AGENDA

Planning and Zoning Board
City of St. Augustine, Florida

Tuesday, February 5, 2019 at 2:00 p.m.

Alcazar Room, City Hall
75 King Street

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1. Roll Call

2. General Public Comments for Items Not on the Agenda

3. Approval of Minutes

4. Conservation Overlay Zone Development

(a) 2018-0153 — Bart D. Piniaz – Applicant
(Continued December 4, 2018 & January 8, 2019)
Carlapooh LLC – Owner
121 Spoonbill Point Court
To approve removal of more than fifty (50) percent of the tree canopy, including twelve (12) preserved trees (Cedars) within Conservation Overlay Zone 3.

(b) 2018-0152 — Ryan Carter – Applicant
(Continued December 4, 2018 & January 8, 2019)
C/o Carter Environmental Services Inc.
St. Marks Development Authority – Owner
709 S. Ponce De Leon Boulevard
To approve a proposed dock within Conservation Overlay Zone 1, proposed retaining wall, building, and site improvements in Conservation Overlay Zone 2, and removal of preserved tree(s) (Oaks) within Conservation Overlay Zone 3.

(c) 2018-0172 — Doran Dean Yelten – Applicant
C/o Yelten Construction Company
Michael Weld – Owners
154 Pelican Reef Drive
To approve proposed boat lifts and extension of an existing dock within Conservation Overlay Zone 1.

(d) 2019-0001

Kyle Newton – Applicant

C/o Miners Marine Construction

Thomas Mcknew, Pierre D Thompson Rev. Trust Etal, & Thompson Brothers Realty Inc. – Owners

2 Luwanna Circle & PIN#:1585600000

To approve a proposed dock within Conservation Overlay Zone 1.

(e) 2019-0002

Alantis Holdings LLLP – Applicant & Owner

21 Barcelona Avenue

To approve removal of more than fifty (50) percent of the tree canopy, including one (1) preserved tree (Cedar) within Conservation Overlay Zone 3.

5. Use by Exception

(a) 2018-0179

Bart & Karrie Andrews – Applicants

David Mariotti – Owner

C/o Mariotti's Cleaning Company

314 S. Ponce De Leon Boulevard

To approve a proposed tattoo parlor within the Commercial Medium 2 (CM-2) zoning category.

6. Comprehensive Plan Amendment

(a) 2018-0170

Ellen Avery-Smith – Applicant

C/o Rogers Towers

Charles J. David – Owner

C/o Bishop of the Diocese St. Augustine, Bishop of the Diocese Catholic Center & Roman Catholic Church

PIN #'s: **1920900000, 1920700000, 1959600000, 1959300000, 1959200000, 1958500000, 1920800000, 1908800000, 1909000000, 1909100000, & 1908900000** (Area roughly bounded by Ocean Ave., points immediately north of Ocean Ave. near the Matanzas River, Matanzas River, Pine Street, & San Marco Avenue.)

To amend Future Land Use Map designations from Public/Semi-Public, Open Land and Residential Low Density to Commercial Low Intensity.

7. Rezoning

(a) 2018-0171

Ellen Avery-Smith – Applicant

C/o Rogers Towers

Charles J. David – Owner

C/o Bishop of the Diocese St. Augustine, Bishop of the Diocese Catholic Center & Roman Catholic Church

PIN #'s: **1920900000, 1920700000, 1959600000, 1959300000, 1959200000, 1958500000, 1920800000, 1908800000, 1909000000, 1909100000, & 1908900000** (Area roughly bounded by Ocean Ave., points immediately north of Ocean Ave. near the Matanzas River, Matanzas River, Pine Street, & San Marco Avenue.)

To approve a rezoning from Open Land (OL) and Residential Single Family 2 (RS-2) to Commercial Low-Two (CL-2).

8. Other Business

(a) Discussion and recommendation to amend the text of Future Land Use Policy 1.3 related to the definition of the Public/Semi-Public Land Use Category.

9. Adjournment

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

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

CITY OF ST. AUGUSTINE

Planning and Zoning Board Regular Meeting
January 8, 2019

The Planning and Zoning Board met in formal session Tuesday, January 8, 2019, at 2:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Grant Misterly, Chairperson and the following were present:

1. Roll Call:	Grant Misterly, Chairperson Karen Zander, Vice Chairperson Sarah Ryan Carl Blow Jon DePreter
Absent:	Christina Opsahl, excused Maurice Morrisette, excused
City Staff:	David Birchim, Director, Planning & Building Department Amy Skinner, Deputy Director, Planning & Building Department David Harrell, Senior Development Review Planner John Cary, City Attorney Candice Seymour, Recording Secretary

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2. General Public hearings for Items Not on the Agenda

The following members of the public gave comment:

- B.J. Kalaidi
- Sam Kaufman
- Hilly Zee

3. Approval of Minutes

MOTION

Ms. Ryan MOVED to APPROVE the December 4, 2018 minutes as presented. The motion was SECONDED by Mr. DePreter and APPROVED BY UNANIMOUS VOICE VOTE.

Agenda Modifications

Mr. Harrell announced that the applicant for item 7(a) had submitted additional information; however, staff had not had ample time to review the newly provided documents.

After brief discussion, there was Board consensus to continue the application to allow staff time to review the documents and provide feedback for the applicant and Board.

MOTION

Mr. DePreter MOVED to CONTINUE application 2018-0153 to the February 5, 2019 meeting. The motion was SECONDED by Ms. Zander.

VOTE ON MOTION:
AYES: DePreter, Zander, Blow, Ryan, Misterly
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

4. Comprehensive Plan Amendment & Rezoning

4. (a) 2018-0142 – Sean McInerney – Applicant
Scharf Roger W. Living Trust – Owner
60 West Avenue

To amend the Future Land Use Map designation from Residential Medium Density/Mixed Use to Commercial Medium Intensity & rezone from Planned Unit Development (PUD) to Commercial Medium-Two (CM-2).

Mr. Harrell read the staff report and said if the Board **CAN** find there is a need and justification for the Comprehensive Plan Amendment and Rezoning and it finds that the Comprehensive Plan Amendment and Rezoning **DOES** support the general planning program, then the Board **CAN RECOMMEND APPROVAL** of the Comprehensive Plan Amendment and Rezoning; however, if the Board **CANNOT** find there is a need and justification for the Comprehensive Plan Amendment and Rezoning and it finds that the Comprehensive Plan Amendment and Rezoning **DOES NOT** support the general planning program, then the Board **CANNOT RECOMMEND APPROVAL** of the Comprehensive Plan Amendment and Rezoning for **60 West Avenue**.

Sean McInerney reviewed the application.

The Board provided their ex parte communications.

9 certified notices were sent, 1 was returned in favor.

Public hearing was opened.

B.J. Kalaidi referenced photos from the meeting packet and spoke against the application citing concerns with intensification of the area.

Public hearing was closed.

The Board discussed:

- Concerns with parking sufficiency
- The history of the property which was CM-2 property prior to the existing PUD
- Possibility of creating a non-conformity since parcel did not meet size requirements for CM-2 zoning and Commercial Medium Intensity land use
- Existing land use was adopted for now-expired PUD
- Alternative to rezoning would be PUD amendment
- Concerns with traffic circulation capacity

MOTION

Ms. Zander MOVED to RECOMMEND DENIAL of application 2018-0142, 60 West Avenue, to amend the Future Land Use Map designation from Residential Medium Density/Mixed Use to Commercial Medium Intensity & rezone from Planned Unit Development (PUD) to Commercial Medium-Two (CM-2).The motion was SECONDED by Mr. DePreter.

VOTE ON MOTION:
AYES: Zander, DePreter, Blow, Ryan, Misterly
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

5. Use by Exception

5. (a) 2018-0158 – Keith N. Waheed – Applicant and Owner
268 W. King Street

To approve a new single family home within the Commercial Medium 2 (CM-2) zoning category.

Mr. Harrell 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 may **APPROVE** a new single-family home within

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the Commercial Medium 2 (CM-2) zoning category with the following conditions:

1. The existing garage must have a demolition permit issued by the Department before any building plans can be approved for the new home
2. The HARB must approve a Certificate of Demolition for the existing home as a condition of the approval

Keith Waheed was available for questions.

The Board provided their ex parte communications.

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

Public hearing was opened.

B.J. Kalaidi noted a discrepancy in the applicant's mailing address and noted allowable uses in the current zoning designation.

Public hearing was closed.

Mr. Waheed responded that he had visited the County Offices to correct the mistaken mailing address.

The Board discussed:

- HARB demolition process independent of approval
- Requested use was less intense than what was allowed per current zoning.

MOTION

Mr. DePreter MOVED to APPROVE application 2018-0158 with the staff recommendations that the existing garage must have a demolition permit issued by the Department before any building plans can be approved and the HARB must approve a Certificate of Demolition for the existing home as a condition of the approval. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:
AYES: DePreter, Blow, Ryan, Zander Misterly
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. Variance

6. (a) 2018-0169 – Jon Benoit, BEHST Builders, Inc. – Applicant
Steve Jacobs – Owner
38 Water Street

To approve variances to increase building height from thirty (30) feet to thirty-two (32) feet, decrease roof pitch from 5/12 to 3/12, & encroach into the six point nine (6.9) foot setback for a proposed building addition.

Mr. Harrell 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 may be able to **APPROVE** variances to increase building height from thirty (30) feet to thirty-two (32) feet, decrease roof pitch from 5/12 to 3/12, and encroach into the six point nine (6.9) foot setback for a proposed building addition.

Jon Benoit reviewed the application.

The Board provided their ex parte communications.

19 certified notices were sent, 4 were returned in favor and 1 was returned opposed.

Public hearing was opened.

Dr. Natalino Carrea spoke in favor of the application citing larger and more important items on the agenda.

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Public hearing was closed.

The Board discussed:

- Existing height appeared to be original roofline
- Roof pitch variance and how allowances were measured for dormers
- History of the structure and character-defining architectural features
- Concern for lack of HARB review in areas such as the one the historic structure was located
- Modernization and improvement of the structure without destroying the historic character

MOTION

Ms. Ryan MOVED to APPROVE the Variance application 2018-0169 to increase building height from thirty (30) feet to thirty-two (32) feet, decrease roof pitch from 5/12 to 3/12, & encroach into the six point nine (6.9) foot setback for a proposed building addition. The motion was SECONDED by Mr. DePreter.

VOTE ON MOTION:
AYES: Ryan, DePreter, Blow, Zander, Misterly
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

7. Conservation Zone Development

7. (a) 2018-0153 – Bart D. Piniaz – Applicant
Carlapooh LLC – Owner
121 Spoonbill Point Court

To approve removal of more than fifty (50) percent of the tree canopy, including twelve (12) preserved trees (Cedars) within Conservation Overlay Zone 3.

Item was continued at the request of the Board to allow Staff time to review newly submitted information. See Agenda Modifications for motion to continue.

7. (b) 2018-0152 – Ryan Carter, Carter Environmental Services Inc. – Applicant
St. Marks Development Authority – Owner
709 S. Ponce De Leon Boulevard

To approve a proposed dock within Conservation Overlay Zone 1, proposed retaining wall, building, and site improvements in Conservation Overlay Zone 2, and removal of preserved tree(s) (Oaks) within Conservation Overlay Zone 3.

Mr. Harrell 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** a proposed dock and retaining wall within Conservation Overlay Zone 1 and removal of a preserved tree within Conservation Overlay Zone 3 at **709 S. Ponce de Leon Boulevard**.

Ryan Carter reviewed the application.

The Board provided their ex parte communications.

33 certified notices were sent; however, there was no response.

Public hearing was opened.

B.J. Kalaidi was concerned with the tree removal and spoke against the application.

Tom Day spoke against the application stating that there should be no approval without a final site plan.

Charles Pappis stated that tree removals for commercial development should get the same thorough treatment as residential tree removal applications.

Cindy Wasserbauer asked that the Board consider all impacts that an approval would

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have on the environment and neighboring properties.

Melinda Rakoncay spoke against the application with concerns for the tree removal without a concrete building plan.

Jennifer Lynch felt it was important to know exactly what was going to be put on the property before approving any tree removals or other changes to the property.

Elise Broderique felt that the natural resources of the City were an integral part of the City's attractiveness and environmental protection.

Susan Hill felt that natural shoreline armoring may be a better option than the proposed retaining wall.

Sam Kaufman spoke against the application.

Public hearing was closed.

The Board discussed:

- Previously approved plans were the same with exception of the retaining wall but required re-approval since the property was under new ownership
- Concerns regarding the parking calculations on the proposed site plan which would require the proposed tree removal
- Intent for the proposed rear deck

Rob Matthews fielded questions regarding parking concerns and the tree removal which required the removal of one tree to allow the drive aisle to meet building codes for parking lot access. He stated that seating for the proposed restaurant, which included the outdoor deck, would be dependent on available parking and requirements for the use.

Further discussion ensued regarding:

- Desire to see more detailed site plans
- Intent was to maintain existing asphalt
- Existing structure would be demolished and a new structure built
- Proposed dock would be accessory use to the restaurant
- Use could not be guaranteed and so parking could not be definitively calculated
- Lack of requirements for property owners to provide armoring
- Intent to have bulkhead and boardwalk along the entire shoreline of the San Sebastian river in that area
- No trees were being removed to make additional parking spaces
- Tree preservation techniques
- Storm water retention
- Approval of the bulkhead would allow staff approval of certain Conservation Overlay Zone 2 development
- Question from the applicant as to whether the rip-rap armoring did not amount to an improved shoreline which staff would require staff review to answer
- Desire to see further information regarding impact of development on scenic vistas and more detailed plans

MOTION

Mr. Blow MOVED to CONTINUE Conservation Overlay Zone Development application 2018-0152 to the February 5, 2019 meeting. The motion was SECONDED by Mr. DePreter.

<u>VOTE ON MOTION:</u>
AYES: Blow, DePreter, Ryan, Zander, Misterly
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

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7. (c) 2018-0163 – Ryan Carter, Carter Environmental Services Inc. – Applicant John Sebastian & James Farrell – Owner 919 Lew Boulevard

To approve a proposed dock within Conservation Overlay Zones 1 & 2.

Mr. Harrell 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** placement of a proposed dock within Conservation Overlay Zones 1 & 2 located at **919 Lew Boulevard**.

Ryan Carter and James Farrell reviewed the application.

The Board provided their ex parte communications.

19 certified notices were sent, 3 were returned in favor.

Public hearing was opened.

B.J. Kalaidi was concerned with the overdevelopment of Conservation Zones.

Public hearing was closed.

The Board discussed:

- Proposed dock appeared to align with existing docks in the area
- Location of adjacent docks allowed for additional room for boat travel
- No bulkhead associated with the dock

MOTION

Mr. DePreter MOVED to APPROVE the Conservation Overlay Zone 1 application 2018-0163 as presented. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:
AYES: DePreter, Blow, Ryan, Zander, Misterly
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[1]

7. (d) 2018-0167 – Ryan Carter, Carter Environmental Services Inc. – Applicant Fish Island Development, LLC – Owner PIN#: 1622100016 (Area roughly bounded by Plantation Island Drive S. projected to the Matanzas River, Matanzas River, State Road 312, then Plantation Island Drive S.)

To approve removal of preserved trees (Oaks & Cedars) for a linear retention pond to serve the neighboring parcel located at PIN#: 1622100021.

Mr. Harrell read the staff report and said based on a review of Section 11-29 and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** removal of preserved trees (Oaks and Cedars) for a linear retention pond to serve the neighborhood parcel located at PIN#: 1622100021 within Conservation Overlay Zone 3.

Ryan Carter, Gary Abbey, and Chris Reid reviewed the application.

The Board discussed:

- Ownership of the easement property
- Existing recorded easement needing renewal
- Noted designation on the plans of "temporary" retention pond
- Possibility of underwater storm water retention or a drainage pipe
- Recommendation to explore using pervious pavement for parking areas on the site to reduce the need for storm water retention
- Linear pond would be designed to serve neighboring commercial site only

[1] Brief recess from 4:39p.m. to 4:51p.m.

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- Challenges of attempting to tie in with DOT or other private entity outfalls
- Possibility of maintaining storm water on site
- Width of linear pond to be 50 feet wide
- Dirt fill required and elevations on the site
- Four foot chain link fence on all sides of the pond with landscaping outside of the fenced area
- Open water with treed edges from proposed replacement oaks and cedars would attract wading birds
- Methodology of determining tree credits and debits included extrapolating a heavily wooded portion of the proposed impacted area
- No endangered species within the impacted area
- Impacted property was under active foreclosure and there was concern regarding approving the application which impacted a property which may not be controlled by the party granting the easement

The Board provided their ex parte communications.

15 certified notices were sent and 1 was returned opposed.

Public hearing was opened.

The following members of the public spoke in opposition to the application:

- Diane Blewett
- Jen Lomberk
- [No Name Provided]
- Dr. Richard Hilsenbeck
- Jon Hodgin
- Cheryl Beeler
- Susan Hill
- Lisa Mcgreedy-McGlinnet
- Maureen Long
- Cathy Goodwin
- B.J. Kalaidi
- Charles Pappis

Members of the public cited the following in their opposition to the application:

- Concerns with overdevelopment
- Lack of a complete tree survey and arborist report
- Less environmentally impactful options available
- Fracturing of natural environment, ecological impacts
- Destruction of wildlife habitats
- Impacts to the Matanzas River
- Maintaining landscaping and beautification along the 312 Corridor
- Large impact to serve and maximize square footage on another, smaller, property
- Creation of, in-effect, a man-made river
- Too many unknowns regarding the property including accurate tree debits, elevations, and property ownership

Public hearing was closed.

The Board continued discussion regarding the following:

- Property Ownership questions which staff advised did not prohibit the Board from moving forward with a decision for the application
- Potential wildlife impacts caused by fencing required due to steep side-slope
- Retention pond was a closed system with little to no water flow
- Water-flow of the retention pond during storm events
- Archeological studies on the property and possible impacts to those areas
- Proposed pond measured 1.33 acres to serve a property that is slightly over an acre

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- Concerns with ecological and wildlife impacts and bisecting a large, contiguous habitat
- Other, less-impactful means to retain and outfall storm water
- Inability to evaluate tree impacts without a complete arborists report

MOTION

Ms. Ryan MOVED to DENY Conservation Overlay Zone Development application 2018-0167 to approve removal of preserved trees (Oaks & Cedars) for a linear retention pond to serve the neighboring parcel located at PIN#: 1622100021 based on the comments of the board regarding standards of review. The motion was SECONDED by Mr. DePreter.

There was discussion regarding continuing the application to allow the applicant time to review board feedback and questions and return with possible alternatives. The Board also advised the applicants that items B, D, E, and F of the review criteria needed to be addressed for the Board to consider approval of the application.

Ms. Ryan withdrew her motion.

MOTION

Ms. Ryan MOVED to CONTINUE Conservation Overlay Zone Development application 2018-0167 to the March 5, 2019 meeting. The motion was SECONDED by Mr. DePreter.

VOTE ON MOTION:
AYES: Ryan, DePreter, Blow, Zander, Misterly
NAYES: NONE
MOTION CARRIED UNANIMOUSLY[2]

7. (e) 2018-0157 – Brian Lynn, Lynn Investments, LLC – Applicant

Dominic Mercurio, Mwm Acquistions, LLC – Owner
1370 U.S. 1 South

To approve removal of more than fifty (50) percent of the tree canopy, including nine (9) preserved trees (Oaks) within Conservation Overlay Zone 3.

Mr. Harrell read the staff report and said based on a review of Section 11-29 and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** removal of more than fifty (50) percent of the tree canopy, including eight (8) preserved trees (Oaks) within Conservation Overlay Zone 3, with the following condition:

1. Trees Numbered 8 & 13 to be removed due to poor health with any overall tree debits to be addressed administratively via a landscape plan

Matt Lahti and Brian Lynn reviewed the application.

The Board provided their ex parte communications.

9 certified notices were sent; however, there was no response.

Public hearing was opened.

B.J. Kalaidi was concerned with the removal of the trees and asked that the applicant take an overhead shot that showed the remaining tree canopy after removal if it was approved.

Dr. Mark Gendzier from the veterinary hospital listed several trees that he felt could be saved or may be on another property. He encouraged an attempt to save more trees.

Dr. Virginia Quelch from the veterinary hospital also encouraged the preservation of additional trees by recommending that

[2] Brief recess from 6:28p.m. to 6:38p.m.

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the building be pushed further back from the property line and alter the site plan in other ways. She was also concerned with storm water retention impacts from the development. She noted that neighboring properties had strived to retain as many trees as possible.

Public hearing was closed.

The Board discussed:

- Trees 1, 2, and 4 appeared to not be within any construction footprints but could be impacted by the surfacing of the right-of-way
- Portion of existing Diesel Road was on the subject property
- Storm water retention would also take water from the property to the east as well as a portion of city right-of-way
- Possibility of Bulkheading the ponds to save additional trees
- Existing ditch system which was receiving water from the east
- DOT only allowed access to the property via Diesel Road
- Desire to see options to save the trees along US1
- Possibility of under-pavement retention

Applicant acquiesced to save trees 1, 2, 4, and 6. Trees 18 and 19 were under the jurisdiction of Public Works.

MOTION

Ms. Ryan MOVED to APPROVE Conservation Overlay Zone Development application 2018-0157 to approve removal of more than fifty (50) percent of the tree canopy amended to reflect retaining trees 1, 2, 4, and 6, as noted on the arborist report. The motion was SECONDED by Ms. Zander.

There was discussion regarding the trees to be retained, including the possibility of endeavoring to retain trees 18 and 19 which would have required review by the Public Works Department due to their location along the right-of-way. There was also discussion regarding retaining tree 13 which was listed as in poor condition with a staff recommendation for removal.

Ms. Ryan AMENDED her motion to include the removal of tree 13 to provide the applicant flexibility to save the other trees. The amendment was SECONDED by Ms. Zander.

VOTE ON MOTION:
AYES: Ryan, Zander, DePreter, Blow, Misterly
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

7. (f) 2018-0168 – Matt Lahti, Gulfstream Design Group – Applicant
Dave Quinney, Palms on Plantation, LLC – Owner
700 Plantation Island Drive S.

To approve removal of more than fifty (50) percent of the tree canopy, including seven (4) preserved trees (Cedars and Oaks) within Conservation Overlay Zone 3.

Mr. Harrell read the staff report and said based on a review of Section 11-29 and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** removal of more than fifty (50) percent of the tree canopy, including four (4) preserved trees (Cedars) within Conservation Overlay Zone 3.

Matt Lahti reviewed the application.

The Board provided their ex parte communications.

5 certified notices were sent; however, there was no response. One e-mail was received in opposition.

Public hearing was opened.

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B.J. Kalaidi reconfirmed the correct parcel number. She asked that an approval be conditional of before and after aerial photos of the site.

Christopher Wiggin spoke in opposition to the application.

Marcia Daniels spoke in opposition to the application.

Public hearing was closed.

The Board discussed:

- Needing confirmation that the property was part of the Plantation Island Drive Storm Water Plan
- Parcel was only about 1.25 acres
- Fifty-seven parking spaces proposed
- Site elevation was around 6.5/7 feet and fill was required to develop the site
- Landscape plan as provided in the packet and planting locations
- Desire to see a landscape plan that shows where all trees were proposed to be planted
- A potential buffer along SR312 and additional plantings
- No specimen trees on the property

MOTION

Mr. Misterly MOVED to APPROVE Conservation Overlay Zone Development application 2018-0168 with the condition the that the applicant plant magnolias, oaks, and cedars and understory trees along the property line along SR312 to create a landscaping buffer between the project and SR312. The motion was SECONDED by Mr. Blow.

The board discussed that there would be approximately 21 trees minimum planted within the buffer.

VOTE ON MOTION:
AYES: Misterly, Blow, DePreter, Ryan
NAYES: Zander
MOTION CARRIED 4/1

8. Conservation Zone Development

8. (a) 2018-0154 – Sandy & Mike Wieber – Applicant
Blake F. Deal III – Owner
7 Bridge Street

To Recommend rezoning the property from Historic Preservation One (HP-1) to Planned Unit Development (PUD).

Mr. Harrell read the staff report and said if the Board does not require a second hearing and the Board **CAN** find there is a need and justification for the Rezoning and it finds that the Rezoning **DOES** support the general planning program, then the Board **CAN RECOMMEND APPROVAL** of the Rezoning; however, if the Board **CANNOT** find there is a need and justification for the Rezoning and it finds that the Rezoning **DOES NOT** support the general planning program, then the Board **CANNOT RECOMMEND APPROVAL** of the Rezoning.

Sid Ansbacher, Sandy Wieber, and Mike Wieber reviewed the application.

The Board discussed:

- Sixty people per event and no limit on events per month
- Music would be cut-off at 8:00p.m. and guests would be required to depart by 9:00p.m. with no guests allowed to spend the night
- Parking spaces both on and off site
- The traffic study
- The existing settlement agreement versus the proposed PUD
- HP-1 zoning did not allow special event venues
- Adequate parking versus proposed parking

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- Existing settlement agreement had no provision for avoiding subleasing of the property

Ex Parte Communication:

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

Public hearing was opened.

Erin Sullivan spoke in opposition to the application on behalf of her mother, June Sullivan, citing concerns with traffic and pedestrian safety impacts and negative impacts to neighboring real estate values.

Cathy White spoke in favor of the application citing that the applicant had operated their business so as not to disturb the neighborhood and felt that the area was already commercial so much that the requested approval would not be detrimental to the neighborhood.

Patricia Dobosz spoke in favor of the application

Earl Stratton spoke favorably of the applicant; however, spoke against the application citing concern for encroachment of an events venue and other commercial uses in the residential neighborhood.

Melinda Rakoncay felt that the property should return to HP-1 zoning.

Fred Hathorn felt that the PUD agreement would likely increase traffic, catering trucks, and other commercial activity on the property, particularly on Marine Street which was primarily residential.

Dilara Hafiz spoke in favor of the application citing that the applicant was seeking control of the property and the PUD would allow the applicant to control what happens on the property.

Hamid Hafiz spoke in favor of the application citing that approval of the application would promote economic activity and that review of the application was micromanagement.

Deborah Callahan noted that the application was part of a conditional agreement that increased the number and capacity of events and nightly bed and breakfast rentals. She noted that the Settlement Agreement had reduced the number and impact of events as intended. She spoke favorably of the applicant, but felt that approval of the application could be problematic if other ownership took over the property. She discussed parking concerns as well.

Public hearing was closed.

The Board continued discussion regarding:

- Bridge Street as the dividing line for commercial activity in HP-1
- No clear tie of the PUD to the neighboring bed and breakfast
- Concern with distance of parking spaces from the subject property
- Possibility of joining the subject property with adjacent bed and breakfast property was infeasible

MOTION

Mr. DePreter MOVED to RECOMMEND DENIAL of Rezoning application 2018-0154 to the City Commission based on the findings-of-fact by City Staff under Section 28-28.9(c). The motion was SECONDED by Mr. Blow.

There was a brief discussion regarding concern for losing residents within the city.

VOTE ON MOTION:
AYES: DePreter, Blow, Ryan, Zander, Misterly
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

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9. Other Business

9. (a) Discussion and recommendation regarding changes to the Tree Code

Freemont Latimer reviewed the changes to the tree code with a presentation and review of the new forms.[3]

The Board discussed:

- No current changes to credit and debit system
- Tree Fund had already been created
- Requiring floor plans and elevations for tree removal approval
- Landscape plan would be required as part of the site plan
- How preserved trees were determined
- Emergency tree removals
- Means to consistently mark trees on a property was difficult

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

MOTION

Mr. DePreter MOVED to RECOMMEND forwarding the updates to the City Tree Code to the City Commission with further discussion regarding requirements for site plans. The motion was SECONDED by Ms. Zander and APPROVED BY UNANIMOUS VOICE VOTE.

9. (b) Discussion and recommendation regarding changes to the City Animal Code

John Cary reviewed the ordinance.

Public Comment was opened and the following member of the public gave comment:

- B.J. Kalaidi

Public Comment was closed.

The Board discussed:

- 120 pound weight limitation was determined by the standard definition of when a pig becomes considered a hog
- One pig per household limitation

MOTION

Mr. Blow MOVED to RECOMMEND forwarding changes to the City Animal Code to the City Commission with the recommendation to consider one pig not to exceed 50 pounds as part of the four household pets currently allowed per Code. The motion was SECONDED by Ms. Zander and APPROVED BY UNANIMOUS VOICE VOTE.

9. (c) Update regarding Comprehensive Plan EAR based Amendments and Community Involvement Process for 2019

Mr. Birchim announced the PZB/HARB workshop scheduled for the following day, January 9, 2019 at 1:00p.m. which would review the King Street Entry Corridor Standards as well as the Comprehensive Plan Update.

10. Adjournment

Having no further business, Mr. Misterly adjourned the meeting at 9:56 P.M.[4]

Grant Misterly, Chairperson

[3] Attached to original minutes

[4] Transcribed by Candice Seymour

DRAFT

CITY OF ST. AUGUSTINE

Planning and Zoning Board and Historic Architectural Review Board Special Meeting
January 9, 2019

The Planning and Zoning Board and Historic Architectural Review Board met in formal session Wednesday, January 9, 2019, at 1:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Grant Misterly, Chairman, Planning and Zoning Board, and the following were present:

1. Roll Call: Planning and Zoning Board

Grant Misterly, Chairperson
Karen Zander, Vice Chairperson
Sarah Ryan
Carl Blow
Jon DePreter

Absent: Christina Opsahl
Maurice Morissette

Historic Architectural Review Board

Catharine Duncan – Chairperson
Barbara Wingo – Vice Chairperson – departed at 3:30
Toni Wallace
Jon Benoit

Absent: Paul Weaver

City Staff: David Birchim, Director, Planning & Building Department
Amy Skinner, Deputy Director, Planning & Building Department
Jenny Wolfe, Historic Preservation Officer
Isabelle Lopez, City Attorney
Candice Seymour, Recording Secretary

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2. General Public hearings for Items Not on the Agenda

(None)

3. Discussion and Public Comment related to the King Street Design Standards Update

Jeremy Marquis, Carter Gresham, and Pat Tajevski reviewed the subject with a presentation.[1]

The Board discussed:

- Rear setbacks which would include landscape buffers for parking lots
- Setbacks in relation to bicycle safety and River to Sea Loop intersecting with the corridor
- Pedestrian access and interactions along the front and rear of businesses along West King Street
- Importance of architectural flexibility within the district

[1] Attached to original minutes

DRAFT

- Importance of defining new in-fill structures from historic structures
- Building heights and concern for too much uniformity along King Street with the third-floor setback
- Possibility of not requiring the third floor setback for West King Street
- Legacy Structures
    - How they were chosen
    - Protections afforded to character defining features of structures designated Legacy structures which triggered Board review
    - Poor condition of some Legacy structures
    - Desire for more descriptive overviews of Legacy structures

Mr. Marquis reviewed Board discussion, citing the following recommendations:

- Engage the street with the buildings
- Provide clarity regarding where parking can be located
- Consider that Rails-to-trails may warrant larger set-back
- Consideration of West King Street not being required to utilize height set-back
- Review Legacy Structures and clarify the purpose of the designation

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

There was further discussion regarding the following:

- User friendliness of the document
- Importance of applicants clearly displaying effects of proposed projects in relation to view sheds
- Process for reviewing tree removals for projects prior to HARB review
- Corporate Colors[2]

[2] Brief recess between 2:54pm. and 3:01p.m.

4. Discussion and Public Comment related to the Comprehensive Plan 2019 Update

Amy Skinner gave a brief overview and timeline of the Comprehensive Plan update with a presentation. [3]

The following was discussed regarding the Comprehensive Plan process:

- Concern for hosting too much general discussion with little time for the Boards to frame the specifics of the Plan update
- Public and business owner involvement
- Neighborhood meetings
- Possibility of public outreach with concurrent work from the Board regarding the update

5. Adjournment

Having no further business, Mr. Misterly adjourned the meeting at 3:46 P.M.[4]

Grant Misterly, Chairperson

[3] Attached to original minutes

[4] Transcribed by Candice Seymour

DRAFT

CITY OF ST. AUGUSTINE

S T A F F R E P O R T & R E C O M M E N D A T I O N

TO: Planning and Zoning Board

DATE: February 5, 2019

RE: **CONSERVATION OVERLAY ZONE DEVELOPMENT #2018-0073**

AGENDA ITEM	4(a)
APPLICANT	Bart D. Piniaz
OWNER	Carlapooh LLC
LOCATION	121 Spoonbill Point Court
REQUEST	To approve removal of more than fifty (50) percent of the tree canopy, including twelve (12) preserved trees (Cedars) within Conservation Overlay Zone 3.
PLANS DATED	November 5, 2018
LAND USE	Residential Low Density
ZONING	Residential Single Family-two (RS-2)

APPLICABLE CODES/ORDINANCES

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

Conservation Overlay Zone 3 is comprised of uplands and urban/residential areas which are inland from Zones 1 and 2, and which require special environmental consideration. Zone 3 is comprised of those undeveloped areas considered to be special flood hazard areas and significant tree canopy areas.

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 protected or preserved 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.

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.

(c) The planning and building division may issue permits for structures and uses otherwise permitted, located within Conservation Overlay Zone 3 provided that:

(1) At least twenty-five (25) percent of the tree canopy on the site and all healthy trees larger than twelve (12) inches diameter breast height (dbh) are retained; or

(2) Fifty (50) percent of the tree canopy on the site is retained.

(d) Removal of preserved or protected trees shall be approved by the board of adjustments and appeals, or the planning and zoning board if such removal involves site plan review. All preserved or protected trees removed shall be replaced in accordance with the requirements of chapter 25.

Sec. 11-29. Standards for review.

(d) Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover, or cause the removal of protected or preserved 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 preserved tree.

f. Impact upon the urban and natural environment, including:
Ground and surface water stabilization.
Water quality and aquifer recharge.
Ecological impacts.
Noise pollution.
Air movement.
Air quality.
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.

STAFF SUMMARY AND ANALYSIS

The applicant is proposing to remove more than fifty percent (50%) of the tree canopy which will consist of twelve (12) preserved Cedar trees for a proposed single family home. A tree survey has been included which indicates the location and diameter of all trees. This indicates the applicant is removing all trees on the site due to their location within the building footprint, poor health, or impact due to raising the land for flood purposes in accordance with their arborist report. Be aware there is a discrepancy on diameter between the survey and the arborist report, Staff will use the arborist report to calculate debits. See credit/debit chart below:

Item #'s	Diameter (inches)	Species	Credit	Debit
2968	21	Southern Red Cedar		3
2969	10	Southern Red Cedar		2
2970	10	Southern Red Cedar		2
2971	12	Southern Red Cedar		2.5
2972	34.5	Live Oak		2
2973	7	Southern Red Cedar		2
2974	14	Southern Red Cedar		2.5
2975	19	Southern Red Cedar		2.5
2976	7	Southern Red Cedar		2
2977	12.5 (Dead)	Southern Red Cedar		0
2978	11	Southern Red Cedar		2
2979	12 (Dead)	Southern Red Cedar		0
2980	19	Southern Red Cedar		2.5
2981	18	Southern Red Cedar		2.5
2982	9.5	Southern Red Cedar		2
2983	8 (Dead)	Southern Red Cedar		0
7660	11	Southern Red Cedar		2
7666	15	Southern Red Cedar		2.5
7667	14	Southern Red Cedar		2.5
	2	Southern Red Cedar	1	
	2	Southern Red Cedar	1	
	2	Southern Red Cedar	1	
	2	Southern Red Cedar	1	
	2	Southern Red Cedar	1	
	2	Southern Red Cedar	1	
	2	Southern Red Cedar	1	
	2	Southern Red Cedar	1	
	2	Southern Red Cedar	1	
	2	Southern Red Cedar	1	
	Unknown	Palm	1	
		Total	**11**	**36.5**

Since the applicant has more debits than credits, this requires the applicant to mitigate by either placing more trees on the property as viable based on the property size and development or paying into the tree bank fund. They have proposed to plant ten (10) Southern Red Cedars at two (2) inch diameter and one (1) palm tree. Be aware that credits are based on the planted tree calipers (i.e. 2" caliper = 1 credit, 4" caliper = 2 credits & 6" caliper = 4 credits). This still leaves an additional 25.5 debits. An option would be to require the applicant to plant trees at the back of the property and have their arborist decided on the appropriate number of plantings.

1. Conservation Overlay Zone 3 Development to remove a preserved tree(s).

The application includes the construction of a new site for apartments. 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: *Staff interpretations are in italics*

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.
According to the Arborist report, the trees are in excellent to poor overall condition. However placement of the home and fill will necessitate removal of the trees.

b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
The removals appear to be necessary to construct a home on the property and place fill on the site. With fill placement this impacts the survivability of the trees.

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.
Since the site will be developed issues related to erosion will be lessened, soil moisture retention will be enhanced when construction plans are submitted with irrigation showing watering locations, increased surface water will result from the development however preservation or any additional vegetation should help. The site will also be required to adhere to City Codes regarding development and the Pelican Reef subdivision does have its own drainage system in place.

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.
The neighborhood does have a mature tree canopy and removal of trees would thin this canopy. However this appears to be necessary to build a home and allow fill at the site. To make up for these removals the applicant is planting eleven (11) additional trees.

e. Whether the tree has been designated a historic specimen, preserved or protected tree.
Several of the trees being removed are protected trees; the applicant is removing more then preserving however they are planting many trees back as well.

f. Impact upon the urban and natural environment, including:
Ground and surface water stabilization. – *Any new construction must retain surface water.*
Water quality and aquifer recharge. – *The proposed new site must comply with storm water management regulations.*

Ecological impacts. – *The removal of the tree(s) will temporarily affect ecology but it should be restored and in better condition with any additional plantings or preservation.*
Noise pollution. – *The removal of the tree(s) should not increase noise pollution.*
Air movement. – *This project should not affect air movement.*
Air quality. – *This project should not affect air quality.*
Wildlife habitat. – *The effect of tree (s) removal on wildlife habitat is not known.*

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.
This could be difficult because of the size of the home, its location, and fill being brought to the site.

The number of debits for tree removal is **– 36.5 debits**.
The number of credits for tree preservation is **+ Zero (0) credits**.
The number of credits for tree plantings (incl. relocation) is + **11 credits**
The number of remaining debits after calculating tree preservation and plantings: **- 25.5 debits.**

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** removal of more than fifty (50) percent of the tree canopy, including twelve (12) preserved trees (Cedars) within Conservation Overlay Zone 3 at 121 Spoonbill Point Court with the following:

1. The applicant must plant trees to satisfy outstanding debts. This can be done by planting additional trees and/or planting larger trees.

SUPPLIMENTS
Attachment 1 – Application & Narrative
Attachment 2 – Location Maps
Attachment 3 – Property Appraiser Information
Attachment 4 – Arborist Report
Attachment 5 - Tree Removal and Replanting Plan

_____
David Harrell, AICP
Senior Development Review Planner
Planning & Building Department

Note: Pelican Reef is a gated community. If you would like access to the project site, please call the applicant directly to make the arrangements.

Applicant: **Bart D. Piniaz**
Contact: **180 State Road 207, Saint Augustine, FL 32084; (904) 502-2610**

Attachment 1

Application & Narrative

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

RECEIVED
NOV 05 2018
Planning/Building Dept.

bpiniaz@hotmail.com

Application Fee: 165.00 (plus advertising costs) Project Number: 2018-0153

Receipt Number: 1480129 Meeting Date: 12/04/18

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

1. NAME OF APPLICANT: BART D PINIAZ Contact Number: 904 502 2610
   Business (*if applicable*):_____
   Address: 180 SR 207 City: ST AUGUSTINE State: FL Zip: 32084

2. NAME OF PROPERTY OWNER: CARLA POOH LLC Contact Number: 904 495-5516
   Business (*if applicable*):_____
   Address: 313 CAPTAINS DR City: ST AUGUSTINE State: FL Zip: 32080

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 9 Block: 6
   Subdivision: PELICAN REEF Parcel Number: 1585716090

4. PROJECT STREET ADDRESS: 121 SPOONBILL CT, ST AUGUSTINE, FL 32080

5. SPECIFIC PROPOSED USE: RESIDENTIAL

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

7. DESCRIPTION OF ACTION REQUESTED: REMOVAL OF TREES WITHIN THE FOOT PRINT OF PROPOSED NEW CONSTRUCTION

8. JUSTIFICATION FOR ACTION REQUESTED: TREES ARE IN THE CENTER OF THE LOT, CANNOT BUILD WITHOUT REMOVING A FEW TREES

BPINIAZ@HOTMAIL.COM

RECEIVED
NOV 05 2018
Planning/Building Dept

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING:

(a) Does the property have a disadvantage which is not common to other properties in the area?
Please explain fully: YES, TREES ARE IN THE PROPOSED FOOTPRINT

(b) Can you establish that this disadvantage is not due to the owner's actions?
Please explain fully: YES, TREES HAVE BEEN ON LOT LONG BEFORE PURCHASE OF THE LOT.

(c) Can you establish that this disadvantage prevents reasonable use of the property:
Please explain fully: YES, A HOME CANNOT BE DESIGNED WITH CURRENT TREES

(d) If granted, will the variance adversely affect other property in the area:
Please explain fully: NO, EVERY HOME BUILT IN THE AREA REQUIRED TREE REMOVAL

(e) If granted, can you establish that the variance will be in harmony with the intent and purpose of the code? Please explain fully: YES, TREES CAN BE REPLANTED IF REQUIRED. THERE IS ENOUGH TREES LEFT THAT CODE REQUIREMENT IS ~~EXCEP~~ MET, BUT MORE CAN BE ADDED

10. PREVIOUS APPPLICATIONS:
Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?
☐ Yes ☒ No If yes, please give date and final disposition below.

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

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

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

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

Signature of Applicant — Date 11/4/18

Carlapooh, LLC By: — Signature of Property Owner — Date 11/1/18

RECEIVED
NOV 05 2018
Planning/Building Dept.

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

BART PINTER

Print name of applicant

Signature of applicant

11/4/18

Date

Russell Builders
P: 904 392 3007 A: 180 SR 207 St Augustine, FL 32084

RECEIVED
JAN 22 2019
Planning/Building Dept.

121 SpoonBill Court

Comment #2

a. Item A. addressed in arborist report

b. The trees need to be removed in order to build a home. If any existing trees were to be saved they will die due to the changed hydrology of the lot by the buildings around it and the building in question. This is confirmed by the arborist report

c. There would be no effect on the erosion as fill would be brought in and new trees and sod would be planted on the site

d. I do not know the number of trees in this entire neighborhood. We are only building on lot 9 and we already have ARB approval.

e. Many of the trees are Cedars, the significance of the trees is represented in the arborist report.

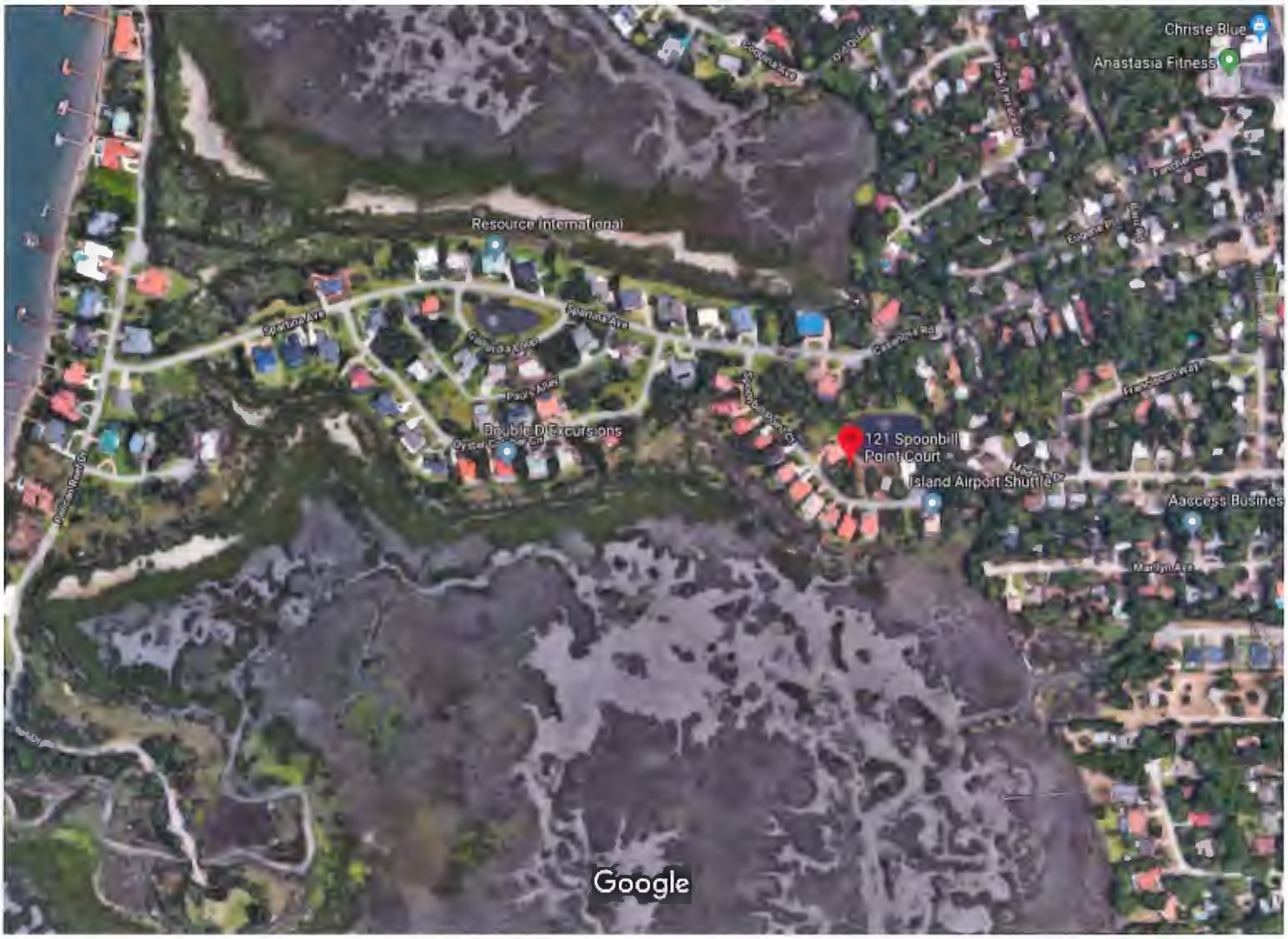
f. 1. Ground and surface water will remain the same if not better due to drainage implementations in order to construct the home.
2. We are not drilling any wells and the water quality and aquifer recharge should not be effected.
3. The home will not have any more or less ecological impact then any other standard home constructed on the neighboring lots.
4. This is a residential home and shall not add to any abnormal noise pollution
5. The air movement will be consistent to that of a typical single story residential home in this neighborhood
6. There will be no abnormal effect to the air quality other then what is consistent of a residential home.
7. There was no sign of any wildlife nests/burros on the lot as the lot is small and in-between other homes. The new construction shall have no abnormal effect on the wildlife habitat on that lot.

g. The owners ability to alter the home will not effect the need to remove the trees on the lot as any foundation on the property will cause the trees to eventually die due to the change in hydrology.

Attachment 2

Location Maps

Google Maps 121 Spoonbill Point Ct



Imagery ©2018 Google, Map data ©2018 Google 200 ft

121 Spoonbill Point Ct

St Augustine, FL 32080

VPG5+8H St Augustine, Florida

Attachment 3

Property Appraiser Information

St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

Proposed Hx

2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

Summary

Parcel ID	1585716090
Location Address	121 SPOONBILL POINT CT SAINT AUGUSTINE 32080-0000
Neighborhood	Pelican Reef (628)
Tax Description*	49/55-59 PELICAN REEF IV LOT 9 BLK 6 OR4145/1020 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Pelican Reef IV
Sec/Twp/Rng	21-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.210
Homestead	N

View Map

Owner

Owner Name	Carlapooh LLC 100%
Mailing Address	813 CAPTAINS DR SAINT AUGUSTINE, FL 32080-0000

Valuation

	2018
Building Value	$0
Extra Features Value	$0
Total Land Value	$70,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$70,000
Total Deferred	$0
Assessed Value	$70,000
Total Exemptions	$0
Taxable Value	$70,000

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$0	$0	$0	$0	$0	$70,000	$70,000	$0	$70,000
2017	$0	$0	$70,000	$0	$0	$70,000	$70,000	$0	$70,000
2016	$0	$0	$60,000	$0	$0	$60,000	$58,564	$1,436	$58,564
2015	$0	$0	$55,000	$0	$0	$55,000	$53,240	$1,760	$53,240
2014	$0	$0	$55,000	$0	$0	$55,000	$48,400	$6,600	$48,400
2013	$0	$0	$55,000	$0	$0	$55,000	$44,000	$11,000	$44,000
2012	$0	$0	$40,000	$0	$0	$40,000	$40,000	$0	$40,000
2011	$0	$0	$43,650	$0	$0	$43,650	$43,650	$0	$43,650
2010	$0	$0	$48,500	$0	$0	$48,500	$48,500	$0	$48,500

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	1	UT	$70,000

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/3/2016	1/28/2016	$85,000.00	WD	4145	1020	Q	V	FINDLAN DANIEL T & PATRICIA	CARLAPOOH LLC
	5/13/2005	$200,000.00	WD	2439	563	Q	V	GREXA PETER	FINDLAN DANIEL T & PATRICIA
	6/21/2004	$98,000.00	WD	2228	479	U	V	THOMPSON BROS REALTY INC & PIERRE THOMPSON	GREXA PETER

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

My Tax Bill

Tax Estimator

Tax Estimator

Map

No data available for the following modules: Exemptions, Building Information, Extra Features, Sketches.

