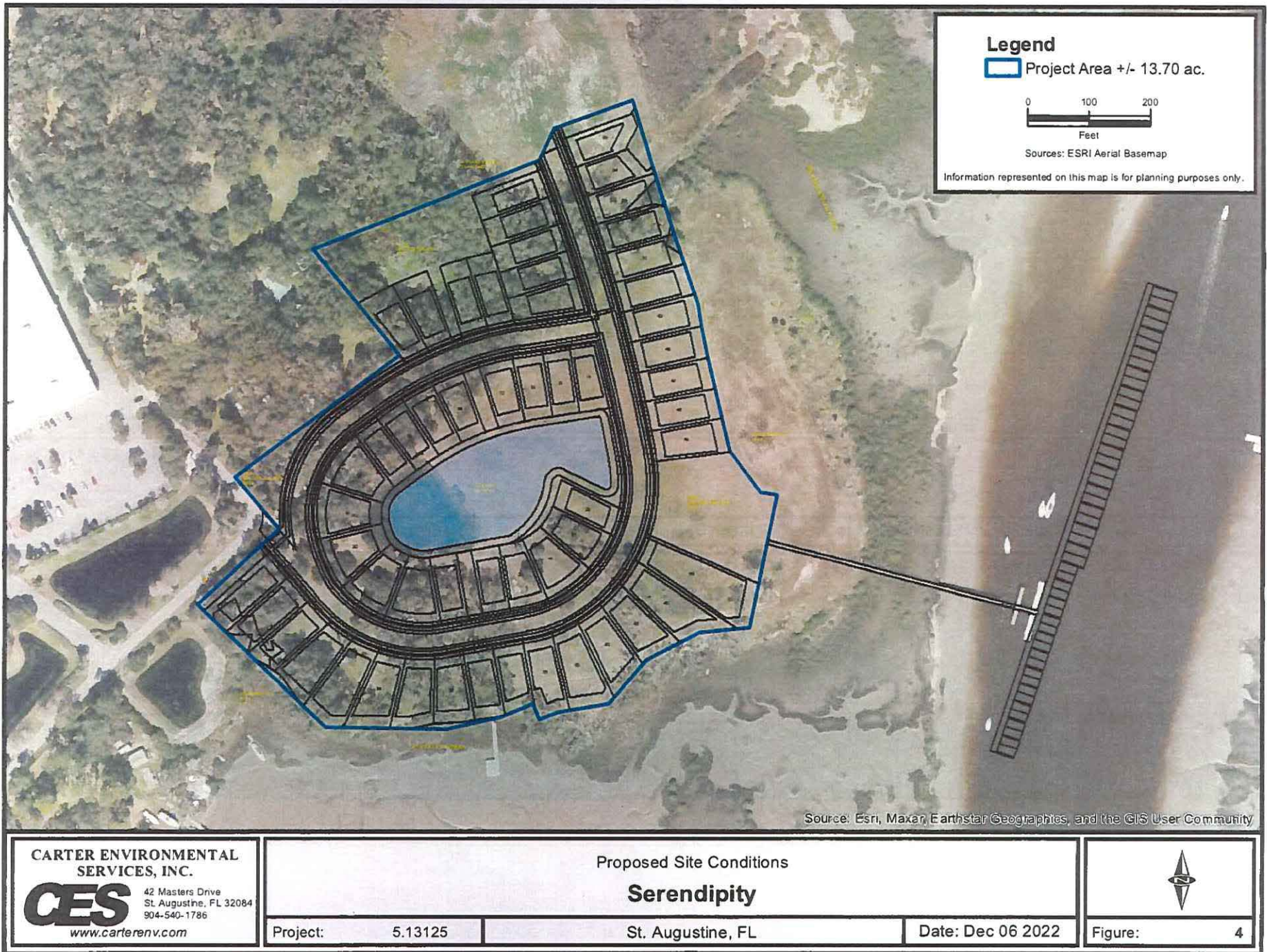
St. Augustine, FL

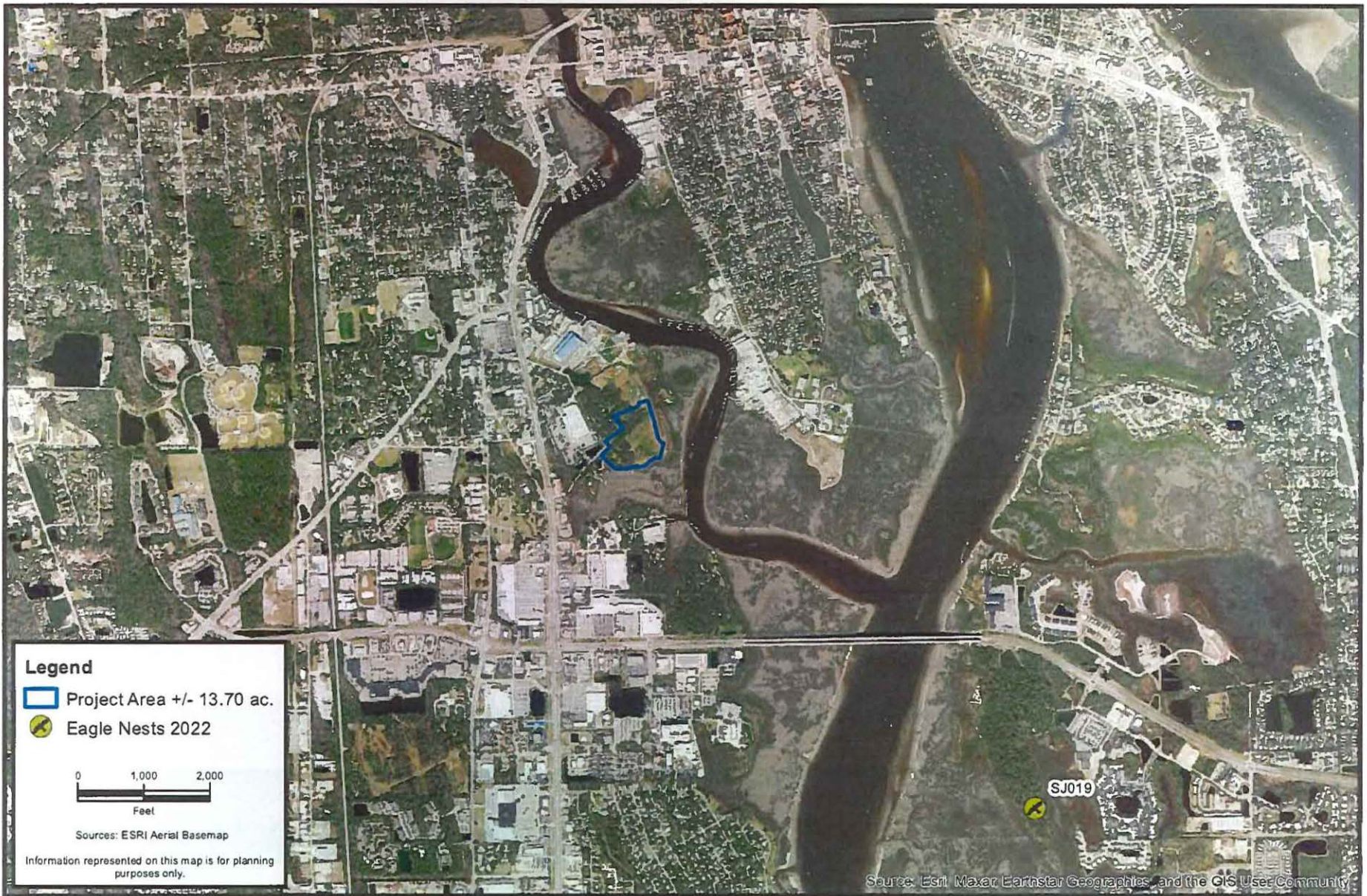
Date: Dec 06 2022

Figure:

3







CARTER ENVIRONMENTAL
SERVICES, INC.