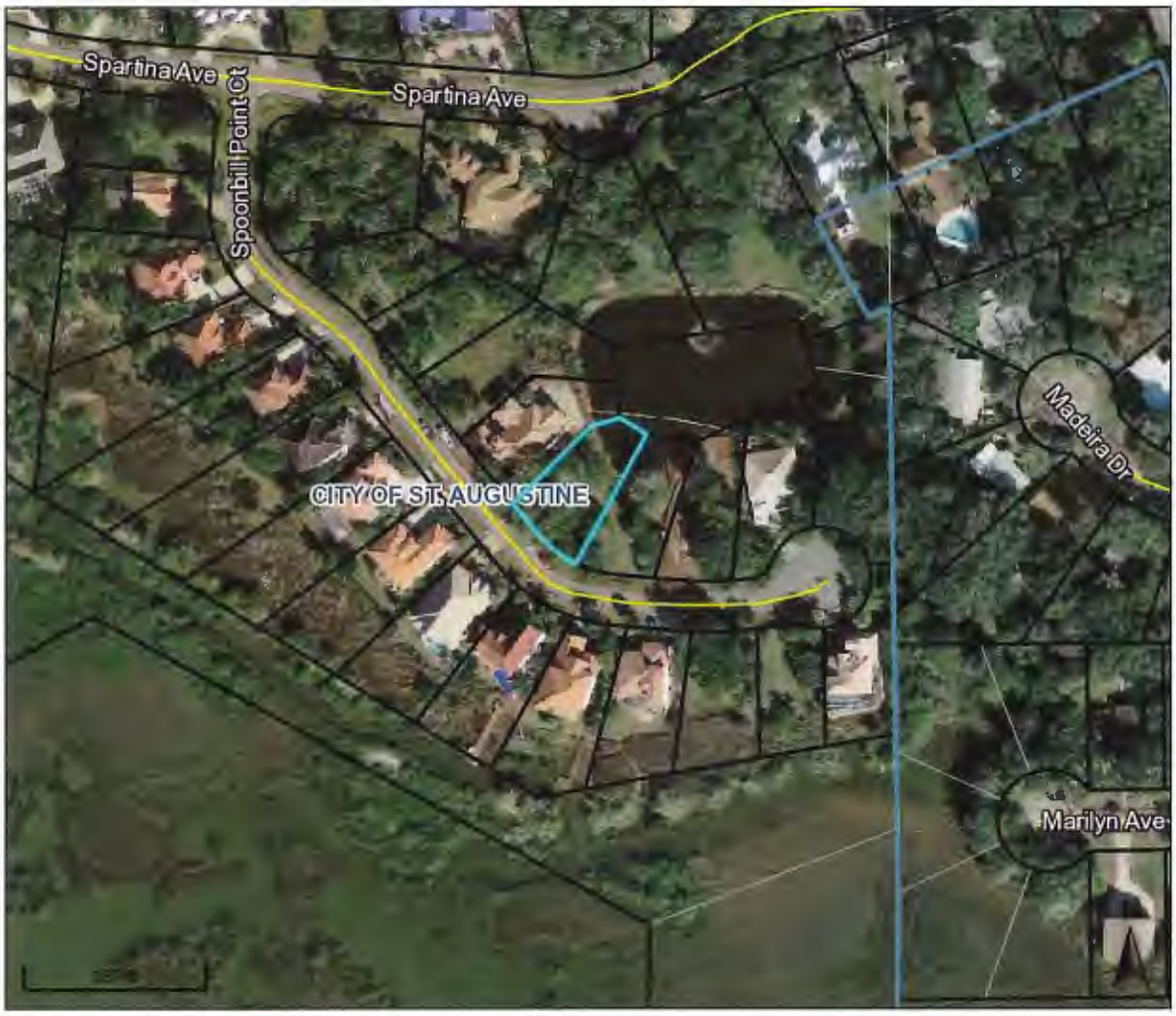
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Developed by Schneider GEOSPATIAL

Last Data Upload: 11/6/2018, 3:02:08 PM

ST. JOHNS COUNTY PROPERTY APPRAISER
Eddie Creamer

St. Johns County, FL



Overview

Legend

- Parcels
- Cities

Parcel ID	1585716090	**Physical Address**	121 SPOONBILL POINT CT SAINT AUGUSTINE	**Building Value**	N/A	**Last 2 Sales**			
Property Class	0000 - Vacant Residential	**Mailing Address**	CARLAPOOH LLC 813 CAPTAINS DR SAINT AUGUSTINE FL 32080-0000	**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
Taxing District	City of St Augustine			**Total Land Value**	$70,000	1/28/2016	$85000	01	Q
Acres	0.21			**Just Value**	$70,000	5/13/2005	$200000	01	Q
				Total Deferred	N/A				
				Assessed Value	$70,000				
				Total Exemptions	N/A				
				Taxable Value	$70,000				

Date created: 11/6/2018
Last Data Uploaded: 11/6/2018 3:11:57 PM

Developed by Schneider GEOSPATIAL

Attachment 4

Arborist Report

ADVANCED TREE CARE, INC.
Tree Preservation Specialist

Bart Piniaz
BP Builders Inc,
180 SR 207
St Augustine, FL 32084

12/12/2018

Dear Mr. Piniaz,

On Wednesday, December 12, 2018, I evaluated the health and structure of the protected canopy trees on 119 Spoonbill Point Ct, in St. Augustine, FL prior to construction. On each tree I performed a Level 2 Basic Assessment, which is a detailed visual inspection of a tree and its surrounding site. The Level 2 Assessment includes a 360-degree visual inspection from ground level on the tree and sound testing of the accessible portions of the trunk with a rubber mallet to listen for tonal variations that may indicate dead external tissue or internal hollows. The inspection was done in accordance with ANSI A300 Standards on Tree Risk Assessment and the companion publication Best Management Practices, Tree Risk Assessment.[1],[2]

All of the trees will be impacted either directly or indirectly by the amount of fill required to construct the proposed home. Many of the homes are within the foot print of the proposed home. Each tree has been assessed, measured, provided with a corresponding calculated tree protection zone (TPZ) (see attached data sheet). The TPZ is calculated, based on the most recent ISA Best Management Practices Guidelines for tree protection during construction. Fill soil placed within the TPZ of any tree will reduce soil oxygen availability and will kill roots. Due to the small available area on the lot, even if fill soil is not to be placed within a tree's TPZ, the changes in hydrology and standing water will create anaerobic conditions that will eventually kill a tree. If engineering techniques that preserve tree roots and reduce fill soil use, such as building on piers, cannot be undertaken, I recommend removal of any tree that will be impacted by the construction.

Many of the trees have died since the original tree survey. This is either related to recent hurricane damage, root damage from excavation, or persistent, standing water which was evident during my evaluation.

Advanced Tree Care, Inc.
243 Shamrock Rd.
St. Augustine, FL 32086
904-794-4200
info@shadetreeexpert.com www.shadetreeexpert.com

If you have any questions about my observations or recommendations, please feel free to contact me.

Sincerely,

Danny Lippi

Advanced Tree Care, Inc.
ISA Board Certified Master Arborist #FL6145B
ISA TRAQ (Tree Risk Assessment Qualification)

[1] American National Standards Institute (ANSI) A300 Risk Assessment Part 9 Tree, Shrub, and Other Woody Plant Management Standard Practices (***Tree Risk Assessment*** a. Tree Structure Assessment), 2011.

[2] Thomas Smiley, Nelda Matheny and Sharon Lilly, ***Best Management Practices Tree Risk Assessment***, International Society of Arboriculture, Champaign, Illinois, 2011.

Tree #	Species	DBH inches	Health	Structure	Mallet test	Protected Tree	Observations	Observations	Notes	Notes	TPZ radius in inches	Conflicts	Date
2968	Red cedar, Southern	21	Good	Fair	Positive	yes		Cavity/Decay - Appears Extensive	Healthy canopy foliage.		126	Located within home footprint, Impacted by grade change (fill)	12/12/18
2969	Red cedar, Southern	10	Excellent	Good	Negative	yes			Healthy canopy foliage.		60	Located within home footprint, Impacted by grade change (fill)	12/12/18
2970	Red cedar, Southern	10	Good	Good	Negative	yes	Cavity/Decay - Appears Small	Dead Branches < 10%	Healthy canopy foliage.		60	Located within home footprint, Impacted by grade change (fill)	12/12/18
2971	Red cedar, Southern	12	Good	Good	Negative	yes	Cavity/Decay - Appears Small	Dead Branches < 10%	Healthy canopy foliage.		72	Located within home footprint, Impacted by grade change (fill)	12/12/18
2972	Oak, Live	8.5, 13, 13	Good	Fair	Negative	yes		Codominant Leaders w Included Bark	Triple trunk. 8.5, 13, 13		156	Located within home footprint, Impacted by grade change (fill)	12/12/18

Tree #	Species	DBH inches	Health	Structure	Mallet test	Protected Tree	Observations	Observations	Notes	Notes	TPZ radius in inches	Conflicts	Date
2973	Red cedar, Southern	7	Good	Good	Negative	yes	Cavity/Decay - Appears Small	Dead Branches < 10%	Healthy canopy foliage.		42	Located within home footprint, Impacted by grade change (fill)	12/12/18
2974	Red cedar, Southern	14	Good	Good	Negative	yes	Cavity/Decay - Appears Small	Dead Branches < 10%	Healthy canopy foliage.		84	Located within home footprint, Impacted by grade change (fill)	12/12/18
2975	Red cedar, Southern	19	Good	Good	Negative	yes	Cavity/Decay - Appears Small	Dead Branches < 10%	Healthy canopy foliage.		114	Located within home footprint, Impacted by grade change (fill)	12/12/18
2976	Red cedar, Southern	7	Good	Fair	Positive	yes	Cavity/Decay - Appears Small	Dead Branches < 10%	Healthy canopy foliage.	Leaning into nearby trees.	42	Located within home footprint, Impacted by grade change (fill)	12/12/18
2977	Red cedar, Southern	12.5	Dead	Poor	Positive	yes	Dead Tree				75	Located within home footprint, Impacted by grade change (fill)	12/12/18

Tree #	Species	DBH inches	Health	Structure	Mallet test	Protected Tree	Observations	Observations	Notes	Notes	TPZ radius in inches	Conflicts	Date
2978	Red cedar, Southern	11	Poor	Poor	Negative	yes	Dead Branches > 10%	Declining	Mostly dead tree. One small limb with green foliage present.		66	Located within home footprint, Impacted by grade change (fill)	12/12/18
2979	Red cedar, Southern	12	Dead	Poor	Positive	yes	Dead Tree				72	Located within home footprint, Impacted by grade change (fill)	12/12/18
2980	Red cedar, Southern	19	Fair	Fair	Positive	yes	Cavity/Decay - Appears Extensive	Dead Branches < 10%	Extensive decay and reduced canopy.		114	Located within home footprint, Impacted by grade change (fill)	12/12/18
2981	Red cedar, Southern	18	Good	Fair	Positive	yes	Cavity/Decay - Appears Moderate	Dead Branches < 10%	Healthy canopy foliage.		108	Located within home footprint, Impacted by grade change (fill)	12/12/18
2982	Red cedar, Southern	9.5	Good	Fair	Negative	yes	Cavity/Decay - Appears Moderate	Dead Branches < 10%		Leaning heavily from damaged root system.	57	Located within home footprint, Impacted by grade change (fill)	12/12/18

Tree #	Species	DBH inches	Health	Structure	Mallet test	Protected Tree	Observations	Observations	Notes	Notes	TPZ radius in inches	Conflicts	Date
2983	Red cedar, Southern	8	Dead	Poor	Positive	yes	Dead Tree				48	Located within home footprint, Impacted by grade change (fill)	12/12/18
7660	Red cedar, Southern	11	Good	Good	Negative	Yes	Cavity/Decay - Appears Small	Dead Branches < 10%	Located on north property line		66	Located in between homes. After fill addition will be new, low, wet area.	12/12/18
7666	Red cedar, Southern	15	Good	Good	Negative	yes	Cavity/Decay - Appears Small	Dead Branches < 10%	Located on north property line		90	Located in between homes. After fill addition will be new, low, wet area.	12/12/18
7667	Red cedar, Southern	14	Good	Good	Negative	yes	Codominant Leaders w/o Included Bark	Dead Branches < 10%	Located on north property line		84	Located in between homes. After fill addition will be new, low, wet area.	12/12/18

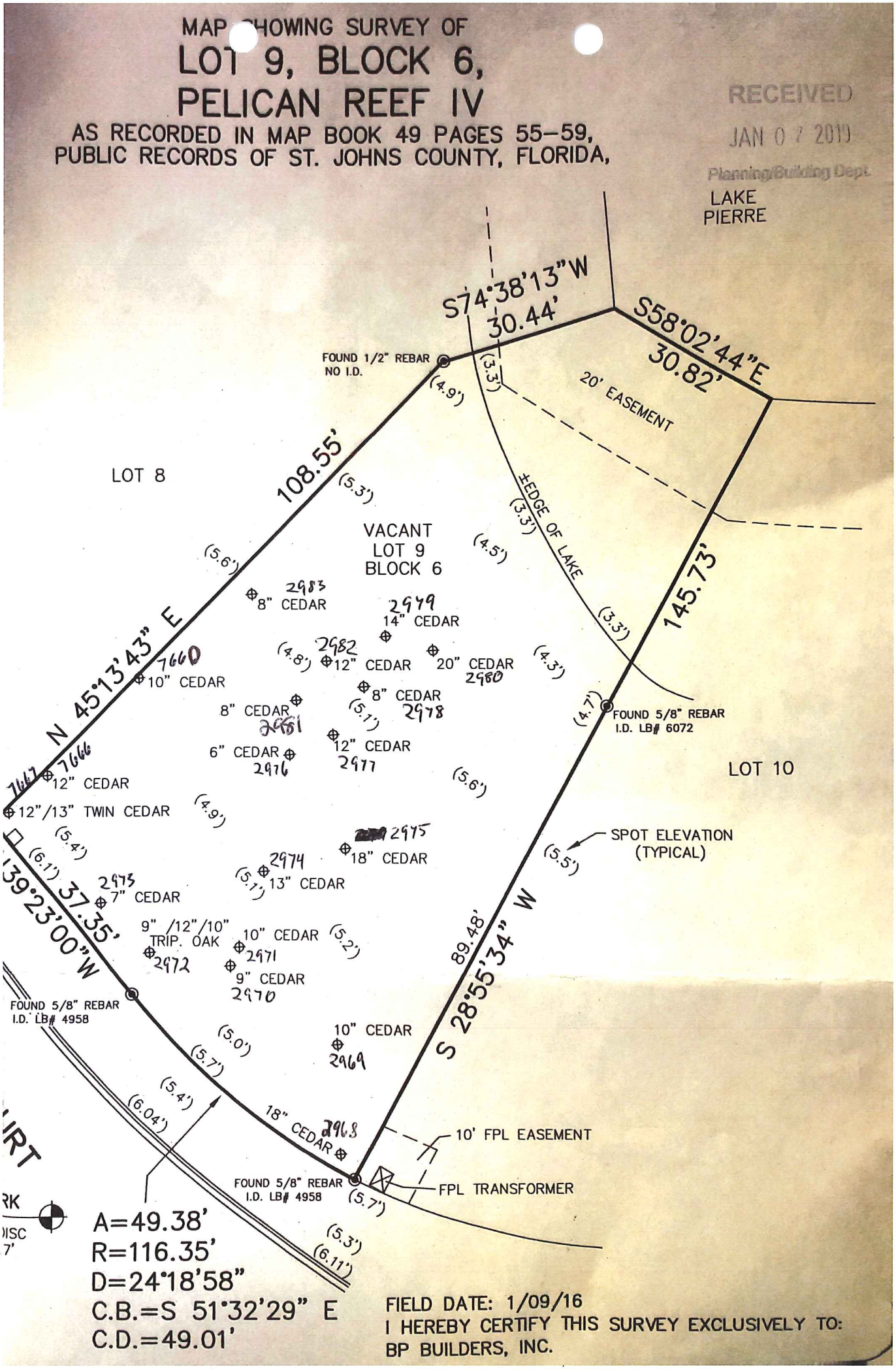
Attachment 5

Tree Removal and Replanting Plans

MAP SHOWING SURVEY OF
LOT 9, BLOCK 6,
PELICAN REEF IV

AS RECORDED IN MAP BOOK 49 PAGES 55–59,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA,

RECEIVED
JAN 07 2010
Planning/Building Dept.



FIELD DATE: 1/09/16

I HEREBY CERTIFY THIS SURVEY EXCLUSIVELY TO:
BP BUILDERS, INC.

NOTE: FILL

FILL IS NOT TO EXCEED +– 4'
OF EXISTING GRADE

PROPOSED DRAINAGE SLOPE

THE APPLICANT / OWNER / CONTRACTOR SHALL
IMMEDIATELY CONTACT City of St Augustine
SHOULD MODIFICATIONS TO THE DRAINAGE PLAN BE
REQUIRED DURING DEVELOPMENT, BASED ON ACTUAL
FIELD CONDITIONS.

A SWALE MAY BE NEEDED TO DIRECT DRAINAGE TO A
LEGAL DISCHARGE POINT.

Building height will be 24' Measured from BFE + 1 to the highest point on the roof

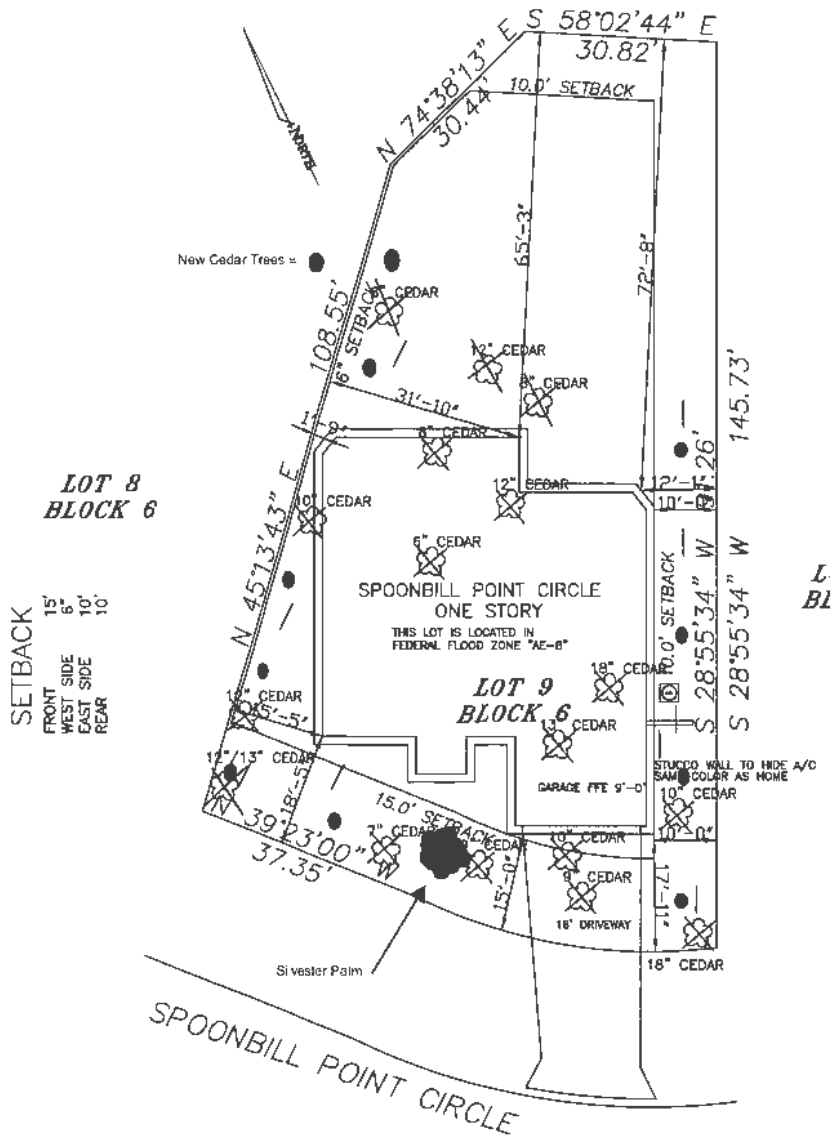
ISR = 40%
LOT = 9146 SF
LOT = .210 ACRE
BUILDING COVERAGE = 2795 SF
BUILDING COVERAGE = 31%
DRIVEWAY AND WALKWAY COVERAGE = 784 SF
DRIVEWAY AND WALKWAY COVERAGE = 9%
SILT FENCE WILL BE INSTALLED AROUND PROPERTY
SETBACKS ARE MEASURED TO THE FURTHEST PROJECTION
THIS LOT DOES NOT REQUIRE SIDEWALKS IN THE RIGHT OF
WAY PUBLIC UTILITY WILL BE USED FOR WATER
A/C PADS WILL BE AT A MINIMUM OF 9'BFE
A/C PADS WILL BE A MIN. OF 5' FROM PROPERTY LINE
MAXIMUM OF YARDS OF LIKE FILL WILL BE BROUGHT IN
A MINIMUM OF 1% SLOPE SHALL BE PROVIDED

A MINIMUM OF 8" OF TREE CALIPER MUST BE ON THE LOT
LOT WILL HAVE ROUGHLY 124" OF TREE CALIPER

NOTE: TREE

There will Be a Minimum of 10 Cedar
Trees Planted as located on site plan
Trees will consist of a Minimum of a 2'
caliper (Variance 95-0187)

Landscape to meet Standards as Prescribed in Section 25.53, City Code Including The following Standards:
Shaded Trees = Fifty (50) percent minimum
Understory Trees = Fifty (50) percent maximum
Palms = Twenty-Five (25) percent maximum



General Notes

RECEIVED
JAN 22 2019
Planning/Building Dept

No.	Revision/Issue	Date

121 SPOONBILL POINT
St. Augustine, FL
32080

Sheet	Drawn By
7	EAD
Date	
9.25.2018	
Scale	
NTS	

CITY OF ST. AUGUSTINE

S T A F F R E P O R T & R E C O M M E N D A T I O N

TO: Planning and Zoning Board

DATE: February 5, 2019

RE: **CONSERVATION OVERLAY ZONE DEVELOPMENT #2018-0152**

AGENDA ITEM	4(b)
APPLICANT	Ryan Carter c/o Carter Environmental Services, Inc.
OWNER	St. Marks Development Authority
LOCATION	709 S. Ponce De Leon Blvd.
REQUEST	To approve a proposed dock within Conservation Overlay Zone 1, proposed retaining wall, building, and site improvements in Conservation Overlay Zone 2, and removal of preserved tree(s) within Conservation Overlay Zone 3.
PLANS DATED	November
LAND USE	Commercial Medium Intensity
ZONING	Commercial Medium Two (CM-2)

APPLICABLE CODES/ORDINANCES

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 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.

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 protected or preserved 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.

Conservation and Coastal Management Element of the Comprehensive Plan

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

CCM Objective 7
Permitted uses for shoreline and waterfront property will continue to give priority to water-dependent uses and increase safe public access to the Matanzas River, the San Sebastian River and the beaches contained in the Anastasia State Recreation Area. The measurable target for this objective is that the City Code will continue to allow water-dependent uses as permitted uses in all of the zoning districts associated with the land use classifications in the coastal planning area

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

Sec. 11-26. - Purpose and intent.

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

Sec. 11-28. Issuance of building permits.

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

(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, located within Conservation Overlay Zone 3 provided that:

(1) At least twenty-five (25) percent of the tree canopy on the site and all healthy trees larger than twelve (12) inches diameter breast height (dbh) are retained; or

(2) Fifty (50) percent of the tree canopy on the site is retained.

(d) Removal of preserved or protected trees shall be approved by the board of adjustments and appeals, or the planning and zoning board if such removal involves site plan review. All preserved or protected trees removed shall be replaced in accordance with the requirements of chapter 25.

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. 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) twenty-five (25) feet in Conservation Overlay Zone 2 shall remain undeveloped or, 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) 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 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:

(1) Site specific conditions.

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

(3) Natural and proposed drainage patterns.

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

(5) Proposed soil stabilization and erosion control methods.

(6) Impact on floodplain.

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

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

(9) Effect of shade on vegetation and shellfish.

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

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

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

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

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

(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.)

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

(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.

(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 protected or preserved 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 preserved tree.

f. Impact upon the urban and natural environment, including:
Ground and surface water stabilization.
Water quality and aquifer recharge.
Ecological impacts.
Noise pollution.
Air movement.
Air quality.
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.

STAFF SUMMARY AND ANALYSIS
Blue highlights indicate new additions since the December staff report.

The applicant is seeking to add a bulkhead and get re-approval for a dock, site improvements, tree removal, and landscaping plans for a redevelopment of this site. Originally these items were approved by the Board in October, 2017 and were to expire in October, 2018. Our code allows for two (2) independent ninety (90) day extensions to be granted by the Building Official and in October, 2018 the first ninety (90) day extension was granted by the Official. Another ninety (90) day extension could be granted but that would only guarantee project viability until April 2019. Since there is a new applicant involved in the process and bulkhead being added to the plans it was decided to process these items under a new application and seek a new approval.

Conservation Overlay Zone 1 Development past the water line (dock and bulkhead).
The total dock consists of a walkway 100 feet in length from shore and consist of a 100 feet length along the water. Items such as the walkway will be five (5) feet wide. Staff believes the new dock would enhance the vistas and scenic opportunities by being similar in layout and design as the neighboring docks. The proposed bulkhead will be located one (1) foot inward from the present mean high water line and will extend the length of the property for a distance of 330 feet.

Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria (*Staff analysis in italics)*

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

(1) Site specific conditions: *The site is an already developed area with a natural buffer at this point. The applicant has indicated a bulkhead and docks exists on the neighboring lots. The site doesn't have a dock or bulkhead at this time.*

(2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones. *It is located within a commercial area on the San Sebastian River where both neighboring properties are bulk headed and docks exist in the area.*

(3) Natural and proposed drainage patterns. *Drainage patterns may actually improve since features would be built into the bulkheads to better drain water without erosion. The dock shouldn't affect drainage patterns at all.*

(4) Effect of point and nonpoint discharge in the marine environment. *This is just a dock and any discharges would be negligible in nature. A bulkhead would reduce non-point discharges into the environment.*

(5) Proposed soil stabilization and erosion control methods. *Those will be provided during construction within plans.*

(6) Impact on floodplain. *Unknown however since the bulkhead is moving in one (1) foot from the current floodway, this will be increased by one (1) foot in size allowing more water storage. The dock would have no impact.*

(7) Impact of development on vegetative and animal communities. *An uplands built bulkhead should have no significant impact to either community. A dock may have impact during construction but will mostly be over the water. This may allow the vegetation to persist under the dock.*

(8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials. *N/A*

(9) Effect of shade on vegetation and shellfish. *A bulkhead should have no effecting on shading while a dock would affect shading in the area. However the affects should be minimal in relation to the other docks in the area.*

(10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion. *Shoreline erosion would be diminished with the installation of a bulkhead. The installation of a commercial dock could increase boat traffic however the area is known for commercial docks and affects are not fully known.*

(11) Impact of development on shoreline by linear feet and percent of site. *The proposed dock will impact 100 feet of the site based on present layout, the percentage of the shoreline is not known but could be high in nature. The bulkhead will be built along the entire property shoreline.*

(12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site. *The bulkhead impact on vistas and scenic opportunities would be minimal in nature since bulkheads exist on the neighboring site according to the applicant. The proposed dock would be within the view-shed but built close to the water to help with the impact.*

(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. *This should be negligible due to the dock size with no impact from the bulkhead.*

(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.) *This should be negligible due to the dock size and the bulkhead will be required to get approval from the SJRWMD.*

(16) Impact of development on shellfish and on commercial and sport fish and waterfowl. *Unknown at this time.*

(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. *Proposed dock appears to meet all standards.*

Conservation Overlay Zone 2, Development of the building & site improvements

The applicant has provided documentation indicating that construction of the deck and other improvements result in no additional drainage to the marsh and no significant alteration to surface water hydrology. Also, native plants would be maintained and enhanced as shown in the proposed landscape plan. Pictures have also been provided which shows present rip-rap along the water's edge. Since the bulkhead is being added to the site there is no need for the Board to approve the building and site improvements. Our Code allows for any improvements to be approved by this Department.

Conservation Overlay Zone 3, Development to remove a preserved tree(s).

The applicant is proposing only to remove one (1) preserved twenty-eight inch (28") Live Oak from the site. This removal must be approved by the Board since it is a preserved tree. An older arborist report has been provided by the applicant which indicates this tree is in relative good condition.

In determining whether or not a permit required by this section should be issued, the PZB shall consider and base all decisions on the following: *Staff interpretations are in italics*

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.
According to the Arborist report, the removed tree is in good condition. However its current location is in close proximity to the building and site improvements.

b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
In order to facilitate better site access it is necessary to remove the tree.

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.
Since there are many trees being preserved at the site the effects of erosion, soil moisture retention, division, surface water, and drainage changes should not happen.

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.

The applicant is preserving more than removing trees. This should lead to a better tree coverage and increase marketable property values when the smaller Live Oaks in the plans continue to grow.

e. Whether the tree has been designated a historic specimen, preserved or protected tree.
This is a preserved tree being removed per this proposal.

f. Impact upon the urban and natural environment, including:
Ground and surface water stabilization. – *Any new construction must retain surface water.*
Water quality and aquifer recharge. – *The proposed new site must comply with storm water management regulations.*
Ecological impacts. – *The removal of the tree should not substantially affect ecology.*
Noise pollution. – *The removal of the tree should not increase noise pollution.*
Air movement. – *This project should not affect air movement.*
Air quality. – *This project should not affect air quality/*
Wildlife habitat. – *The removal of the tree should not substantially affect 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. *In order to facilitate better access to the parking area it is necessary to remove the preserved tree. To allow for access in other areas would require the removal of more trees on the site.*

The number of debits for tree removal is **- 2 debits**.
The number of credits for tree preservation is **+ 135 credits**.
The number of credits for tree plantings (incl. relocation) is **Zero (0)**
The number of remaining credits after calculating tree preservation and plantings: **+ 133 credits.**

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** a proposed dock and retaining wall within Conservation Overlay Zone 1 and removal of a preserved tree within Conservation Overlay Zone 3 located at 709 S. Ponce De Leon Boulevard.

SUPPLIMENTS
Attachment 1 – Application
Attachment 2 – Location Maps
Attachment 3 – Property Appraiser Information
Attachment 4 – Proposed Development Information
Attachment 5 - Proposed Dock and Bulkhead Information
Attachment 6 – Tree Removal/Landscape/Site Plan Information
Attachment 7 – Arborist Report
Attachment 8 – Site Photos
Attachment 9 – Previous Approval
Attachment 10 – Applicant Findings for COZ 2

_____
David Harrell, AICP
Senior Development Review Planner
Planning & Building Department

Attachment 1

Application

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Planning/Building Dept.

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

ryan@carterenv.com

Application Fee: $330 BDAC Project No. 2018-0152

Receipt No. 1479198 Meeting Date: Dec 4, 2018

Advertising Fees $184.20 PLEASE PRINT OR TYPE Recpt. 1490609 paid on 11/20/18

1. NAME OF APPLICANT: Ryan Carter Daytime Telephone: 904-540-1786
   Business *(if applicable)*: Carter Environmental Services, Inc.
   Address: 7 Waldo Street, Suite 7C City: St. Augustine State: FL Zip: 32084

2. NAME OF PROPERTY OWNER: St. Marks Development Authority, Inc. Daytime Telephone:
   Business *(if applicable)*:
   Address: 499 International Golf Parkway City: St. Augustine State: FL Zip: 32095

3. LEGAL DESCRIPTION OF PROJECT PROPERTY
   Lot: 48 - 55 Block: B
   Subdivision: Andalucia Parque Parcel Number: 1275400000

4. PROJECT STREET ADDRESS: 709 S Ponce de Leon Blvd

5. SPECIFIC PROPOSED USE: Proposed bulkhead; and extension of existing dock and tree removal approvals

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

7. DESCRIPTION OF ACTION REQUESTED:
   Conservation Overlay Zone Approval

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

Townet Press, Inc., St. Augustine, FL 4330

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

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

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

(c) Can you establish that this disadvantage prevents reasonable use of the property? Please explain fully. _____

(d) If granted, will the variance adversely affect other property in the area? Please explain fully. _____

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

10. PREVIOUS APPLICATIONS
Has any application been submitted to the Planning and Zoning Board concerning any part of the subject property within the past year?
☐ Yes ☒ No If yes, 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.

12. R. A Cat — 11-1-18
Signature of Applicant — Date

13. Bruce Hyer — 11/2/18
Signature of Property Owner — Date

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CITY OF ST. AUGUSTINE

DEVELOPMENT PERMIT APPLICANT WAIVER

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

Signature of applicant

11-1-18

Date

D.. .SION OF CORPOR TIONS

Department of State / Division of Corporations / Search Records / Detail By Document Number /

Detail by Entity Name

Florida Limited Liability Company
FISH ISLAND DEVELOPMENT, L.L.C.

Filing Information

Document Number	L01000003185
FEI/EIN Number	59-3702187
Date Filed	03/01/2001
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	05/14/2003
Event Effective Date	NONE

Principal Address

10175 Fortune Parkway
Suite 703
Jacksonville, FL 32256

Changed: 04/07/2015

Mailing Address

10175 Fortune Parkway
Suite 703
Jacksonville, FL 32256

Changed: 04/07/2015

Registered Agent Name & Address

YOUNG, JAMES R
10175 Fortune Parkway
Suite 703
Jacksonville, FL 32256

Name Changed: 06/03/2002

Address Changed: 04/07/2015

Authorized Person(s) Detail

Name & Address

Title MGRM

YOUNG LAND GROUP, INC.
10175 Fortune Parkway
Suite 703
Jacksonville, FL 32256

Annual Reports

Report Year	Filed Date
2016	03/28/2016
2017	04/27/2017
2018	01/16/2018

Document Images

01/16/2018 -- ANNUAL REPORT	View image in PDF format
04/27/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
04/07/2015 -- ANNUAL REPORT	View image in PDF format
03/26/2014 -- ANNUAL REPORT	View image in PDF format
03/20/2013 -- ANNUAL REPORT	View image in PDF format
01/24/2012 -- ANNUAL REPORT	View image in PDF format
02/24/2011 -- ANNUAL REPORT	View image in PDF format
03/29/2010 -- ANNUAL REPORT	View image in PDF format
03/19/2009 -- ANNUAL REPORT	View image in PDF format
04/01/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
04/14/2006 -- ANNUAL REPORT	View image in PDF format
03/11/2005 -- ANNUAL REPORT	View image in PDF format
03/10/2004 -- ANNUAL REPORT	View image in PDF format
05/14/2003 -- Amendment	View image in PDF format
03/04/2003 -- ANNUAL REPORT	View image in PDF format
06/03/2002 -- ANNUAL REPORT	View image in PDF format
03/01/2001 -- Florida Limited Liabilites	View image in PDF format

Florida Department of State, Division of Corporations

CARTER ENVIRONMENTAL SERVICES

7 Waldo Street St. Augustine, FL 32084
Tel: 904.540.1786
www.carterenv.com

December 27, 2018

David Harrell, AICP
Senior Development Review Planner
Planning and Building Department
904-209-4331 Direct
dharrell@citystaug.com

Subject: RAI Response
709 S. Ponce De Leon
Conservation Overlay 1-3 (2018-0153).

Dear Mr. Harrell:

This letter and attachments respond to your November 8, 2018 request for additional information. Below are our responses to your requests in **bold**. Also, as previously discussed, we're requesting the validity of the Planning and Zoning Boards (PZB) approval to be five years, not one.

1. Staff would suggest an updated arborists report outlining the type, size, condition, and professional opinion of the impact of the development on the trees be provided with the application. Make sure the arborist report provides a number or letter for each tree and this numbering or lettering system is included on the site plan and it matches the report. This may involve submitting a new site plan. Please let me know if you do or don't desire to provide this information.

   Please see the attached arborist report, tree assessment map and concept plan with tree assessment overlay from September 2017. An updated arborist report is unnecessary. This property is maintained;therefore, there are no changes to tree types or conditions. Further, since it's been approximately 13 months since this arborist report was completed, any change in tree size is negligible. We are not submitting a new site plan.

2. Explanation of the impacts on letterhead as to the criteria outlined below per City Code for the removal of trees in COZ 3:

   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.

      Details of this are addressed in the attached arborist's report.

   b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.

      The removal of the one 28-inch Live Oak Tree is necessary to construct the required parking expansion. The new layout keeps nearly all of the trees onsite, while replacing the building and adding additional

public benefit.

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.

This area is relatively flat. The location where the one tree will be removed, is proposed to be paved as a parking lot. This will be accompanied by stormwater management that complies with all local, state and federal regulations. The adjacent pervious surfaces will further be landscaped and maintained addition additional erosion abatement.

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.

Not applicable.

e. Whether the tree has been designated a historic specimen, preserved or protected tree.

The tree is not a specimen tree. It has a 28-inch Diameter at Breast Height (DBH). However, it is protected under City code and will be mitigated for accordingly.

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.

The removal of the tree will not pose any adverse effect to water quantity/quality. It will result in the loss of one 28" DBH live oak or 2 tree credits, which could serve as habitat for birds, insects and mammals such as squirrels or racoon. 763.5 inches or 135 tree credits will remain on-site (see Matthews Design Group Concept Plan attached). Negligible impact would occur relating to noise pollution, air quality, or air movement. The removal of the tree will be fully mitigated according to City regulations.

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.

Expansion of parking and a stormwater retention pond is required for the size of the proposed use. Through multiple design iterations, we believe the current plan demonstrates avoidance and minimization of tree impacts to the furthest extent possible.

3. Provide schematics showing design of bulkhead.

See attached Figure 4 – "Bulkhead Typical Cross-Section."

4. Please provide legible (minimum 11x17 plans) concept plans in order to confirm zoning, parking, and landscaping requirements. Also show the COZ 2 line on the site plans; this is 100' landward of the wetlands line. Additional comments may follow.

Refer to the attached concept plan including parking and landscaping requirements. See the attached Figure 3 – "Proposed Site Conditions." For location of the COZ 2 line.

I trust that this information is sufficient for the City to finalize the processing of our application. If you have any questions, please contact me.

Sincerely,

Ryan A. Carter, PWS
Vice President

Attachment 2

Location Maps

CARTER ENVIRONMENTAL SERVICES, INC.

CES

7 Waldo Street
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Location Map

709 S. Ponce de Leon Blvd.

Project:	5.18253	St. Johns County, FL	Date: Oct 30 2018	Figure:	1

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F:\CES Projects\Project Files\Active\Projects\Project Files\2018\5.18253 McGuire US 1\GIS\MXD\01-Maguire US1_Location.mxd

Google Maps 709 S Ponce De Leon Blvd

Imagery ©2018 Google, Map data ©2018 Google 100 ft

709 S Ponce De Leon Blvd

St Augustine, FL 32084

Attachment 3

Property Appraiser Info.

St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

Proposed Hx

2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

Summary

Parcel ID	1275400000
Location	709 S PONCE DE LEON BLVD
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	Countywide Banks (Commercial) (680.01)
Tax Description*	3-14 ANDALUCIA PARQUE LOTS 48 54 & 55 (EX R/W OF RD 5) & ALL LOTS 49 THRU 53 BLK B & SAN SEBASTIAN BLVD VACATED IN OR164/228 & S1/2 AVILES DR VACATED ORD 87-78 OR4622/587 & 4622/591(Q/C) *The Description above is not to be used on legal documents.
Property Use Code	Financial Institutions, Banks, Savings & Loans (2300)
Subdivision	Andalucia Parque
Sec/Twp/Rng	39-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	1.230
Homestead	N

View Map

Owner

Owner Name	St Marks Development Authority Inc 100%
Mailing Address	499 INTERNATIONAL GOLF PKWY SAINT AUGUSTINE, FL 32095-0000

Valuation

	2018
Building Value	$172,210
Extra Features Value	$22,281
Total Land Value	$535,360
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$729,851**
Total Deferred	$14,625
Assessed Value	**$715,226**
Total Exemptions	$0
Taxable Value	**$715,226**

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$172,210	$22,281	$0	$0	$0	$729,851	$715,226	$14,625	$715,226
2017	$107,631	$7,214	$535,360	$0	$0	$650,205	$650,205	$0	$650,205
2016	$86,105	$25,251	$535,360	$0	$0	$646,716	$646,716	$0	$646,716
2015	$251,144	$25,251	$535,360	$0	$0	$811,755	$796,204	$15,551	$796,204
2014	$163,211	$25,251	$535,360	$0	$0	$723,822	$723,822	$0	$723,822
2013	$168,839	$25,251	$540,714	$0	$0	$734,804	$734,804	$0	$734,804
2012	$177,282	$25,251	$540,714	$0	$0	$743,247	$743,247	$0	$743,247
2011	$182,910	$25,251	$602,280	$0	$0	$810,441	$810,441	$0	$810,441
2010	$188,538	$25,251	$669,200	$0	$0	$882,989	$882,989	$0	$882,989

Building Information

Building	1
Actual Area	4484
Conditioned Area	2768
Actual Year Built	1976
Use	Branch Banks
Style	04
Class	N
Exterior Wall	Concrete Stucco
Roof Structure	Rigid Frame
Roof Cover	Built Up
Interior Flooring	Carpet, Ceramic Tile
Interior Wall	Drywall
Heating Type	Air Duct
Heating Fuel	
Air Conditioning	Central
Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Rigid Frame	100%
Roofing Cover	Built Up	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	50%
Interior Flooring	Ceramic Tile	50%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	7 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	2" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	2768	2768
CANOPY (COMMERCIAL)	0	1716
Total SqFt	2768	4484

Extra Features

Code Description	BLD	Length	Width	Height	Units
Asphault Paving	0	0	0	0	20000
Curb	0	0	0	0	950
Concrete Paving	0	0	0	0	400
Asphault Paving	0	0	0	0	2100
Pole Light	0	0	0	0	16
Pole Light	0	0	0	0	20

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Financial Institutions, Banks, Savings & Loans	0	0	53536	SF	$535,360

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/4/2018	10/3/2018	$1,250,000.00	WD	4622	587	Q	I	STYLES OP LLC	ST MARKS DEVELOPMENT AUTHORITY INC
10/4/2018	10/3/2018	$100.00	QC	4622	591	U	I	STYLES OP LLC	ST MARKS DEVELOPMENT AUTHORITY INC
5/21/2015	5/15/2015	$775,000.00	WD	4030	659	Q	I	CENTERSTATE BANK OF FLORIDA NA	STYLES OP LLC
4/6/2015	3/31/2015	$955,000.00	WD	4009	1186	Q	I	NORD FAMILY TRUST	CENTERSTATE BANK OF FLORIDA NA
11/6/2013	11/5/2013	$813,800.00	WD	3811	354	Q	I	FIRST STATES INVESTORS 118 LLC	NORD FAMILY TRUST
	9/28/2005	$633,000.00	WD	2546	88	U	I	BANK OF AMERICA NA	FIRST STATES INVESTORS 118 LLC

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

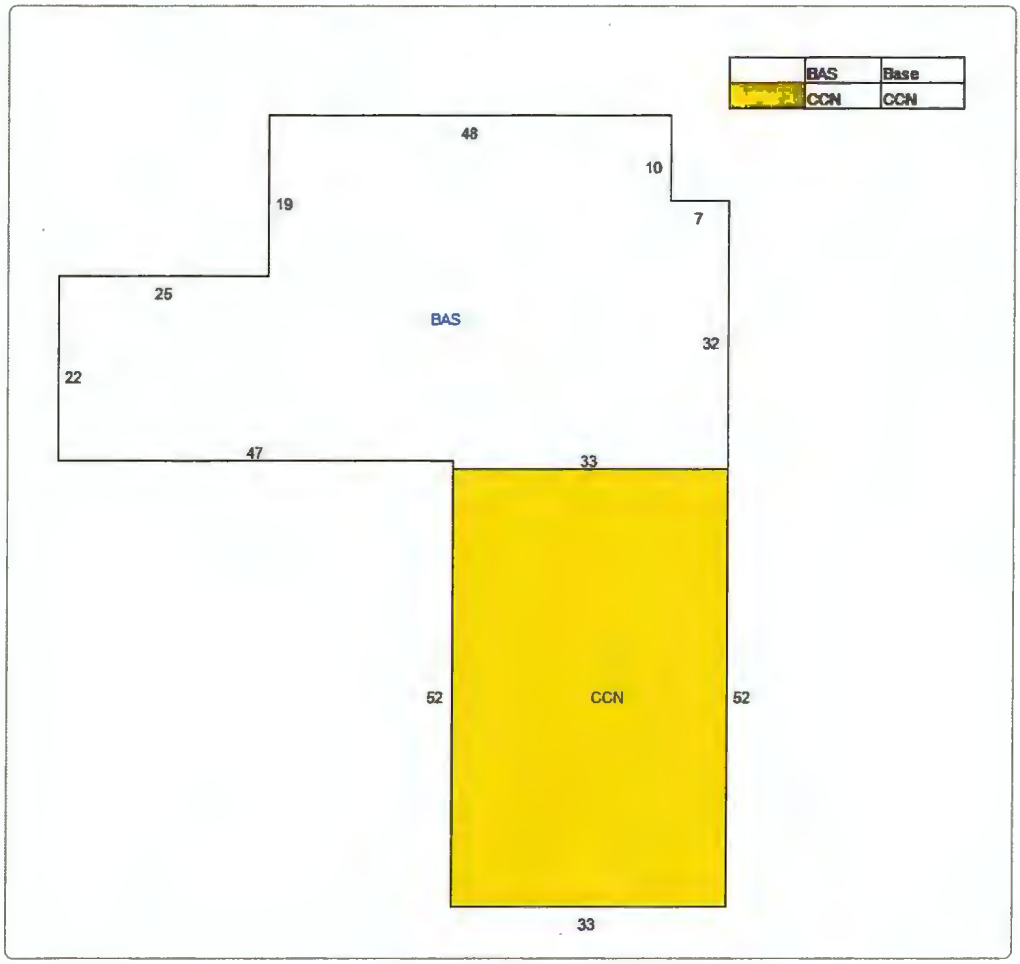
My Tax Bill

Tax Estimator

Tax Estimator

Map

Sketches



No data available for the following modules: Exemptions.

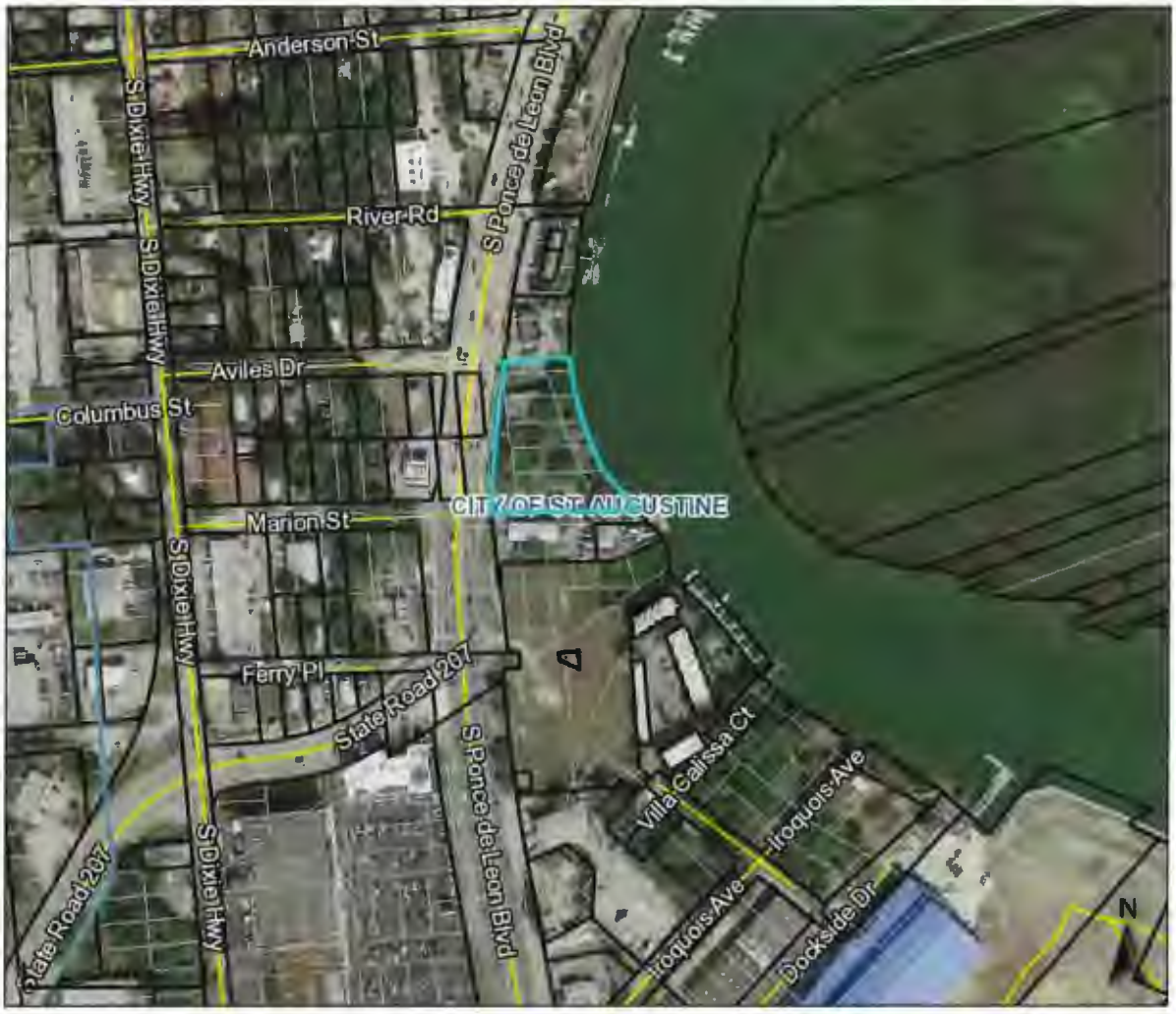
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Last Data Upload: 11/6/2018, 1:35:23 PM

Developed by Schneider GEOSPATIAL

ST. JOHNS COUNTY PROPERTY APPRAISER
Eddie Creamer

St. Johns County, FL



Legend
- Parcels
- Cities

Parcel ID	1275400000	**Physical Address**	709 S PONCE DE LEON BLVD SAINT AUGUSTINE	**Building Value**	$172,210	**Last 2 Sales**			
Property Class	2300 - Financial Institutions, Banks, Savings & Loans			**Extra Feature Value**	$22,281	**Date**	**Price**	**Reason**	**Qual**
Taxing District	City of St Augustine	**Mailing Address**	ST MARKS DEVELOPMENT AUTHORITY INC 499 INTERNATIONAL GOLF PKWY SAINT AUGUSTINE FL 32095-0000			10/3/2018	$1250000	01	Q
Acres	1.23			**Total Land Value**	$535,360	5/15/2015	$775000	01	Q
				Just Value	$729,851				
				Total Deferred	$14,625				
				Assessed Value	$715,226				
				Total Exemptions	N/A				
				Taxable Value	$715,226				

Date created: 11/6/2018
Last Data Uploaded: 11/6/2018 2:57:51 PM

Developed by Schneider GEOSPATIAL

Attachment 4

Proposed Development Plan

F:\CES Projects\Project Files\Active\Projects\Project Files\2018\5 18253 McGuire US 1\GIS\MXD\02-Maguire US1_Aerial.mxd

CARTER ENVIRONMENTAL SERVICES, INC.
CES
7 Waldo Street
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Aerial Map

709 S. Ponce de Leon Blvd.

Project:	5.18253	St. Johns County, FL	Date: Oct 30 2018

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Figure: 2

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Attachment 5

Proposed Dock & Bulkhead Information

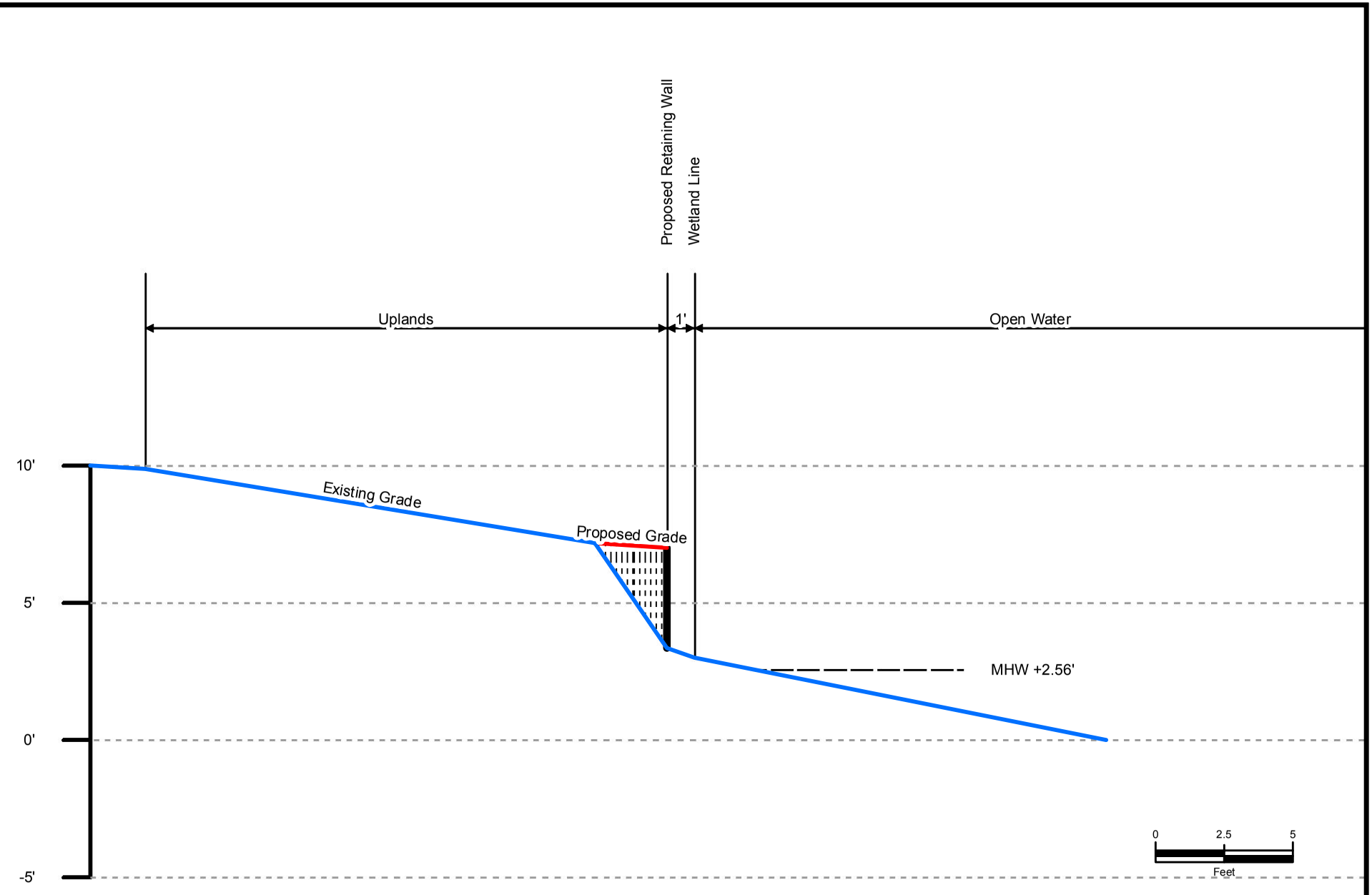
F:\CES Projects\Project Files\Active\Projects\Project Files\2018\5.18253 McGuire US 1\GIS\MXD\03-Maguire US1_Proposed COSA 12-6-18.mxd

CARTER ENVIRONMENTAL SERVICES, INC.
CES
7 Waldo Street
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Site Conditions

709 S. Ponce de Leon Blvd.

Project:	5.18253	St. Johns County, FL	Date: Dec 06 2018	Figure:	3



Information represented on this map is for planning purposes only.

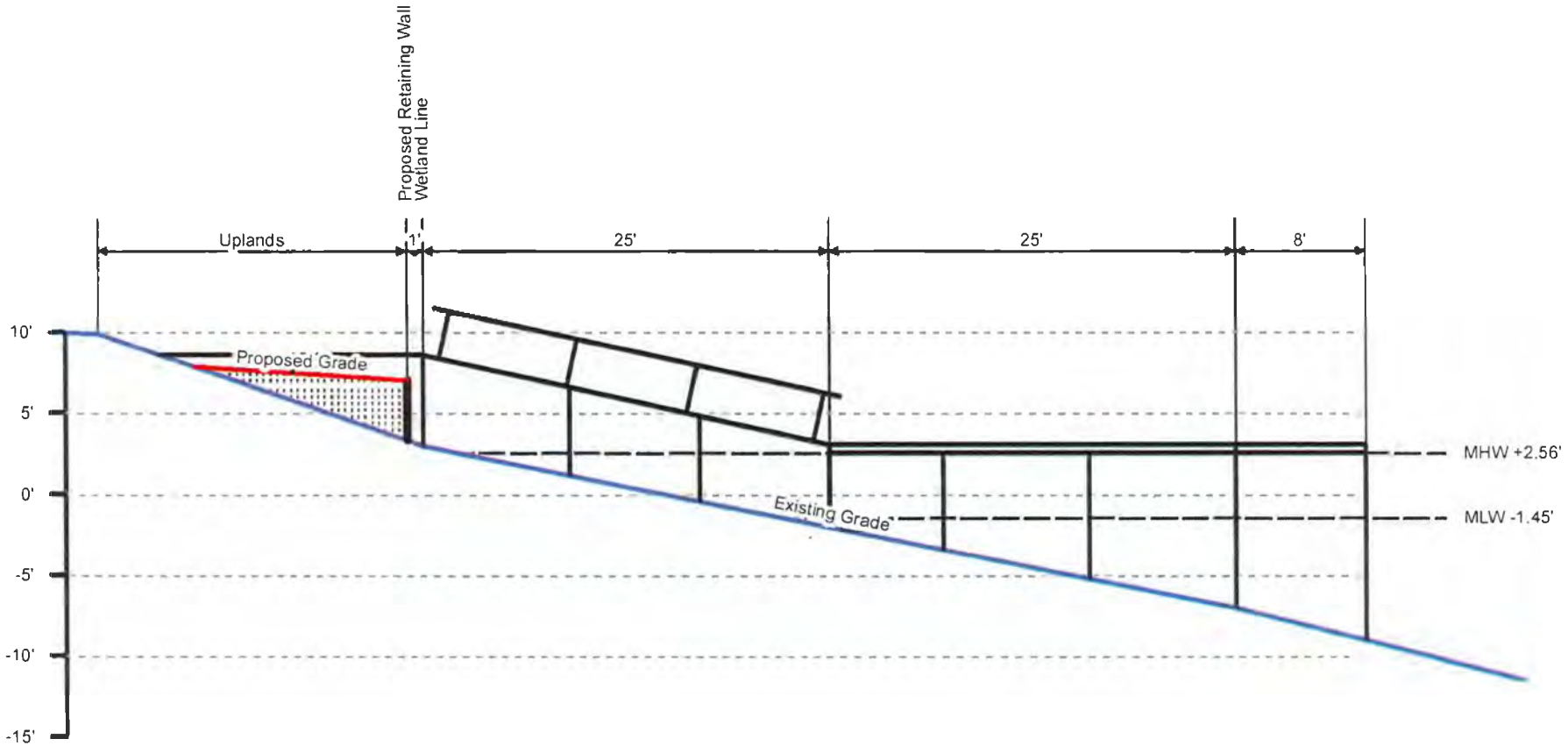
CARTER ENVIRONMENTAL SERVICES, INC.
CES
7 Waldo Street
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Bulkhead Typical Cross-Section

709 S. Ponce de Leon Blvd.

Project: 5.18253	St. Johns County, FL	Date: Dec 06 2018	Figure: 4

F:\CES Projects\Project Files\Active\Projects\Project Files\2018\5.18253 McGuire US 1\GIS\MXD\04-Maguire US1_Proposed Bulkhead Typical 12-6-18.mxd



0 5 10
Feet

Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.
CES
7 Waldo Street
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Dock Profile View

709 S. Ponce de Leon Blvd.

Project:	5.18253	St. Johns County, FL	Date: Oct 30 2018	Figure: 4

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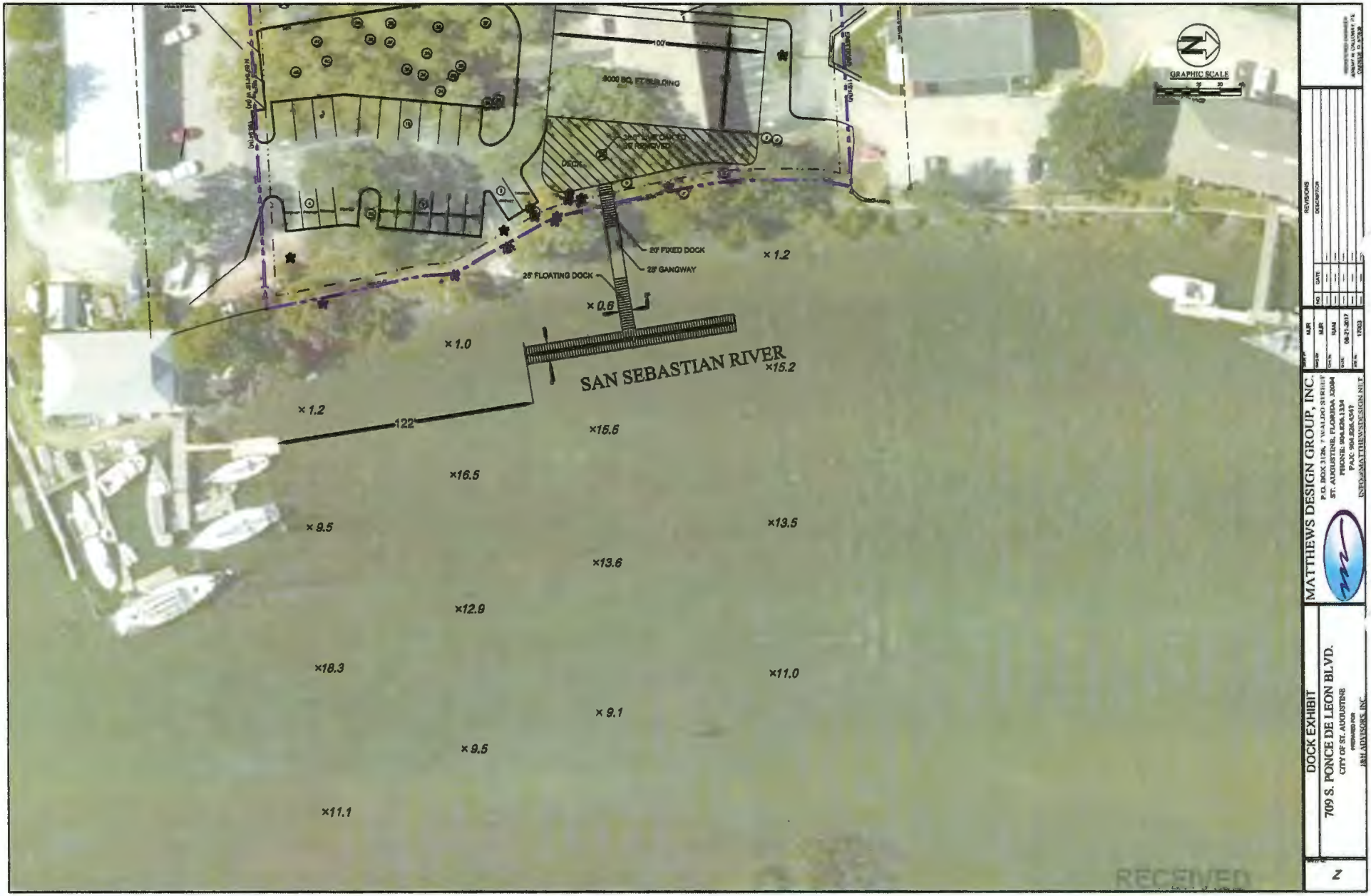
F:\CES Projects\Project Files\Active\Projects\Project Files\2018\5.18253 McGuire US 1\GIS\MXD\04-Maguire US1_Proposed Profile View 10-30-18.mxd



DOCK EXHIBIT

709 S. PONCE DE LEON BLVD.
CITY OF ST. AUGUSTINE
PREPARED FOR
JRH ADVISORS, INC.

MATTHEWS DESIGN GROUP, INC.
P.O. BOX 3128, 1 WALDO STREET
ST. AUGUSTINE, FLORIDA 32084
PHONE: 904.824.1334
FAX: 904.824.4547
INFO@MATTHEWSDESIGN.NET

NO	DATE	DESCRIPTION

DESIGN: MJR
DRAWN: MJR
CHK'D: RHM
DATE: 08-27-2017
JOB #: 17003

Z

NOV 02 2018

Planning/Building Dept.

FIGURE 1.
SITE LAYOUT

Sources: 2016 FDOT Aerial; Matthews Design Group, Inc, 2017; ECT, 2017.

ECT Environmental Consulting & Technology, Inc.

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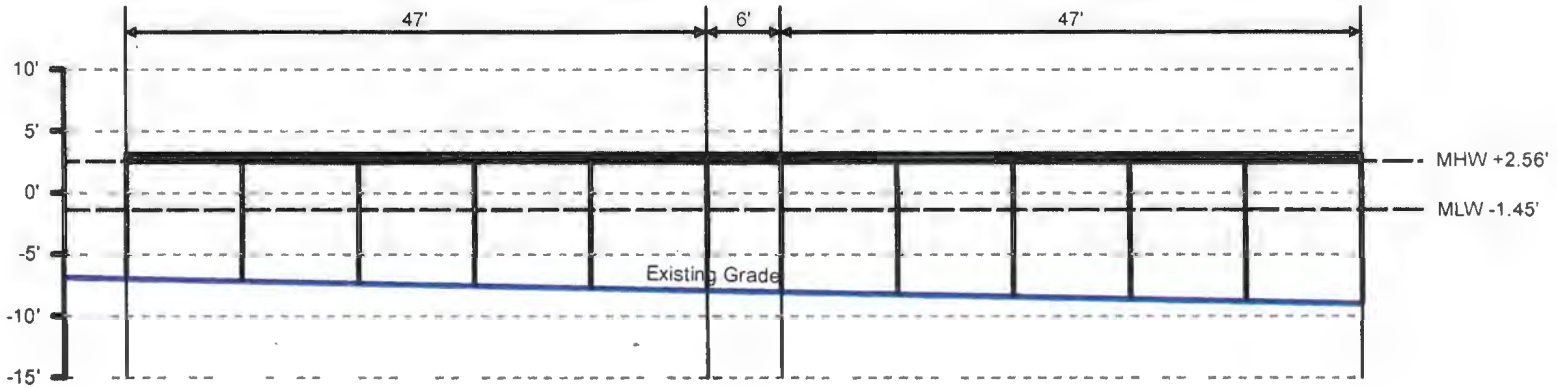

0 7.5 15
Feet

Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.
CES
7 Waldo Street
St Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Dock Cross-Section

709 S. Ponce de Leon Blvd.

Project:	5.18253	St. Johns County, FL	Date: Oct 30 2018	Figure:	5

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F:\CES Projects\Project Files\Active\Projects\Project Files\2018\5.18253 McGuire US 1\GIS\MXD\05-Maguire US1_Proposed Cross Section 10-30-18.mxd

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709 S. Ponce de Leon Blvd Retaining wall
Overlay Zone Development Application Supplement
November 2018

This narrative is intended to supplement the Conservation Overlay Zone Development application for 709 S. Ponce de Leon Blvd.

This project previously received Conservation Overlay Zone Approval 2017-0057 for tree removal and a dock on October 7, 2017 (see attached letter of approval). The approval was then extended for 180 days from the October 7, 2018 expiration date to April 5, 2019.

This proposed modification requests to add a 330' retaining wall along mean high water to curb erosion and extend the period of validity for the dock, tree removal approval for one year from date of board meeting.

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 retaining wall will have a benefit to the public as a whole.*

   The public will be able access the new commercial development via the water. The retaining wall helps protect the property.

2. *The proposed retaining wall 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 are no direct (dredging or filling) wetland impacts proposed to the marsh.

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

   The proposed retaining wall will be similar to the bulkheads north and south of this property with minimal interruption of the vista as possible. Additionally, the proposed property renovations will update the appearance of the property which will increase aesthetic value.

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

   The existing shoreline is trashed, unsafe and unsightly. Replacement with the new retaining wall and associated development will greatly improve aesthetics of the shoreline.

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.*

   The project is located on the San Sebastian River. The purpose of the proposed retaining wall is to protect from erosion from storms and boat traffic.

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

   The property is situated between US Highway 1 (west) and the San Sebastian River (east). Commercial property exists to the south and north.

3. *Natural and proposed drainage patterns.*

   Stormwater features such as weep holes will be incorporated into the retaining wall design to maintain existing drainage patterns.

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

   There is no effect of point or non-point discharge into the marine environment from the proposed retaining wall and no additional flow than is already generated from the site as it exists today.

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

   Soil and erosion control may be necessary during construction, 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: Shoreline vegetation will remain mostly undisturbed during construction since the proposed retaining wall will be built uphill from the wetland line.

   Lighting of the open water areas at night: No new lighting is proposed with the retaining wall.

   Increased noise from day users: The property is adjacent to a major highway and other commercial uses – both on land and along the River. Noise from pedestrians using the facility will have a minimal impact.

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

   No storm water systems will be modified. Fueling stations are not present and are not part of the proposed design.

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

   The proposed retaining wall will be upland of the wetland line along a large existing bluff. There will be no additional shading as part of the proposed retaining wall.

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

The retaining wall construction will not increase boat traffic. The area receives high traffic from both commercial and recreational vessels and the purpose of the wall is to abate erosion from these sources.

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

The entire shoreline (330') of this property is proposed to be armored with a retaining wall.

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

The proposed retaining wall will enhance the vistas over the San Sebastian River compared to the existing dilapidated shoreline.

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

All vegetation within the footprint of the retaining wall will be trimmed or removed. That vegetation work includes trimming existing oak trees growing along or at the toe of the existing shoreline embankment and removing and relocating existing palm trees, if necessary, and removing sod.

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

The existing shoreline is a fairly steep bluff in place. The proposed retaining wall will be constructed in the uplands and nearly mimic the existing bluff. Therefore, minimal impacts are anticipated as part of this proposed retaining wall.

15. *Impact of development on water quality.*

All prudent and necessary steps will be taken during construction, and for the duration of the project, to ensure that no adverse impacts to water

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quality will occur. This may include, but is not limited to, siltation curtains, hay bales and floating turbidity screens, as necessary. All newly exposed surfaces will be seeded or sodded, as soon as practicable.

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

    a) The effects of the retaining wall on commercial and sport fish are as follows:

    Positive: None

    Negative: None

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

    Positive: Potential for colonization on new surfaces

    Negative: None

    c) The effects of the retaining wall on water fowl are as follows:

    Positive: None

    Negative: Minor reduction of shoreline habitat

17. *Specific conditions applicable to docks.*

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

    Not applicable

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

    Not applicable

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

    Not applicable

Attachment 6

Tree Removal/Landscape/Site Plan Info.

Proposed Site Layout

Proposed Site Layout

PLANTED TREE TABLE

SYMBOL	KEY	QTY/% (%)	COMMON NAME/ BOTANICAL NAME	SIZE	TOTAL CREDITS	ROOT	REMARKS
	SP	23 100%	BASAL PALM SABAL PALMETTO	6" CAL.(MIN.)	69	B&B	10' HT.
TREES PLANTED		23 (100%)	TOTAL TREE CREDITS PLANTED		69		

PLANTED SHRUB TABLE

SYMBOL	KEY	QUANTITY	COMMON NAME / BOTANICAL NAME	SIZE	REMARKS
	WV	181	DWARF WALTERS VIBURNUM VIBURNUM OBOVATUM 'DENSA'	24" HT.	30" SPACING

PERIMETER PLANTINGS CALCULATIONS

PLANTINGS REQUIRED

FRONT YARD =	281.00 FT. -	5	TREES PER 100 LF =	14 TREES	AND 25 SHRUBS PER 100 LF =	70 SHRUBS
NORTH SIDE YARD =	117.00 FT. -	4	TREES PER 100 LF =	5 TREES	AND 12 SHRUBS PER 100 LF =	14 SHRUBS
SOUTH SIDE YARD =	188.00 FT. -	4	TREES PER 100 LF =	8 TREES	AND 12 SHRUBS PER 100 LF =	24 SHRUBS
REAR YARD =	281.00 FT. -	4	TREES PER 100 LF =	11 TREES	AND 12 SHRUBS PER 100 LF =	34 SHRUBS
TOTAL TREES REQUIRED =	38		TOTAL SHRUBS REQUIRED =	142		

PLANTINGS PROVIDED

FRONT YARD	14 TREES	≥ REQUIRED TREES,	70 SHRUBS	≥ REQUIRED SHRUBS	
NORTH SIDE YARD	5 TREES	≥ REQUIRED TREES,	14 SHRUBS	≥ REQUIRED SHRUBS	
SOUTH SIDE YARD	8 TREES	≥ REQUIRED TREES,	24 SHRUBS	≥ REQUIRED SHRUBS	
REAR YARD	16 TREES	≥ REQUIRED TREES,	34 SHRUBS	≥ REQUIRED SHRUBS	
TOTAL TREES PROVIDED =	43	TOTAL SHRUBS PROVIDED =	142		

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

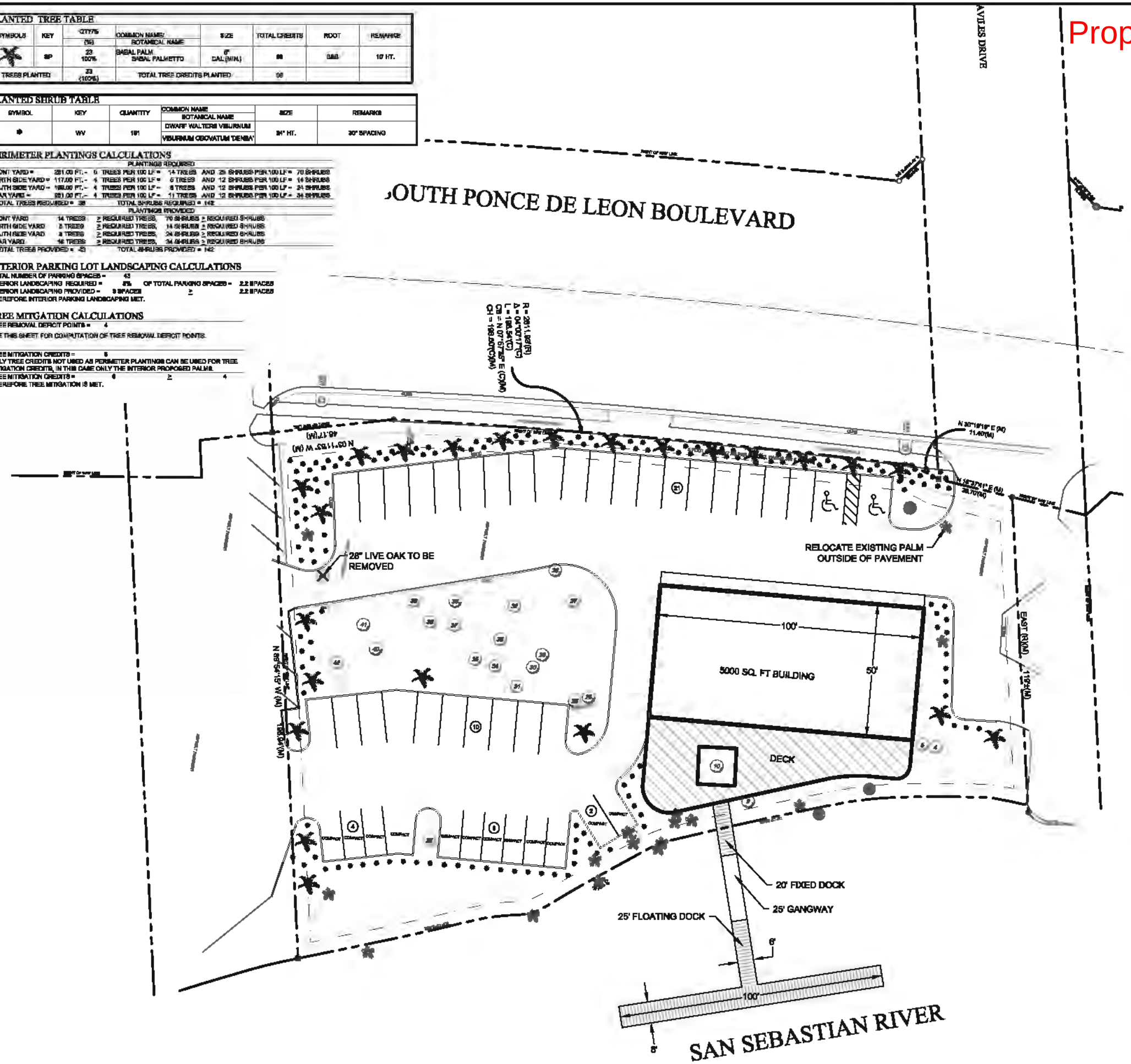
TOTAL NUMBER OF PARKING SPACES = 43
INTERIOR LANDSCAPING REQUIRED = 5% OF TOTAL PARKING SPACES = 2.2 SPACES
INTERIOR LANDSCAPING PROVIDED = 9 SPACES ≥ 2.2 SPACES
THEREFORE INTERIOR PARKING LANDSCAPING MET.

TREE MITGATION CALCULATIONS

TREE REMOVAL DEFICIT POINTS = 4

SEE THIS SHEET FOR COMPUTATION OF TREE REMOVAL DEFICIT POINTS.

TREE MITIGATION CREDITS = 6
ONLY TREE CREDITS NOT USED AS PERIMETER PLANTINGS CAN BE USED FOR TREE MITIGATION CREDITS, IN THIS CASE ONLY THE INTERIOR PROPOSED PALMS.
TREE MITIGATION CREDITS = 6 ≥ 4
THEREFORE TREE MITIGATION IS MET.



TREES TO REMAIN

TREE NUMBER	TREE SPECIES	TRUNK STYLE	TREE DBH (IN)	ACTION	TREE CREDITS PRESERVED
1	CREPE MYRTLE	SINGLE	21	TO REMAIN	4
2	PALM	SINGLE	13	TO REMAIN	3
3	PALM	SINGLE	18	TO REMAIN	3
4	LIVE OAK	SINGLE	10	TO REMAIN	2
5	LIVE OAK	SINGLE	23	TO REMAIN	4
6	RED CEDAR	SINGLE	18	TO REMAIN	3
7	RED CEDAR	SINGLE	29	TO REMAIN	4
8	PALM	SINGLE	12	TO REMAIN	3
9	LIVE OAK	SINGLE	34	TO REMAIN	4
10	LIVE OAK	SINGLE	36.5	TO REMAIN	4
11	PALM	SINGLE	16	TO REMAIN	3
12	PALM	SINGLE	12	TO REMAIN	3
13	PALM	SINGLE	17	TO REMAIN	3
14	PALM	SINGLE	17	TO REMAIN	3
15	PALM	SINGLE	16	TO REMAIN	3
16	LIVE OAK	SINGLE	11	TO REMAIN	2
17	PALM	SINGLE	13	TO REMAIN	3
18	PALM	SINGLE	12	TO REMAIN	3
19	PALM	SINGLE	10	TO REMAIN	2
20	PALM	SINGLE	18	TO REMAIN	3
21	PALM	SINGLE	16	TO REMAIN	3
22	LIVE OAK	SINGLE	44	TO REMAIN	4
23	PALM	SINGLE	9	TO REMAIN	2
24	PALM	SINGLE	13	TO REMAIN	3
25	LIVE OAK	SINGLE	20	TO REMAIN	4
26	LIVE OAK	SINGLE	18	TO REMAIN	3
27	LIVE OAK	SINGLE	20	TO REMAIN	4
28	LIVE OAK	SINGLE	19	TO REMAIN	3
29	LIVE OAK	SINGLE	19	TO REMAIN	3
30	LIVE OAK	SINGLE	18	TO REMAIN	3
31	LIVE OAK	SINGLE	14	TO REMAIN	3
32	LIVE OAK	SINGLE	16	TO REMAIN	3
33	LIVE OAK	SINGLE	14	TO REMAIN	3
34	LIVE OAK	SINGLE	15	TO REMAIN	3
35	LIVE OAK	SINGLE	17	TO REMAIN	3
36	LIVE OAK	SINGLE	18	TO REMAIN	3
37	LIVE OAK	SINGLE	14	TO REMAIN	3
38	LIVE OAK	SINGLE	14	TO REMAIN	3
39	LIVE OAK	SINGLE	14	TO REMAIN	3
40	LIVE OAK	SINGLE	16	TO REMAIN	3
41	LIVE OAK	SINGLE	20	TO REMAIN	4
42	LIVE OAK	SINGLE	25	TO REMAIN	4
44	PALM	SINGLE	15	TO REMAIN	3
TOTALS			763.5		135

TREES TO BE REMOVED

TREE NUMBER	TREE SPECIES	TRUNK STYLE	TREE DBH (IN)	ACTION	CREDITS REQUIRING MITIGATION
43	LIVE OAK	SINGLE	28	TO BE REMOVED	2
TOTALS			28		2.0

PARKING CALCULATIONS

NON PATRON AREA (50% OF TOTAL)	=	1 SPACE PER 200 SF
NON PATRON AREA	=	1,850 SF
NON PATRON SPACES REQUIRED	=	9 SPACES
PATRON AREA (50% OF TOTAL)	=	1 SPACE PER 4 SEATS
PATRON AREA SEATS	=	1 SEAT PER 30 SF
PATRON AREA	=	3360 SF
PATRON AREA SEATS	=	112 SEATS
PATRON SPACES REQUIRED	=	28 SPACES
TOTAL SPACES REQUIRED	=	37 SPACES
HANDICAP SPACES REQUIRED	=	2 SPACES
TOTAL SPACES PROVIDED	=	40 SPACES
COMPACT PARKING PROVIDED	=	12 SPACES
HANDICAP PARKING PROVIDED	=	2 SPACES

GRAPHIC SCALE
1"=30'

REVISIONS

NO.	DATE	DESCRIPTION

DESIGNED BY: NJR
DRAWN BY: NJR
CHECKED: RAM
DATE: 8/29/17
JOB No.: 17003

MATTHEWS DESIGN GROUP, INC.
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FLORIDA 32084
PHONE: 904.826.1334
FAX: 904.826.4547
INFO@MATTHEWSDESIGN.NET

CONCEPT PLAN
709 S. PONCE DE LEON BLVD.
CITY OF ST. AUGUSTINE, FLORIDA
PREPARED FOR:
J&H ADVISORS, INC.

SHEET NO.
1
OF 1

Attachment 7

Arborist Report

ADVANCED TREE CARE, INC.
Tree Preservation Specialist

September 3, 2017

Rob Matthews
Rob Matthews Design Group
7 Waldo Street
St. Augustine, FL 32084

Dear Mr. Matthews :

At your request I visited the CenterState Bank site at 709 S. Ponce de Leon Blvd. on September 3, 2017 to evaluate the condition of 5 trees. A database of my findings is attached to this letter. I placed a numerical tag on each of the five trees to better identify them. And in my database I referred to my tag number as well as the tree number used by the previous arborist (#1 through #5) in his letter dated March 16, 2017. Also I rounded the DBH numbers to the nearest inch because of the inaccuracy inherit in measuring tree DBH. Using tenths of an inch gives the impression of a level of accuracy that is not realistic. All of the trees are in locations with restricted areas for root growth; however, all appear to be in good condition. In my testing and evaluation I saw no evidence of any root rot on any of the trees.

I performed a **Level 2 Basic Assessment**, which is a detailed visual inspection of a tree and its surrounding site. The Level 2 Assessment includes a 360-degree visual inspection from ground level on each tree and sound testing of the lower trunk and root flares with a rubber mallet to listen for tonal variations that may indicate internal hollows or decay. The Risk Assessment is done in accordance with ***ANSI A300***

BOARD-CERTIFIED MASTER ARBORIST ISA

243 Shamrock Rd., St. Augustine, FL 32086
904-794-4200 info@shadetreeexpert.com
Http://ShadeTreeExpert.com

ASCA AMERICAN SOCIETY of CONSULTING ARBORISTS

Standards on Tree Risk Assessment [1] and the companion publication ***Best Management Practices, Tree Risk Assessment***.[2]

Figure 1 Tree #2692 (#1), tree #2693 (#2), tree #2694 (#3) and tree #2695 (#4) are shown above, all in good health condition with restricted root systems but no evidence of any type of root decay

The first tree #2692 (tree #1) is a 34-inch DBH laurel oak (*Quercus laurifolia*), not a live oak (*Quercus virginiana*) as indicated on the previous arborist's letter. This tree has a triple codominant leader with included bark, a structural defect that makes the trunk more likely to split. The tree has a large hanger, a broken handing branch, which can be dangerous. But in this case it is a few feet over the drive-through roof so it is

---

[1] American National Standards Institute (ANSI) A300 Risk Assessment Part 9 Tree, Shrub, and Other Woody Plant Management Standard Practices (***Tree Risk Assessment*** a. Tree Structure Assessment), 2011.

[2] Thomas Smiley, Nelda Matheny and Sharon Lilly, ***Best Management Practices Tree Risk Assessment***, International Society of Arboriculture, Champaign, Illinois, 2011.

not likely to cause injury or even cause roof damage. Nevertheless, this hanger should be removed. This tree is the only one of the five trees I evaluated that is not a good specimen with long-term viability. The likelihood of failure of this tree is “possible.”

Tree #2693 (tree #2) is a large live oak with a 37 inch DBH. This tree’s health condition is good and its structural condition is also good. The only real problem I see is the tree has suffered poor pruning technique which causes a higher center of gravity and less wind resistance. Pruning should always be done by a tree service with an ISA Certified Arborist on staff and present at the site during all pruning.

Figure 2 A vandalism attempt was made approximately one year ago to girdle and kill tree #2695. Fortunately the cut was not made deep enough to interrupt the vascular tissue.

Tree #2692 is located in a raised planting bed with very little root space. I can see areas where the roots have grown under the asphalt pavement with some cracking but no lifting. If the tree had any root decay or severe root growth restriction, evidence of these problems would be visible in the upper crown in the form of branch dieback. But no branch dieback with the exception of a few smaller dead branches is evident. Small branch dieback is common with larger, older trees as the tree sheds less-productive, shaded lower branches. This tree needs proper pruning in the form of end weight reduction pruning to reduce end weight on the longer sprawling branches. The urgency of this pruning work is low. The likelihood of failure of this tree is “improbable.”

Trees #2694 and 2695 (trees #3 and #4), with a DBH of 20 inches and 18 inches respectively, are also live oaks and are also located in a root-restricting planting bed. But like tree #2693 these two trees are doing well with good health and good structure. The main problem has been improper pruning through overlifting of the canopy over the years. The likelihood of failure of these trees is “improbable."

Tree #2695 has been the victim of vandalism (Figure 2). Someone tried to girdle and kill the tree by cutting around the entire base of the trunk with a saw. Judging by the amount of callus formation, this act was done approximately a year ago. Fortunately,

Figure 3 The east side of the planting island is tight for root space.

Figure 4 Likewise the east side of the tree crown is also more sparse in foliage.

the girdling was not deep enough to damage the cambium which is callusing over the wound.

The fifth tree (tree #2696, tree # 5) is a 28-inch DBH live oak (Figure 3 and 4). This tree is the only one of the trees I evaluated showing some upper crown dieback likely from the restricted root area on the east side of the tree. Half the crown is in good condition and half has more sparse foliage and some dieback of smaller branches high in the crown. The problem is not severe and can be mitigated with proper pruning mostly to remove dead branches. Like the other live oaks on the site, there is evidence of construction damage years ago but no evidence of root decay. The likelihood of failure of this tree is “improbable.”

All of the trees have restricted areas for root growth. In spite of this restricted root zone and obvious root damage done years ago during construction, the four live oaks are in good condition with little evidence they are causing damage to the surrounding driveway and hardscape. I am not certain how long ago the construction occurred on the bank but I have been observing those trees for at least 20 years and believe that

the construction around the trees may have occurred before I moved to St. Augustine 36 years ago. So in spite of the obvious construction damage to the roots years ago, the trees have become well-established and have accommodated to the root conditions. And as a further testimony to their stability, the trees survived Hurricane Matthew last October without any evidence of root plate lifting or leaning. In my opinion the four live oaks are in good health and structural condition and should be accommodated in the new construction plan whatever that might be.

If the new construction calls for removing the existing asphalt and repaving or excavation or fill soil near any of the trees, an arborist with knowledge and experience in protecting tree roots under pavement or fill soil should be part of the planning process and supervise any excavation and repaving work within the driplilne of these and other trees on the site.

If you have any questions about my observations or recommendations, please let us know. If you have any questions about our observations or recommendations, please let me know.

Advanced Tree Care, Inc.

Chuck Lippi, president
ISA Board Certified Master Arborist #FL-0501B
ISA Tree Risk Assessment Qualification (TRAQ)
ASCA Registered Consulting Arborist #443

243 Shamrock Rd., St. Augustine, FL 32086
904-794-4200 info@ShadeTreeExpert.com
Http://ShadeTreeExpert.com

Tree #	Species	DBH	Leaders	Alternate ID #	Infrastructure	Health Condition	Structure Condition	Mallet test	Observation1	Observation2	Observation3	Work1	Notes1	Notes2	Urgency	Likelihood failure
2692	Oak, Laurel	34	3	Tree #1	Driveway	Fair	Fair	Negative	Codominant Leaders w Included Bark	Dead Branches < 10%. Hanger.		Large Tree Routine Prune	Remove dead branches and hanger.	Not a good specimen to retain. Codominant leaders make it prone to failure as the tree canopy increases in size.	As Soon As Possible	possible
2693	Oak, Live	37	1	Tree #2	Plant bed raised wall	Good	Good	Negative	Dead Branches < 10%	Sprawling Crown	Root System Restricted	Large Tree Routine Prune	Reduction pruning recommended. In spite of severely restricted root zone, this tree is doing well and shows no signs of pavement lifting.	No sign of root rot as stated by another arborist. Special care should be taken to protect roots when working on pavement in the future	Low	improbable
2694	Oak, Live	20	1	Tree #3	Driveway	Good	Good	Negative	Dead Branches < 10%	Sprawling Crown	Root System Restricted. Poorly pruned previously.	Large Tree Routine Prune	Reduction pruning recommended. In spite of severely restricted root zone, this tree is doing well and shows no signs of pavement lifting.	No sign of root rot as stated by another arborist. Special care should be taken to protect roots when working on pavement in the future	Low	improbable
2695	Oak, Live	18	1	Tree #4	Driveway	Good	Good	Negative	Dead Branches < 10%	Sprawling Crown	Root System Restricted. Poorly pruned previously.	Large Tree Routine Prune	Reduction pruning recommended. In spite of severely restricted root zone, this tree is doing well and shows no signs of pavement lifting.	Vandalism - attempted girdling at base of trunk. No sign of root rot as stated by another arborist. Special care should be taken to protect roots when working on pavement in the future	Low	improbable
2696	Oak, Live	28	1	Tree #5	Driveway	Fair	Good	Negative	Dead Branches > 10%	Sparse foliage in parts of crown	Root System Restricted. Poorly pruned previously.	Large Tree Routine Prune	Reduction pruning recommended. Remove dead branches. In spite of severely restricted root zone, this tree is doing OK and shows no signs of pavement lifting.	No sign of root rot as stated by another arborist. Special care should be taken to protect roots when working on pavement in the future	Low	improbable

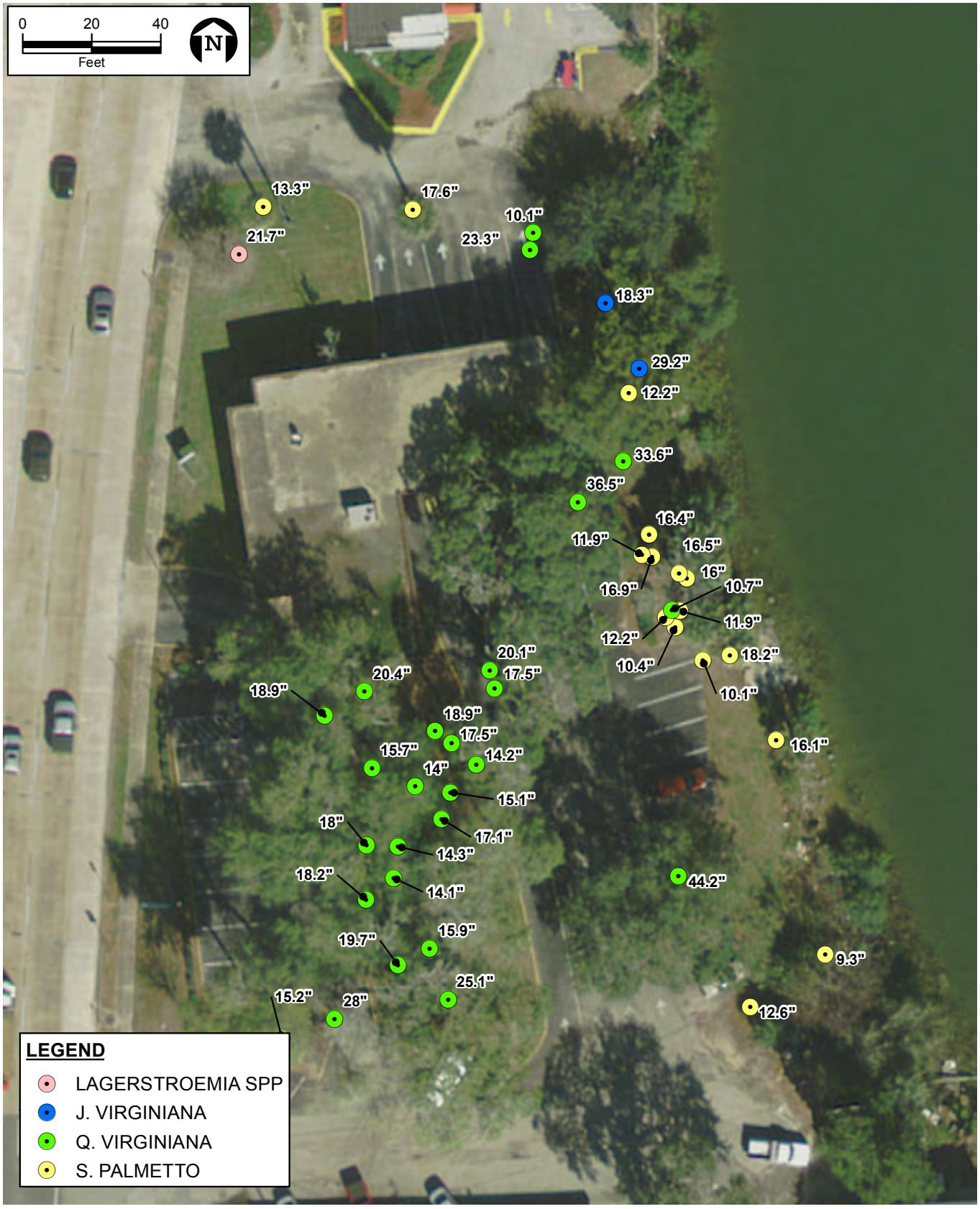


FIGURE 1.
CONCEPT PLAN WITH EXISTING CONDITIONS
709 S. PONCE DE LEON BLVD
ST. JOHNS COUNTY, FLORIDA

Sources: St. Johns County Aerial Photograph, 2016; ECT, 2017.

ECT Environmental Consulting & Technology, Inc.

Attachment 8

Site Photos

Havoline xpress lube
CenterState BANK
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CenterState BANK
RECEIVED
2018

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2018

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Dept.

Attachment 9

Previous Approval

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City of St. Augustine

St. Augustine, Florida — Planning/Building

October 6, 2017

Styles OP, LLC
Shahab Derazi
500 3rd Street
Jacksonville, FL 32250-0000

Re: Conservation Overlay Zone Development –
709 South Ponce de Leon Blvd – 2017-0057

Dear Mr. Derazi:

On Tuesday, October 3, 2017, the Planning and Zoning Board (PZB) met and discussed your application to construct a dock within Conservation Overlay Zone 1; to approve a building (s) within Conservation Overlay Zone 2, and to remove preserved tree(s) within Conservation Overlay Zone 3 for property located at 709 South Ponce de Leon Boulevard.

Specifically, the PZB **approved** your application as described in the attached copy of the executed Orders.

Conservation Overlay Zone Development is valid for a period of one (1) year from the date of approval. Failure to exercise the Conservation Overlay Zone Development by commencement of the use or action approved shall render the Conservation Overlay Zone Development invalid.

Please contact the Planning and Building Department at 825-1065 for the proper permits, fees and requirements to proceed with your project in accordance with the Planning and Zoning Board's decision.

Sincerely,

David Birchim

David Birchim, AICP
Director, Planning & Building

DB:sp
Attachment

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

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CITY OF ST. AUGUSTINE
PLANNING & BUILDING DEPARTMENT
P.O. BOX 210
ST. AUGUSTINE, FL 23085
PHONE: 904-825-1065

October 4, 2018

Carter Environmental Services
ATTN: Michael Spontak
7 Waldo Street
St. Augustine, FL 32084

RE: Conservation Overlay Zone Development Approval Extension
2017-0057 – 709 S. Ponce de Leon Blvd.

Mr. Spontak,

I have received your request for the 90-day extension for the Conservation Overlay Zone Development Approval for 709 S. Ponce de Leon Blvd. Your extension request is **APPROVED**.

If you have any questions, feel free to contact me at the number below.

Respectfully,

Richard "Buddy" Schauland, CBO, CFM
Building and Code Enforcement Manager
City of St. Augustine
Planning and Building Department
75 King St. P.O. Box 210
St. Augustine, FL 32085
(904)825-1065

Attachment 10

Applicant Findings for COZ 2

CARTER ENVIRONMENTAL SERVICES

7 Waldo Street St. Augustine, FL 32084
Tel: 904.540.1786
www.carterenv.com

January 21, 2019

David Birchim
Director, Planning and Building Department
City of St. Augustine
75 King Street
St. Augustine, FL 32084
904-825-1065
dbirchim@citystaug.com

Subject: Application Clarification
709 S. Ponce De Leon
Conservation Overlay 1-3 (2018-0153).

Dear David:

This letter and attachments are related to the existing Conservation Overlay Zone application for 709 S Ponce De Leon Blvd. It's our opinion that Conservation Overlay Zone 2 approval should not be needed for activities related to the building, per Section 11-28 (b), since:

- No additional drainage to the marsh is proposed.
- No significant alteration to surface water hydrology will occur. The existing site and proposed site impervious surface area are nearly the same and will drain the same way. Please see the attached overlay map, existing survey and proposed site concept plan.
- Native plant material will be preserved or replaced.
- The entire shoreline of the property is stabilized by rip-rap (see attached photos).

Thus, activities related to the tree removal, the proposed dock, and retaining wall should only be subject to Conservation Overlay Zones 1 and 3 approval. I trust that this information is sufficient for the City to edit their Staff Report and Recommendations for the upcoming 5 February 2019. If you have any questions, please contact me.