CES

7 Waldo Street
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Eagle Nests Location Map

Serendipity

Project: 5.13125

St. Augustine, FL

Date: Dec 06 2022

Figure:

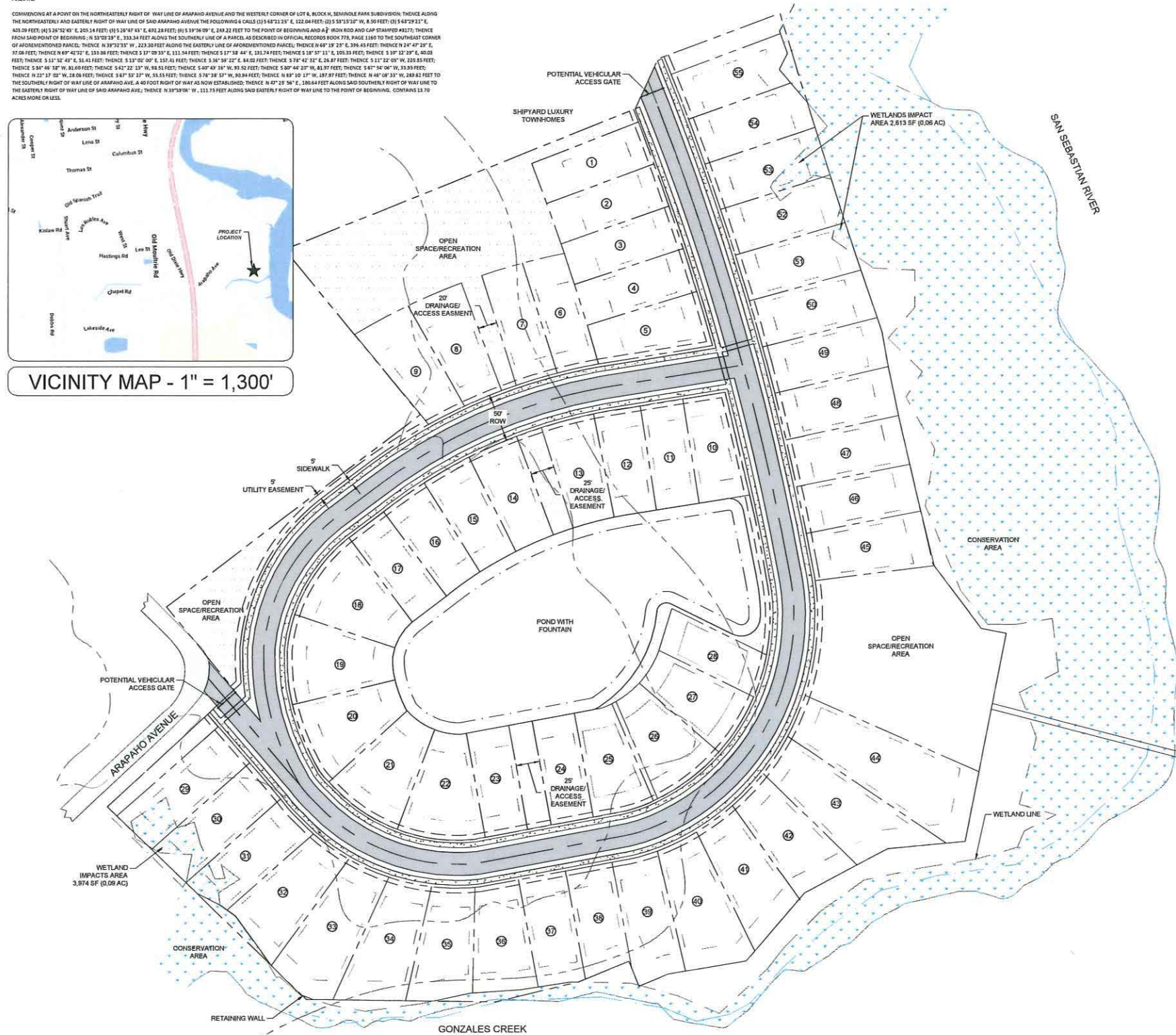
5



A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 19 & 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