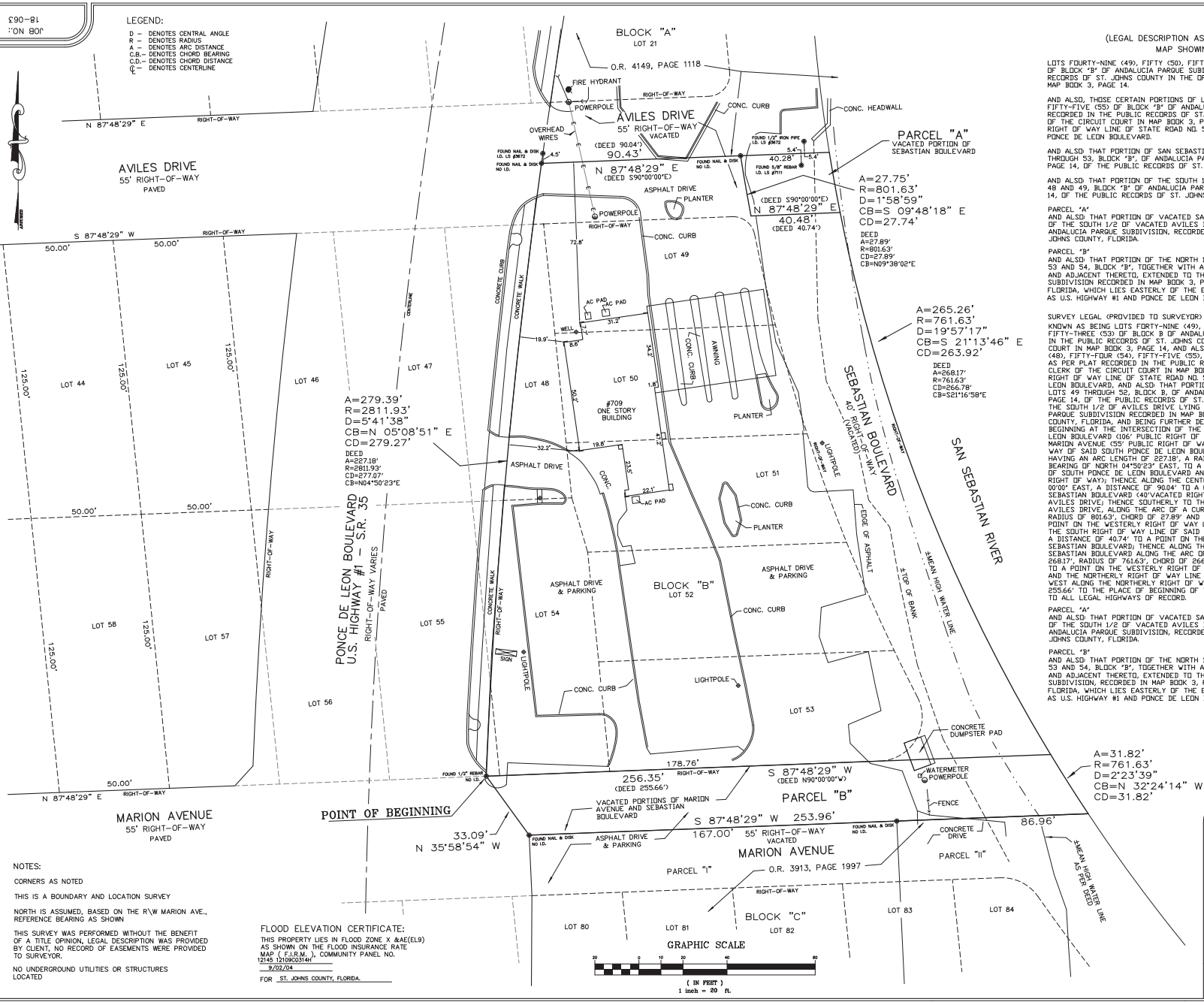
Sincerely,

Ryan A. Carter, PWS
Vice President

JOB NO.: 18-063

LEGEND:

D – DENOTES CENTRAL ANGLE
R – DENOTES RADIUS
A – DENOTES ARC DISTANCE
C.B.– DENOTES CHORD BEARING
C.D.– DENOTES CHORD DISTANCE
℄ – DENOTES CENTERLINE



NOTES:

CORNERS AS NOTED

THIS IS A BOUNDARY AND LOCATION SURVEY

NORTH IS ASSUMED, BASED ON THE R\W MARION AVE., REFERENCE BEARING AS SHOWN

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION, LEGAL DESCRIPTION WAS PROVIDED BY CLIENT, NO RECORD OF EASEMENTS WERE PROVIDED TO SURVEYOR.

NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

FLOOD ELEVATION CERTIFICATE:

THIS PROPERTY LIES IN FLOOD ZONE X &AE(EL9) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.), COMMUNITY PANEL NO. 12145 1210902314H

9/02/04

FOR ST. JOHNS COUNTY, FLORIDA.

(LEGAL DESCRIPTION AS PROVIDED TO SURVEYOR)

MAP SHOWING SURVEY OF

LOTS FOURTY-NINE (49), FIFTY (50), FIFTY-ONE (51) FIFTY-TWO (52), AND FIFTY-THREE (53) OF BLOCK 'B' OF ANDALUCIA PARQUE SUBDIVISION, AS PER PLAT RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN MAP BOOK 3, PAGE 14.

AND ALSO, THOSE CERTAIN PORTIONS OF LOTS FORTY-EIGHT (48), FIFTY-FOUR (54) AND FIFTY-FIVE (55) OF BLOCK 'B' OF ANDALUCIA PARQUE SUBDIVISION, AS PER PLAT RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN MAP BOOK 3, PAGE 14, WHICH LIES EASTERLY OF THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 5, ALSO KNOWN AS U.S. HIGHWAY NO. 1, AND PONCE DE LEON BOULEVARD.

AND ALSO; THAT PORTION OF SAN SEBASTIAN BOULEVARD LYING ADJACENT TO LOTS 49 THROUGH 53, BLOCK 'B', OF ANDALUCIA PARQUE SUBDIVISION RECORDED IN MAP BOOK 3, PAGE 14, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

AND ALSO; THAT PORTION OF THE SOUTH 1/2 OF AVILES DRIVE LYING ADJACENT TO LOTS 48 AND 49, BLOCK 'B' OF ANDALUCIA PARQUE SUBDIVISION RECORDED IN MAP BOOK 3, PAGE 14, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL 'A'
AND ALSO; THAT PORTION OF VACATED SAN SEBASTIAN BOULEVARD LYING EAST OF THE VACATED PART OF THE SOUTH 1/2 OF VACATED AVILES DRIVE LYING ADJACENT TO LOTS 48 AND 49, BLOCK 'B' OF ANDALUCIA PARQUE SUBDIVISION, RECORDED IN MAP BOOK 3, PAGE 14, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL 'B'
AND ALSO; THAT PORTION OF THE NORTH 1/2 OF VACATED MARION AVENUE LYING ADJACENT TO LOTS 53 AND 54, BLOCK 'B', TOGETHER WITH ALL THAT PART OF VACATED SEBASTIAN BOULEVARD LYING EAST AND ADJACENT THERETO, EXTENDED TO THE EAST RIGHT OF WAY THEREOF, ALL OF ANDALUCIA PARQUE SUBDIVISION RECORDED IN MAP BOOK 3, PAGE 14, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, WHICH LIES EASTERLY OF THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 5, ALSO KNOWN AS U.S. HIGHWAY #1 AND PONCE DE LEON BOULEVARD.

SURVEY LEGAL (PROVIDED TO SURVEYOR)

KNOWN AS BEING LOTS FORTY-NINE (49), FIFTY (50), FIFTY-ONE (51), FIFTY-TWO (52) AND FIFTY-THREE (53) OF BLOCK B OF ANDALUCIA PARQUE SUBDIVISION, AS PER PLAT RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN MAP BOOK 3, PAGE 14, AND ALSO THOSE CERTAIN PORTIONS OF LOTS FORTY-EIGHT (48), FIFTY-FOUR (54), FIFTY-FIVE (55), OF BLOCK 'B' OF ANDALUCIA PARQUE SUBDIVISION, AS PER PLAT RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN MAP BOOK 3, PAGE 14, WHICH LIES EASTERLY OF THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 5, ALSO KNOWN AS U.S. HIGHWAY NO. 1, AND PONCE DE LEON BOULEVARD, AND ALSO; THAT PORTION OF SAN SEBASTIAN BOULEVARD LYING ADJACENT TO LOTS 49 THROUGH 53, BLOCK B, OF ANDALUCIA PARQUE SUBDIVISION RECORDED IN MAP BOOK 3, PAGE 14, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND ALSO; THAT PORTION OF THE SOUTH 1/2 OF AVILES DRIVE LYING ADJACENT TO LOTS 48 AND 49, BLOCK B OF ANDALUCIA PARQUE SUBDIVISION RECORDED IN MAP BOOK 3, PAGE 14, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF SOUTH PONCE DE LEON BOULEVARD (106' PUBLIC RIGHT OF WAY) AND THE NORTHERLY RIGHT OF WAY LINE OF MARION AVENUE (55' PUBLIC RIGHT OF WAY); THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY OF SAID SOUTH PONCE DE LEON BOULEVARD ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 227.18', A RADIUS OF 2,811.93', A CHORD OF 277.07' AND CHORD BEARING OF NORTH 04°50'23" EAST, TO A POINT ON THE SAID EASTERLY RIGHT OF WAY LINE OF SOUTH PONCE DE LEON BOULEVARD AND THE CENTERLINE OF AVILES DRIVE (55' VACATED RIGHT OF WAY); THENCE ALONG THE CENTERLINE OF SAID VACATED AVILES DRIVE, SOUTH 90° 00'00" EAST, A DISTANCE OF 90.04' TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SEBASTIAN BOULEVARD (40'VACATED RIGHT OF WAY) AND THE CENTERLINE OF SAID VACATED AVILES DRIVE; THENCE SOUTHERLY TO THE SOUTH RIGHT OF WAY LINE OF SAID VACATED AVILES DRIVE, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 27.89', RADIUS OF 801.63', CHORD OF 27.89' AND A CHORD BEARING OF SOUTH 09°38'02" EAST, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID VACATED SEBASTIAN BOULEVARD AND THE SOUTH RIGHT OF WAY LINE OF SAID VACATED AVILES DRIVE; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 40.74' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID VACATED SEBASTIAN BOULEVARD; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID VACATED SEBASTIAN BOULEVARD ALONG THE ARC OF A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 268.17', RADIUS OF 761.63', CHORD OF 266.78' AND CHORD BEARING OF SOUTH 21°16'58" EAST, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID VACATED SEBASTIAN BOULEVARD AND THE NORTHERLY RIGHT OF WAY LINE OF SAID MARION AVENUE; THENCE NORTH 90°00'00" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID MARION AVENUE, A DISTANCE OF 255.66' TO THE PLACE OF BEGINNING OF THE LAND HEREIN DESCRIBED, AND BEING SUBJECT TO ALL LEGAL HIGHWAYS OF RECORD.

PARCEL 'A'
AND ALSO; THAT PORTION OF VACATED SAN SEBASTIAN BOULEVARD LYING EAST OF THE VACATED PART OF THE SOUTH 1/2 OF VACATED AVILES DRIVE LYING ADJACENT TO LOTS 48 AND 49, BLOCK 'B' OF ANDALUCIA PARQUE SUBDIVISION, RECORDED IN MAP BOOK 3, PAGE 14, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL 'B'
AND ALSO; THAT PORTION OF THE NORTH 1/2 OF VACATED MARION AVENUE LYING ADJACENT TO LOTS 53 AND 54, BLOCK 'B', TOGETHER WITH ALL THAT PART OF VACATED SEBASTIAN BOULEVARD LYING EAST AND ADJACENT THERETO, EXTENDED TO THE EAST RIGHT OF WAY THEREOF, ALL OF ANDALUCIA PARQUE SUBDIVISION, RECORDED IN MAP BOOK 3, PAGE 14, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, WHICH LIES EASTERLY OF THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 5, ALSO KNOWN AS U.S. HIGHWAY #1 AND PONCE DE LEON BOULEVARD.

REVISED : 10/03/2018, TO REVISE LEGAL DESCRITION
REVISED : 8/21/2018, TO ADD IMPROVEMENTS
REVISED : 8/08/2018, TO ADD PORTIONS OF VACATED RIGHT OF WAYS, NOT INCLUDED IN DEEDS, PARCELS A & B.

FIELD DATE: 7/09/2018

I HEREBY CERTIFY THIS SURVEY EXCLUSIVELY TO:
ST. MARKS DEVELOPMENT AUTHORITY, INC.,
ANSBACHER LAW, P.A.,
& OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

BRANDT WILSON PLS
PROFESSIONAL LAND SURVEYOR

1835 GREEN SPRINGS CIR., #A, FLEMING ISLAND, FLORIDA 32003
1-(904) 471-7512

CERTIFICATION: I HEREBY CERTIFY, that the survey shown hereon was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets the standards of practice as set forth in Chapter 5J-17, Florida Administrative Code, pursuant to section 472.027, Florida Statutes.

R. BRANDT WILSON , P.L.S. FL CERT. No. LS4690

Not valid without the signature and the original raised seal of a florida licensed surveyor and mapper

DRAWN BY:	BW	JOB NO.:	18-063
SCALE:	1" = 20'	SHEET NO.	1 OF 1

PLANTED TREE TABLE

SYMBOLS	SIZE	QTY'S	COMMON NAME / BOTANICAL NAME	SIZE	TOTAL CREDITS	ROOT	REMARKS
	8"	28 1975	SABAL PALM SABAL PALMETTO	8" CAL (MIN.)	28	B&B	10' HT.
TREES PLANTED		28 (1975)	TOTAL TREE CREDITS PLANTED		28		

PLANTED SHRUB TABLE

SYMBOL	SIZE	QUANTITY	COMMON NAME / BOTANICAL NAME	SIZE	REMARKS
S	15"	101	DWARF MALTESE VIBURNUM VIBURNUM ODORATUM 'EMERALD'	24" HT.	42" SHOULD

PERIMETER PLANTINGS CALCULATIONS

PLANTINGS REQUIRED

FRONT YARD =	681.89 FT.	6	TREES PER 100 L.F. =	34 TREES	AND	68	SHRUBS PER 100 L.F. =	70 SHRUBS
NORTH SIDE YARD =	117.29 FT.	4	TREES PER 100 L.F. =	5 TREES	AND	19	SHRUBS PER 100 L.F. =	19 SHRUBS
SOUTH SIDE YARD =	169.29 FT.	4	TREES PER 100 L.F. =	6 TREES	AND	12	SHRUBS PER 100 L.F. =	20 SHRUBS
REAR YARD =	291.89 FT.	4	TREES PER 100 L.F. =	11 TREES	AND	13	SHRUBS PER 100 L.F. =	24 SHRUBS
TOTAL TREES REQUIRED =	55		TOTAL SHRUBS REQUIRED =	148				

PLANTINGS PROVIDED

FRONT YARD	34 TREES	> REQUIRED TREES	70 SHRUBS	> REQUIRED 68 PLANTS	
NORTH SIDE YARD	5 TREES	> REQUIRED TREES	19 SHRUBS	> REQUIRED 19 PLANTS	
SOUTH SIDE YARD	6 TREES	> REQUIRED TREES	24 SHRUBS	> REQUIRED 12 PLANTS	
REAR YARD	11 TREES	> REQUIRED TREES	24 SHRUBS	> REQUIRED 13 PLANTS	
TOTAL TREES PROVIDED =	56	TOTAL SHRUBS PROVIDED =	148		

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

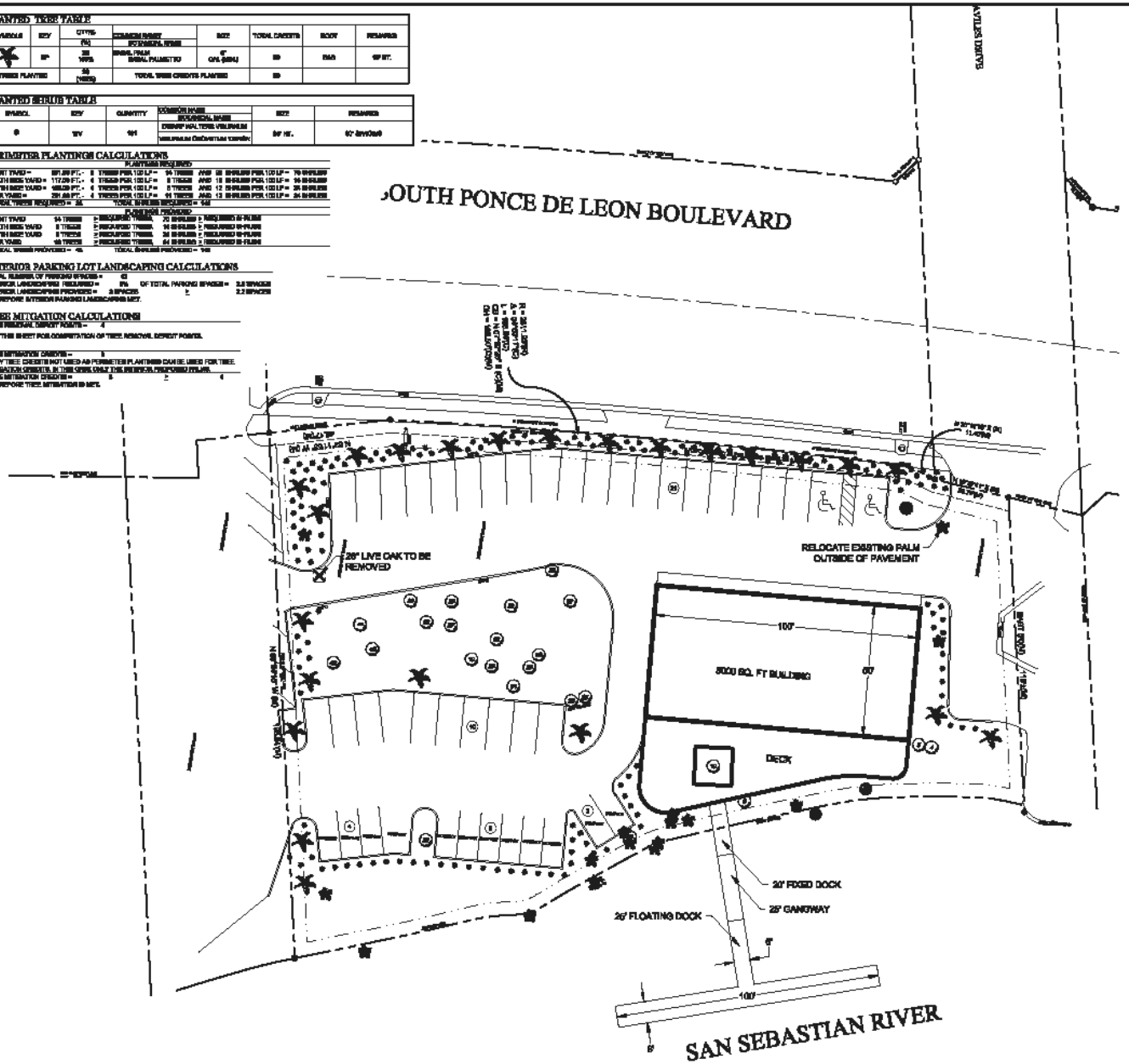
TOTAL NUMBER OF PARKING SPACES = 43
INTERIOR LANDSCAPING REQUIRED = 5% OF TOTAL PARKING SPACES = 2.2 SPACES
INTERIOR LANDSCAPING PROVIDED = 3 SPACES > 2.2 SPACES
THEREFORE INTERIOR PARKING LANDSCAPING MET.

TREE MITIGATION CALCULATIONS

TREES REMOVAL CREDIT POINTS = 2

SEE TREE SHEET FOR CONSERVATION OF TREE REMOVAL CREDIT POINTS.

TREE MITIGATION CREDITS = 3
ONLY TREE CREDITS NOT USED AS PERIMETER PLANTINGS CAN BE USED FOR TREE MITIGATION CREDITS. IN THIS CASE, ONLY THE 28 TREES PROPOSED APPLIED.
TREE MITIGATION CREDITS = 3 > 2
THEREFORE TREE MITIGATION IS MET.



GRAPHIC SCALE
1" = 20'

TREES TO REMAIN

TREE NUMBER	TREE SPECIES	TRUNK STYLE	TREE DBH (IN)	ACTION	TREE CREDITS PRESERVED
1	CREPE MYRTLE	SINGLE	21	TO REMAIN	4
2	PALM	SINGLE	13	TO REMAIN	3
3	PALM	SINGLE	18	TO REMAIN	3
4	LIVE OAK	SINGLE	10	TO REMAIN	2
5	LIVE OAK	SINGLE	23	TO REMAIN	4
6	RED CEDAR	SINGLE	18	TO REMAIN	3
7	RED CEDAR	SINGLE	20	TO REMAIN	4
8	PALM	SINGLE	12	TO REMAIN	3
9	LIVE OAK	SINGLE	34	TO REMAIN	4
10	LIVE OAK	SINGLE	36.5	TO REMAIN	4
11	PALM	SINGLE	16	TO REMAIN	3
12	PALM	SINGLE	12	TO REMAIN	3
13	PALM	SINGLE	17	TO REMAIN	3
14	PALM	SINGLE	17	TO REMAIN	3
15	PALM	SINGLE	16	TO REMAIN	3
16	LIVE OAK	SINGLE	11	TO REMAIN	2
17	PALM	SINGLE	12	TO REMAIN	3
18	PALM	SINGLE	12	TO REMAIN	3
19	PALM	SINGLE	10	TO REMAIN	2
20	PALM	SINGLE	18	TO REMAIN	3
21	PALM	SINGLE	16	TO REMAIN	3
22	LIVE OAK	SINGLE	44	TO REMAIN	4
23	PALM	SINGLE	9	TO REMAIN	2
24	PALM	SINGLE	13	TO REMAIN	3
25	LIVE OAK	SINGLE	20	TO REMAIN	4
26	LIVE OAK	SINGLE	18	TO REMAIN	3
27	LIVE OAK	SINGLE	20	TO REMAIN	4
28	LIVE OAK	SINGLE	19	TO REMAIN	3
29	LIVE OAK	SINGLE	19	TO REMAIN	3
30	LIVE OAK	SINGLE	18	TO REMAIN	3
31	LIVE OAK	SINGLE	14	TO REMAIN	3
32	LIVE OAK	SINGLE	16	TO REMAIN	3
33	LIVE OAK	SINGLE	14	TO REMAIN	2
34	LIVE OAK	SINGLE	15	TO REMAIN	3
35	LIVE OAK	SINGLE	17	TO REMAIN	3
36	LIVE OAK	SINGLE	18	TO REMAIN	3
37	LIVE OAK	SINGLE	14	TO REMAIN	3
38	LIVE OAK	SINGLE	14	TO REMAIN	2
39	LIVE OAK	SINGLE	14	TO REMAIN	3
40	LIVE OAK	SINGLE	16	TO REMAIN	3
41	LIVE OAK	SINGLE	20	TO REMAIN	4
42	LIVE OAK	SINGLE	25	TO REMAIN	4
44	PALM	SINGLE	15	TO REMAIN	2
TOTALS			783.5		135

TREES TO BE REMOVED

TREE NUMBER	TREE SPECIES	TRUNK STYLE	TREE DBH (IN)	ACTION	CREDITS REQUIRING MITIGATION
45	LIVE OAK	SINGLE	28	TO BE REMOVED	2
TOTALS			28		2.0

PARKING CALCULATIONS

NON PATRON AREA (84% OF TOTAL)	=	1 SPACE PER	300 SF
NON PATRON AREA	=	1,680 SF	
NON PATRON SPACES REQUIRED	=	5 SPACES	
PATRON ASSEMBLY (16% OF TOTAL)	=	1 SPACE PER	4 SEATS
PATRON AREA (SEATS)	=	1 SEAT PER	60 SF
PATRON AREA	=	1200 SF	
PATRON AREA SEATS	=	112 SEATS	
PATRON SPACES REQUIRED	=	28 SPACES	
TOTAL SPACES REQUIRED	=	37 SPACES	
HANDICAP SPACES REQUIRED	=	2 SPACES	
TOTAL SPACES PROVIDED	=	43 SPACES	
COMPACT PARKING PROVIDED	=	33 SPACES	
HANDICAP PARKING PROVIDED	=	3 SPACES	

NO.	DATE	REVISIONS DESCRIPTION

DRAWN BY: MJR
CHECKED BY: MJR
SCALE: 1"=20'
DATE: 8/26/17
JOB No.: 17005

MATTHEWS DESIGN GROUP, INC.
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FLORIDA 32084
PHONE: 904.826.1334
FAX: 904.826.4547
INFO@MATTHEWSDESIGNGROUP.NET

CONCEPT PLAN
709 S. PONCE DE LEON BLVD.
CITY OF ST. AUGUSTINE, FLORIDA
PREPARED FOR:
JOSE ALVAREZ, INC.

SHEET NO.
1
OF 1

Photo Sheet

Figure 1 - Northern concrete bulkheaded boundary

Figure 2 - Southern wooden bulkheaded boundary

Figure 3 - Existing rip-rap shoreline

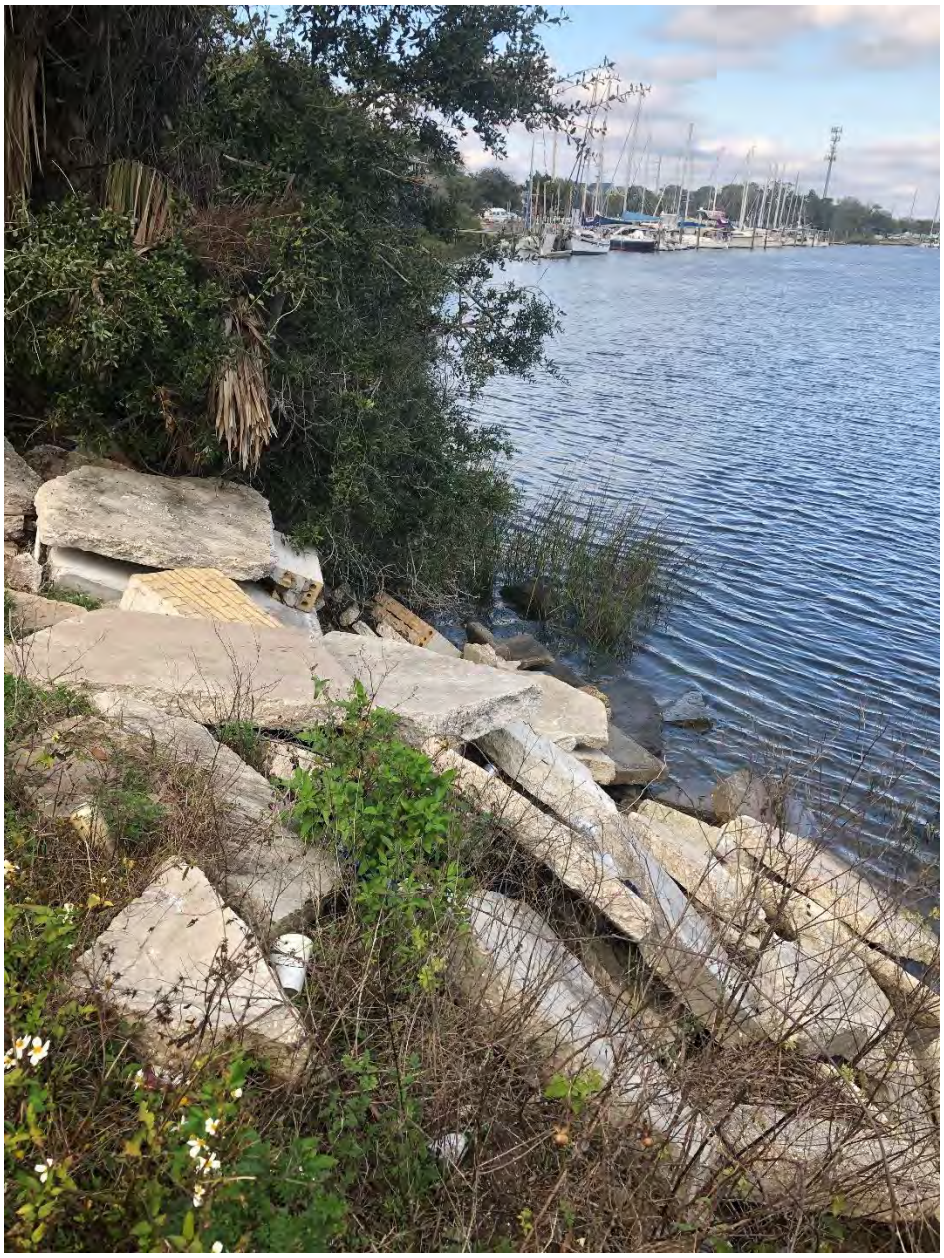


Figure 4 - Existing rip-rap shoreline (cont.)

Figure 5 - Existing rip-rap shoreline (cont.)

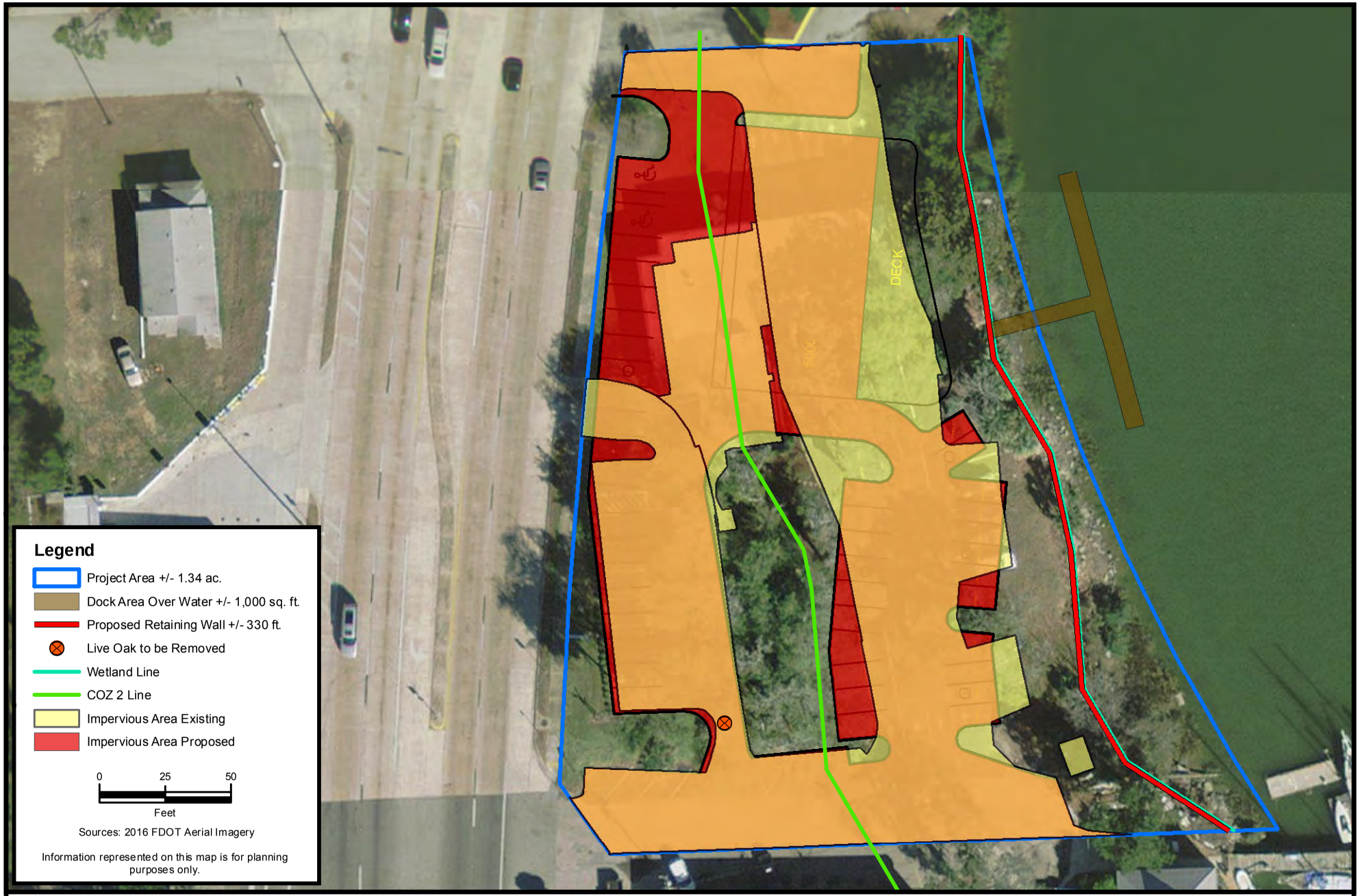
Figure 6 - Existing rip-rap shoreline (cont.)

Figure 7 - Existing rip-rap shoreline (cont.)

Figure 8 - Existing rip-rap shoreline (cont.)

Figure 9 - Existing rip-rap shoreline (cont.)

Figure 10 - Existing rip-rap shoreline (cont.)



Legend

- Project Area +/- 1.34 ac.
- Dock Area Over Water +/- 1,000 sq. ft.
- Proposed Retaining Wall +/- 330 ft.
- Live Oak to be Removed
- Wetland Line
- COZ 2 Line
- Impervious Area Existing
- Impervious Area Proposed

0 25 50

Feet

Sources: 2016 FDOT Aerial Imagery

Information represented on this map is for planning purposes only.

F:\CES Projects\Project Files\Active\Projects\Project Files\2018\5.18253 McGuire US 1\GIS\MXD\03-Maguire US1_Proposed COSA 1-21-19.mxd

CARTER ENVIRONMENTAL SERVICES, INC.

CES

7 Waldo Street
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

CoSA Overlay Map

709 S. Ponce de Leon Blvd.

Project:	5.18253	St. Johns County, FL	Date: Jan 21 2019

Figure: 3

GRAPHIC SCALE

0 40 60 80

1" = 40'

COMPOSITE CURVE NUMBER TABLE				
PRE BASIN A	AREA (SF)	AREA (AC)	CN	C
TOTAL	17,341	0.40	89.2	0.58
IMPERVIOUS	8,902	0.20	98	0.95
PERVIOUS (OPEN SPACE "D" SOILS)	8,439	0.19	80	0.20

COMPOSITE CURVE NUMBER TABLE				
PRE BASIN B	AREA (SF)	AREA (AC)	CN	C
TOTAL	26,745	0.61	91.4	0.67
IMPERVIOUS	16,886	0.39	98	0.95
PERVIOUS (OPEN SPACE "D" SOILS)	9,859	0.23	80	0.20

MATTHEWS DESIGN GROUP
P.O. BOX 3126, 7 WALDO STREET
ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

DSGN BY:	RAM
DWG BY:	DTS
CHK BY:	RAM
DATE:	01-28-19
JOB No.:	17003

PRE DEVELOPMENT MAP

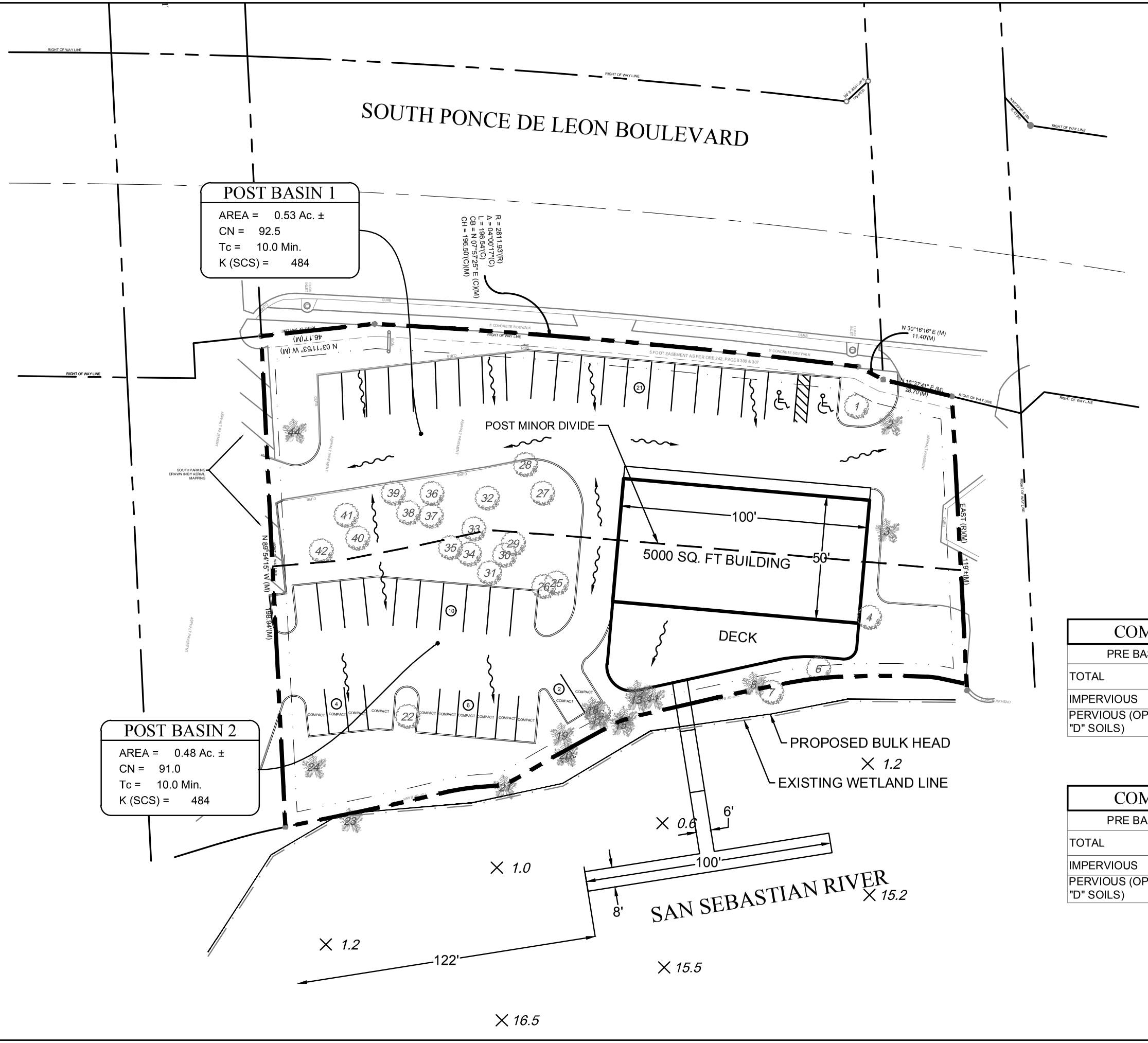
709 S. PONCE DE LEON BLVD.

CITY OF ST. AUGUSTINE

PREPARED FOR
J&H ADVISORS, INC

A

S:\PROJECTS\17000\17003 - 709 S. PONCE DE LEON BLVD\06\ANNOSE\EXHIBITS\17003 - PRE-DEV MAP.DWG, L1, 1/28/2019 4:38 PM, Dylan Stanford, MATTHEWS DESIGN GROUP, INC



GRAPHIC SCALE

0 40 60 80

1"=40'

COMPOSITE CURVE NUMBER TABLE				
PRE BASIN A	AREA (SF)	AREA (AC)	CN	C
TOTAL	23,021	0.53	92.5	0.72
IMPERVIOUS	15,996	0.37	98	0.95
PERVIOUS (OPEN SPACE "D" SOILS)	7,025	0.16	80	0.20

COMPOSITE CURVE NUMBER TABLE				
PRE BASIN B	AREA (SF)	AREA (AC)	CN	C
TOTAL	21,065	0.48	91.0	0.66
IMPERVIOUS	12,930	0.30	98	0.95
PERVIOUS (OPEN SPACE "D" SOILS)	8,135	0.19	80	0.20

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ST. AUGUSTINE, FL 32084
PHONE: 904.826.1334 • FAX: 904.826.4547
INFO@MDGINC.COM

DSGN BY:	RAM
DWG BY:	DTS
CHK BY:	RAM
DATE:	01-28-19
JOB No.:	17003

POST DEVELOPMENT MAP

709 S. PONCE DE LEON BLVD.

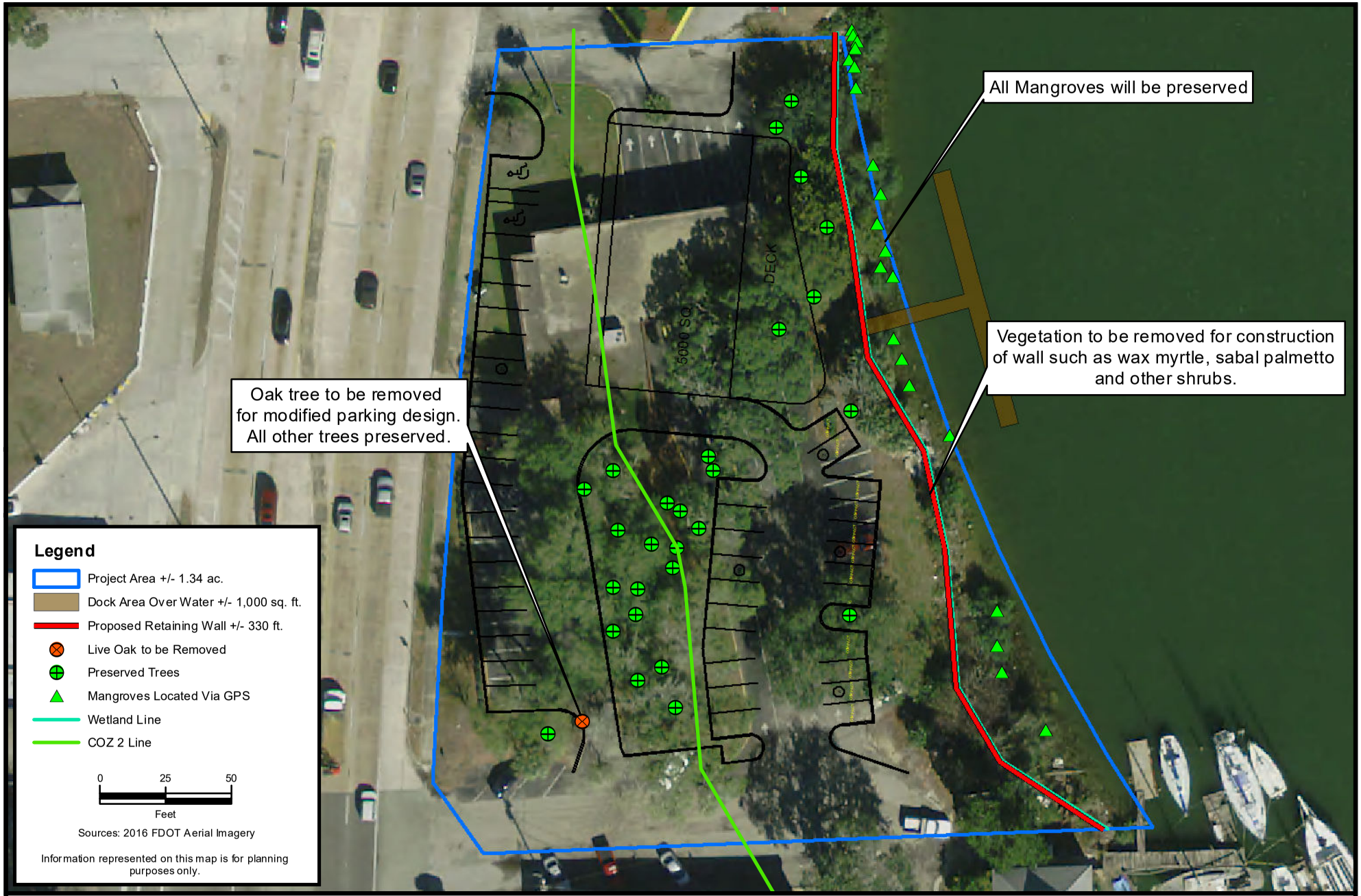
CITY OF ST. AUGUSTINE

PREPARED FOR

J&H ADVISORS, INC

B

S:\PROJECTS\17000-17003 - 709 S. PONCE DE LEON BLVD\DRAWINGS\EXHIBITS-17003 - POST-DEV MAP.DWG, L1, 1/28/2019 4:38 PM, Dylan Sowton, MATTHEWS DESIGN GROUP, INC



CARTER ENVIRONMENTAL SERVICES, INC.
CES
7 Waldo Street
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Vegetation Plan

709 S. Ponce de Leon Blvd.

Project: 5.18253	St. Johns County, FL	Date: Jan 29 2019	Figure: 4

C:\F_CES\CES Projects\Project Files\Active\Projects\Project Files\2018\5.18253 McGuire US 1\GIS\MXD\04-Maguire US1_COSA Vegetation Map 1-29-19.mxd

CITY OF ST. AUGUSTINE

S T A F F R E P O R T & R E C O M M E N D A T I O N

TO: Planning and Zoning Board

DATE: February 5, 2019

RE: **CONSERVATION OVERLAY ZONE 1 DEVELOPMENT #2018-0172**

AGENDA ITEM	4(c)
APPLICANT	Doran Dean Yelten C/o Yelten Construction Company
OWNER	Michael Weld
LOCATION	154 Pelican Reef Drive
REQUEST	To approve proposed boat lifts and extension of an existing dock within Conservation Overlay Zone 1.
PLANS DATED	January 8, 2019
LAND USE	Residential Low Density
ZONING	Residential Single Family One (RS-1)

APPLICABLE CODES/ORDINANCES

Conservation and Coastal Management Element of the Comprehensive Plan

Conservation Goal

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

CCM Objective 7

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

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

Conservation Overlay Zone 1 comprises the most environmentally sensitive and valuable natural resources within the city. It includes all beaches, shores and dunes seaward of the state's coastal construction control line (F.S. ch. 161), all wetlands within the state's wetlands jurisdiction line (F.S. ch. 403), brackish water, and some habitat areas for species recognized as endangered, threatened, of special

concern, or unique by federal, state and local agencies. This zone includes the estuarine/riverine environments created by the San Sebastian and Matanzas Rivers and their tributaries.

Sec. 11-26. - Purpose and intent.

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

Sec. 11-28. Issuance of building permits.

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

Sec. 11-29. Standards for review.

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

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

(1) Site specific conditions.

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

(3) Natural and proposed drainage patterns.

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

(5) Proposed soil stabilization and erosion control methods.

(6) Impact on floodplain.

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

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

(9) Effect of shade on vegetation and shellfish.

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

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

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

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

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

(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.)

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

(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.

STAFF SUMMARY AND ANALYSIS

An applicant proposes an 8’ x 36’ extension to an existing dock in order to allow a 16’ x 50’ boat mooring location, not to exceed three (3) feet above dock, for a 10,000 pound boat. Information about the new dock is located within attachment 4 of the packet. Staff believes the new dock will be a benefit to the public through construction related activities. Also, the new dock would enhance the vistas and scenic opportunities by being similar in layout and design as the neighboring docks.

1. **Conservation Overlay Zone Development** *(Staff analysis in italics)*
   (c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:
      (1) Site specific conditions: *Site consists of natural bank across the whole property with docks on neighboring properties.*

(2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones. *Other neighboring sites have natural banks across the length of their property lines with their docks straight into the water.*

(3) Natural and proposed drainage patterns. *Patterns aren't expected to change since the extensions are over the water.*

(4) Effect of point and nonpoint discharge in the marine environment. *N/A*

(5) Proposed soil stabilization and erosion control methods. *N/A*

(6) Impact on floodplain. *N/A*

(7) Impact of development on vegetative and animal communities. *It would be a minimal impact in relation to the other docks near at the site.*

(8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials. *N/A*

(9) Effect of shade on vegetation and shellfish. *It should be minimal in nature given the size of the dock in relation to the water.*

(10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion. *No additional effect since this proposal is similar to other residential docks in the area.*

(11) Impact of development on shoreline by linear feet and percent of site. *Minimal in relation to the dock that impacts it now.*

(12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site. *Minimal, if any, due to the existing similar docks in the area and on this property.*

(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.) *Minimal, if any, due to the existing similar docks in the area and on the property.*

(16) Impact of development on shellfish and on commercial and sport fish and waterfowl. *Minimal, if any, due to the existing similar docks in the area and on this property.*

(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. *Appears to meet all standards.*

The applicant has provided a narrative associated with the application which has been included in attachment 1. Staff is in agreement with this narrative and their interpretation.

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** proposed boat lifts and extension of an existing dock within Conservation Overlay Zone 1 located at 154 Pelican Reef Drive.

SUPPLIMENTS

Attachment 1 – Application & Narrative
Attachment 2 – Property Appraiser Information
Attachment 3 – Location Maps
Attachment 4 – Dock Information

_____

David Harrell, AICP
Senior Development Review Planner
Planning & Building Department

Note: Pelican Reef is a gated community. If you would like access to the project site, please call the applicant directly to make the arrangements.

Applicant: **Doran Dean Yelten c/o Yelten Construction Company**
Contact: **2435 Dobbs Rd, Suite A, Saint Augustine, FL 32086;**
(904) 819-9141

Attachment 1

Application & Narrative

RECEIVED
DEC 13 2018
Planning/Building Dept.

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

permitting@yeltonconstruction.com

Application Fee: $330.00 (plus advertising costs) Project Number: 2018-0172

Receipt Number: 1504373 Meeting Date: Feb 5 2018

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

1. NAME OF APPLICANT: Doran Dean Yelton II. Contact Number:_____
   Business *(if applicable)*: Yelton Construction Company, Inc.
   Address: 2485 Dobbs Rd ste A. City: St. Augustine State: FL Zip: 32086.

2. NAME OF PROPERTY OWNER: Michael Weld. Contact Number: 410-353-7684
   Business *(if applicable)*:_____
   Address: 154 Pelican Reef Dr. City: St. Augustine State: FL Zip: 32080.

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 2 Block: 4
   Subdivision: Pelican Reef. Parcel Number: 1585714020.

4. PROJECT STREET ADDRESS: 154 Pelican Reef Dr. St. Augustine, FL 32086.

5. SPECIFIC PROPOSED USE: Dock extension + Boat

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

7. DESCRIPTION OF ACTION REQUESTED: Dock extension for bigger Boat.

8. JUSTIFICATION FOR ACTION REQUESTED: N/A.

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9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING:

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

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

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

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

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

10. PREVIOUS APPPLICATIONS:
Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?
☐ Yes ☐ No If yes, please give date and final disposition below.

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

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

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

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

Signature of Applicant — Date 11/27/18

Signature of Property Owner — Date 11/27/18

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Planning/Building Dept

CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

Duran Dean Yelton, II
Print name of applicant

Signature of applicant

11/27/18
Date

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

(1) Site specific conditions. 3' x 36' dock extension + Boat mooring.

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

(3) Natural and proposed drainage patterns. N/A.

(4) Effect of point and nonpoint discharge in the marine environment. N/A.

(5) Proposed soil stabilization and erosion control methods. N/A.

(6) Impact on floodplain. N/A.