VICINITY MAP - 1" = 1,300'



PARCEL NUMBERS: 1347600000; 1347700000;
1347800000; 1347900000;
1346500000

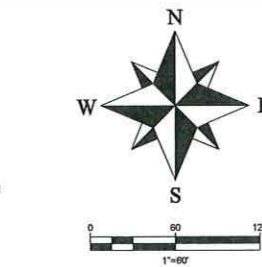
FLOOD ZONE: X AND AE

FEMA PANEL NUMBER: 12109C0314J & 12109C0377J

TOTAL LOTS: MAXIMUM 55

RIGHT-OF-WAY MAY BE PUBLIC OR PRIVATE, AT DEVELOPER'S OPTION.

HATCH LEGEND	
	WETLAND
	WETLAND IMPACTS
	RECREATION AREA
	ASPHALT PAVEMENT
	CONCRETE SIDEWALK



PROPERTY / RIGHT OF WAY
EXISTING EDGE OF PAVEMENT
EXISTING FLOODPLAIN LINE
BUILDING SETBACK
LOT LINE
EDGE OF PAVEMENT
POND TOP OF BANK
LOT NUMBER

SITE DATA TABLE		
TOTAL PROJECT AREA	599,920 SF	13.70 AC
WETLANDS		
TOTAL WETLAND AREA	8,270 SF	0.19 AC
WETLAND IMPACTS AREA	6,587 SF	0.15 AC
WETLANDS REMAINING	1,683 SF	0.04 AC
OPEN SPACE		
RECREATION AREA	81,242 SF	1.87 AC
TOTAL OPEN SPACE	81,242 SF	1.87 AC
NON-OPEN SPACE		
PROPOSED ROW AREA	102,534 SF	2.35 AC
PROPOSED LOT AREA	368,632 SF	8.46 AC
PROPOSED POND AREA	44,512 SF	1.02 AC
PUBLIC IMPROVEMENT QUANTITIES		
TOTAL ROAD LENGTH		2179 LF
TOTAL SIDEWALK LENGTH		4033 LF
DEVELOPMENT CRITERIA		
FRONT SETBACK		20 FEET
SIDE CORNER SETBACK		10 FEET
SIDE SETBACK		5 FEET
REAR SETBACK		20 FEET
REAR SETBACK ABUTTING TOWNSHORE DEVELOPMENT		30 FEET

THE MASTER DEVELOPMENT PLAN IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE P.U.D AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