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

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

(9) Effect of shade on vegetation and shellfish. N/A.

(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. 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.) No impact.

(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. N/A.

Attachment 2

Property Appraiser Information

St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

Summary

Parcel ID	1585714020
Location Address	154 PELICAN REEF DR SAINT AUGUSTINE 32080-0000
Neighborhood	Pelican Reef (628)
Tax Description*	25/87-91 PELICAN REEF LOT 2 BLK 4 & PT OF PELICAN REEF DR LYING E OF SE CORNER OR4437/1248 *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	20.2171
Acreage	0.480
Homestead	Y

View Map

Owner

Owner Name	Wald Michael E Etal 100% Tribett Debra L 100%
Mailing Address	112 GREENWOOD CREEK RD QUEENSTOWN, MD 21658-0000

Valuation

	2019
Building Value	$287,522
Extra Features Value	$24,741
Total Land Value	$700,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$1,012,263**
Total Deferred	$0
Assessed Value	**$1,012,263**
Total Exemptions	$50,000
Taxable Value	**$962,263**

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$287,522	$25,000	$700,000	$0	$0	$1,012,522	$1,012,522	$0	$1,012,522
2017	$313,534	$25,259	$660,000	$0	$0	$998,793	$998,793	$0	$998,793
2016	$317,058	$14,679	$660,000	$0	$0	$991,737	$991,737	$0	$991,737
2015	$320,580	$14,937	$660,000	$0	$0	$995,517	$976,239	$19,278	$976,239
2014	$171,320	$15,196	$660,000	$0	$0	$846,516	$846,516	$0	$846,516
2013	$203,137	$19,628	$660,000	$0	$0	$882,765	$440,073	$492,692	$390,073
2012	$194,156	$19,887	$575,000	$0	$0	$789,043	$432,717	$406,326	$382,717
2011	$196,468	$20,146	$650,000	$0	$0	$866,614	$420,114	$496,500	$370,114
2010	$207,009	$20,405	$650,000	$0	$0	$877,414	$413,905	$513,509	$363,905

Exemptions

Exemption Type	Amount
Homestead	$25,000
Homestead Band	$25,000

Building Information

Building	1
Actual Area	3459
Conditioned Area	2389
Actual Year Built	1994
Use	Single Family Residence
Roof Structure	Gable Hip
Roof Cover	Clay Tile
Interior Flooring	Saturnia
Interior Wall	Drywall
Heating Type	Air Duct

Style	01	**Heating Fuel**	
Class	N	**Air Conditioning**	Central
Exterior Wall	Stucco	**Baths**	3

Category	Type	Pct
Exterior Wall	Stucco	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Clay Tile	100%
Interior Walls	Drywall	100%
Interior Flooring	Saturnia	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	14 Fixtures	100%
Electrical	Good	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	2389	2389
FINISHED GARAGE	0	598
FINISHED SCREEN PORCH	0	408
FINISHED OPEN PORCH	0	64
Total SqFt	2389	3459

Extra Features

Code Description	BLD	Length	Width	Height	Units
Boat Dock (Average)	0	0	0	0	1288
Boat Lift	0	16	12	0	192
Bulkhead (Average)	0	0	0	0	504

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	0	0	1	UT	$700,000

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/22/2017	9/21/2017	$1,100,000.00	WD	4437	1248	Q	I	ISLAM SKENDER J & MARILYN NYE	WALD MICHAEL E ETAL
8/2/2013	7/31/2013	$845,000.00	WD	3770	829	Q	I	THOMPSON WILLIAM D,LINDA D	ISLAM SKENDER J & MARILYN NYE
	8/27/1998	$100.00	WD	1347	1627	U	I	PELICAN REEF HOMEOWNERS ASSOC INC	THOMPSON WILLIAM D,LINDA D
	12/28/1994	$348,400.00	WD	1088	1343	Q	I	WHITE THOMAS G	THOMPSON WILLIAM D,LINDA D
	12/20/1994	$0.00	SA	1088	54	U	I	WHITE JEAN J ESTATE	WHITE THOMAS G
	11/29/1994	$0.00	SA	1085	75	U	V	JAMESON-WHITE ESTATE JEAN	WHITE JEAN J ESTATE
	11/12/1993	$200,000.00	WD	1021	845	Q	V	THOMPSON PIERRE D	JAMESON-WHITE ESTATE JEAN

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

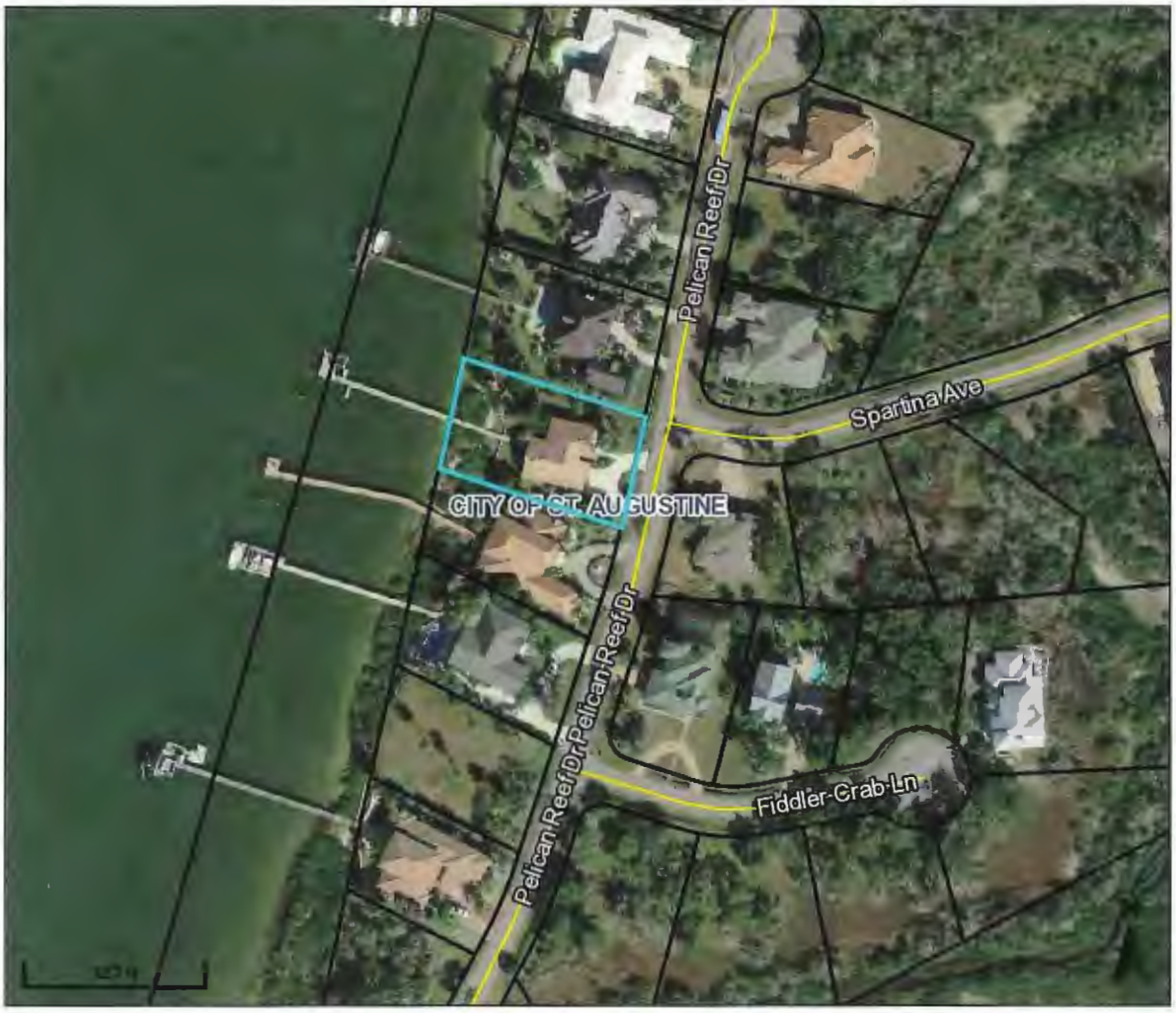
My Tax Bill

Tax Estimator

Tax Estimator

ST. JOHNS COUNTY PROPERTY APPRAISER
Eddie Creamer

St. Johns County, FL



Legend
- Parcels
- Cities

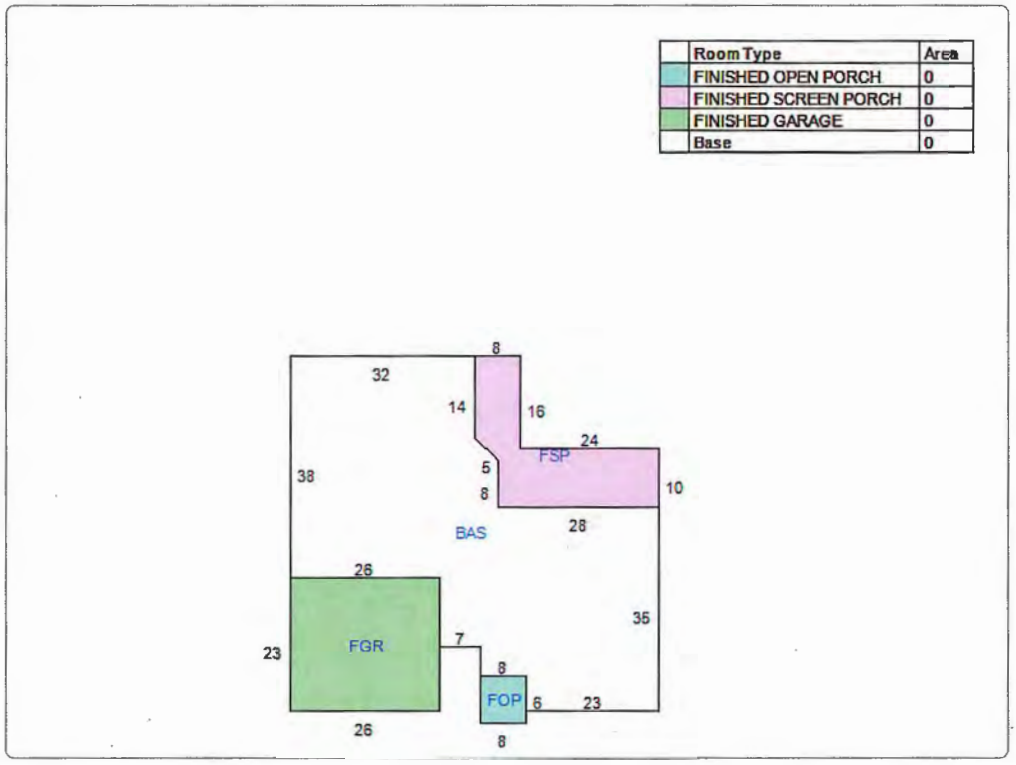
Parcel ID	1585714020	**Physical Address**	154 PELICAN REEF DR SAINT AUGUSTINE	**Building Value**	$287,522	**Last 2 Sales**			
Property Class	0100 - Single Family	**Mailing Address**	WALD MICHAEL E ETAL 112 GREENWOOD CREEK RD QUEENSTOWN MD 21658-0000	**Extra Feature Value**	$24,741	**Date**	**Price**	**Reason**	**Qual**
Taxing District	City of St Augustine			**Total Land Value**	$700,000	9/21/2017	$1100000	01	Q
Acres	0.48			**Just Value**	$1,012,260	7/31/2013	$845000	03	Q
				Total Deferred	N/A				
				Assessed Value	$1,012,260				
				Total Exemptions	$50,000				
				Taxable Value	$962,263				

Date created: 12/14/2018
Last Data Uploaded: 12/13/2018 11:38:08 PM

Developed by Schneider GEOSPATIAL

Map

Sketches



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.

Last Data Upload: 12/13/2018, 11:38:08 PM

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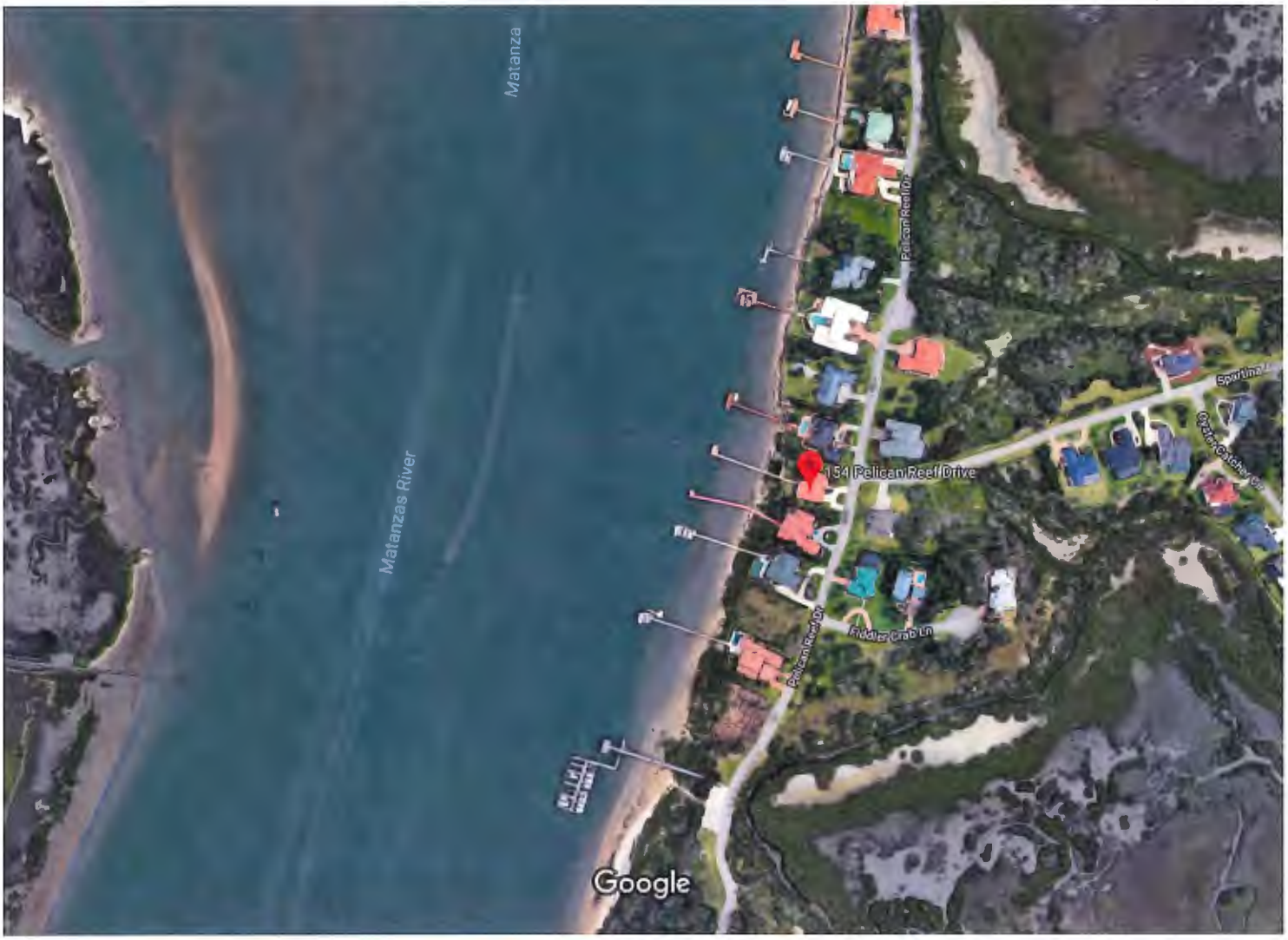
Attachment 3

Location Maps

Google Maps 154 Pelican Reef Dr



Imagery ©2018 Google, Map data ©2018 Google 200 ft

154 Pelican Reef Dr

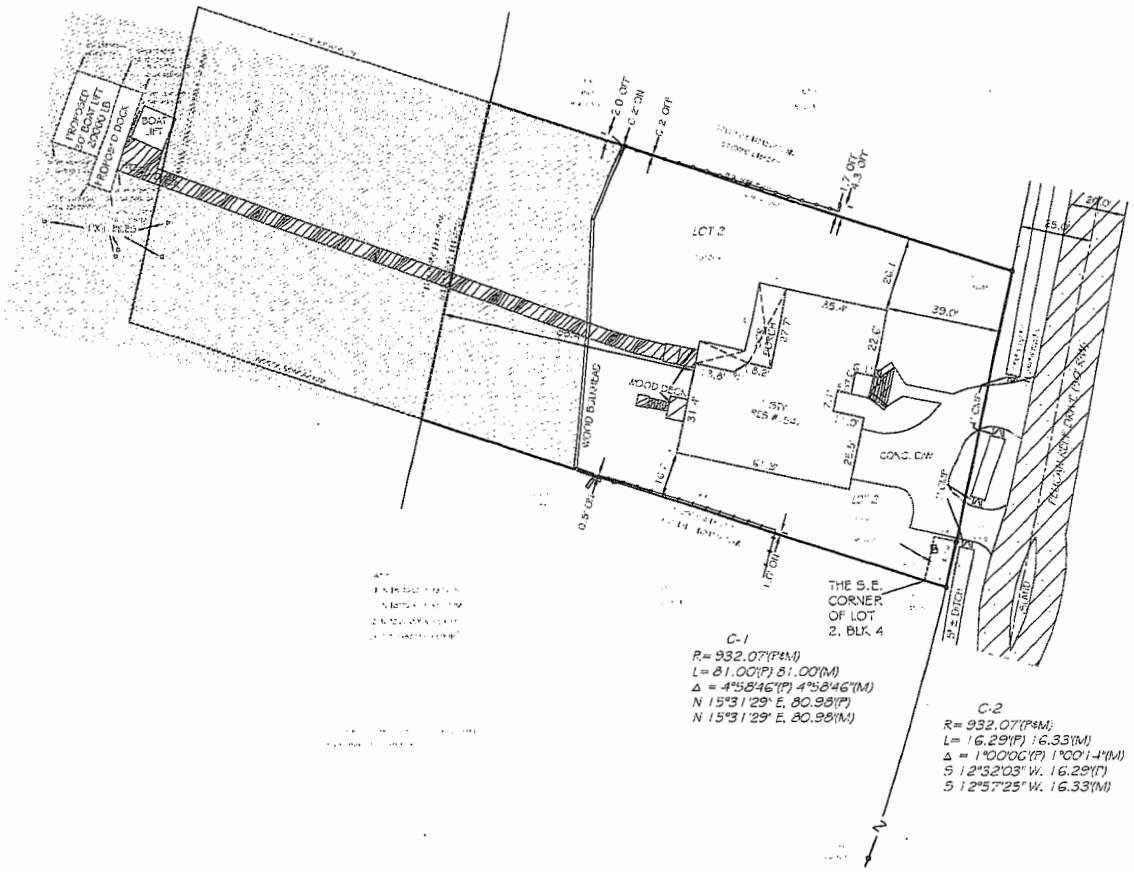
St. Augustine, FL 32080

Attachment 4

Dock Information

EXACTA
LAND SURVEYORS

1989 MAY 31
BOUNDARY SURVEY
ST JOHNS COUNTY



GRAPHIC SCALE (in Feet)
1 inch = 20' ft.

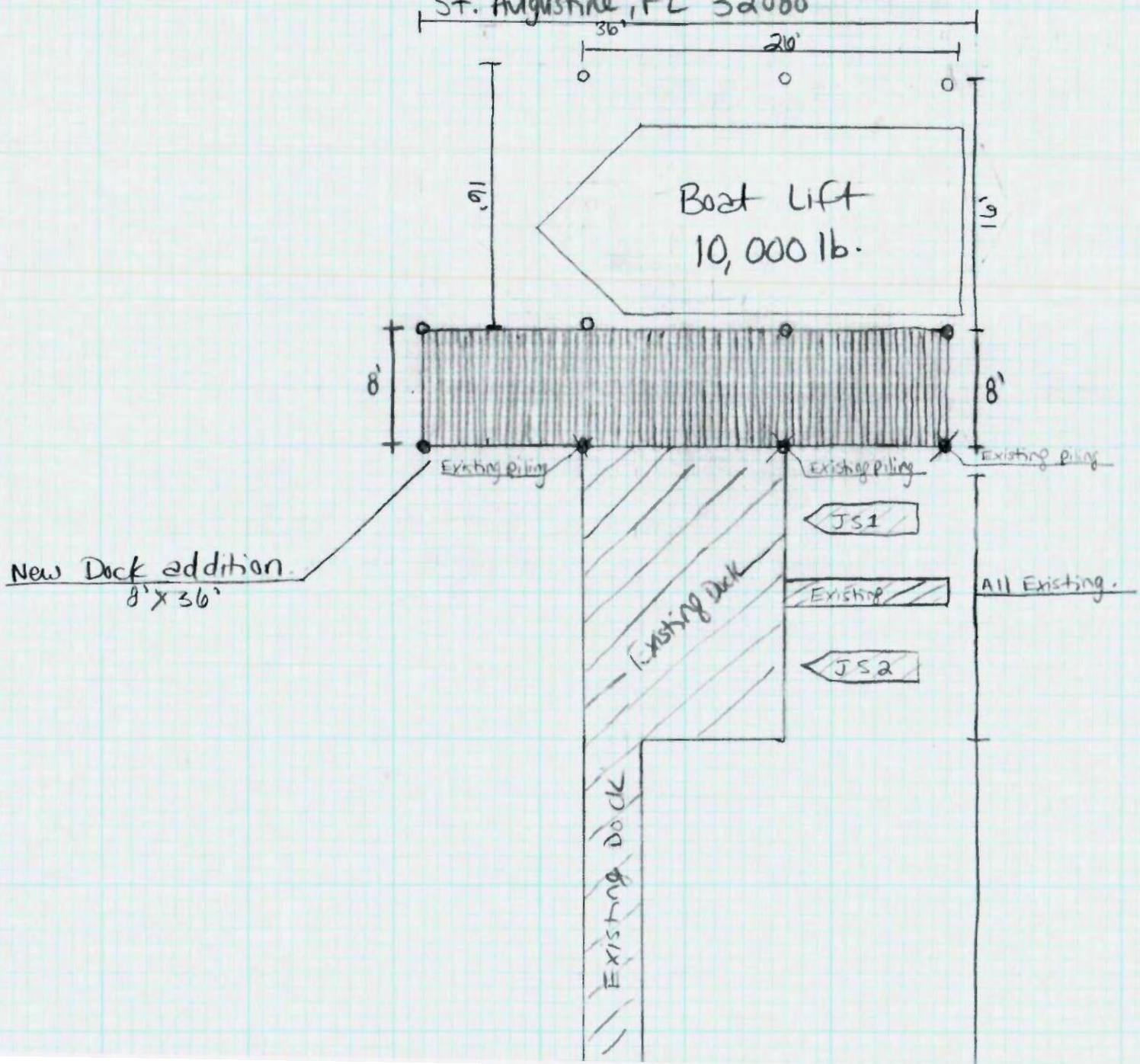
RECEIVED
DEC 13 2018
Planning/Building Dept.

Florida Land Title Association AFFILIATE MEMBERS

EXACTA LAND SURVEYORS
11940 Fairway Lakes Drive • Suite 1
Ft. Myers, FL 33913
Phone 866.735.1916
Fax 866.744.2882
www.exactaland.com

Mike Wald
154 Pelican Reef Dr.
St. Augustine, FL 32080

288 sq ft. Dock addition.

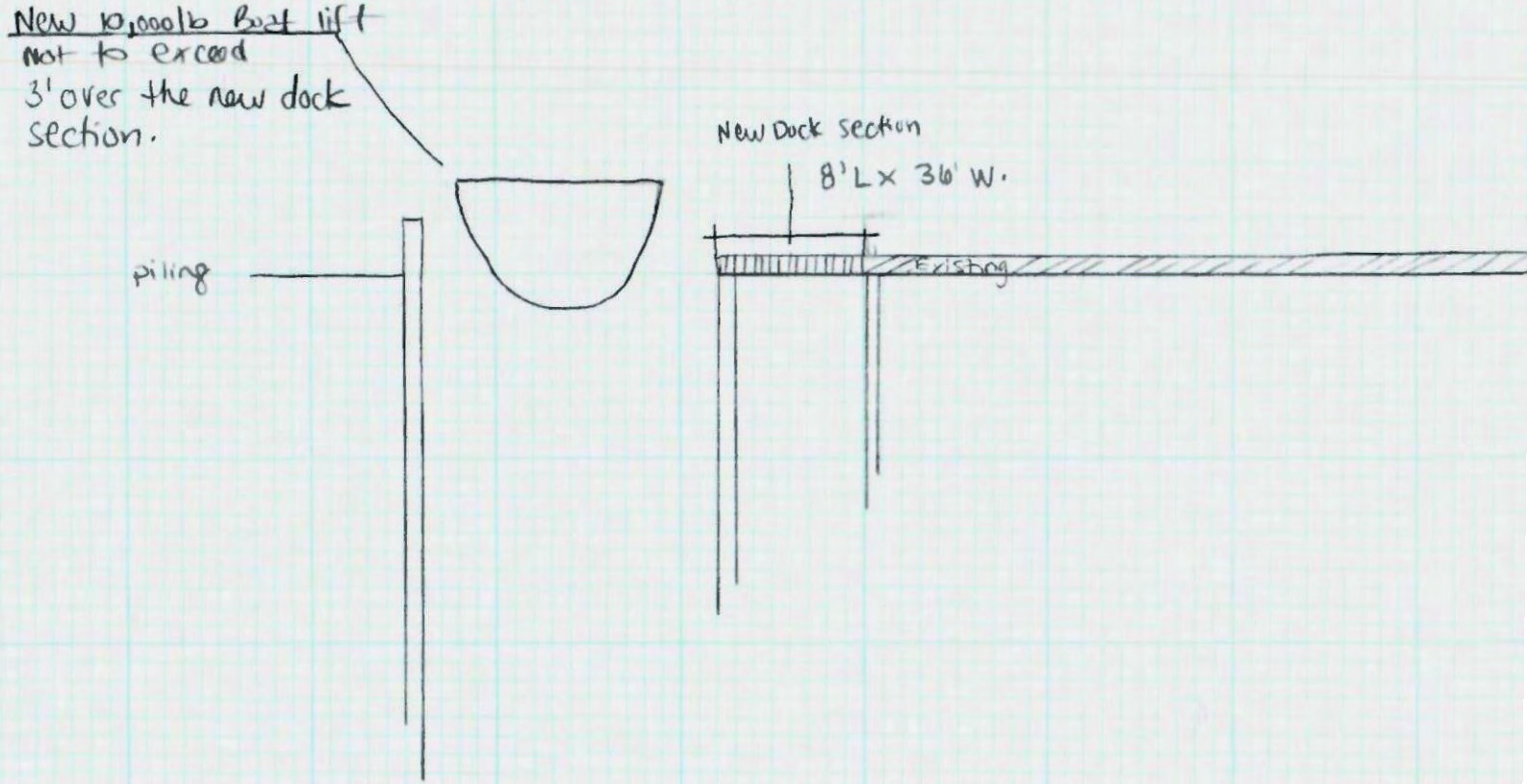


* Piling – 5 new 14" x 45' long for new Dock addition

– 3 new 16" x 50' long for Boat Mooring.

Mike Wald
154 Pelican Reef Dr
St. Augustine, fl 32080

288 sq ft Dock addition.



CITY OF ST. AUGUSTINE

S T A F F R E P O R T & R E C O M M E N D A T I O N

TO: Planning and Zoning Board

DATE: February 5, 2019

RE: **CONSERVATION OVERLAY ZONE 1 DEVELOPMENT #2019-0001**

AGENDA ITEM	4(d)
APPLICANT	Kyle Newton c/o Miners Marine Construction
OWNER	Thomas Mcknew, Pierre D Thompson Rev. Trust Etal, & Thompson Brothers Realty Inc.
LOCATION	2 Luwanna Circle & PIN#:1585600000
REQUEST	To approve a proposed boat dock within Conservation Overlay Zone 1.
PLANS DATED	January 22, 2019
LAND USE	Residential Low Density
ZONING	Residential Single Family Two (RS-2)

APPLICABLE CODES/ORDINANCES

Conservation and Coastal Management Element of the Comprehensive Plan

Conservation Goal

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

CCM Objective 7

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

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

Conservation Overlay Zone 1 comprises the most environmentally sensitive and valuable natural resources within the city. It includes all beaches, shores and dunes seaward of the state's coastal construction control line (F.S. ch. 161), all wetlands within the state's wetlands jurisdiction line (F.S. ch. 403), brackish water, and some habitat areas for species recognized as endangered, threatened, of special

concern, or unique by federal, state and local agencies. This zone includes the estuarine/riverine environments created by the San Sebastian and Matanzas Rivers and their tributaries.

Sec. 11-26. - Purpose and intent.

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

Sec. 11-28. Issuance of building permits.

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

Sec. 11-29. Standards for review.

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

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

(1) Site specific conditions.

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

(3) Natural and proposed drainage patterns.

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

(5) Proposed soil stabilization and erosion control methods.

(6) Impact on floodplain.

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

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

(9) Effect of shade on vegetation and shellfish.

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

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

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

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

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

(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.)

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

(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.

STAFF SUMMARY AND ANALYSIS

The applicant proposes a four (4) foot wide 150 foot long dock with an additional 20’ x 20’ platform consisting of a total 1,000 square feet. There will be a handrail down the left side of the dock, steps for smaller craft, and be no more than five (5) feet above the mean high water mark. Information about the new dock is located within attachment 4 of the packet. Staff believes the new dock will be a benefit to the public through construction related activities. Also, the new dock would enhance the vistas and scenic opportunities by being similar in layout and design as the neighboring docks.

1. **Conservation Overlay Zone Development** *(Staff analysis in italics)*
   (c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:
   (1) Site specific conditions: *Site consists of bulkhead across the whole property with bulkheads and docks on neighboring properties.*

(2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones. *Other neighboring sites have bulkheads across the length of their property lines with their docks straight into the water.*

(3) Natural and proposed drainage patterns. *Patterns aren't expected to change since improvements are within the same area and over the water.*

(4) Effect of point and nonpoint discharge in the marine environment. *N/A*

(5) Proposed soil stabilization and erosion control methods. *Those will be provided during building plans for administrative review.*

(6) Impact on floodplain. *N/A*

(7) Impact of development on vegetative and animal communities. *It would be a minimal impact in relation to the other docks near at the site.*

(8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials. *N/A*

(9) Effect of shade on vegetation and shellfish. *It should be minimal in nature given the size of the dock in relation to the water.*

(10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion. *No additional effect since this proposal is similar to other residential docks in the area. Shoreline erosion isn't expected to be a significant issue.*

(11) Impact of development on shoreline by linear feet and percent of site. *Minimal in relation to the size of the residential lot.*

(12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site. *Minimal, if any, due to the existing similar docks in the area.*

(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. *Minimal, if any, due to the existing similar docks in the area.*

(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.) *Minimal, if any, due to the existing similar docks in the area.*

(16) Impact of development on shellfish and on commercial and sport fish and waterfowl. *Minimal, if any, due to the existing similar docks in the area.*

(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. *Appears to meet all standards.*

The applicant has provided a narrative associated with the application which has been included in attachment 1. Staff is in agreement with this narrative and their interpretation.

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 proposed dock within Conservation Overlay Zone 1 located at 2 Luwanna Circle & PIN: 1585600000.

SUPPLIMENTS

Attachment 1 – Application & Narrative
Attachment 2 – Property Appraiser Information
Attachment 3 – Location Maps
Attachment 4 – Dock Information

_____

David Harrell, AICP
Senior Development Review Planner
Planning & Building Department

Attachment 1

Application & Narrative

EMAIL CONTACT:
MINERSMARINECONSTRUCTION@GMAIL.COM

RECEIVED
JAN 02 2019
Planning/Building Dept.

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: $330.00 (plus advertising costs) Project Number: 2019-000

Receipt Number: 152416 Meeting Date: Feb. 5, 2019

Advertising Costs: $ 472.02 Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Kyle Newton Contact Number: 386-325-0881
   Business (*if applicable*): Miner's Marine Construction
   Address: 134 Poole Blvd. City: St Augustine State: FL Zip: 32095

2. NAME OF PROPERTY OWNER: Thomas McKnew Contact Number: _____
   Business (*if applicable*): _____
   Address: 2 Luwanna Circle City: St Augustine State: FL Zip: 32080

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 6 & 7 Block: _____
   Subdivision: Luwanna-Davis Shores Parcel Number: 2214700060

4. PROJECT STREET ADDRESS: 2 Luwanna Circle

5. SPECIFIC PROPOSED USE: Dock - Personal Use

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

7. DESCRIPTION OF ACTION REQUESTED: Construction of new 1,000 sqft wood dock - no lifts

8. JUSTIFICATION FOR ACTION REQUESTED: Personal use dock - home located on Quarry creek - DEP permitted.

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING: N/A

(a) Does the property have a disadvantage which is not common to other properties in the area?
Please explain fully: _____

(b) Can you establish that this disadvantage is not due to the owner's actions?
Please explain fully: _____

(c) Can you establish that this disadvantage prevents reasonable use of the property:
Please explain fully: _____

(d) If granted, will the variance adversely affect other property in the area:
Please explain fully: _____

(e) If granted, can you establish that the variance will be in harmony with the intent and purpose of the code? Please explain fully: _____

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."

Kyle Newton 12-26-18
Signature of Applicant Kyle Newton, CBC1261964 Date

12/27/18
Signature of Property Owner Thomas McKnew 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 Ch. 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.

Kyle Newton

Print name of applicant

Signature of applicant

12-26-18

Date

SINCE 1925
THOMPSON
Realty & Development, Inc.

January 18, 2019

RE: Wetland Crossing for dock/2 Luwanna Circle

To Whom It May Concern:

The owners of the property located at 2 Luwanna Circle have permission to cross the wetlands we currently own for their single family dock as shown in the attachment.

The Permittee must secure and maintain any other permits required, for the duration of the docks existence.

The Permittee must maintain and repair the dock as the need arises.

Sincerely,

Paul J. Thompson
President- Thompson Bros. Realty, Inc.
CO-Trustee: Pierre D. Thompson Revocable Trust

Phone
904.825.1754

Located at
601-B South Ponce de Leon Blvd.

Fax
904.825.1774

P.O. Drawer 70 • St. Augustine, Florida 32085

CONSERVATION OVERLAY ZONE 1 CRITERIA

2 LUWANNA CIRCLE, ST AUGUSTINE
PARCEL #2214700060

1. Site is located off of Mantanzas River in Quarry Creek. Conditions are: scattered wetlands grass within 10 ft area water ward of bulkhead leading into plough mud and scattered shell beds.

2. Dock placement will be located approximately 55 ft from South adjacent property's riparian line and 57 feet from North adjacent property's riparian line. Adjacent properties are located on Quarry Creek. No buildable property located West of dock on creek.

3. Drainage patterns will not be affected. Bulkhead exists and intact.

4. Best management practices will be in effect to capture construction debris during dock construction.

5. N/A – existing bulkhead – BMP's in effect for dock construction.

6. No impact on floodplain.

7. Decking will be placed with a 5/16" spacing to allow sunlight through to promote vegetation growth.

8. N/A – timber dock construction

9. Decking will be placed with a 5/16" spacing to allow sunlight through to promote vegetation growth.

10. Dock will not have boat lift - no effect due to boat wake or boat traffic.

11. No impact on shoreline. Dock begins at existing bulkhead, is 4 ft wide at start of dock and extends 170 linear feet water ward.

12. Height of dock will be approximately 5 ft in height above MHWL, length of dock to be 170 LF, approximately 1,000 SF, with a 36" high aluminum handrail (alum top rail and two stainless steel cable rails). Handrail provides for minimal blockage of vista and scenic opportunities.

13. N/A

14. No adverse impact on plant and animal habitats due to height of dock and spacing of decking.

15. N/A

16. No adverse impact on shellfish, commercial, sport fish or waterfowl due to height of dock and spacing of decking.

17. Specific conditions applicable to docks are all met. No boat lift.

Attachment 2

Property Appraiser Information

St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

Summary

Parcel ID	2214700060
Location Address	2 LUWANNA CIR SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (Intracoastal) (590.05)
Tax Description*	8-71 LUWANNA SUBD OF DAVIS SHORES LOT 6 (EX S5FT & E 122.78FT) LOT 7 & RIP RIGHTS TO LOTS 6 & 7 OR4648/818 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Luwanna Subdivision
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.470
Homestead	N

View Map

Owner

Owner Name	Mcknew Thomas Burton 100%
Mailing Address	2 LUWANNA CIR SAINT AUGUSTINE, FL 32080-0000

Valuation

	2019
Building Value	$186,794
Extra Features Value	$51,912
Total Land Value	$308,352
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$547,058
Total Deferred	$0
Assessed Value	$547,058
Total Exemptions	$0
Taxable Value	$547,058

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$189,100	$53,066	$308,352	$0	$0	$550,518	$420,380	$180,138	$370,380
2017	$183,482	$52,593	$308,352	$0	$0	$544,427	$403,251	$191,176	$353,251
2016	$185,692	$52,420	$308,352	$0	$0	$546,464	$394,957	$201,507	$344,957
2015	$151,242	$53,527	$308,352	$0	$0	$513,121	$392,212	$170,909	$342,212
2014	$65,214	$34,428	$308,352	$0	$0	$407,994	$367,480	$90,514	$317,480
2013	$100,410	$38,748	$308,352	$0	$0	$447,510	$447,510	$0	$447,510
2012	$92,753	$38,748	$237,688	$0	$0	$369,189	$208,447	$261,242	$107,947
2011	$95,697	$38,748	$277,517	$0	$0	$411,962	$202,376	$310,086	$101,876
2010	$97,170	$38,748	$308,352	$0	$0	$444,270	$199,385	$345,385	$98,885

Building Information

Building	1
Actual Area	3473
Conditioned Area	2359
Actual Year Built	1958
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Concrete Siding

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

Category	Type	Pct
Exterior Wall	Concrete Siding	100%
Roofing Structure	Gable Hip	100%

Category	Type	Pct
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Hardwood	80%
Interior Flooring	Ceramic Tile	20%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	8 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%

Description	Conditioned Area	Actual Area
FINISHED OPEN PORCH	0	418
FRAME ADDITION	259	259
BASE AREA	1812	1812
FINISHED OPEN PORCH	0	149
FINISHED CARPORT	0	256
PATIO	0	170
FRAME ADDITION	288	288
HALF SCREEN PORCH	0	121
Total SqFt	2359	3473

Extra Features

Code Description	BLD	Length	Width	Height	Units
Pool (Concrete)	0	0	0	0	512
Kool Deck	0	0	0	0	990
Bulkhead (Average)	0	0	0	0	1200
Masonry Wall	0	0	0	0	920
Deck (Unattached)	0	0	0	0	722
Boat Dock (Average)	0	19	16	0	304
Masonry Garage	0	25	21	0	525

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	146	101	146	FF	$308,352

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/3/2018	11/30/2018	$837,500.00	WD	4648	818	Q	I	BUSHELL ANTHONY,BRENDA	MCKNEW THOMAS BURTON
4/26/2013	4/26/2013	$398,600.00	TR	3721	1409	U	I	SPARTA PHYLLIS T TRUST/BY JOSEPH L BOLES JR TRUSTEE	BUSHELL ANTHONY,BRENDA
	3/13/2009	$100.00	LE	3178	1628	U	I	SPARTA PHYLLIS T	SPARTA PHYLLIS T ***

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

My Tax Bill

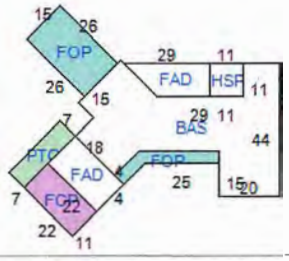
Tax Estimator

Tax Estimator

Map

Sketches

	Room Type	Area
	HSP	0
	PATIO	0
	FINISHED CARPORT	0
	Base	0
	FAD	0
	FINISHED OPEN PORCH	0



No data available for the following modules: Exemptions.

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.

Last Data Upload: 1/2/2019, 11:04:36 PM

Developed by Schneider GEOSPATIAL

ST. JOHNS COUNTY PROPERTY APPRAISER
Eddie Creamer

St. Johns County, FL

Overview

Legend

- Parcels
- Cities

Parcel ID	2214700060	**Physical Address**	2 LUWANNA CIR SAINT AUGUSTINE
Property Class	0100 - Single Family	**Mailing Address**	MCKNEW THOMAS BURTON 2 LUWANNA CIR SAINT AUGUSTINE FL 32080-0000
Taxing District	City of St Augustine		
Acres	0.47		

Building Value	$186,794
Extra Feature Value	$51,912
Total Land Value	$308,352
Just Value	$547,058
Total Deferred	N/A
Assessed Value	$547,058
Total Exemptions	N/A
Taxable Value	$547,058

Last 2 Sales

Date	Price	Reason	Qual
11/30/2018	$837500	01	Q
4/26/2013	$398600	37	U

Date created: 1/3/2019
Last Data Uploaded: 1/2/2019 11:04:36 PM

Developed by Schneider GEOSPATIAL

Attachment 3

Location Maps

Google Maps 2 Luwanna Cir

Imagery ©2019 Google, Map data ©2019 Google 50 ft

2 Luwanna Cir

St. Augustine, FL 32080

Attachment 4

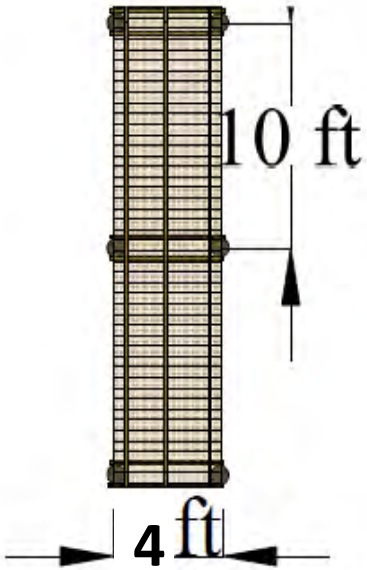
Dock Information

THOMAS MCKNEW
2 LUWANNA CIRCLE
ST AUGUSTINE, FL 32080

DESIGNED IN ACCORDANCE WITH THE 2017 (6TH EDITION) OF THE FLORIDA BUILDING CODE

Docks and Catwalks

Bird's Eye View



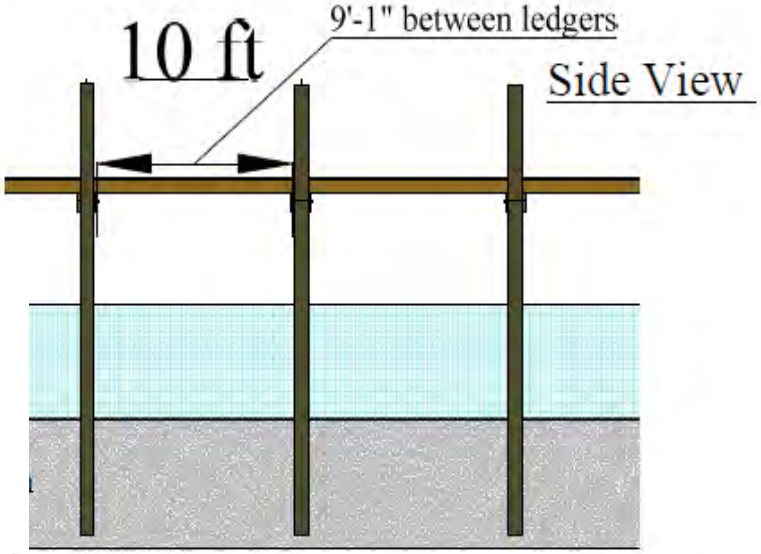
All lumber No. 2 grade or better.

Decking: 2" x 6" x 3-5 ft. ACQ 0.40 with (2) ring shank nails per stringer
Terminal platforms use full length decking where possible.
Recommended elevation is 5 ft. off MHW as defined by wetland permitting.

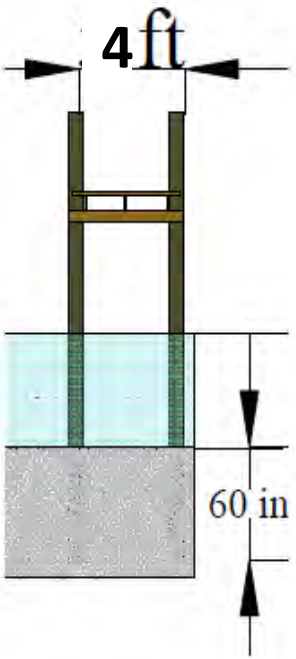
Stringers: 2" x 8" x 20 ft. ACQ 0.40 on 24" centers with (3) HDG 20p nails on each of the pole and toe nailed at supports or ledgers.
Butt joints at poles center positions between poles and between ledgers.

Supports or Ledger board: 2" x 8" ACQ 0.40 with (3) HDG 20p nails on each pole

Poles: 8" dock butt 2.5 PT on 10 ft. centers
10" butt boat slip 2.5 PT up to 12 ft. centers maximum
with 60" penetration or better depending on soil conditions.



Cross Section View



Drawings provided by:
Miner's Marine Construction
134 Poole Blvd.
St. Augustine, FL 32095
(386)325-0881 ph
(386)866-0001 fax
minersmarineconstruction@gmail.com

Marker shows 2 Luwanna Cir, Saint Augustine, Florida, 32080

December 26, 2018

1:1,128

0 0.01 0.02 0.04 mi
0 0.02 0.04 0.07 km

Cadastral 2017 (Property Appraiser Parcels) - Public View

Environmental Resource Program-Compliance & Enforcement Facilities (ERPce)

Environmental Resource Permits (ERP) from PA

Environmental Resource Permits (Historic)

Environmental Resource Permits (2007-present)

Pending

Currently Permitted

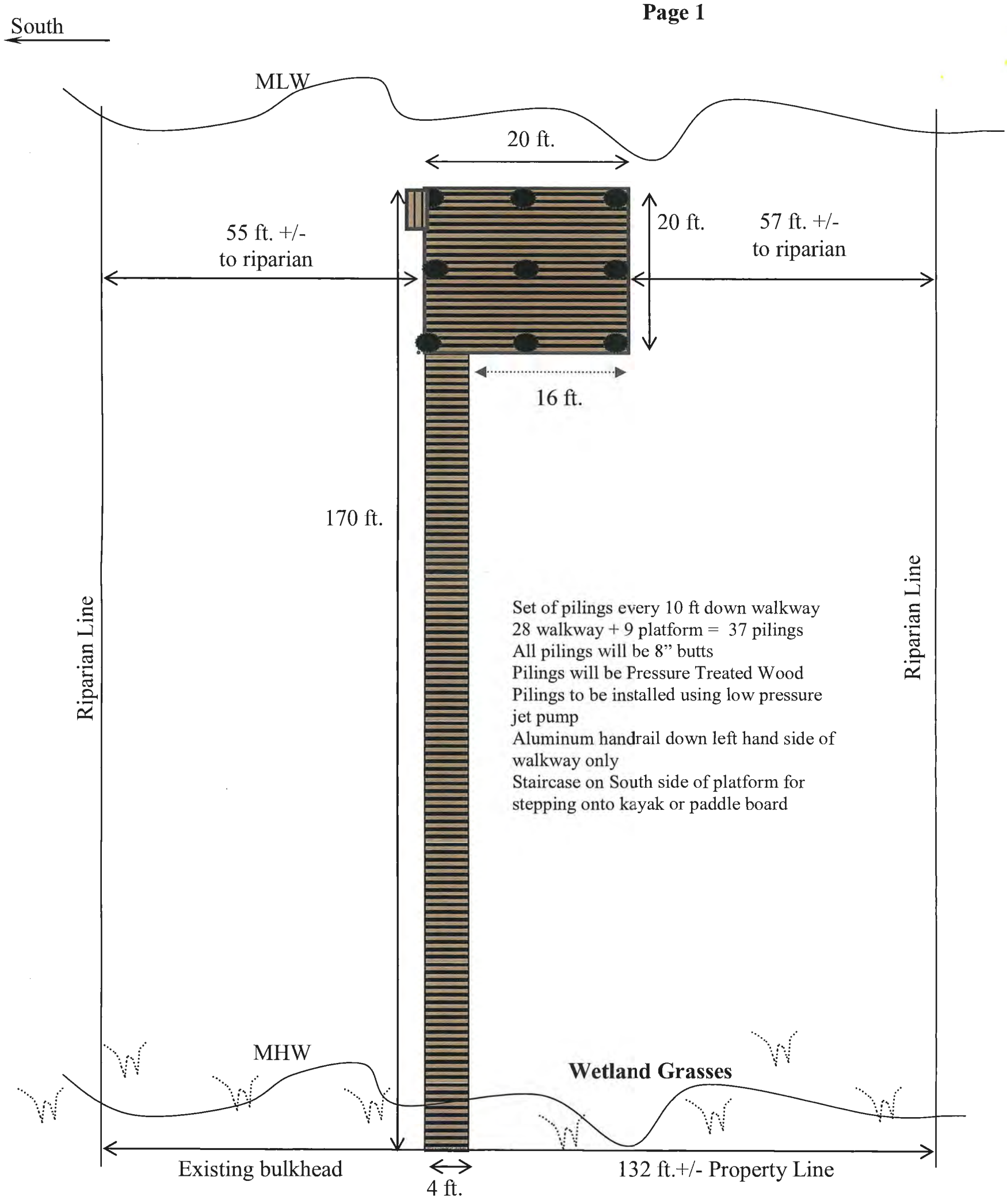
Esri, HERE, Garmin, © OpenStreetMap contributors, FDEP WRM ERP, FDEP, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Map created by Map Direct, powered by ESRI

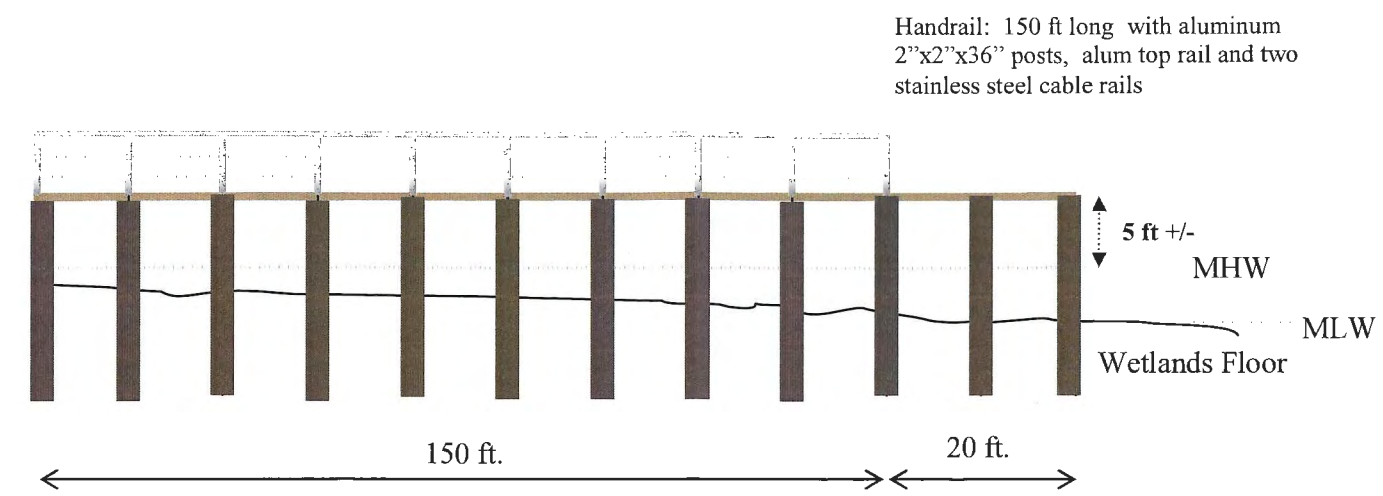
Florida Department of Environmental Protection makes no warranty,expressed or implied,or assumes any legal liability or responsibility for the accuracy,completeness,or usefulness of any information,apparatus,product,or process disclosed,or represents that its use would not infringe privately owned rights.

Approximately 1,000 sq.ft.
400 platform (20'x20')
600 access walkway((4'x150')

Plan View of Proposed Dock
Mantanzas River-Quarry Creek
Thomas Mcknew
2 Luwanna Circle
St. Augustine, FL 32080
Page 1

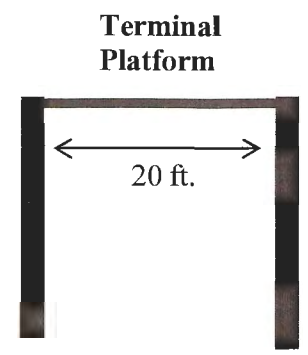


Side View of Dock

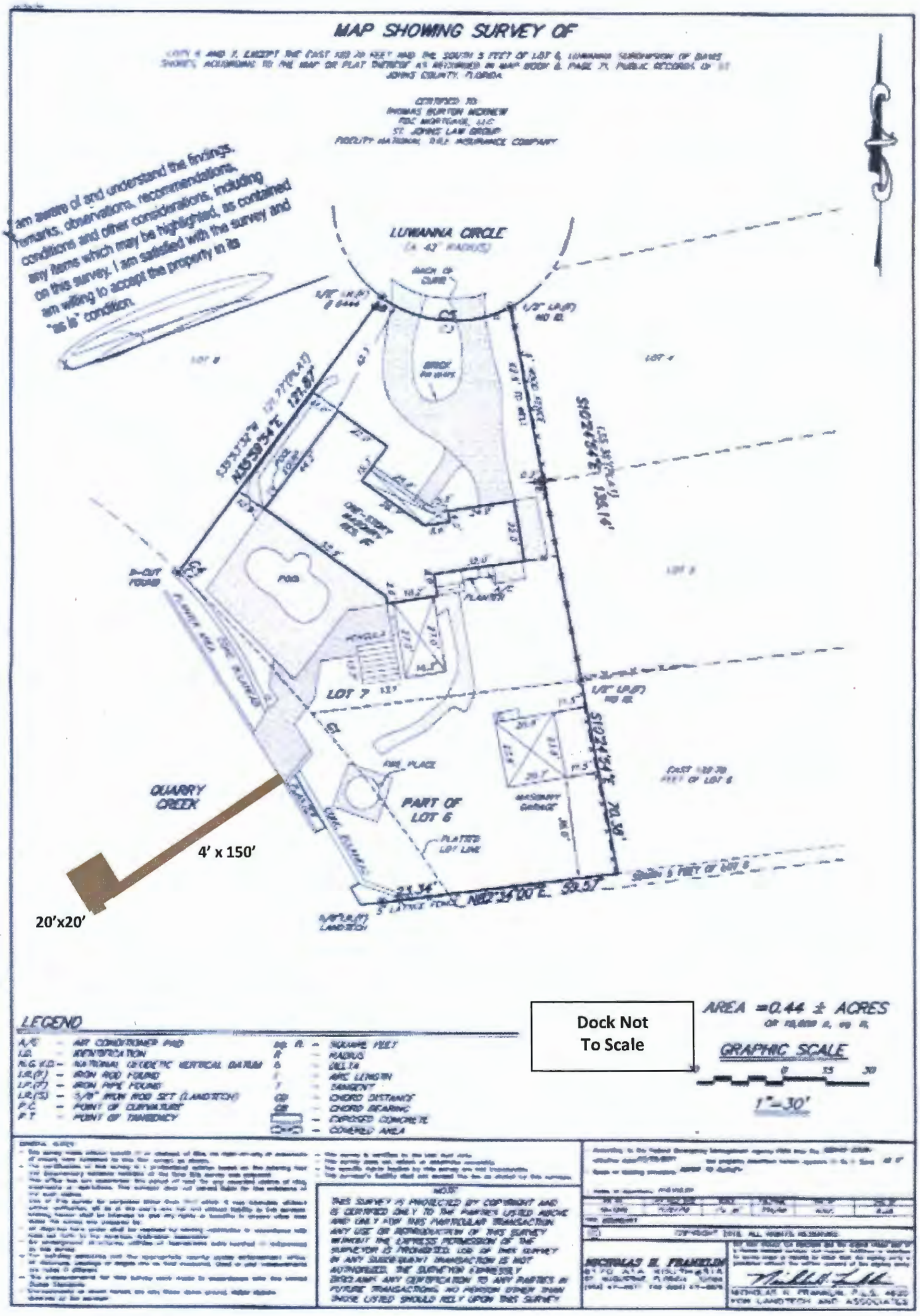


Project will meet "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat "

Cross Section of Dock



Thomas Mcknew, 2 Luwanna Circle, St Augustine 32080 Parcel # 2214700060



CITY OF ST. AUGUSTINE

S T A F F R E P O R T & R E C O M M E N D A T I O N

TO: Planning and Zoning Board

DATE: February 5, 2018

RE: **CONSERVATION OVERLAY ZONE DEVELOPMENT #2019-0002**

AGENDA ITEM	4(e)
APPLICANT & OWNER	Atlantis Holdings LLLP
LOCATION	21 Barcelona Avenue
REQUEST	To approve removal of more than fifty (50) percent of the tree canopy, including one (1) preserved tree (Cedar) within Conservation Overlay Zone 3
PLANS DATED	January 24, 2018
LAND USE	Residential Low Density
ZONING	Residential Single Family-two (RS-2)

APPLICABLE CODES/ORDINANCES

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

Conservation Overlay Zone 3 is comprised of uplands and urban/residential areas which are inland from Zones 1 and 2, and which require special environmental consideration. Zone 3 is comprised of those undeveloped areas considered to be special flood hazard areas and significant tree canopy areas.

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 protected or preserved 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.

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.

(c) The planning and building division may issue permits for structures and uses otherwise permitted, located within Conservation Overlay Zone 3 provided that:

(1) At least twenty-five (25) percent of the tree canopy on the site and all healthy trees larger than twelve (12) inches diameter breast height (dbh) are retained; or

(2) Fifty (50) percent of the tree canopy on the site is retained.

(d) Removal of preserved or protected trees shall be approved by the board of adjustments and appeals, or the planning and zoning board if such removal involves site plan review. All preserved or protected trees removed shall be replaced in accordance with the requirements of chapter 25.

Sec. 11-29. Standards for review.

(d) Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover, or cause the removal of protected or preserved 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 preserved tree.

f. Impact upon the urban and natural environment, including:
Ground and surface water stabilization.
Water quality and aquifer recharge.
Ecological impacts.
Noise pollution.
Air movement.
Air quality.
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.

STAFF SUMMARY AND ANALYSIS

The applicant is proposing to remove one (1) preserved 14" diameter Southern Red Cedar, along with the entire tree canopy on the site to allow for placement of a future home. An arborist report has been provided indicating the trees are in poor health. Staff has calculated the credit/debit ratio for the project with the zero (0) credit/debit items being within the right-of-way.

Debit/Credit Calculations

Diameter	Species	Credit	Debit
17"	Japanese Yew		1.5
14"	Southern Red Cedar		2.5
12"	Washington Palm		0
28"	Live Oak	0	
	Total	**0**	**4**

- Purple = preserved trees

Since the applicant has more debits than credits, this requires the applicant to mitigate by either placing more trees on the property as viable based on the property size and development or paying into the tree bank fund. There has been no landscape plan provided which indicates replacement trees which is normally reviewed by the Board. An option would be to allow the applicant to plant the trees independent of the Board reviewing the plan since it is a small residential lot and would require few replanted trees. Be aware that credits are based on the planted tree calipers (i.e. 2" caliper = 1 credit, 4" caliper = 2 credits).

1. Conservation Overlay Zone 3 Development to remove the tree canopy and trees.

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: *Staff interpretations are in italics*

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.
According to the arborist report the trees are in poor condition and most are within the buildable area and will affect the building and associated infrastructure if they stayed in place.

b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
Some of the removed trees are within the building envelope on a small lot and must be removed to facilitate its development.

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.
Since the site will be developed issues related to erosion will be lessened, soil moisture retention will be enhanced when plans are submitted showing potential irrigation, and increased surface water will result from the development but the site will also be required to adhere to City Codes regarding development, which includes drainage.

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.

The neighborhood is heavily wooded. Although the applicant is removing trees and lessening the overall neighborhood tree canopy, this is unavoidable in order to develop the site. The applicant is aware of this situation and could be required to add trees. This will lessen the impact on the neighborhood's tree canopy.

e. Whether the tree has been designated a historic specimen, preserved or protected tree.
Only one (1) of the proposed trees to be removed meet this standard.

f. Impact upon the urban and natural environment, including:
Ground and surface water stabilization. – *Any new construction must retain surface water.*
Water quality and aquifer recharge. – *The proposed new site must comply with storm water management regulations.*
Ecological impacts. – *The removal of the tree(s) will temporarily affect ecology but it should be restored and in better condition with the additional planting.*
Noise pollution. – *The removal of the tree(s) should not increase noise pollution.*
Air movement. – *This project should not affect air movement.*
Air quality. – *This project should not affect air quality.*
Wildlife habitat. – *The effect of tree (s) removal on wildlife habitat is not known.*

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.
Due to the size of the lot and the associated zoning setbacks this make moving the building difficult.

The number of debits for tree removal is **- 4 debits**.
The number of credits for tree preservation is **+ 0 credits**.
The number of credits for tree plantings (incl. relocation) is **+ 0 credits**
The number of remaining credits after calculating tree preservation and plantings: **- 4 debits.**

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** removal of more than fifty (50) percent of the tree canopy, including one (1) preserved tree (Cedar) within Conservation Overlay Zone 3 to construct a single family home with the following conditions:

1. The applicant is to plant new trees on the property to offset the four (4) debits.

SUPPLIMENTS
Attachment 1 – Application
Attachment 2 – Location Maps
Attachment 3 – Property Appraiser Info
Attachment 4 – Arborist Report
Attachment 5 – Tree Removal Plan

_____
David Harrell, AICP
Senior Development Review Planner
Planning & Building Department

Attachment 1

Application

robert friedman realestate @gmail.com

RECEIVED
JAN 24 2019
Planning/Building Dept.

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: _____ (plus advertising costs) Project Number: _____

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Atlantis Holdings LLC Contact Number: 904 382-4865
   Business *(if applicable)*: _____
   Address: 140 Historic Bric Ln City: St Aug State: FL Zip: 32086

2. NAME OF PROPERTY OWNER: _____ Contact Number: _____
   Business *(if applicable)*: _____
   Address: _____ City: _____ State: _____ Zip: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 31 Block: 1
   Subdivision: Madera Height Parcel Number: 159 855 0000

4. PROJECT STREET ADDRESS: 21 Barcelona Ave

5. SPECIFIC PROPOSED USE: New home

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

7. DESCRIPTION OF ACTION REQUESTED: removal of 14" Southern red cedar and all property tree canopy.

8. JUSTIFICATION FOR ACTION REQUESTED: _____

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING:

(a) Does the property have a disadvantage which is not common to other properties in the area?
Please explain fully: _____

(b) Can you establish that this disadvantage is not due to the owner's actions?
Please explain fully: _____

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

(d) If granted, will the variance adversely affect other property in the area:
Please explain fully: _____

(e) If granted, can you establish that the variance will be in harmony with the intent and purpose of the code? Please explain fully: _____

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.

Home plans

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."

D Mann 1-9-19
Signature of Applicant Date

D Mann 1-9-19
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 Ch. 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.

Amudha. M Perumal.

Print name of applicant

Amudha. M. Perumal

Signature of applicant

1-9-18.

Date

2018 FLORIDA LIMITED PARTNERSHIP ANNUAL REPORT

DOCUMENT# A09000000478

Entity Name: ATLANTIS HOLDINGS, LLLP

FILED
Mar 01, 2018
Secretary of State
CC1233629346

Current Principal Place of Business:

140 HISTORIC BRICK LANE
ST. AUGUSTINE, FL 32095

Current Mailing Address:

140 HISTORIC BRICK LANE
ST. AUGUSTINE, FL 32095

FEI Number: 27-0539552

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

PERUMAL, MANI S
140 HISTORIC BRICK LANE
ST. AUGUSTINE, FL 32095 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: Amudha M. Perumal 1-16-19

Electronic Signature of Registered Agent — Date

General Partner Detail :

Document #	L09000066185
Name	ATLANTIS GP, LLC
Address	140 HISTORIC BRICK LANE
City-State-Zip:	ST. AUGUSTINE FL 32095

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a general partner of the limited partnership or the receiver or trustee empowered to execute this report as required by Chapter 620, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: AMUDHA PERUMAL MANAGER 03/01/2018

Electronic Signature of Signing General Partner Detail — Date

Updox e-Sign: 564768.255877270827 / Wed Jan 16 2019 13:01:10 GMT-0500 (Eastern Standard Time)

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 historic specimen, preserved or protected tree.

f. Impact upon the urban and natural environment, including:

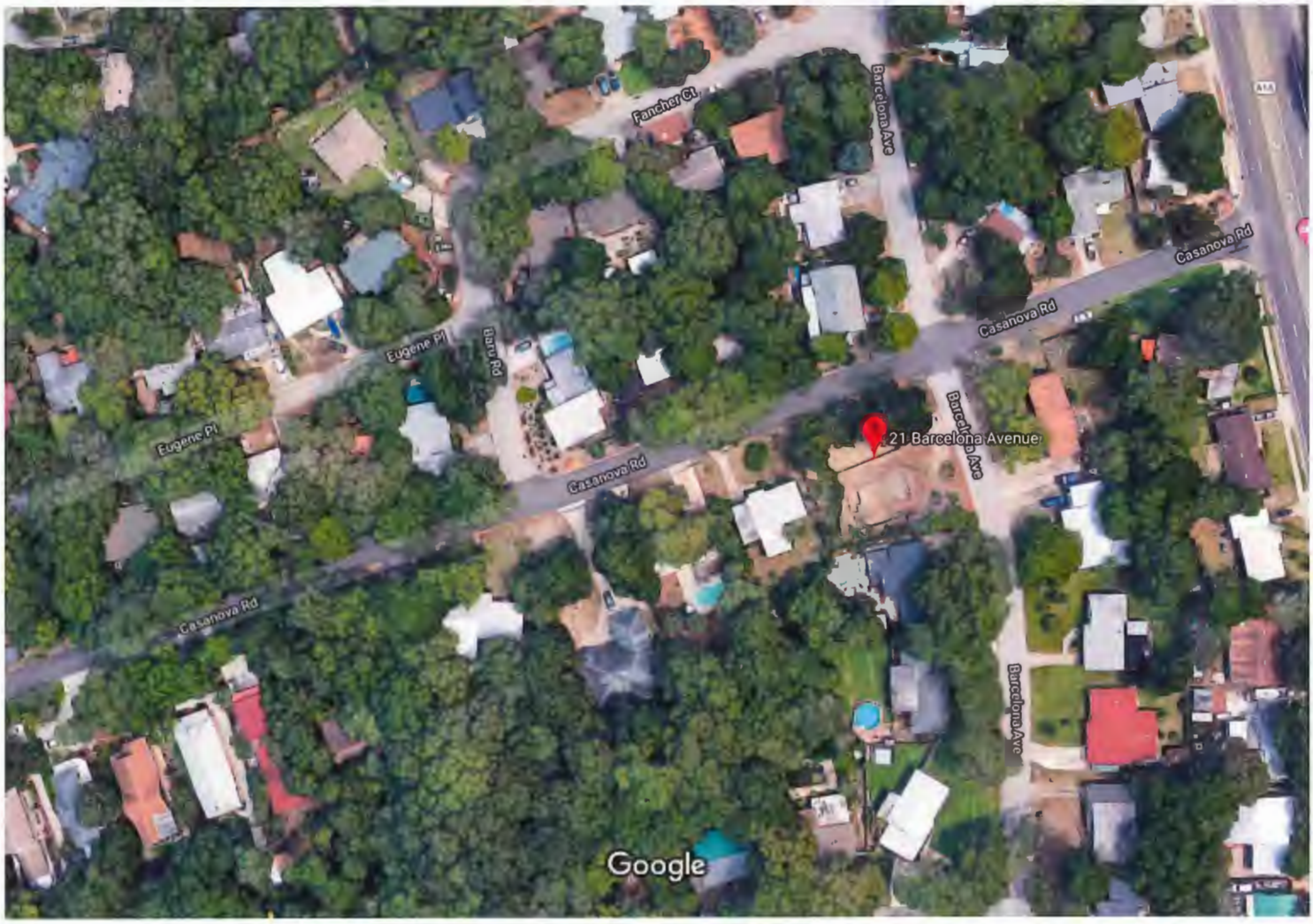
1. Ground and surface water stabilization. None
2. Water quality and aquifer recharge. None
3. Ecological impacts. None
4. Noise pollution. None
5. Air movement. None
6. Air quality. None
7. Wildlife habitat. None

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.

Attachment 2

Location Maps

Google Maps 21 Barcelona Ave



Imagery ©2019 Google, Map data ©2019 Google 50 ft

21 Barcelona Ave

St. Augustine, FL 32080

Attachment 3

Property Appraiser Information

St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

Summary

Parcel ID	1598550000
Location Address	19 BARCELONA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Madeira Heights (634)
Tax Description*	8-89 MADEIRA HEIGHTS UNIT 1 ALL LOT 36 BLK 1 WITHIN CITY LIMITS OR4129/1809(Q/C) *The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	Madeira Heights
Sec/Twp/Rng	21-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.080
Homestead	N

View Map

Owner

Owner Name	Atlantis Holdings LLlp 100%
Mailing Address	140 HISTORIC BRICK LN SAINT AUGUSTINE, FL 32095-0000

Valuation

	2019
Building Value	$0
Extra Features Value	$0
Total Land Value	$490
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$490
Total Deferred	$0
Assessed Value	$490
Total Exemptions	$0
Taxable Value	$490

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$0	$0	$490	$0	$0	$490	$446	$44	$446
2017	$0	$0	$405	$0	$0	$405	$405	$0	$405
2016	$0	$0	$405	$0	$0	$405	$405	$0	$405
2015	$0	$0	$405	$0	$0	$405	$405	$0	$405
2014	$0	$0	$405	$0	$0	$405	$405	$0	$405
2013	$0	$0	$405	$0	$0	$405	$405	$0	$405
2012	$0	$0	$405	$0	$0	$405	$405	$0	$405
2011	$0	$0	$450	$0	$0	$450	$450	$0	$450
2010	$0	$0	$500	$0	$0	$500	$500	$0	$500

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	1	UT	$490

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/10/2016	3/8/2016	$0.00	QT	4160	714	U	V	LUBONSKI GERALD L	PERUMAL MANI
12/29/2015	12/28/2015	$0.00	QC	4129	1809	U	V	PERUMAL MANI	ATLANTIS HOLDINGS LLLP
3/16/2015	3/16/2015	$100.00	QC	4000	181	U	V	FRIEDMAN ROBERT	PERUMAL MANI
12/4/2014	12/4/2014	$10,100.00	TD	3961	553	U	V	LUBONSKI GERALD L	FRIEDMAN ROBERT
8/30/1983	8/29/1983	$0.00	WD	601	796	U	V	PACETTI CHARLES DENNIS,FRANCES	LUBONSKI JOSEPH L,LORRAINE L
	6/8/2009	$100.00	PR	3204	1426	U	V	LUBONSKI JOSEPH L ESTATE	LUBONSKI GERALD L
	5/20/2009	$0.00	AF	3198	1641	U	V	LUBONSKI JOSEPH L ESTATE	LUBONSKI JOSEPH L ESTATE
	2/24/2009	$0.00	LP	3170	824	U	V	BANK OF AMERICA NA	LUBONSKI JOSEPH L ESTATE
	3/19/2008	$0.00	LA	3059	139	U	V	LUBONSKI JOSEPH L(DECD 2/23/08)	LUBONSKI JOSEPH L ESTATE
	6/11/2007	$0.00	RS	2933	1770	U	I	CITY OF ST AUGUSTINE	
	1/1/1977	$32,500.00		346	381	Q	V		LUBONSKI JOSEPH L,LORRAINE L

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

My Tax Bill

Tax Estimator

Tax Estimator

Map

No data available for the following modules: Exemptions, Building Information, Extra Features, Sketches.

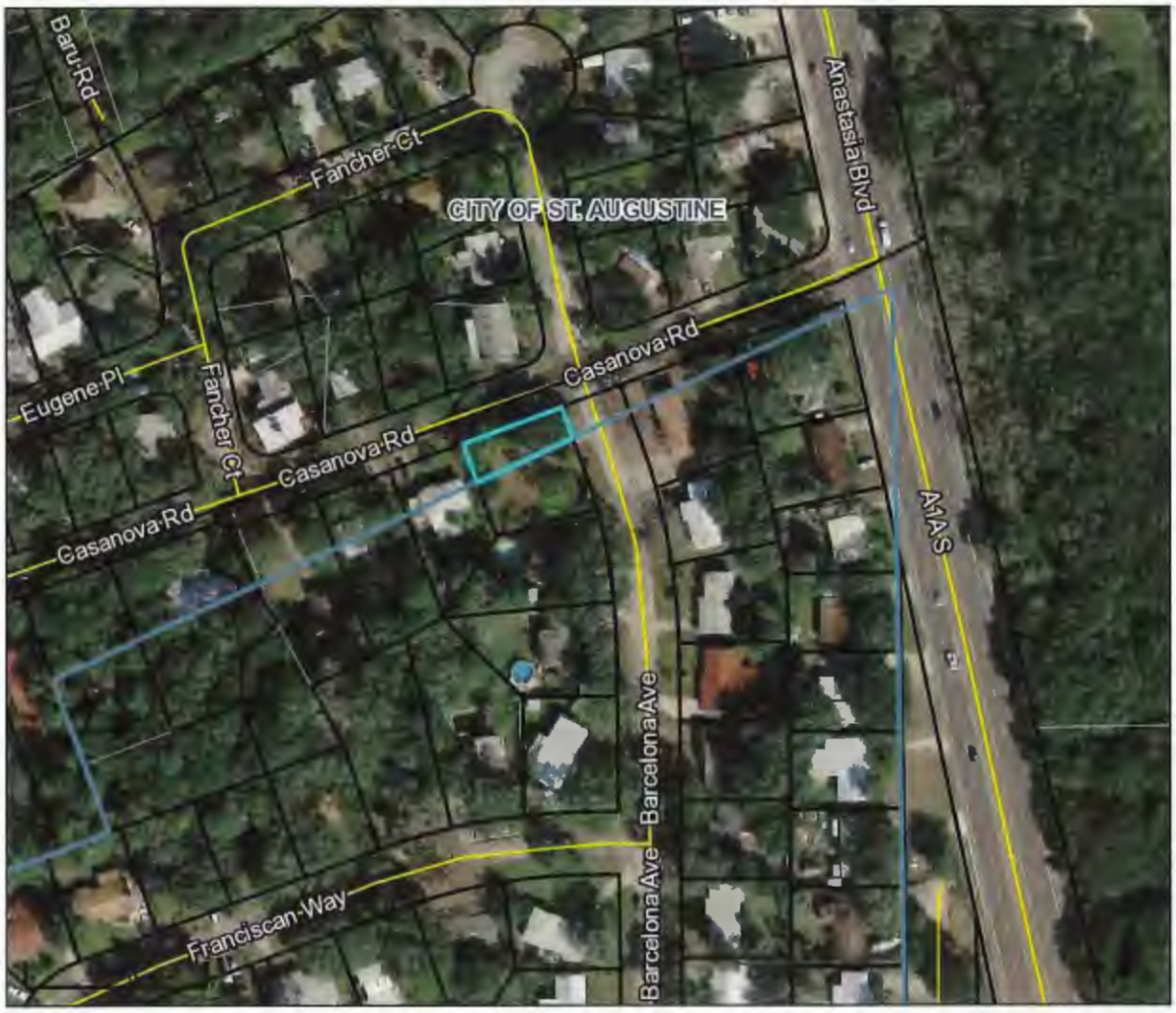
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Developed by Schneider GEOSPATIAL

Last Data Upload: 1/11/2019, 12:17:25 AM

ST. JOHNS COUNTY
PROPERTY APPRAISER
Eddie Creamer

St. Johns County, FL



Parcel ID	1598550000	**Physical Address**	19 BARCELONA AVE SAINT AUGUSTINE	**Building Value**	N/A	**Last 2 Sales**			
Property Class	0000 - Vacant Residential			**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
Taxing District	City of St Augustine	**Mailing Address**	ATLANTIS HOLDINGS LLLP 140 HISTORIC BRICK LN SAINT AUGUSTINE FL 32095-0000	**Total Land Value**	$490	12/4/2014	$10100	11	U
Acres	0.08			**Just Value**	$490	1/1/1977	$32500	05	Q
				Total Deferred	N/A				
				Assessed Value	$490				
				Total Exemptions	N/A				
				Taxable Value	$490				

Date created: 1/11/2019
Last Data Uploaded: 1/11/2019 12:17:25 AM

Developed by Schneider GEOSPATIAL

Attachment 4

Arborist Report

Tree Medic
Tree Surgeons, Inc.

Phone: (904) 794-0003 • treemedicoffice@yahoo.com
Quality Work, Quick Response. 24 Hour Storm & Emergency Service

RECEIVED
JAN 24 2019
Planning/Building Dept.

Robert Friedman

Address: 21 Barcelona Ave, St Augustine FL 32080

Subject: 15 inch DBH southern red cedar
1, 12" Washingtonia Palm
1, 17" Japanse Yew
1, 28" Live Oak

Condition: poor, this tree has lost more than 50% of its cambium on one side extending from the base of the tree at the root system all the way to the top of the tree due to a fire at a home previously on this site. There's also root damage caused by excavation and demolition of the home. There is some green leaves in the canopy, but due to the extent of the damage to the trunk. Decay and dieback will eventually cause Tree to fail structurally.

Recommendation: remove and replace

MEMBER
NATIONAL ARBORIST ASSOCIATION

3400 U.S. Highway 1 South, Suite A • St. Augustine Florida 32086

Attachment 5

Tree Removal Plan

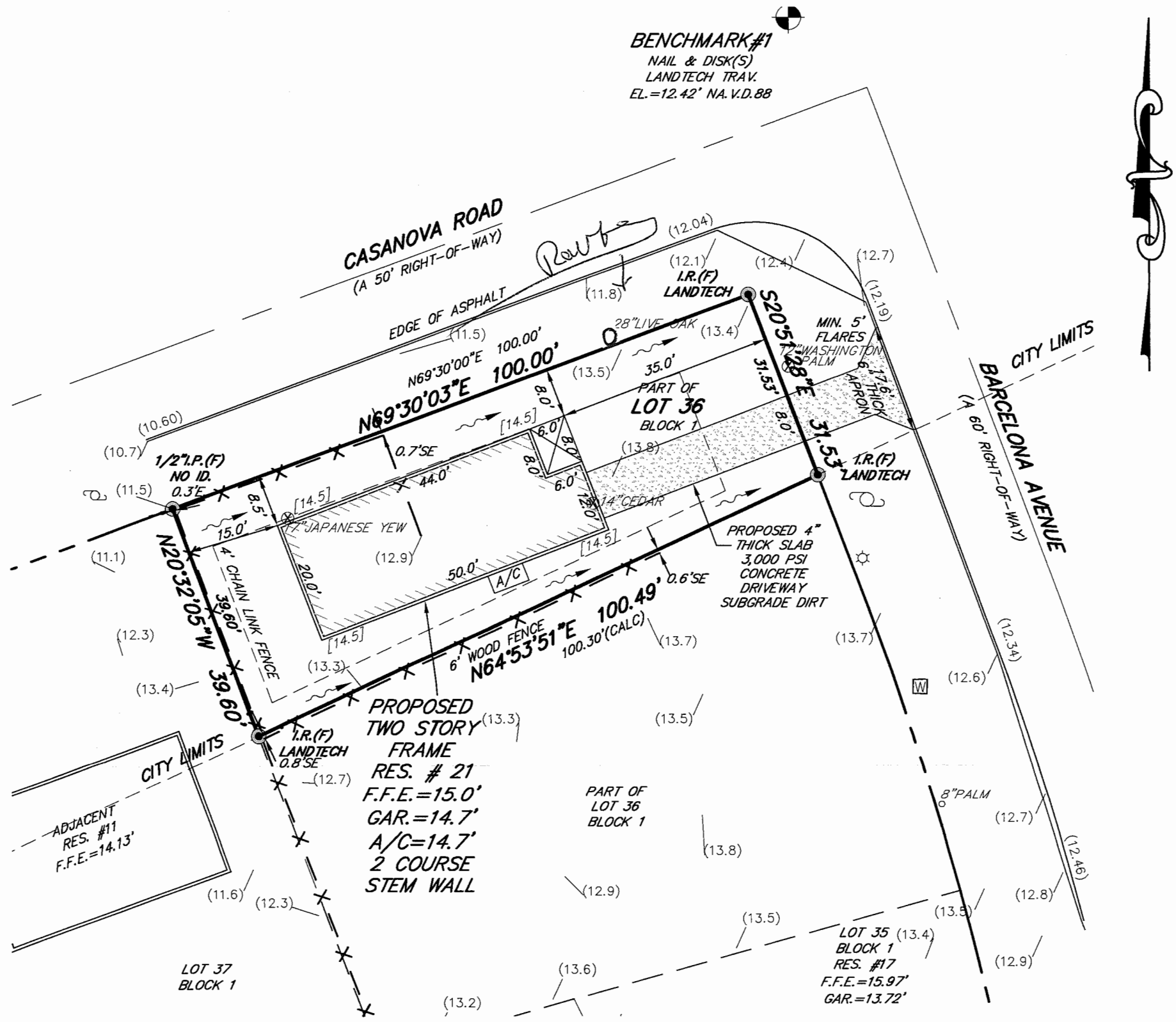
MAP SHOWING SURVEY OF

LEGAL DESCRIPTION (BY ACTION TITLE):

LOT 36, BLOCK 1, MADEIRA HEIGHTS, EXCLUDING THE PART WITHIN CITY LIMITS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 89, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

RECEIVED
JAN 2 4 2019
Planning/Building Dept.

CERTIFIED TO:
ATLANTIS HOLDINGS LLLP



SURVEYOR'S NOTES:

1. CITY LIMITS AS DEPICTED BASED ON SKETCH AS RECORDED IN OFFICIAL RECORDS BOOK 2933, PAGE 1770.

GENERAL NOTES:

1. EROSION CONTROL MEASURES WILL BE USED AROUND THE PROPERTY BOUNDARY PRIOR TO CONSTRUCTION TO PREVENT IMPACT ON ADJACENT PROPERTIES.
2. THE GARAGE FLOOR AND MECHANICAL EQUIP. WILL BE ELEVATED TO MEET MINIMUM FEMA REQUIREMENTS.
3. ALL SIDEWALK AND FLATWORK, AT A MINIMUM, MEET CURRENT CITY OF ST. AUGUSTINE AND ADA STANDARDS. CROSS SLOPES SHALL BE NO MORE THAN 2% AND RUNNING SLOPE SHALL NOT EXCEED 5%. THE PORTION OF THE SIDEWALK WHICH TRANSVERSES THROUGH THE DRIVEWAY APRON SHALL ALSO MEET THIS REQUIREMENT.
4. SETBACKS ARE MEASURED TO THE OVERHANG.

TREE SCHEDULE	
LOT SQ. FT. MINUS EASEMENTS/WETLANDS	9,818±
ACRES= -/43,560	0.22±
ACRES X 40 = REQ. TREE INCHES	9±
THE REQUIRED NUMBER OF TREE INCHES WILL BE MET USING A MIN. OF 2" DIAMETER TREES. 70% OR GREATER PLANTED TREES SHALL BE CANOPY TYPE, WITH NOT MORE THAN 50% OF ONE SPECIES	
TREES TO BE PLANTED	EX. TREES TO REMAIN
	(1) 14" CEDAR

AREA SUMMARY	
AREA	SQUARE FEET
LOT GROSS	9,818±
GROUND FLOOR	690±
GARAGE	262±
ENTRY	48±
REAR PORCH	-±

LOT COVERAGE		
COVERED SQ. FT.	LOT SQ. FT.	%
1,000±	9,818±	10
IMPERVIOUS COVERAGE		
IMP. SQ. FT	LOT SQ. FT.	%
1,300±	9,818±	13

PROPOSED FILL	
AREA 1	AREA 2
0-12"	0-12"

GRAPHIC SCALE
20 0 10 20
1"=20'

LEGEND

A/C	AIR CONDITIONER PAD	RES.	RESIDENCE
ID.	IDENTIFICATION	℄	CENTERLINE
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM	±	DENOTES NOT TO SCALE
sq. ft.	SQUARE FEET	W	WATER METER
I.P.(F)	IRON PIPE FOUND		EXPOSED CONCRETE
I.R.(F)	IRON ROD FOUND		COVERED AREA
I.R.(S)	5/8" IRON ROD SET (LANDTECH)	⊗	TREES TO BE REMOVED

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

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

- According to the Federal Emergency Management Agency FIRM Map No: 125145-0318J effective date: 12/07/18, the property described hereon appears to lie in Zone X
- Basis of bearing structure: BEARING BASIS ASSUMED
- Basis of elevations: N.A.V.D.88

JOB NO.	LAST FIELD DATE	SCALE:	F.B./PAGE	CHK. BY	DWG. BY
17-0533	06/02/17	1"=20'	L.L./D.C.	N.H.F.	T.P.W.

TYPE: SITE PLAN

© COPYRIGHT 2018, BY LANDTECH & ASSOCIATES, INC. ALL RIGHTS RESERVED.

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

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

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

CITY OF ST. AUGUSTINE

S T A F F R E P O R T & R E C O M M E N D A T I O N

TO: Planning and Zoning Board

DATE: February 5, 2019

RE: **USE BY EXCEPTION #2018-0179**

AGENDA ITEM	5(a)
APPLICANT	Bart & Karrie Andrews
OWNER	David Mariotti C/o Mariotti's Cleaning Company
LOCATION	314 S. Ponce De Leon Boulevard
REQUEST	To approve a proposed tattoo parlor within the Commercial Medium 2 (CM-2) zoning category.
PLANS DATED	January 8, 2019
LAND USE	Commercial Medium Intensity
ZONING	Commercial Medium 2 (CM-2)

SURROUNDING USE

North, South, & East – Commercial; West – Residential

APPLICABLE CODES/ORDINANCES

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

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

(a) Zoning exceptions:

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

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

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

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

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

(3) *Permissible uses by exception:*

j. Tattoo parlor or studio.

STAFF SUMMARY AND ANALYSIS

The applicant requests an exception to allow for a tattoo parlor. Site consists of a two (2) buildings for a total of 9,483 square feet with shared parking. This use will occupy one (1) unit within a building and consist of 2,600 square feet. This business was originally located at 3501 N Ponce De Leon Blvd within the City. A similar use is located at 199 W. King St, which is directly 900 feet from business to business, which is the closest potential distance. Parking would consist of a shopping center standard since the buildings share a parking lot and consists of retail and service related uses. There would be no additional parking issues in granting the exception. Staff believes there is no determent to the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare by granting the exception due to the distance between similar uses and the area itself is largely commercial in nature.

The Board has the authority to place conditions on the approval of a use by exception in order to safeguard surrounding properties and the neighborhood.

STAFF RECOMMENDATION

Based on a review of Section 28-29, and without the support of evidence to the contrary, staff finds that the Board may **APPROVE** an exception to allow a proposed tattoo parlor within the Commercial Medium 2 (CM-2) zoning category located at 314 S. Ponce De Leon Boulevard.

SUPPLIMENTS

Attachment 1 – Application
Attachment 2 – Location Map
Attachment 3 – Property Appraiser Information
Attachment 4 – Applicant Site Plans
Attachment 5 – Business Information

_____

David Harrell, AICP
Senior Development Review Planner
Planning & Building Department

Attachment 1

Application

RECEIVED
DEC 27 2018
Planning & Building

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

management@unifytattoofl.com

Application Fee: 250.00 (plus advertising costs) Project Number: 2018-0179

Receipt Number: 1520405 Meeting Date: 2-5-19

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

1. NAME OF APPLICANT: Bart + Karrie Andrews Contact Number: 904-293-8222
   Business (*if applicable*): Unify Tattoo Company
   Address: 3501 W. Ponce deLeon Blvd City: St Augustine State: FL Zip: 32084

2. NAME OF PROPERTY OWNER: David Mariotti Contact Number: 904-669-7802
   Business (*if applicable*):
   Address: 703 Belden Ct. City: St. Aug. State: FL Zip: 32086

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: 15-17-19 Block:
   Subdivision: Wildwood PK Parcel Number: 119190-0000

4. PROJECT STREET ADDRESS: 314 Ponce De Leon Blvd. Unit C

5. SPECIFIC PROPOSED USE: Tattoo Parlor

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

7. DESCRIPTION OF ACTION REQUESTED: Approval for exception ~~variance~~ to current zoning

8. JUSTIFICATION FOR ACTION REQUESTED: To lease to tenant for tattoo & art studio

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING:

(a) Does the property have a disadvantage which is not common to other properties in the area?
Please explain fully: ~~No~~

(b) Can you establish that this disadvantage is not due to the owner's actions?
Please explain fully:

(c) Can you establish that this disadvantage prevents reasonable use of the property:
Please explain fully:

(d) If granted, will the variance adversely affect other property in the area:
Please explain fully:

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

10. PREVIOUS APPPLICATIONS:
Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?
☐ Yes ☑ No If yes, please give date and final disposition below.

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

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

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

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

Signature of Applicant — Date: 1-2-2019

Signature of Property Owner — Date: 12/17/2018

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 Ch. 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.

Bart + Karrie Andrews
Print name of applicant

Signature of applicant

1-2-2019
Date

RECEIVED
JAN 02 2019
Planning/Building Dept.

Detail by Entity Name

Florida Profit Corporation
MARIOTTI'S CLEANING CENTERS, INC.

Filing Information

Document Number	649521
FEI/EIN Number	59-1956086
Date Filed	12/28/1979
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	06/16/2003

Principal Address

314 S Ponce DeLeon Blvd.
ST. AUGUSTINE, FL 32084

Changed: 03/27/2017

Mailing Address

703 Belden Ct
ST. AUGUSTINE, FL 32086

Changed: 03/27/2017

Registered Agent Name & Address

MARIOTTI, DAVID
703 Belden Ct
ST. AUGUSTINE, FL 32086

Address Changed: 03/27/2017

Officer/Director Detail

Name & Address

Title PD

MARIOTTI, DAVID
703 Belden Ct
ST. AUGUSTINE, FL 32086

Annual Reports

Report Year	Filed Date

Attachment 2

Location Map

Google Maps 314 S Ponce De Leon Blvd

Imagery ©2018 Google, Map data ©2018 Google 20 ft

314 S Ponce De Leon Blvd

St. Augustine, FL 32084

VMQG+C5 St. Augustine, Florida

At this location

Mariotti's Laundry & Dry Cleaners
2.7 ★★½☆☆ (7)
Dry Cleaner · 314 S Ponce De Leon Blvd
Open until 7:00 PM

Oyster Creek Outfitters
5.0 ★★★★★ (1)
Clothing store · 314 S Ponce De Leon Blvd c
Open until 6:00 PM

Oyster Creek Outfitters
4.6 ★★★★½ (12)
Outdoor sports store ·
314 S Ponce De Leon Blvd c
Open until 6:00 PM

The Color Center
4.8 ★★★★★ (12)
Paint store · 314 S Ponce De Leon Blvd
Closing soon: 5:00 PM

Attachment 3

Property Appraiser Information

St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

Summary

Parcel ID	1191900000
Location Address	314 S PONCE DE LEON BLVD SAINT AUGUSTINE 32084-0000
Neighborhood	Ponce Boulevard South (Commercial) (681.02)
Tax Description*	1-133 WILDWOOD PARK LOTS 14 16 & 18 (EX R/W RD 5 IN DB244/92) & LOTS 15 17 & 19 BLK E OR681/593 &2930/628(C/D) *The Description above is not to be used on legal documents.
Property Use Code	Stores (1100)
Subdivision	Wildwood Park, Map Of
Sec/Twp/Rng	37-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.490
Homestead	N

View Map

Owner

Owner Name	Mariotti's Cleaning Cntrs Inc 100%
Mailing Address	703 BELDEN CT SAINT AUGUSTINE, FL 32086-6821

Valuation

	2019
Building Value	$193,300
Extra Features Value	$10,651
Total Land Value	$158,505
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$362,456**
Total Deferred	$80,803
Assessed Value	**$281,653**
Total Exemptions	$0
Taxable Value	**$281,653**

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$204,040	$11,891	$158,505	$0	$0	$374,436	$256,048	$118,388	$256,048
2017	$226,568	$10,674	$158,505	$0	$0	$395,747	$232,771	$162,976	$232,771
2016	$140,909	$11,593	$158,505	$0	$0	$311,007	$211,610	$99,397	$211,610
2015	$21,356	$12,512	$158,505	$0	$0	$192,373	$192,373	$0	$192,373
2014	$233,164	$15,182	$158,505	$0	$0	$406,851	$406,851	$0	$406,851
2013	$219,375	$15,182	$158,505	$0	$0	$393,062	$393,062	$0	$393,062
2012	$230,343	$15,182	$158,505	$0	$0	$404,030	$404,030	$0	$404,030
2011	$237,656	$15,182	$179,639	$0	$0	$432,477	$432,477	$0	$432,477
2010	$267,382	$4,237	$200,773	$0	$0	$472,392	$472,392	$0	$472,392

Building Information

Building	1	**Roof Structure**	Rigid Frame
Actual Area	4159	**Roof Cover**	Modular Metal
Conditioned Area	4063	**Interior Flooring**	Vinyl Tile
Actual Year Built	1985	**Interior Wall**	Drywall
Use	Stores (Retail)	**Heating Type**	Air Duct
Style	04	**Heating Fuel**	
Class	N	**Air Conditioning**	Central
Exterior Wall	Concrete Block	**Baths**	

Category	Type	Pct
Exterior Wall	Concrete Block	100%
Roofing Structure	Rigid Frame	100%

Category	Type	Pct
Roofing Cover	Modular Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Vinyl Tile	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	12 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Condition	Average	100%
Insulation	2" Fiberglass	100%

Description	Conditioned Area	Actual Area
BASE AREA	4063	4063
MASONRY UTILITY	0	96
Total SqFt	4063	4159

Building	2	**Roof Structure**	Rigid Frame
Actual Area	5324	**Roof Cover**	Modular Metal
Conditioned Area	5324	**Interior Flooring**	Ceramic Tile
Actual Year Built	1985	**Interior Wall**	Wood Paneling
Use	Stores (Retail)	**Heating Type**	Air Duct
Style	04	**Heating Fuel**	
Class	N	**Air Conditioning**	Central
Exterior Wall	Concrete Block	**Baths**	

Category	Type	Pct
Exterior Wall	Concrete Block	100%
Roofing Structure	Rigid Frame	100%
Roofing Cover	Modular Metal	100%
Interior Walls	Wood Paneling	100%
Interior Flooring	Ceramic Tile	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	12 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Condition	Average	100%
Insulation	2" Fiberglass	100%

Description	Conditioned Area	Actual Area
FINISHED UPPER STORY	1540	1540
BASE AREA	1540	1540
BASE AREA	2244	2244
POINTER	0	0
Total SqFt	5324	5324

Extra Features

Code Description	BLD	Length	Width	Height	Units
Asphault Paving	0	0	0	0	5645
Concrete Paving	0	0	0	0	4512
Storage Building	0	0	0	0	36

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	0	0	21134	SF	$158,505

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
3/11/2011	3/11/2011	$0.00	LP	3417	1089	U	I	TD BANK NA	MARIOTTI'S CLEANING CNTRS INC
	5/25/2007	$100.00	CD	2930	628	U	I	MARIOTTI DAVID J & TERESA P	MARIOTTI'S CLEANING CNTRS INC
	8/1/1985	$0.00		681	593	U	I		MARIOTTI'S CLEANING CNTRS INC

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

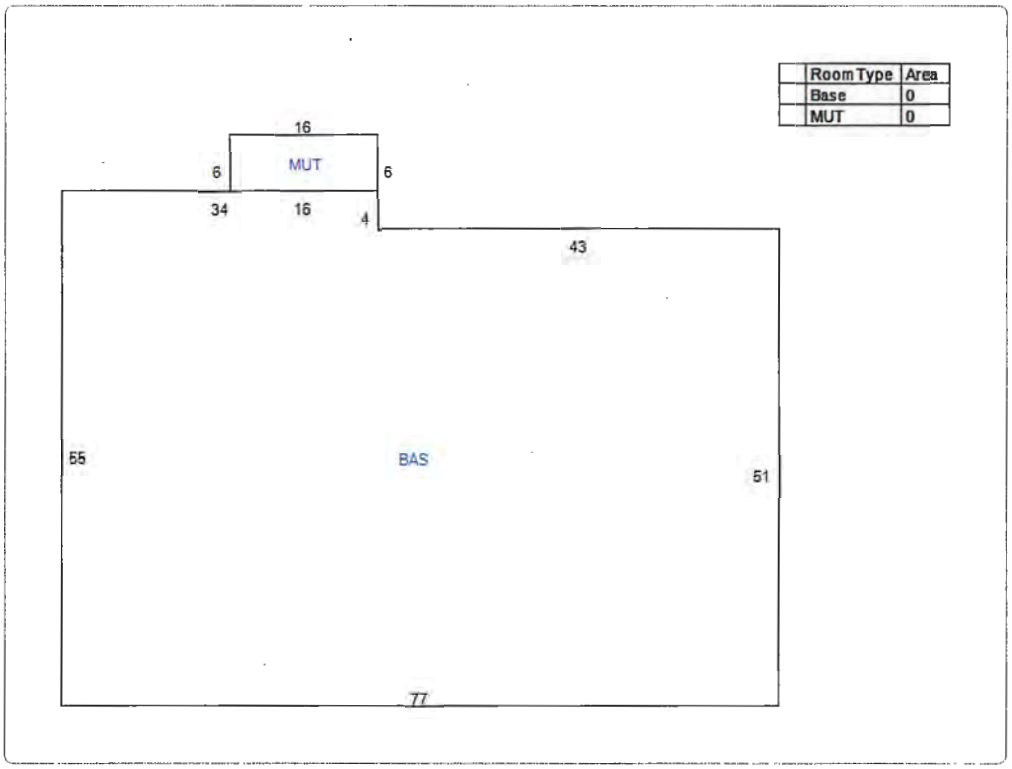
My Tax Bill

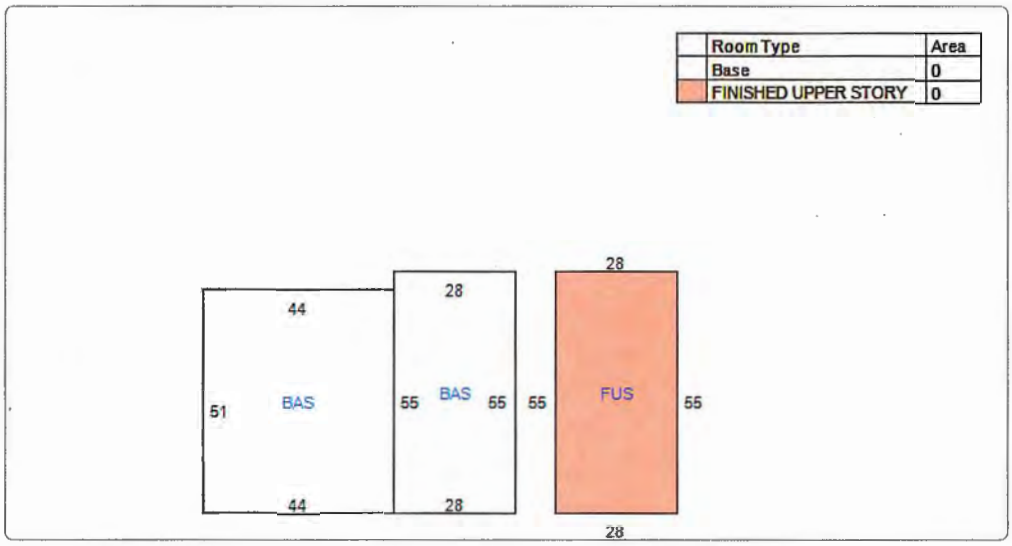
Tax Estimator

Tax Estimator

Map

Sketches





No data available for the following modules: Exemptions.