APPROVED: _____
DATE: _____
ORDINANCE NUMBER: _____
FILE NUMBER: _____

MAVERICK ENGINEERING

CK ENGINEERING
OW WINDS PARKWAY
HNS, FLORIDA 32259
(904) 655-6687



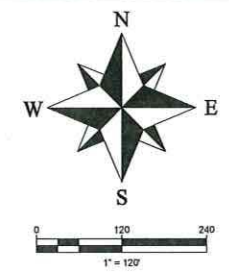
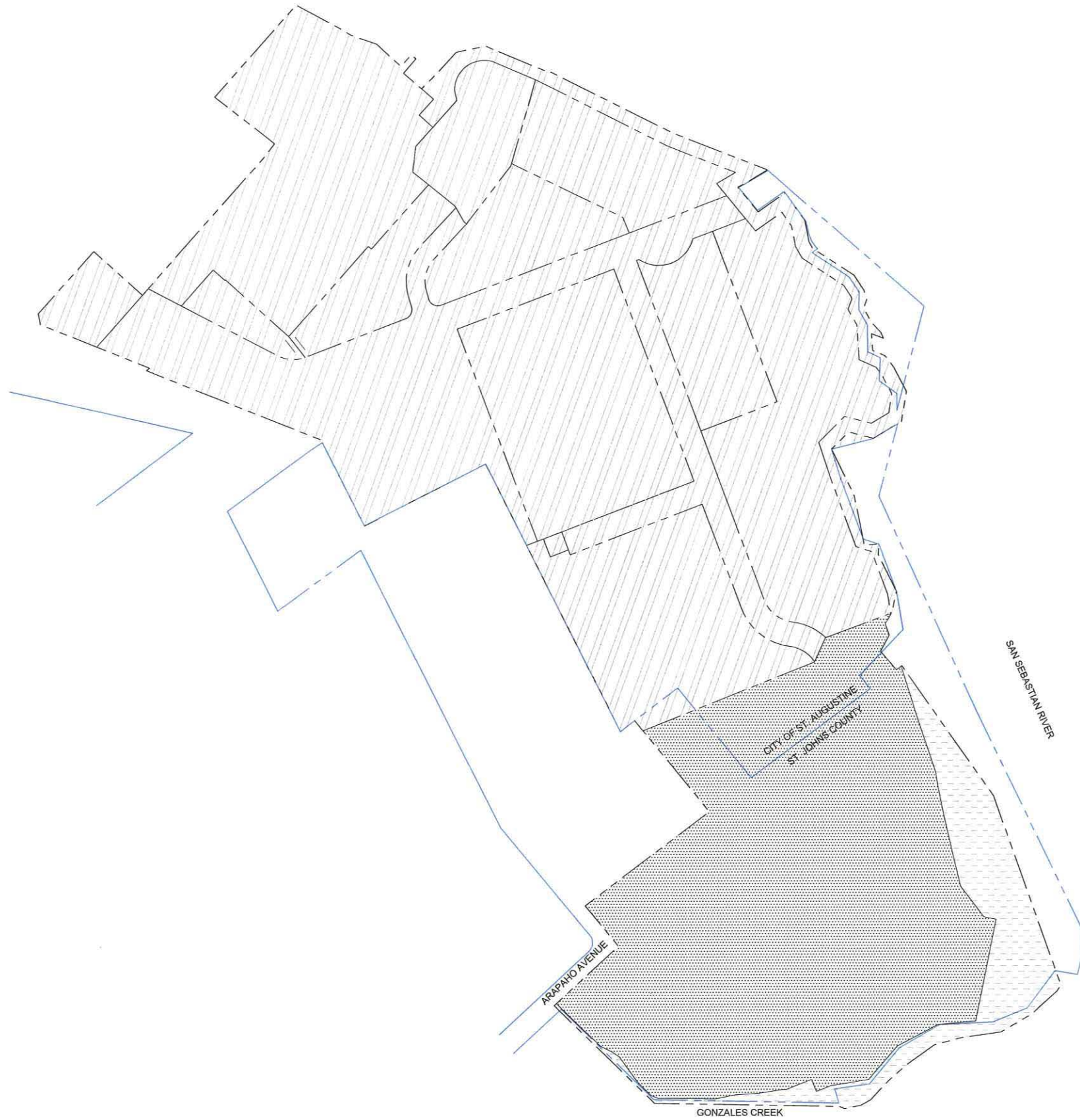
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MASTER DEVELOPMENT PLAN

SHIPYARD SINGLE FAMILY
ST. JOHNS COUNTY

PREPARED FOR:

1
OF 1



LEGEND

---	PROPERTY / RIGHT OF WAY
---	COSAS/JC BOUNDARY
---	PROPOSED BULKHEAD

HATCH LEGEND

[Hatched Pattern]	FUD
[Hatched Pattern]	RGO
[Hatched Pattern]	RGO - UNDEVELOPED

SHIPYARD ANNEXATION EXHIBIT

SHIPYARD SINGLE FAMILY

ST. JOHNS COUNTY

PREPARED FOR:
WINDWARD SHIPYARD TOWNHOMES, LLC

MAVERICK ENGINEERING

10 WILLOW WINDS PARKWAY
ST. JOHNS, FLORIDA 32259
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DRAWING BY: CCM		DESIGN BY: CCM		CHECKED BY: JWC		DATE: 10/19/22		PROJECT #: 2213	
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EX-1

OF 1

Page 609 of 609