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.

Last Data Upload: 12/27/2018, 11:33:38 PM

Developed by Schneider GEOSPATIAL

ST. JOHNS COUNTY PROPERTY APPRAISER
Eddie Creamer

St. Johns County, FL

Legend
- Parcels
- Cities

Parcel ID	1191900000	**Physical Address**	314 S PONCE DE LEON BLVD SAINT AUGUSTINE	**Building Value**	$193,300	**Last 2 Sales**			
Property Class	1100 - Stores			**Extra Feature Value**	$10,651	**Date**	**Price**	**Reason**	**Qual**
Taxing District	City of St Augustine	**Mailing Address**	MARIOTTI'S CLEANING CNTRS INC 703 BELDEN CT SAINT AUGUSTINE FL 32086-6821			n/a	0	n/a	n/a
Acres	0.49			**Total Land Value**	$158,505	n/a	0	n/a	n/a
				Just Value	$362,456				
				Total Deferred	$80,803				
				Assessed Value	$281,653				
				Total Exemptions	N/A				
				Taxable Value	$281,653				

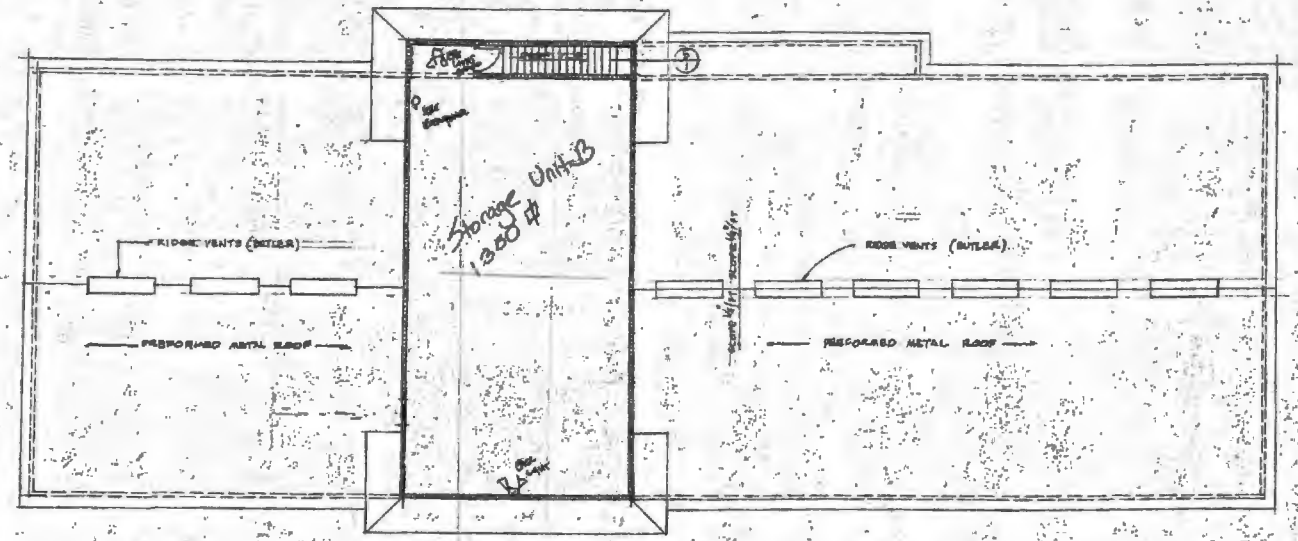
Date created: 12/28/2018
Last Data Uploaded: 12/27/2018 11:33:38 PM

Developed by Schneider GEOSPATIAL

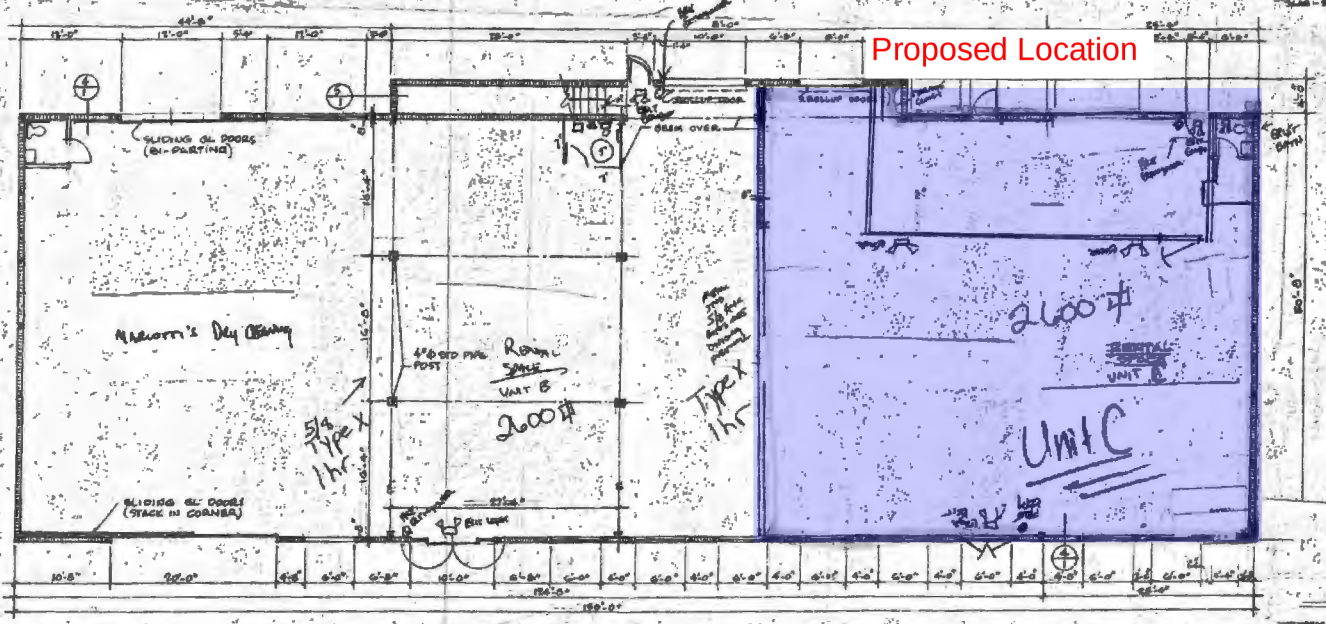
Attachment 4

Applicant Site Plans

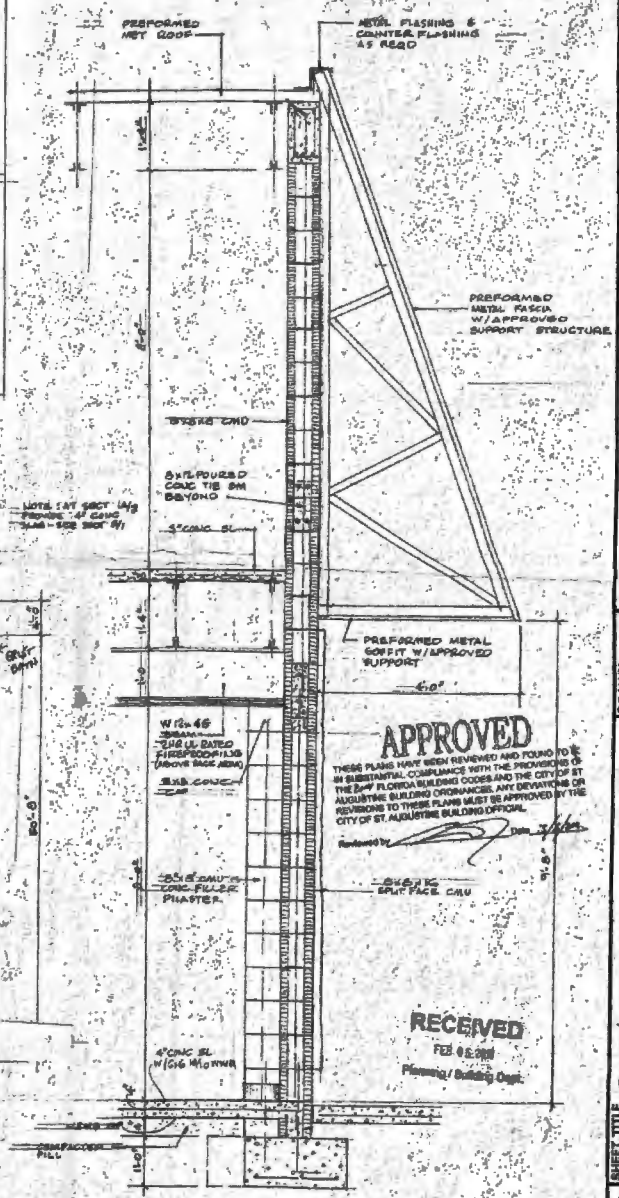
RIOTTI CONSTRUCTION
MARIOTTI
392-9444



SECOND FLOOR PLAN



FLOOR PLAN



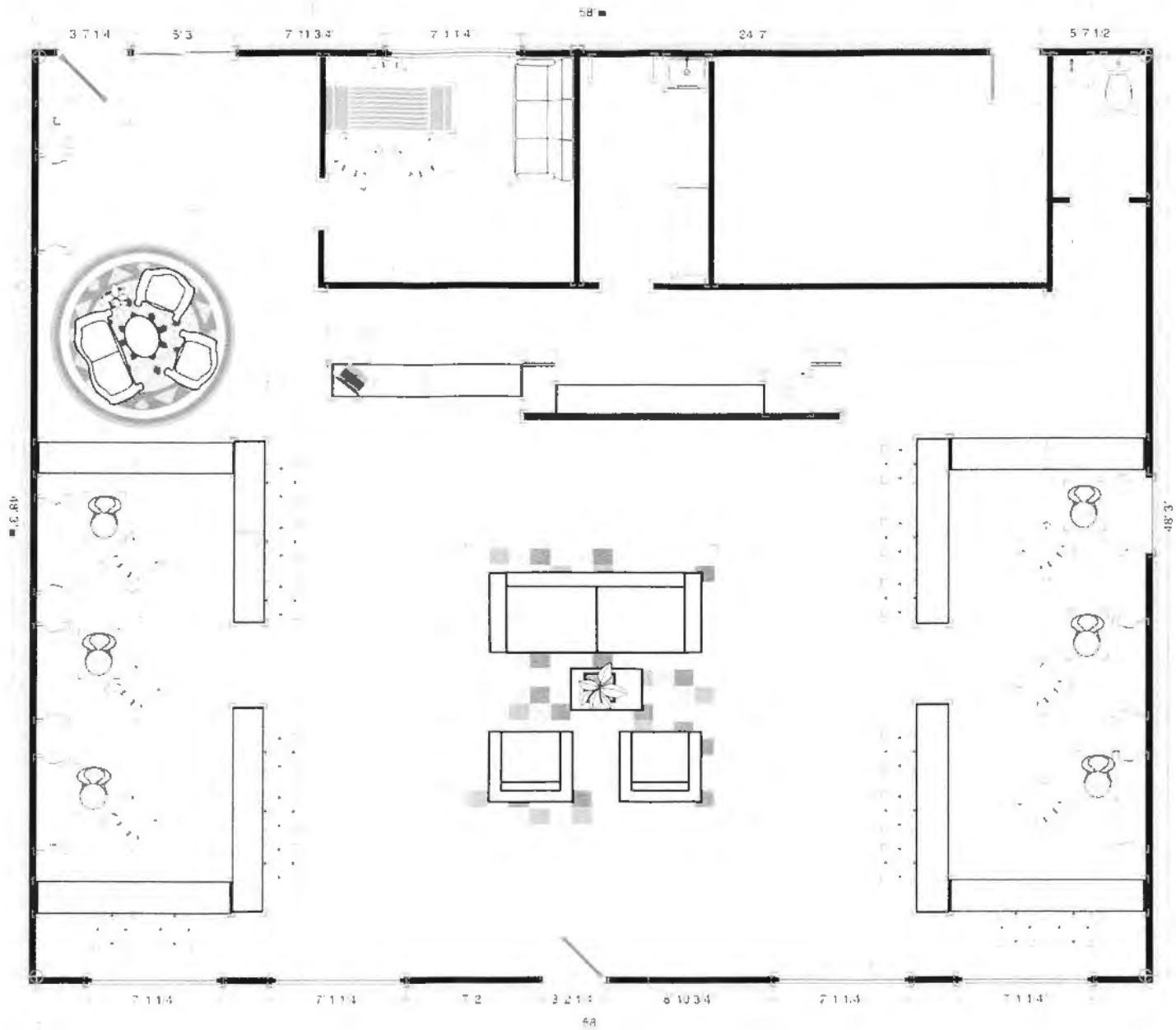
SECTION

Unit A & B : Retail Bldg Int.

30 Parking Places

PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE FLORIDA FIRE PREVENTION CODE AND CITY OF ST. AUGUSTINE ORDINANCES. ANY DEVIATIONS MUST BE APPROVED BY THE FIRE DEPARTMENT. AN APPROVED SET OF THESE PLANS MUST BE KEPT ON THE JOBSITE AT ALL TIMES.
8-29-16
Fire Marshal or Authorized Signature
Date

SEAL
REVISIONS
DRAWN
SHEET TITLE FIRST & SECOND FLOOR PLANS
SHT NO.
JOB NO.



Attachment 5

Business Information

For PZB

Unify Tattoo Company & Fine Art Gallery

"Where body and art become one"

3501 North Ponce De Leon Blvd. Suite 1

Saint Augustine, Florida 32084

904-770-7779

www.unifytattoofl.com

Unify Tattoo Company & Fine Art Gallery
3501 North Ponce De Leon Blvd. Suite I
Saint Augustine, Florida 32084

January 6, 2019

The Art of Tattooing

- Tattooing involves the placement of pigment into the skin's dermis, the layer of dermal tissue underlying the epidermis.

- From past to present, a tattoo was/is displayed in many forms such as for medicinal/therapeutic purposes, religion, magical, ranking in society, accomplishments, sign of protection, self-expression, memoriam, aesthetics, to the adornment/ beautification.

- Methods of application by way of the evolution of the tattooing tools

A. Hand-tapping method (by use of bamboo/bone/thorns/fine needles on a metal or wooden handle)
B. The "Edison's electric pen
C. Modern day tattoo machine you see today

- Cosmetically the micro-pigmentation tools used (such as a micro-blading hand tool or permanent make-up pen/machine) essentially utilizes the same methods, techniques, applications, and practices of generalized tattooing.

Unify Tattoo Company & Fine Art Gallery
3501 North Ponce De Leon Blvd. Suite 1
Saint Augustine, Florida 32084

January 6, 2019

The Art of Tattooing

Unify Tattoo Company & Fine Art Gallery
3501 North Ponce De Leon Blvd. Suite 1
Saint Augustine, Florida 32084

January 6, 2019

Social & Tattooing Environments

- In the past, tattooed individuals were stereotyped with a negative stigma as menace to society, crime affiliation, biker, un-educated, irresponsible, mean-spirited, of lower social class, or jobless.

- Society nowadays sees it not as taboo anymore but more of mainstream and acceptable where professionals (in government, corporate America, doctors, lawyers, military, law enforcement, 1st responders, etc.) have them in one form or another.

Flash shops vs Custom studios:

- **Flash shops** utilizes pre-drawn sheets of flash art to pick and choose from that allow for higher volume of turn around that produces more of a quantity vs quality perspective
- Business hour days normally are 10-12 hr settings (which are designed to support the higher turn around of clients in which in turn decreases the quality of tattoos performed)
- "Walk-In" only studios are generally setup to take from the area and more than not provide nothing in return. In most cases the client experiences a lack of personal interaction and give them a perception of being viewed as just another "number".

- **Custom studios** provide unique one-of-a-kind pieces ranging from illustrations, portraiture, hyper-realism, bio-mechanical, Japanese traditional, cover-up, artistic specific style (such a trash-polka), anime, etc.
- Business hour days are a standard/fixed 8 hr setting
- Consultation are set in order to fully understand the concept and ideas a client may have so that they can be fully educated on what is possible from a technical side of tattooing vs an artistic side of design. This allows the artist to create a one-of-a-kind piece of living art and the client to leave with the knowledge and comfort of making his or her decision to get tattooed.
- Also provides "Walk-In" accommodations to clients with the same care, personalized attention and professionalism taken for the clientele seeking custom work.

Unify Tattoo Company & Fine Art Gallery
3501 North Ponce De Leon Blvd. Suite I
Saint Augustine, Florida 32084

January 6, 2019

Unify Tattoo Company & Fine Art Gallery

WE:

- Are a custom one-of-a-kind design studio which also display (in-house) an art gallery of various media formats for display as well as sale
- Maintain and strictly adhere to the Florida Department of Health's codes and safe practices
- Provide highly skilled licensed & certified artists
- Provide a **personal service** to our clientele that goes above and beyond the normal standards of other tattoo studios which in turn brings not only domestic but international clientele to our wonderful city
- Are setting unparalleled standards of professionalism and cleanliness that allow clients to have a one-of-a-kind experience by bringing together the "traditional" art community with the modern progressive tattoo movement
- Hosts a variety of renowned/celebrity guest artists which allows localized clientele the opportunity to meet and/or be tattooed by sought after artist that they normally would not have the opportunity to experience
- Are a responsible society driven studio (Only 18+ clienteles with the forethoughts of design placements in mind)
- Hold our annual localized "Furever Yours" fundraiser & art show where proceeds and donations are given to the less fortunate domestic/wild animals
- For the second year in a row, assisted the St. Augustine Swashbucklers annual toy drive for the St.Augustine P.I.T.s (Pirates in Training) children
- Are an advocate and donor to Camp Boggy Creek; a camp where children who have a serious illness can enjoy camp in a safe, medically sound environment
- Attend conventions to hone in our skills via seminars, meeting of the peers, etc. along with instructing continued educational seminars in our industry
- Received and accepted the invitation from City Bistro (St. Augustine, FL) to display (in an art gallery format) pieces done by our studio
- Co-host the annual Imperial Tattoo & Art Festival with booths occupied by invitation only, upper echelon, world renowned tattoo artists

Unify Tattoo Company & Fine Art Gallery
3501 North Ponce De Leon Blvd. Suite 1
Saint Augustine, Florida 32084

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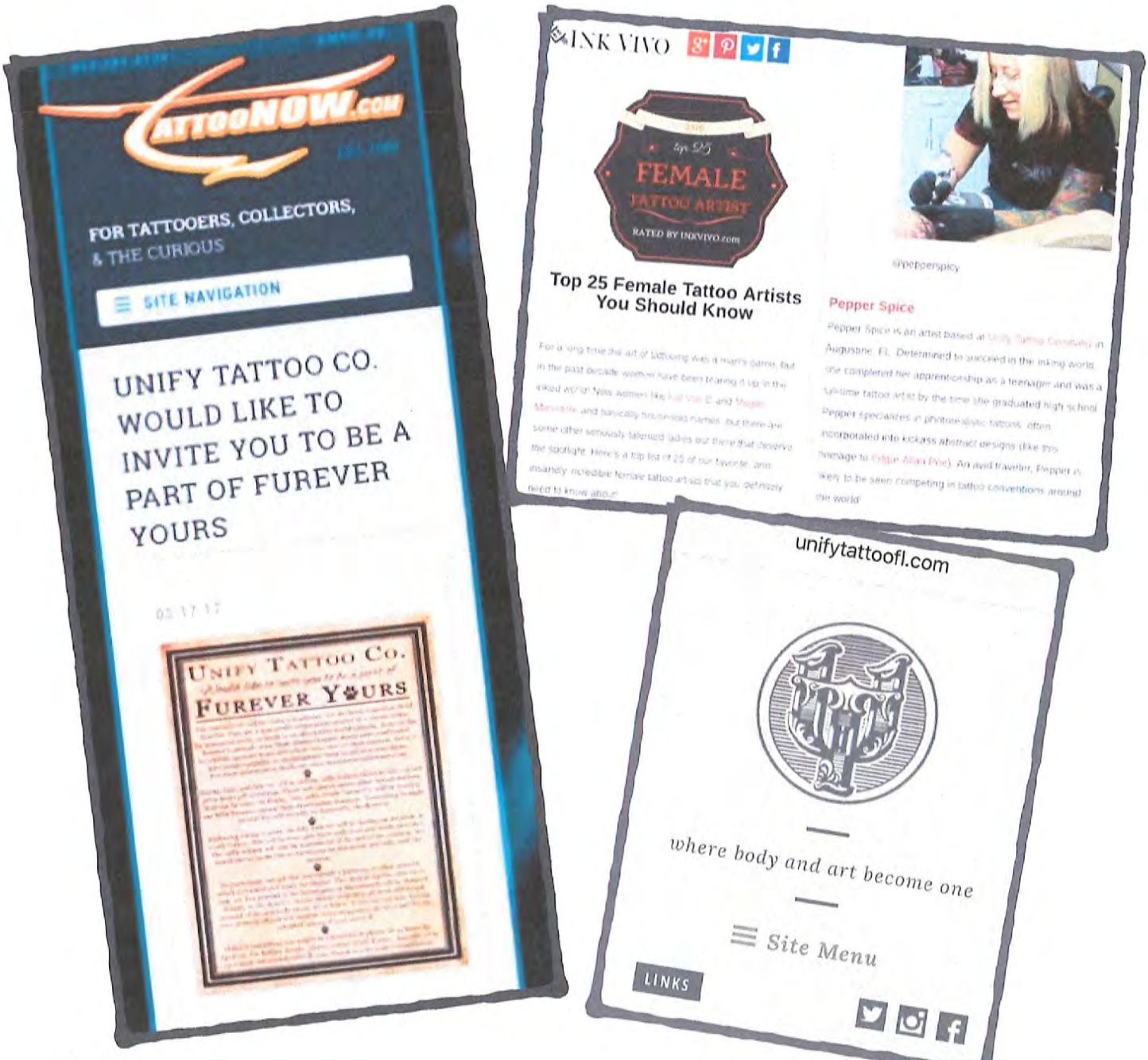
Unify Tattoo Company & Fine Art Gallery Worldwide Presences



Sources:

- http://www.unifytattoofl.com
- http://www.inkvivo.com/top-25-female-tattoo-artists/
- http://www.tattoonow.com/tattoo-news/unify-tattoo-co-would-like-to-invite-you-to-be-a-part-of-furever-yours~26330

Unify Tattoo Company & Fine Art Gallery
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Saint Augustine, Florida 32084

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Unify Tattoo Company & Fine Art Gallery Accolades

Sources:
https://www.bigtattooplanet.com/magazines/skin-deep/issue-175
http://tattooartcards.blogspot.com
http://tattootradingcards.blogspot.com

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Unify Tattoo Company & Fine Art Gallery

Note: Artwork shown were all done by our in-house artists

Unify Tattoo Company & Fine Art Gallery
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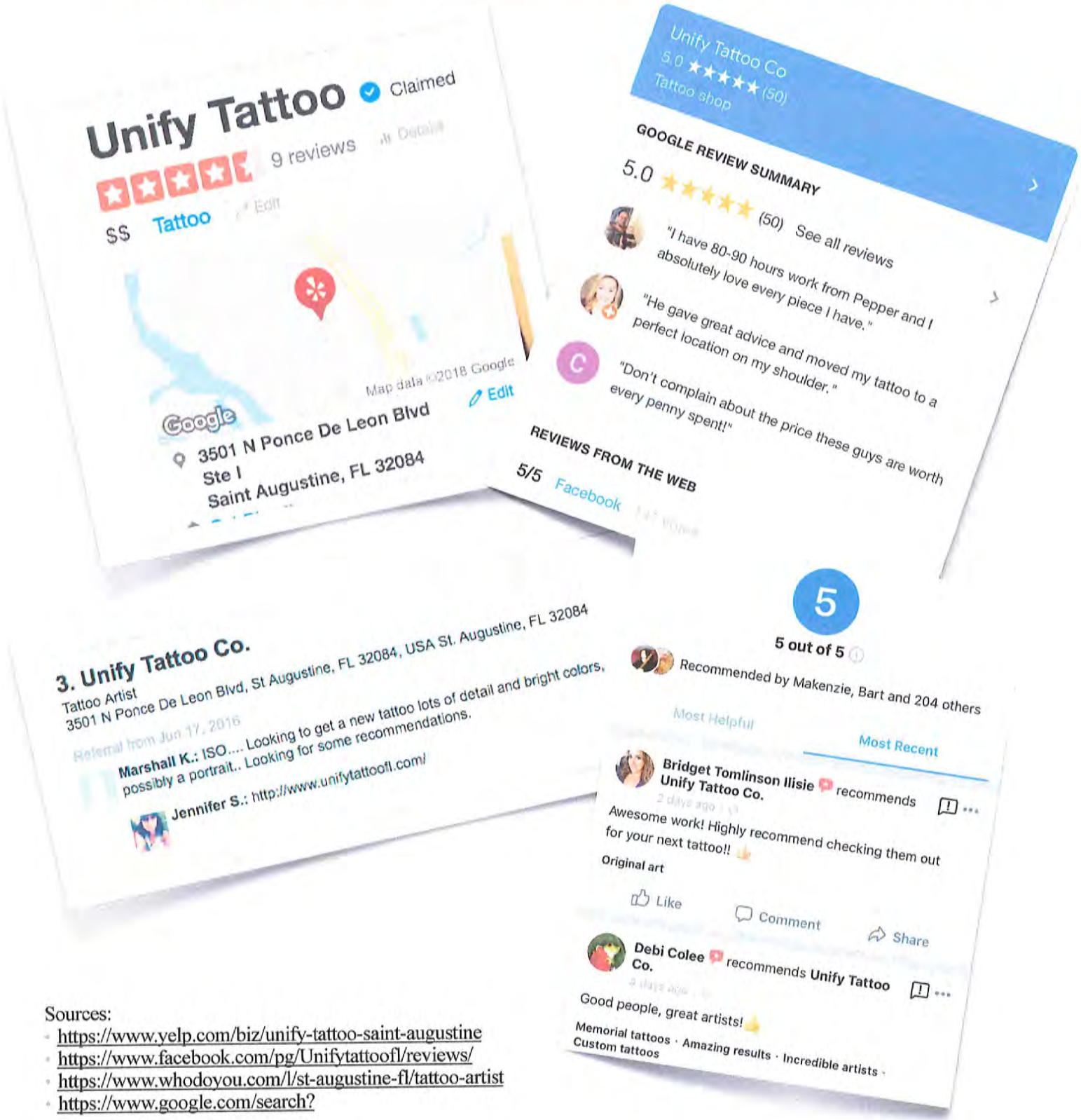
January 6, 2019

Unify Tattoo Company & Fine Art Gallery Reviews



Sources:

- https://www.yelp.com/biz/unify-tattoo-saint-augustine
- https://www.facebook.com/pg/Unifytattoofl/reviews/
- https://www.whodoyou.com/l/st-augustine-fl/tattoo-artist
- https://www.google.com/search?

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Unify Tattoo Company & Fine Art Gallery Goals

- To continually host our annual "Furever Yours" fundraiser and annual Imperial Tattoo & Art Festival, host guest artists to provide diverse tattooing skill sets to our community, as well as attend domestic/ international tattoo conventions to further the advancements in the tattoo industry

- To continually support the annual Toys for P.I.T.s (Pirates in Training) toy drive for local children during the holiday season

- To continually support Camp Boggy Creek; a camp where children who have a serious illness and can enjoy camp in a safe, medically sound environment, via annual donations from Unify Tattoo Company and Imperial Tattoo & Art Festival

- As Floridians and the love of outdoor activities we responsibly would also like embark in the near future on the environmental protection to save our beaches/oceanic wildlife by community involvement

- With 4+ yrs of business under our belt in our existing location our numbers of clientele sessions increased from 2015-2016 by 71%, 2016-2017 by 37%, 2017-2018 by 28%, and project 2018-2019 by 25%

- We wholeheartedly support the limitations with conformity ideals of tattoo studios to best represent and withhold the artistic values within the area and (provided with the proper attainment of a prospective studio location) we would be able to produce **added** revenue

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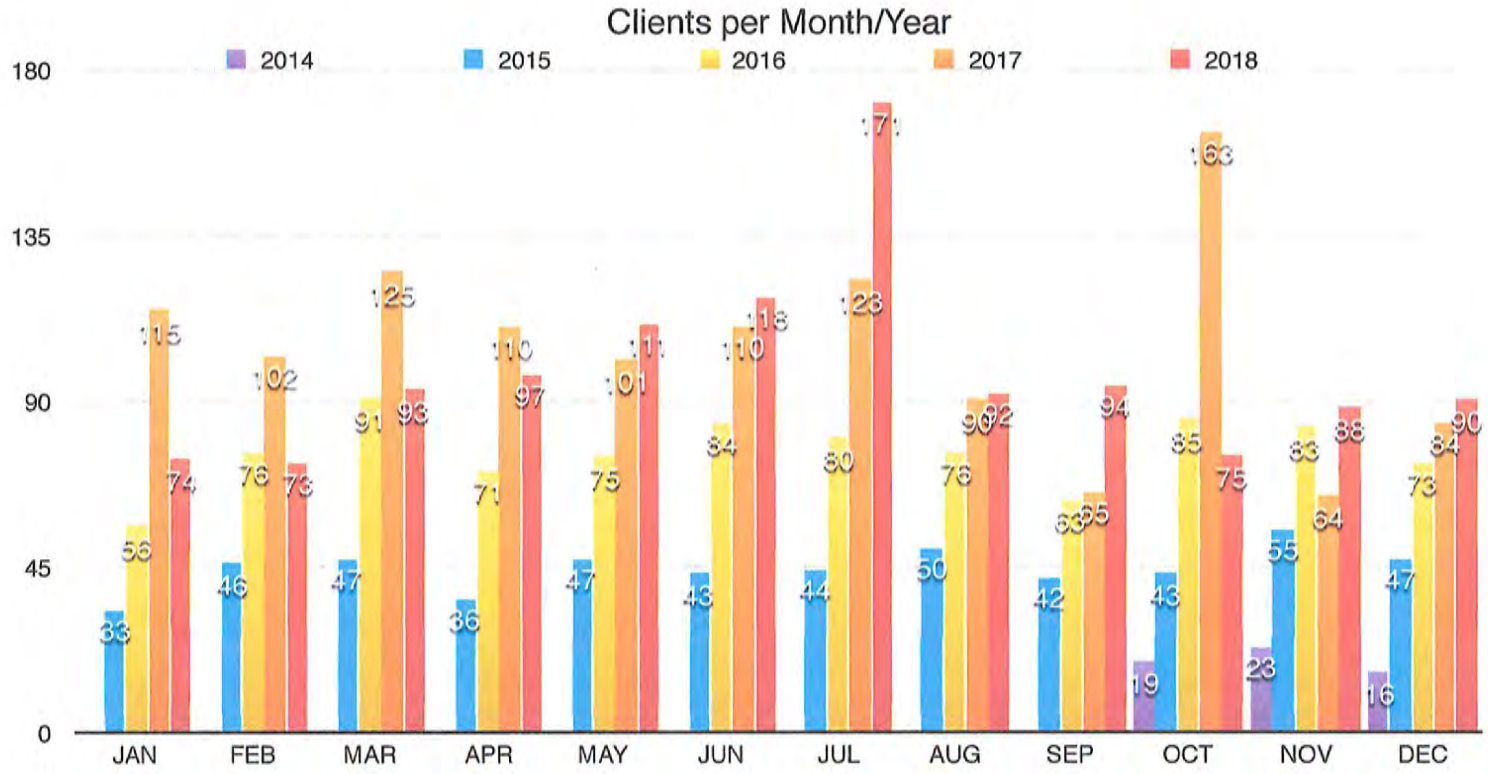

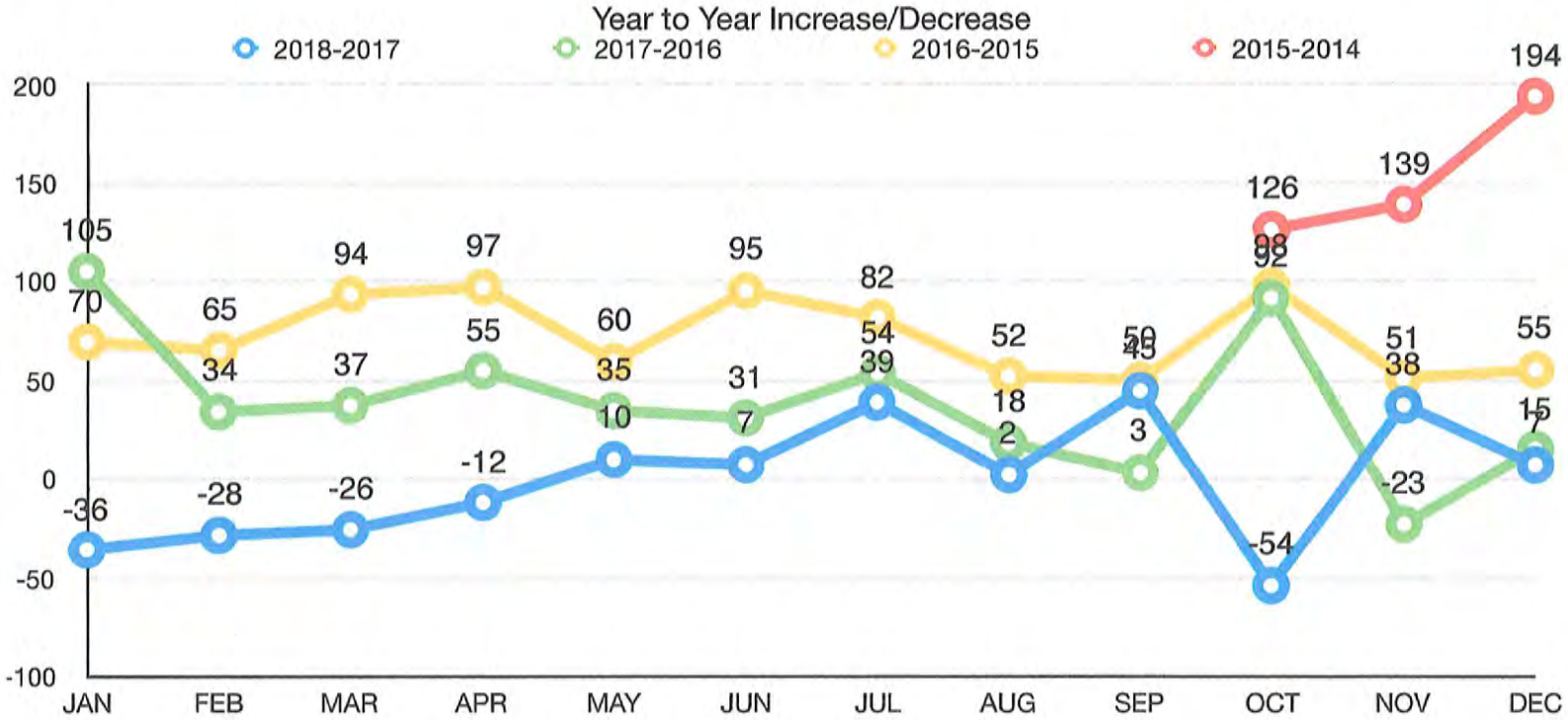

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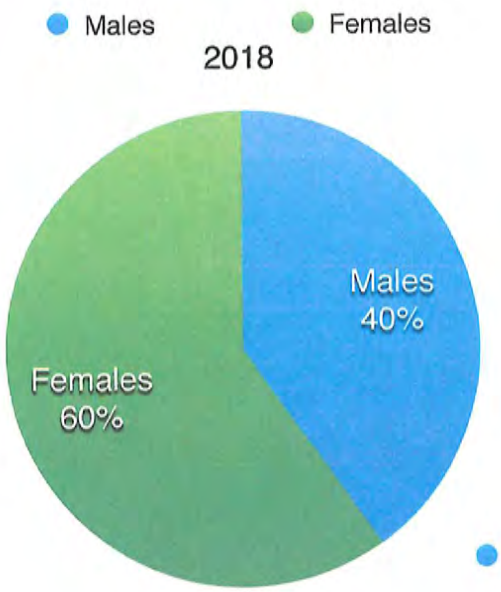
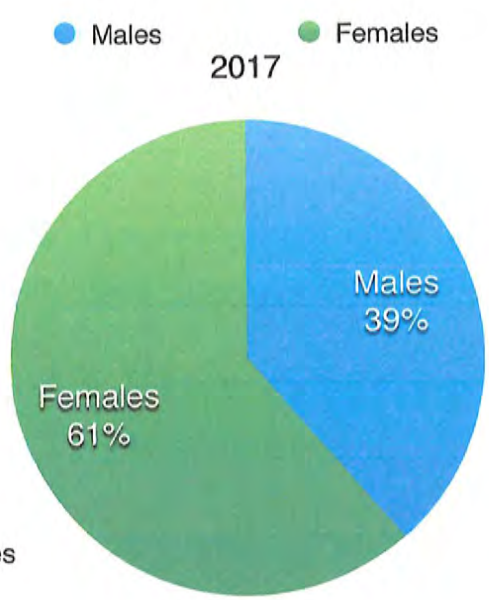
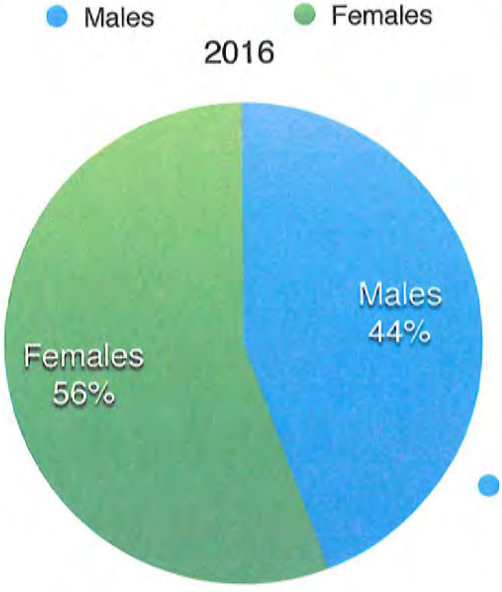
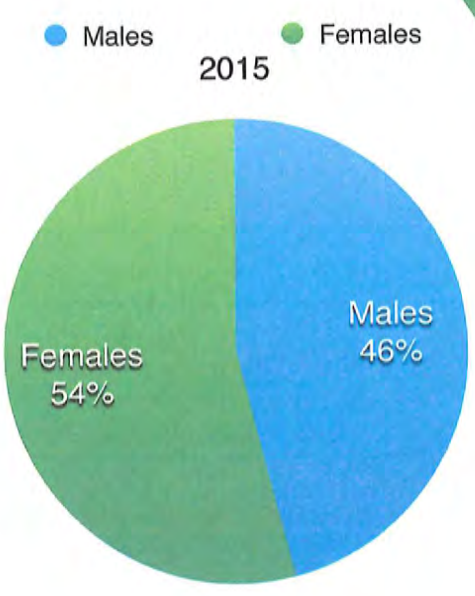
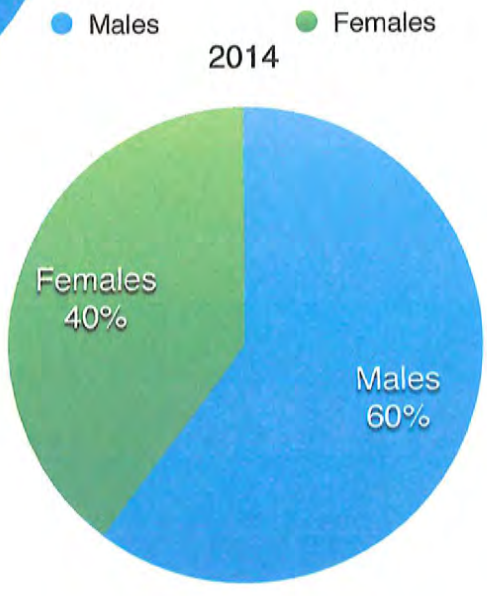
Unify Tattoo Company & Fine Art Gallery Statistics











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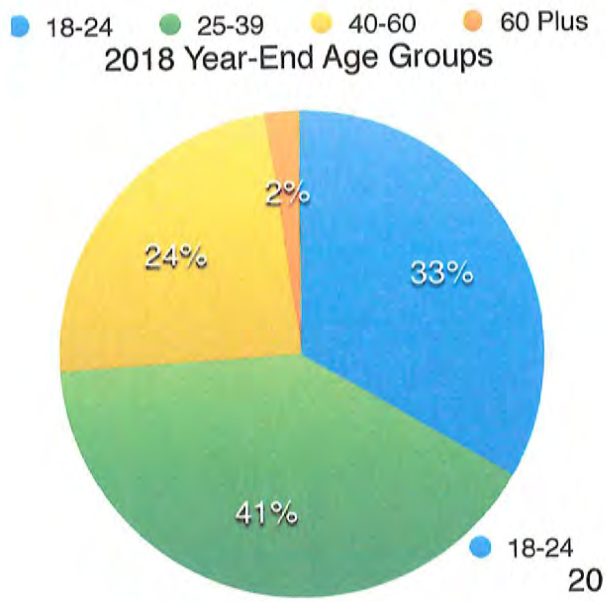
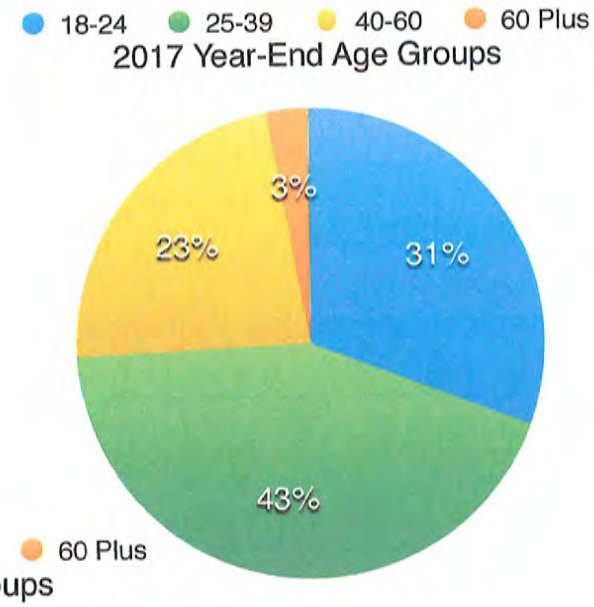
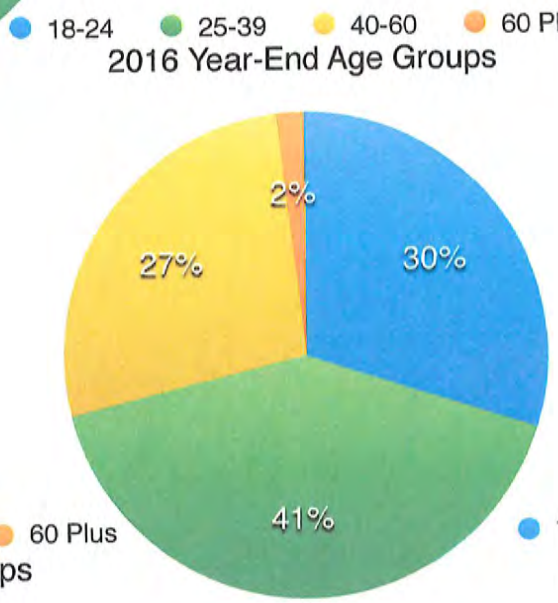
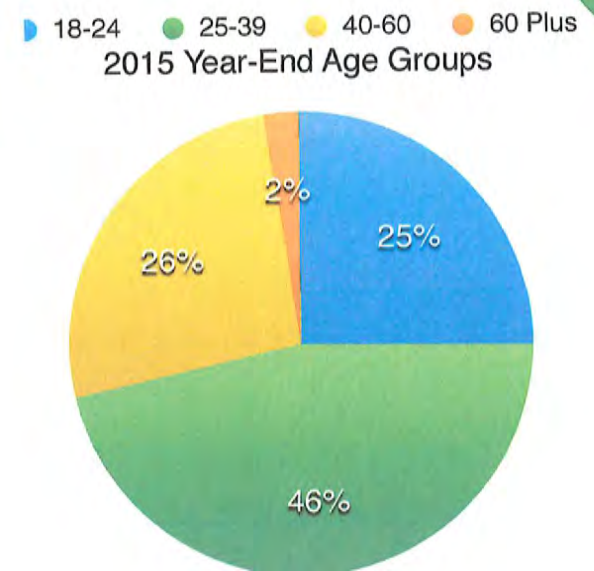
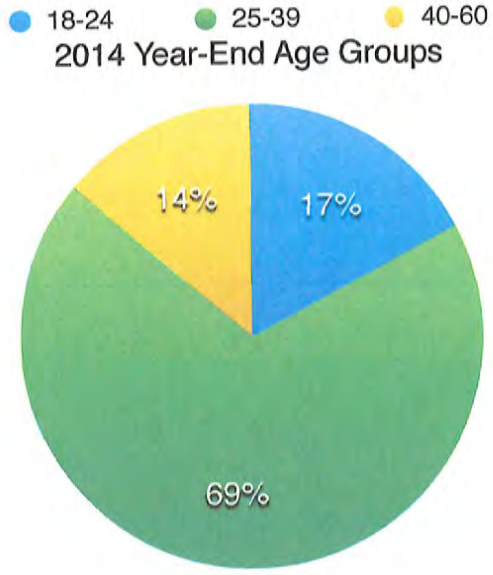
Unify Tattoo Company & Fine Art Gallery Statistics











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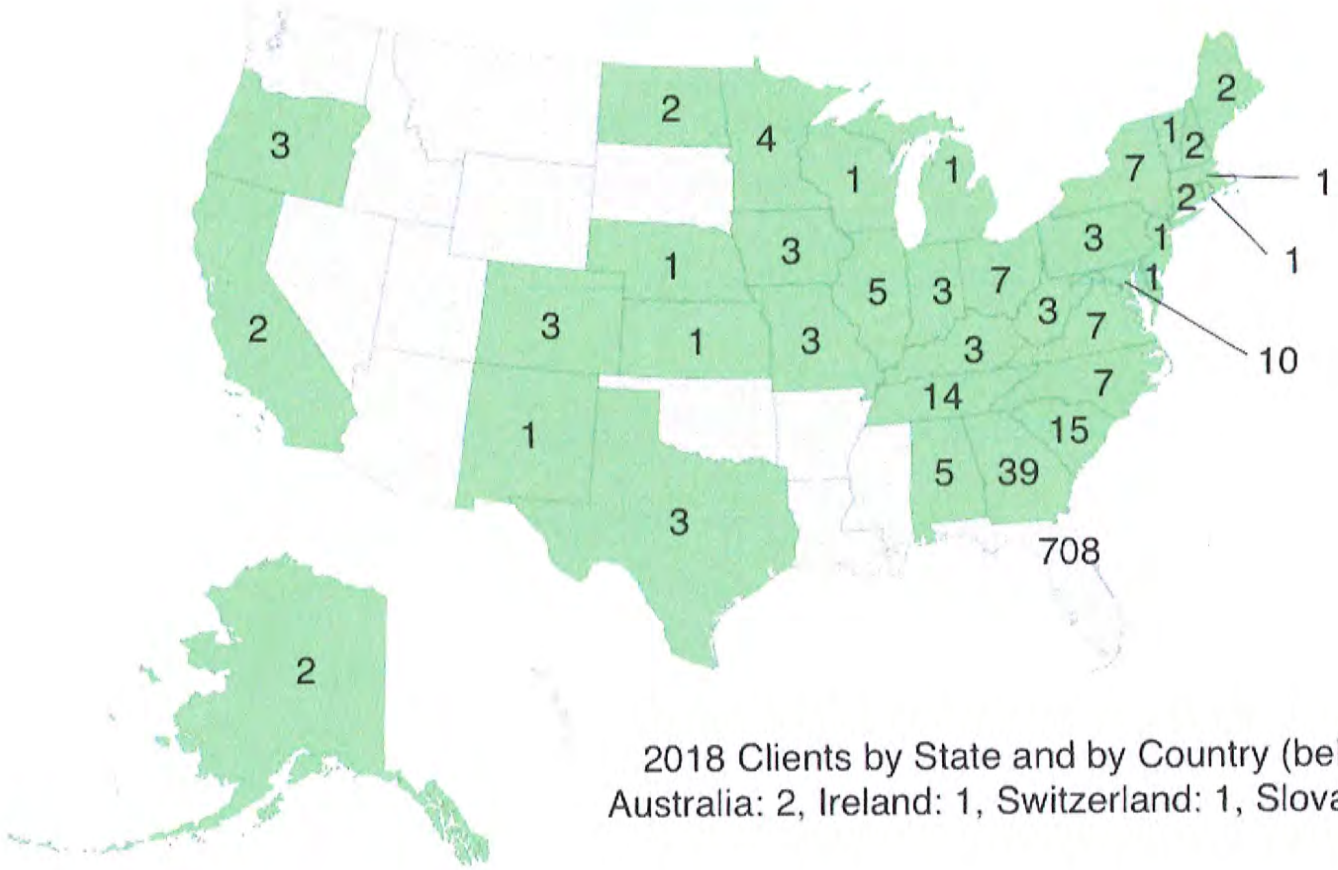
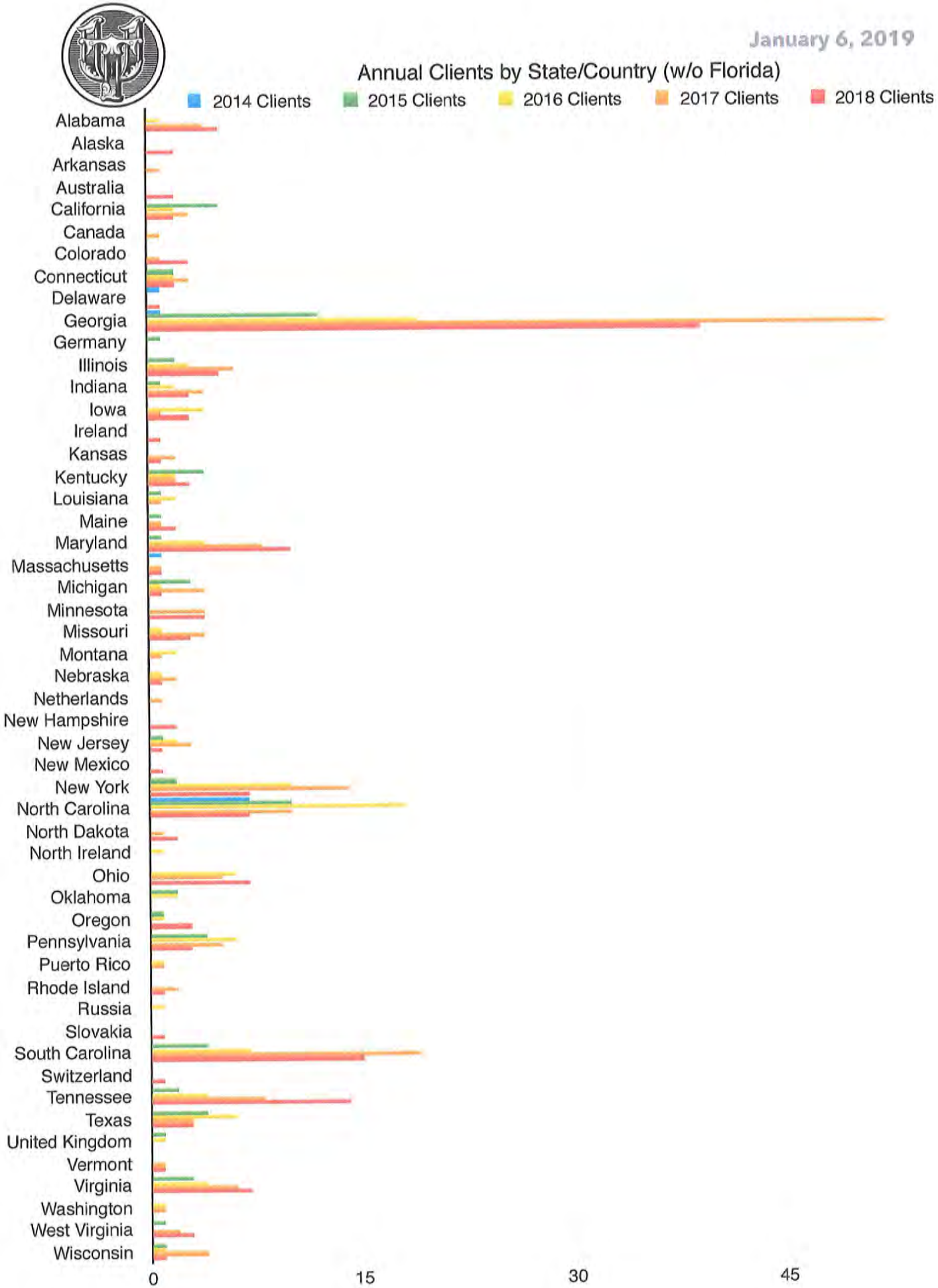
2018 Clients by States/Countries



2018 Clients by State and by Country (below)
Australia: 2, Ireland: 1, Switzerland: 1, Slovakia: 1

January 6, 2019



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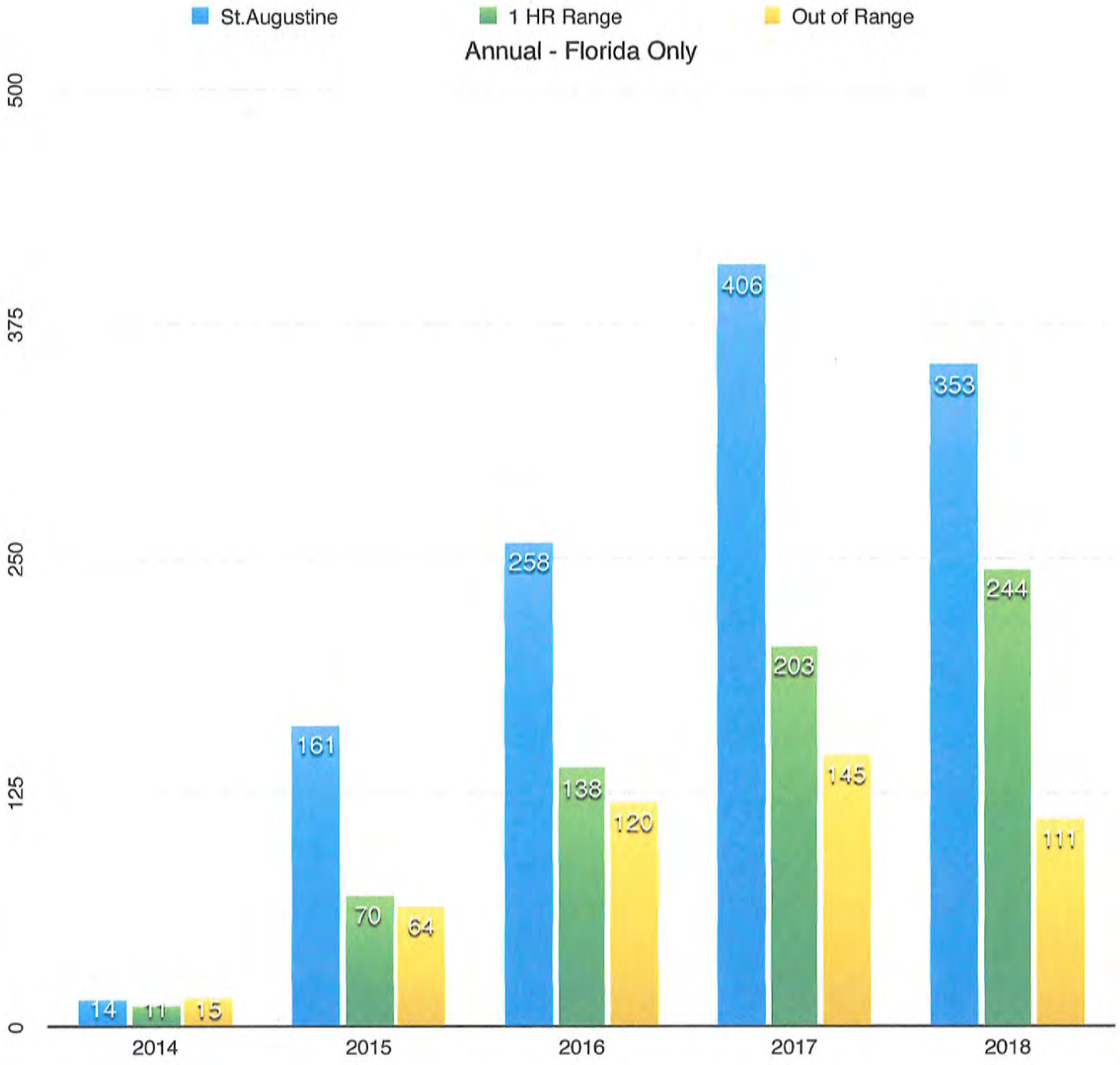

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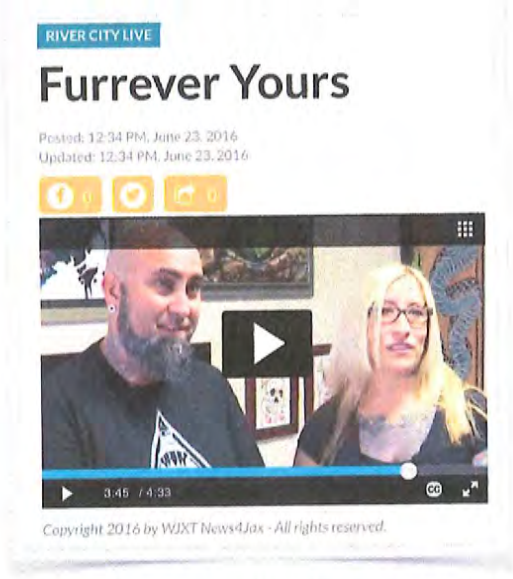
3501 North Ponce De Leon Blvd. Suite I
Saint Augustine, Florida 32084

Additional Sourced Reference Materials:

https://www.news4jax.com/river-city-live/imperial-tattoo-conference

http://www.imperialtaf.com



http://www.news4jax.com/river-city-live/furrever-yours

http://en.calameo.com/read/003808682403410f12e06

CITY OF ST. AUGUSTINE

S T A F F R E P O R T & R E C O M M E N D A T I O N

TO: Planning and Zoning Board

DATE: February 5, 2018

RE: **COMPREHENSIVE PLAN AMENDMENT - #2018-0170**

AGENDA ITEM	6(a)
APPLICANT	Ellen Avery Smith c/o Rogers Towers
OWNER	Charles J. David c/o Bishop of the Diocese St. Augustine, Bishop of the Diocese Catholic Center & Roman Catholic Church
LOCATION	PIN #'s: 1920900000, 1920700000, 1959600000, 1959300000, 1959200000, 1958500000, 1920800000, 1908800000, 1909000000, 1909100000, & 1908900000 (Area roughly bounded by Ocean Ave., points immediately north of Ocean Ave. near the Matanzas River, Matanzas River, Pine Street, & San Marco Avenue.)
REQUEST	To amend Future Land Use Map designations from Public/Semi-Public, Open Land and Residential Low Density to Commercial Low Intensity.

APPLICABLE ELEMENTS FOR COMPREHENSIVE PLAN AMENDMENT

FLU Objective 1

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

Policy 1.3

The City shall maintain the following densities and intensities of land use for the Future Land Use classifications indicated. These densities and intensities shall be implemented by zoning district regulations adopted in the City Code and shall apply to all new development and all redevelopment in the City. Calculations of densities and intensities of use are based on net developable land, not gross acreage. Developable land includes all land contained within the boundaries of a parcel except lands within a public right-of-way; marshlands, swamps, or other environmentally sensitive lands where local, State, or Federal regulations otherwise prohibit development; and natural or man-made bodies of water such as ponds, lakes and reservoirs.

Public/Semi-Public (Existing Land Use)
It is the intent of this district that certain lands, which are owned by federal, state or local government or are associated with the government and are used for a purpose which is particularly and peculiarly related to governmental functions, shall be designated Public/Semi-Public.

The density and intensity will adhere to the most restrictive adjacent land use designation.

Maximum lot coverage of 60%; maximum height restriction of 35 feet.

Residential Low Density (Existing Land Use)
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, etc., so as to create and maintain a stable low intensity residential character. Schools may be permitted in this district if it is determined via public hearing that they are compatible with the existing neighborhood, and adequate ingress and egress exists. In addition, the City shall encourage, to the maximum extent possible, the location of schools in conjunction with public facilities such as parks, libraries and community centers; however, the actual location of schools will be based on a collaborative effort by the School Board and the City based on principles and guidelines.

Maximum of 8 single family dwellings per acre.

Open Land (Very Low Density Residential) (Existing Land Use)
This district is intended to apply to areas which are sparsely developed and including uses as normally found in environmentally sensitive areas away from urban activity. It is intended that substantial residential, commercial or industrial development shall not be permitted in the district.

Single Family dwelling including mobile home: Two dwelling units per acre; maximum lot coverage of 10%; maximum height restriction of 35 feet.

Other Uses: Appropriate activities and land uses within environmentally sensitive areas, include but are not limited to, water related activities and uses, and passive recreation activities and uses. Maximum lot coverage of 20%; maximum height restriction of 35 feet.

Commercial Low Intensity (Proposed Land Use)
This district is intended to apply to areas where small groups of low intensity commercial uses may be appropriately located to serve within convenient traveling distance from one (1) or several neighborhoods. The district is not intended for use by medium intensity commercial uses such as service stations, vehicle repair and sales, etc. but low traffic generating commercial uses are encouraged. In addition, professional and business offices, compatible tourist accommodations and similar uses are encouraged.

Residential Uses

Single family Residential: 8 single family dwelling units per acre (minimum lot area is 5,450 square feet). Not more than 50% of the Commercial Low Intensity designation shall be permitted for residential use.

Multiple family Residential: Maximum of 16 units per acre (minimum of 5,450

square feet of lot area for single-family dwelling units and for multiple-family dwelling units, 7,250 square feet of lot area for the first 2 units and 1,750 square feet of lot area for each additional unit).

Other uses: Maximum lot coverage of 60%; maximum height restriction of 35 feet.

Transportation Element

TE Goal

To maintain a coordinated multimodal transportation system which provides for the safe, efficient, and economical movement of people, goods, and services, which is consistent with the Future Land Use Plan, conserves energy, and protects the City's natural, cultural, and historical resources.

TE Objective 1.1

The City shall provide a safe, convenient and efficient motorized and non-motorized transportation system. The measurable targets for this objective are: (1) the continued enforcement of development regulations related to on-site parking and maneuvering; and (2) the continued maintenance of adopted levels of service standards for roadways in the city.

TE Policy 1.1.1The City adopts the following level of service standards for roadway segments on the County and City system.

Facility	**Average Daily Traffic**	**Peak Hour**
Local roadway	D	D

	SIS AND FIHS FACILITIES		TRIP FUNDED FACILITIES AND OTHER STATE ROADS	
	Limited Access Highway (Freeway)	Controlled Access Highway(	Other Multilane	Two-Lane
Rural Areas	B	B	B	C
Transitioning Urbanized Areas, Urban Areas, or Communities	C	C	C	C
Urbanized Areas Under 500,000	C(D)	C	D	D
Urbanized Areas Over 500,000	D(E)	D	D	D
Roadways Parallel to Exclusive Transit Facilities	E	E	E	E
Inside TCMAs	D(E)	E	--	--
Inside TCEAs2 and MMTDs2	--	--	--	--

	TRIP FUNDED FACILITIES AND OTHER STATE ROADS	
		Two-Lane

Transitioning Urbanized Areas, Urban Areas, or Communities		C

APPLICABLE CODE FOR COMPREHENSIVE PLAN AMENDMENT

Sec. 28-30. - Comprehensive plan amendments, rezoning's and amendment of chapter.

(c) *Nature and requirements of board report.* The report and recommendations to the city commission as required by subsection (d) below shall show that the board has studied and considered:

(1) The need and justification for the change.

(2) The relationship of the proposed amendment or rezoning to the city's general planning program and such comprehensive plans as may from time to time be adopted by the city commission.

(3) Consistency with the comprehensive plan.

(d) *Board report to commission.* If the board recommends approval of the amendment or rezoning, the board shall forward its recommendation and report to the city commission.

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

STAFF SUMMARY OF COMPREHENSIVE PLAN AMENDMENT

The applicant has requested a land use amendment from Public/Semi-Public, Open Land and Residential Low Density to Commercial Low Intensity on a total of +/-16 acres on eleven (11) parcels. Current use of the land consists of numerous religious buildings and associated uses, parking lots, and residential units that have been converted into religious uses. An applicant narrative, included with the packet, indicates the Diocese has operated the Property for primarily religious purposes, with some public events, for decades and the existing land use designations do not fit the historic and current uses of the Property and the allowed land use change would allow the Diocese to operate the Property for primarily religious purposes and for special events like community carnivals and others.

Also the applicant has indicated they would not construct commercial buildings within the southern fifty (50) feet of parcels identified as 195850-0000, 195920-0000 and 195930-0000, which border Pine Street, or within the eastern fifty (50) feet of Parcel 195850-0000 as indicated by the County Property Appraiser. Parcel 195850-0000 borders single family homes facing Water Street. The purpose of this request is to provide a buffer between existing homes along Water Street and not allow commercial development along Pine Street. Be aware this exception does not include Ocean Avenue. If desired by the Board the request indicated above could be included or modified and made as part of the recommendation.

STAFF ANALYSIS OF COMPREHENSIVE PLAN AMENDMENT

See next page

Public/Semi Public (Existing)	**Open Land (Very Low Density Residential) (Existing)**	**Residential Low Density (Existing)**	**Commercial Low Intensity (Proposed and partially existing)**
It is the intent of this district that certain lands, which are owned by federal, state or local government or are associated with the government and are used for a purpose which is particularly and peculiarly related to governmental functions, shall be designated Public/Semi-Public.	This district is intended to apply to areas which are sparsely developed and including uses as normally found in environmentally sensitive areas away from urban activity. It is intended that substantial residential, commercial or industrial development shall not be permitted in the district.	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, etc., so as to create and maintain a stable low intensity residential character. Schools may be permitted in this district if it is determined via public hearing that they are compatible with the existing neighborhood, and adequate ingress and egress exists. In addition, the City shall encourage, to the maximum extent possible, the location of schools in conjunction with public facilities such as parks, libraries and community centers; however, the actual location of schools will be based on a collaborative effort by the School Board and the City based on principles and guidelines.	This district is intended to apply to areas where small groups of low intensity commercial uses may be appropriately located to serve within convenient traveling distance from one (1) or several neighborhoods. The district is not intended for use by medium intensity commercial uses such as service stations, vehicle repair and sales, etc. but low traffic generating commercial uses are encouraged. In addition, professional and business offices, compatible tourist accommodations and similar uses are encouraged.
[redacted]			

Public/Semi Public (Existing)	**Open Land (Very Low Density Residential) (Existing)**	**Residential Low Density (Existing)**	**Commercial Low Intensity (Proposed and partially existing)**
The density and intensity will adhere to the most restrictive adjacent land use designation* ** Staff addition - This would be the Open Land standards as denoted below:* * Single Family dwelling including mobile home: 2 dwelling units per acre; maximum lot coverage of 10%; maximum height restriction of 35 feet. * Other Uses: Appropriate activities and land uses within environmentally sensitive areas, include but are not limited to, water related activities and uses, and passive recreation activities and uses. Maximum lot coverage of 20%; maximum height restriction of 35 feet.	Single Family dwelling including mobile home: 2 dwelling units per acre; maximum lot coverage of 10%; maximum height restriction of 35 feet. Other Uses: Appropriate activities and land uses within environmentally sensitive areas, include but are not limited to, water related activities and uses, and passive recreation activities and uses. Maximum lot coverage of 20%; maximum height restriction of 35 feet.	Maximum of 8 single family dwellings per acre. *Staff addition - Note: maximum lot coverage and maximum height is set by the zoning.*	Single family Residential: 8 single family dwelling units per acre (minimum lot area is 5,450 square feet). Not more than 50% of the Commercial Low Intensity designation shall be permitted for residential use. *Staff addition - Note: maximum lot coverage and maximum height is set by the zoning.* Multiple family Residential: Maximum of 16 units per acre (minimum of 5,450 square feet of lot area for single-family dwelling units and for multiple-family dwelling units, 7,250 square feet of lot area for the first 2 units and 1,750 square feet of lot area for each additional unit). *Staff addition - Note: maximum lot coverage and maximum height is set by the zoning.* Other uses: Maximum lot coverage of 60%; maximum height restriction of 35 feet.
[redacted]			

Currently the land uses of Public-Semi Public, Open Land, and Residential Low Density have differing densities ranging from two (2) thru eight (8) dwelling units per acre depending on the area. If the land use is changed this could increase density from two (2) thru eight (8) to eight (8) thru sixteen (16) dwelling units per acre throughout the area not already a Commercial Low Intensity Land Use. Portions of the site north of Ocean Avenue, along the waterfront at Ocean Ave., along Pine Street, and at their lakes are within Coastal High Hazard Areas (see attachment 4). These areas represent the greatest potential impact during a storm event and with a density increase there is the potential for additional residential dwelling units through the density increase and more people impacted at the site.

With the land use change to Commercial Low Intensity this could allow for commercial intrusion adjacent to residential and public areas and more commercial intrusion into open land areas. This commercial intrusion could have the most impact along Ocean Avenue, Water Street, and near Pine Street which is Residential Low Density Land Use. A Commercial Low Intensity Land Use is intended to allow "…low traffic generating commercial uses are encouraged. In addition, professional and business offices, compatible tourist accommodations and similar uses are encouraged." (Policy 1.3, 2030 Comprehensive Plan). Currently the residential areas consist of single family homes in accordance with the Residential Low Density Land Use. Within the Open Land Land Use it is intended to be sparsely developed and "… it is intended that substantial residential, commercial or industrial development shall not be permitted in the district." (Policy 1.3, 2030 Comprehensive Plan). This land use change would allow the potential for more substantial development of both residential and commercial uses.

Changing of the land use to Commercial Low Intensity has the potential to allow for additional commercial uses which could facilitate additional traffic demands on all neighboring roadways. Surrounding neighborhoods, to the north and south, are single family residential in nature and all roadways are two (2) lanes in nature, including San Marco Avenue. In particular San Marco Avenue is a constrained roadway due to its few lanes and the location of surrounding development (see attachment 4). This section of roadway is already over the Florida Department of Transportation (FDOT) level of service standard (LOS) of "C". In 2009 this segment of roadway has a LOS of "E", with future projections to LOS of "F" (see attachment 4, Comp Plan maps).

Comprehensive Plan Amendment Findings of Fact (Section 28-230.c, City Code) *Staff interpretation in italics.*

(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. *The applicant desires the change in order to allow the Diocese to operate the property for primarily religious purposes and for special events like community carnivals and others. However this has been occurring at the site for a long period of time under these current land uses. Changing the land uses has the potential to increase density in coastal high hazard areas, increase intensity and commercial intrusion into residential and open land areas, and potentially allow additional traffic demands onto neighboring two (2) lanes roadways and in particular San Marco Avenue which is a constrained roadway already exceeding the State level of service standard.*

(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. *This request is not keeping with the relationship of the City's general planning program. In particular the land use change intensifies the potential for commercial development on lands adjacent to Residential Low Density Land Use, and potential substantial commercial*

development within the Open Land Land Use. The current land uses were designed to allow for additional residential uses along Ocean Avenue and potentially maintain the use of the property for religious purposes.

(3) Consistency with the comprehensive plan. *The land use amendment is not consistent with the Comprehensive Plan, in particular the Transportation Element as it has the potential to allow more traffic onto a constrained road system which doesn't meet State LOS standards.*

STAFF RECOMMENDATION FOR COMPREHENSIVE PLAN AMENDMENT

Staff does not make a formal recommendation to the Board regarding land use amendments however findings of fact are indicated below:

If the Board **CAN** find there is a need & justification for the comprehensive plan amendment & it finds that the comprehensive plan amendment **DOES** support the general planning program & Comprehensive Plan then the Board **CAN** recommend approval of the comprehensive plan amendment.

If the Board **CANNOT** find there is a need & justification for the comprehensive plan amendment & it finds that the comprehensive plan amendment **DOES NOT** support the general planning program & Comprehensive Plan then the Board **CANNOT** recommend approval of the comprehensive plan amendment.

SUPPLIMENTS

Attachment 1 – Application and Narrative.
Attachment 2 – Property Appraiser Info.
Attachment 3 – Applicant Current-Proposed Land Use Maps.
Attachment 4 – 2030 Comprehensive Plan Maps and Staff Generated Maps.
Attachment 5 - Staff Maps.

_____

David Harrell, AICP
Senior Development Review Planner
Planning and Building Department

City of St. Augustine

STAFF COMMENTS
Building and Planning Department – Historic Preservation Officer

February 5, 2019

RE: Planning and Zoning Board Agenda Items 6(a) and 7(a)

- These comments are offered to provide additional information to the applicant regarding any future development of the property. No plans have been reviewed in conjunction with this application so these comments are generalized and are not intended to be comprehensive of all city ordinances.
- The front 150' of the property known as the Mission Nombre de Dios and Shrine of Our Lady of La Leche is subject to the San Marco Avenue Design Standards which includes design review for:
    - facility placement, design, height, architecture, color, materials, fenestration and glazing, awnings and canopies, entrances, roofs, parking structure(s), site access and parking, site and building lighting, stormwater facilities landscaping and screening, fences and walls, mechanical equipment, solid waste disposal facilities, and signs
- The Corridor Review Committee (HARB) is responsible for the design review beyond administrative reviews assigned to city staff.
- The property is subject to the Archaeological Preservation Ordinance, specifically Archaeological Zones ID and IIA. The property is already known to have archaeological resources, including a cemetery, and additional discoveries could be anticipated with ground disturbing activities. These zones relate to the original settlement of St. Augustine in 1565 and important Indian mission settlements and prehistoric sites, as well as farmsteads, plantations and possible military sites.
- While the property is not listed in the National Register of Historic Places, it may be eligible for listing according to documents on file with the state dating to 1970-1975. City staff does not make determinations of eligibility for the National Register. The Father Francisco Lopez Statue is listed in the National Register of Historic Places which is located on the property. (There are no local regulations that apply to properties recorded in the National Register with the exception of demolition review described below)
- Buildings that are 50 years old or older, recorded on the Florida Master Site File, or designated as an historic landmark require demolition approval by HARB for full or partial demolition.

Please let me know if you have any questions.

Jenny Wolfe

Jenny Wolfe, Historic Preservation Officer
Planning and Building Department
(904)209-4326
jwolfe@citystaug.com

Attachment 1

Application & Narrative

ROGERS | TOWERS
ATTORNEYS AT LAW

Ellen Avery-Smith
904 . 824 . 0879 . x5207
EAverysmith@rtlaw.com

100 Whetstone Place • Suite 200
St. Augustine, Florida 32086
904 . 396 . 0663 Fax
www.rtlaw.com

January 3, 2019

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JAN 03 2019

VIA ELECTRONIC MAIL

David Harrell, AICP
Senior Development Review Planner
City of St. Augustine
75 King Street
St. Augustine, Florida 32084

Re: The Shrine of Our Lady of LaLeche at Mission Nombre de Dios/Applications for Large-Scale Comprehensive Plan Amendment and Large-Scale Rezoning/Revised Application Materials

Dear David:

Our client, the Diocese of St. Augustine and its affiliates (collectively, the "Diocese"), owns 11 parcels located east of San Marco Avenue, north of Pine Street and south of Myrtle Avenue commonly known as The Shrine of Our Lady of LaLeche at Mission Nombre de Dios (the "Property").

The Diocese has operated the Property for primarily religious purposes, with some public events, for decades. When the City of St. Augustine adopted its Comprehensive Plan, it gave the Property Future Land Use Map designations of Public/Semi-Public, Residential Low Density and Open Land. Those categories do not fit the historic and current uses of the Property. Similarly, the City gave the Property zoning designations of Open Land and Residential Single-Family Two (RS-2), which do not match the historic and current uses of the Property.

For these reasons, the Diocese would like to change the Future Land Use and zoning designations of the Property to Commercial Low Intensity and Commercial Low-Two (CL-2), respectively. These categories will allow the Diocese to operate the Property for primarily religious purposes and for special events like community carnivals and others.

On December 10, 2018, we submitted applications for a Large-Scale Comprehensive Plan Amendment, with all supporting documents and application fee, and a Large-Scale Rezoning, with all supporting documents and application fee. Enclosed with this letter are revised application materials (application forms, maps and property cards) with changes requested in your December 18, 2018 letters regarding the referenced applications.

Our team looks forward to working with you and your colleagues on these applications. Please do not hesitate to contact me should you have any questions.

Sincerely yours,

Ellen Avery-Smith

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

RECEIVED
JAN 03 2018
Planning/Building Dept

eaverysmith@rtlaw.com

Application Fee:_____(plus advertising costs) Project Number:_____

Receipt Number:_____ Meeting Date:_____

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

---

1. NAME OF APPLICANT: Ellen Avery-Smith, Esq. Contact Number: 904-825-1615
   Business (*if applicable*): Rogers Towers, P.A.
   Address: 100 Whetstone Place, Suite 200 City: St. Augustine State: Florida Zip: 32086

2. NAME OF PROPERTY OWNER: c/o Charles J. David Contact Number: 904-349-0256
   Business (*if applicable*): Bishop of the Diocese St. Augustine, Bishop of Diocese Catholic Center and Roman Catholic Church
   Address: 11625 Old St. Augustine Road City: Jacksonville State: Florida Zip: 32258

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot:_____ Block:_____
   Subdivision:_____ Parcel Number: Please see attached list.

4. PROJECT STREET ADDRESS: Please see attached list.

5. SPECIFIC PROPOSED USE: Commercial Low Intensity Future Land Use Map uses

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

7. DESCRIPTION OF ACTION REQUESTED:
   Owners seek to change the Future Land Use Map designation of the Property from Public / Semi-Public, Residential Low Density and Open Land to Commercial Low Intensity.

8. JUSTIFICATION FOR ACTION REQUESTED:
   The Owners are seeking a Future Land Use Map designation of Commercial Low Intensity in order to provide a category that is consistent with the existing Church, Mission, Community activities and other uses that already occur on the site to update the Property's Future Land Use Map designation to match historic uses of the site.

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING:

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

(b) Can you establish that this disadvantage is not due to the owner's actions?
Please explain fully:

(c) Can you establish that this disadvantage prevents reasonable use of the property:
Please explain fully:

(d) If granted, will the variance adversely affect other property in the area:
Please explain fully:

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

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 — 11/30/18 Date

T. V. + E. Estep — 11/30/18

Signature of Property Owner — Date

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CITY OF ST. AUGUSTINE
DEVELOPMENT PERMIT APPLICANT WAIVER

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

Ellen Avery-Smith
Print name of applicant

Signature of applicant

1/2/19
Date

Owner's Authorization For Agent

Ellen Avery-Smith, Esq. of Rogers Towers, P.A. is/are hereby authorized TO ACT ON BEHALF OF, Roman Catholic Church, the owner(s) of those lands described Withinthe attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's:

☐ Historic Architectural Review Board

☑ Planning and Zoning Board

property located at San Marco Avenue in the City of St. Augustine, Florida.

BY: FV . + Estevez
Signature of Owner

Felipe J. Estevez
Print Name of Owner

(904) 262-3200
Telephone

Sworn to and subscribed before me on this 30 day of November 2018

Notary Public: Mary Kathryn Nedrich

My Commission expires on 7/31/22

MARY KATHRYN NEDRICH
Notary Public - State of Florida
Commission # GG 244099
My Comm. Expires Jul 31, 2022
Bonded through National Notary Assn.

Owner's Authorization For Agent

Ellen Avery-Smith, Esq. of Rogers Towers, P.A. is/are hereby authorized TO ACT ON BEHALF OF, Bishop of Diocese Catholic Center, the owner(s) of those lands described Withinthe attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's:

☐ Historic Architectural Review Board

☑ Planning and Zoning Board

property located at Ocean Avenue in the City of St. Augustine, Florida.

BY: _____
Signature of Owner

Felipe J. Estevez
Print Name of Owner

(904) 262-3200
Telephone

Sworn to and subscribed before me on this 30 day of November 2018

Notary Public: Mary Kathryn Nedrich

My Commission expires on 7/31/22

MARY KATHRYN NEDRICH
Notary Public - State of Florida
Commission # GG 244099
My Comm. Expires Jul 31, 2022
Bonded through National Notary Assn.

Owner's Authorization For Agent

Ellen Avery-Smith, Esq. of Rogers Towers, P.A. is/are hereby authorized TO ACT ON BEHALF OF, Bishop of the Diocese St. Augustine, the owner(s) of those lands described Withinthe attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's:

☐ Historic Architectural Review Board

☑ Planning and Zoning Board

property located at Pine Street and Ocean Street in the City of St. Augustine, Florida.

BY: _____
Signature of Owner

Felipe J. Estevez
Print Name of Owner

(904) 262-3200
Telephone

Sworn to and subscribed before me on this 30 day of November 2018

Notary Public: Mary Kathryn Nedrich

My Commission expires on 7/31/22

MARY KATHRYN NEDRICH
Notary Public - State of Florida
Commission # GG 244099
My Comm. Expires Jul 31, 2022
Bonded through National Notary Assn.

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Planning/Building Dept.

Land Use Plan Amendment Application for

Bishop of the Diocese of St. Augustine

List of PINs:

192090-0000

192070-0000

195960-0000

195930-0000

195920-0000

195850-0000

192080-0000

190880-0000

190900-0000

190910-0000

190890-0000

Land Use Plan Amendment Application for

Bishop of the Diocese of St. Augustine

List of Addresses:

1. San Marco Avenue, St. Augustine, Florida 32084
2. 101 San Marco Avenue, St. Augustine, Florida 32084
3. Pine Street, St. Augustine, Florida 32084
4. 27 Ocean Avenue, St. Augustine, Florida 32084
5. 30 Ocean Avenue, St. Augustine, Florida 32084
6. 32 Ocean Avenue, St. Augustine, Florida 32084
7. Ocean Avenue, St. Augustine, Florida 32084

The Shrine of Our Lady of LaLeche at Mission Nombre de Dios

Comprehensive Plan Text Amendment

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Planning/Building Dept.

No commercial buildings shall be constructed within the southern 50 feet of St. Johns County Parcels 195850-0000, 195920-0000 and 195930-0000, which border Pine Street, or within the eastern 50 feet of Parcel 195850-0000.

Attachment 2

Property Appraiser Info

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Planning/Building Dept.

PROPERTY APPRAISER St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

Summary

Parcel ID	1908900000
Location Address	34 OCEAN AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Church COSA (Commercial) (622.02)
Tax Description*	WILLIAMS ADDITION CITY ESS OF W165FT OF LOT 11 BLK A *The Description above is not to be used on legal documents.
Property Use Code	Churches (7100)
Subdivision	Williams Addition
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.190
Homestead	N

View Map

Owner

Owner Name	[redacted] 100%
Mailing Address	11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-0000

Valuation

	2019
Building Value	$100,416
Extra Features Value	$13,653
Total Land Value	$85,800
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$199,869
Total Deferred	$0
Assessed Value	$199,869
Total Exemptions	$199,869
Taxable Value	$0

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$124,789	$3,532	$85,800	$0	$0	$214,121	$208,589	$214,121	$0
2017	$118,634	$2,517	$68,475	$0	$0	$189,626	$189,626	$189,626	$0
2016	$109,001	$2,626	$62,150	$0	$0	$173,777	$173,777	$173,777	$0
2015	$100,211	$2,734	$62,150	$0	$0	$165,095	$165,095	$165,095	$0
2014	$94,834	$2,843	$56,375	$0	$0	$154,052	$153,988	$154,052	$0
2013	$81,350	$2,951	$55,688	$0	$0	$139,989	$139,989	$139,989	$0
2012	$85,418	$3,060	$55,688	$0	$0	$144,166	$144,166	$144,166	$0
2011	$88,130	$3,168	$61,875	$0	$0	$153,173	$153,173	$153,173	$0
2010	$90,842	$3,277	$68,750	$0	$0	$162,869	$162,869	$162,869	$0

Exemptions

Exemption Type	Amount
Church/Religious	$199,869

Building Information

Building	1
Actual Area	1740
Conditioned Area	2820
Actual Year Built	1925
Roof Structure	Gable Hip
Roof Cover	Composite Shingle
Interior Flooring	Pine Wood
Interior Wall	

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Planning&Zoning Dept.

Use	Office Buildings	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Aluminum Vinyl	Baths	

Category	Type	Pct
Exterior Wall	Aluminum Vinyl	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Flooring	Pine Wood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	7 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
MASONRY ADDITION	288	288
2 STORY	2160	1080
BASE AREA	26	26
BASE AREA	26	26
FRAME ADDITION	160	160
FRAME ADDITION	160	160
Total SqFt	2820	1740

Extra Features

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (Average)	0	0	0	0	800
Handicap Ramp	0	3	26	0	78

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Churches	55	140	55	FF	$85,800

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

My Tax Bill

Tax Estimator

Tax Estimator

Map

Sketches

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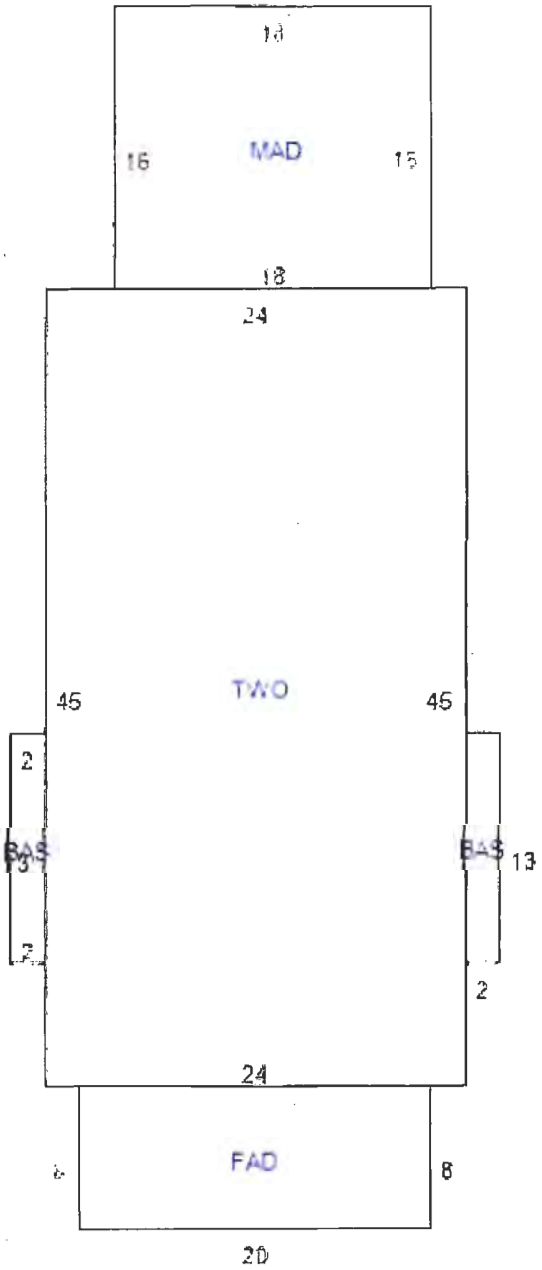
	RoomType	Area
	FAD	0
	Base	0
	TWO	0
	MAD	0



No data available for the following modules: Sales.

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PROPERTY APPRAISER

St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

Summary

Parcel ID	1959600000
Location Address	PINE ST SAINT AUGUSTINE 32084-0000
Neighborhood	San Marco Ave (Commercial) (602.5)
Tax Description*	ABBOTT TRACT CITY LOT 1 & ALL LOT 2 (EX S25 OF E150FT) BLK S & MARSH LYING E *The Description above is not to be used on legal documents.
Property Use Code	Vacant Institutional (7000)
Subdivision	Abbott Tract
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	2.340
Homestead	N

View Map

Owner

Owner Name	Bishop Of The Diocese St Aug 100%
Mailing Address	11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-0000

Valuation

	2019
Building Value	$0
Extra Features Value	$5,271
Total Land Value	$622,493
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$627,764**
Total Deferred	$0
Assessed Value	**$627,764**
Total Exemptions	$627,764
Taxable Value	$0

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$0	$5,584	$622,493	$0	$0	$628,077	$628,077	$628,077	$0
2017	$0	$5,897	$622,493	$0	$0	$628,390	$628,390	$628,390	$0
2016	$0	$6,210	$622,493	$0	$0	$628,703	$628,703	$628,703	$0
2015	$0	$6,522	$622,493	$0	$0	$629,015	$629,015	$629,015	$0
2014	$0	$6,835	$622,493	$0	$0	$629,328	$629,328	$629,328	$0
2013	$0	$0	$622,493	$0	$0	$622,493	$622,493	$622,493	$0
2012	$0	$0	$622,493	$0	$0	$622,493	$622,493	$622,493	$0
2011	$0	$0	$688,824	$0	$0	$688,824	$688,824	$688,824	$0
2010	$0	$0	$765,360	$0	$0	$765,360	$765,360	$765,360	$0

Exemptions

Exemption Type	Amount
Church/Religious	$627,764

Extra Features

Code Description	BLD	Length	Width	Height	Units
Metal Fence 6'	0	148	0	0	148
Gate	0	8	28	0	224

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Institutional	170	194	32980	SF	$201,178
Vacant Institutional	280	200	56000	SF	$341,600
Vacant Institutional	0	0	13068	SF	$79,715

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

My Tax Bill

Tax Estimator

Tax Estimator

Map

No data available for the following modules: Building Information, Sales, Sketches.

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St. Johns County, FL

Quick Links

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Tax Estimator

2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

Summary

Parcel ID	1909000000
Location Address	32 OCEAN AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Williams Addition (597)
Tax Description*	WILLIAMS ADDN CITY E55 OF W110 FT OF LOT 11 BLK A *The Description above is not to be used on legal documents.
Property Use Code	Vacant Institutional (7000)
Subdivision	Williams Addition
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.180
Homestead	N

View Map

Owner

Owner Name	Bishop Of The Diocese St Aug 100%
Mailing Address	11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-0000

Valuation

	2019
Building Value	$0
Extra Features Value	$3,060
Total Land Value	$62,150
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$65,210
Total Deferred	$0
Assessed Value	$65,210
Total Exemptions	$65,210
Taxable Value	$0

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$0	$3,060	$62,150	$0	$0	$65,210	$65,210	$65,210	$0
2017	$0	$1,981	$62,150	$0	$0	$64,131	$64,131	$64,131	$0
2016	$0	$1,981	$62,150	$0	$0	$64,131	$64,131	$64,131	$0
2015	$0	$1,981	$62,150	$0	$0	$64,131	$64,131	$64,131	$0
2014	$0	$2,228	$56,375	$0	$0	$58,603	$58,603	$58,603	$0
2013	$0	$2,476	$55,688	$0	$0	$58,164	$58,164	$58,164	$0
2012	$0	$2,723	$55,688	$0	$0	$58,411	$58,411	$58,411	$0
2011	$0	$2,971	$61,875	$0	$0	$64,846	$64,846	$64,846	$0
2010	$0	$3,218	$68,750	$0	$0	$71,968	$71,968	$71,968	$0

Exemptions

Exemption Type	Amount
Church/Religious	$65,210

Extra Features

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (Average)	0	0	0	0	850

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Institutional	55	140	55	FF	$62,150

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

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Tax Estimator

Tax Estimator

Map

No data available for the following modules: Building Information, Sales, Sketches.

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2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

Summary

Parcel ID	1958500000
Location Address	PINE ST SAINT AUGUSTINE 32084-0000
Neighborhood	Abbott Tract (606)
Tax Description*	ABBOTT TR CITY LOTS 1 2 3 & W 40.2 OF S92.45FT OF LOT 4 BLK P (EX PTS IN OR2784/816 &2784/ 845) DB211/385 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Institutional (7000)
Subdivision	Abbott Tract
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.590
Homestead	N

View Map

Owner

Owner Name	Bishop Of The Diocese St Aug 100%
Mailing Address	11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-0000

Valuation

	2019
Building Value	$0
Extra Features Value	$0
Total Land Value	$726,750
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$726,750
Total Deferred	$107,106
Assessed Value	$619,644
Total Exemptions	$619,644
Taxable Value	$0

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$0	$0	$726,750	$0	$0	$726,750	$563,313	$726,750	$0
2017	$0	$0	$581,400	$0	$0	$581,400	$512,103	$581,400	$0
2016	$0	$0	$530,100	$0	$0	$530,100	$465,548	$530,100	$0
2015	$0	$0	$423,225	$0	$0	$423,225	$423,225	$423,225	$0
2014	$0	$0	$384,750	$0	$0	$384,750	$384,750	$384,750	$0
2013	$0	$0	$384,750	$0	$0	$384,750	$380,902	$384,750	$0
2012	$0	$0	$346,275	$0	$0	$346,275	$346,275	$346,275	$0
2011	$0	$0	$384,750	$0	$0	$384,750	$384,750	$384,750	$0
2010	$0	$0	$384,750	$0	$0	$384,750	$384,750	$384,750	$0

Exemptions

Exemption Type	Amount
Church/Religious	$619,644

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Institutional	150	182	150	EF	$726,750

Area Sales Report

Recent Sales in Area

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Map

No data available for the following modules: Building Information, Extra Features, Sales, Sketches.

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Summary

Parcel ID	1959300000
Location Address	PINE ST SAINT AUGUSTINE 32084-0000
Neighborhood	San Marco Ave (Commercial) (602.5)
Tax Description*	ABBOTT TRACT CITY S36.46FT OF LOTS 1 3 & N35FT OF LOTS 2 3 & LOTS 4 5 6 7 8 BLK R & ALL OF ABBOTT & OSCEOLA STS LYING N OF PINE ST VAC IN DB233/560(EX PT OF LOTS 1 & 3 IN OR2409/75) OR203/47 &205/38 &167 &213/547 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Institutional (7000)
Subdivision	Abbott Tract
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	1.020
Homestead	N

View Map

Owner

Owner Name	Bishop Of The Diocese St Aug 100%
Mailing Address	11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-0000

Valuation

	2019
Building Value	$0
Extra Features Value	$0
Total Land Value	$1,317,092
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$1,317,092
Total Deferred	$69,332
Assessed Value	$1,247,760
Total Exemptions	$1,247,760
Taxable Value	$0

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$0	$0	$1,317,092	$0	$0	$1,317,092	$1,134,327	$1,317,092	$0
2017	$0	$0	$1,200,878	$0	$0	$1,200,878	$1,031,206	$1,200,878	$0
2016	$0	$0	$1,200,878	$0	$0	$1,200,878	$937,460	$1,200,878	$0
2015	$0	$0	$958,766	$0	$0	$958,766	$852,236	$958,766	$0
2014	$0	$0	$774,760	$0	$0	$774,760	$774,760	$774,760	$0
2013	$0	$0	$774,760	$0	$0	$774,760	$774,760	$774,760	$0
2012	$0	$0	$706,000	$0	$0	$706,000	$706,000	$706,000	$0
2011	$0	$0	$784,444	$0	$0	$784,444	$784,444	$784,444	$0
2010	$0	$0	$871,605	$0	$0	$871,605	$871,605	$871,605	$0

Exemptions

Exemption Type	Amount
Church/Religious	$1,247,760

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Institutional	310	168	310	EF	$1,180,480
Vacant Institutional	41	118	41	EF	$136,612

Area Sales Report

Recent Sales in Area

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Map

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Summary

Parcel ID	1959200000
Location Address	PINE ST SAINT AUGUSTINE 32084-0000
Neighborhood	Abbott Tract (606)
Tax Description*	ABBOTT TRACT CITY LOTS 1 2 3 4 5 & 6 & 13 .6 ALLEY BETWEEN LOTS 3 & 4 BLK Q DB207/177 DB210/257 & 478 DB235/266 DB211/322 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Institutional (7000)
Subdivision	Abbott Tract
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.970
Homestead	N

View Map

Owner

Owner Name	Bishop Of The Diocese St Aug 100%
Mailing Address	11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-0000

Valuation

	2019
Building Value	$0
Extra Features Value	$0
Total Land Value	$1,356,600
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$1,356,600
Total Deferred	$199,932
Assessed Value	$1,156,668
Total Exemptions	$1,156,668
Taxable Value	$0

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$0	$0	$1,356,600	$0	$0	$1,356,600	$1,051,516	$1,356,600	$0
2017	$0	$0	$1,085,280	$0	$0	$1,085,280	$955,924	$1,085,280	$0
2016	$0	$0	$989,520	$0	$0	$989,520	$869,022	$989,520	$0
2015	$0	$0	$790,020	$0	$0	$790,020	$790,020	$790,020	$0
2014	$0	$0	$718,200	$0	$0	$718,200	$718,200	$718,200	$0
2013	$0	$0	$718,200	$0	$0	$718,200	$711,018	$718,200	$0
2012	$0	$0	$646,380	$0	$0	$646,380	$646,380	$646,380	$0
2011	$0	$0	$718,200	$0	$0	$718,200	$718,200	$718,200	$0
2010	$0	$0	$718,200	$0	$0	$718,200	$718,200	$718,200	$0

Exemptions

Exemption Type	Amount
Church/Religious	$1,156,668

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Institutional	304	140	304	EF	$1,356,600

Area Sales Report

Recent Sales in Area

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Map

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Summary

Parcel ID	1920700000
Location Address	101 SAN MARCO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	San Marco Ave (Commercial) (602.5)
Tax Description*	1 HEADE TR CITY LECHE SHRINE & CEMETERY DBY/207 *The Description above is not to be used on legal documents.
Property Use Code	Cemeteries, Mortuaries & Crematoriums (7600)
Subdivision	Heade Tract
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	4.270
Homestead	N

View Map

Owner

Owner Name	Roman Catholic Church 100%
Mailing Address	CATHOLIC CENTER 11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-0000

Valuation

	2019
Building Value	$15,515
Extra Features Value	$7,330
Total Land Value	$558,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$580,845
Total Deferred	$0
Assessed Value	$580,845
Total Exemptions	$580,845
Taxable Value	$0

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$16,290	$7,396	$558,000	$0	$0	$581,686	$581,686	$581,686	$0
2017	$18,498	$5,275	$558,000	$0	$0	$581,773	$581,773	$581,773	$0
2016	$15,473	$5,406	$558,000	$0	$0	$578,879	$578,879	$578,879	$0
2015	$15,964	$5,202	$558,000	$0	$0	$579,166	$579,166	$579,166	$0
2014	$15,487	$5,318	$558,000	$0	$0	$578,805	$578,805	$578,805	$0
2013	$15,950	$4,677	$558,000	$0	$0	$578,627	$578,627	$578,627	$0
2012	$16,412	$4,742	$558,000	$0	$0	$579,154	$579,154	$579,154	$0
2011	$16,874	$0	$604,500	$0	$0	$621,374	$621,374	$621,374	$0
2010	$17,336	$0	$697,500	$0	$0	$714,836	$714,836	$714,836	$0

Exemptions

Exemption Type	Amount
Church/Religious	$580,845

Building Information

Building	1
Actual Area	468
Conditioned Area	468
Roof Structure	Wood Truss
Roof Cover	Clay Tile
Interior Flooring	Concrete Finish

Actual Year Built	1915	Interior Wall	Minimum
Use	Churches	Heating Type	None
Style	04	Heating Fuel	
Class	N	Air Conditioning	None
Exterior Wall	Concrete Block	Baths	

Category	Type	Pct
Exterior Wall	Concrete Block	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Clay Tile	100%
Interior Walls	Minimum	100%
Interior Flooring	Concrete Finish	100%
Heating Type	None	100%
Air Conditioning	None	100%
Frame	Masonry	100%
Plumbing	0 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	2" Fiberglass	100%
Condition	Very Good	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	468	468
Total SqFt	468	468

Extra Features

Code Description	BLD	Length	Width	Height	Units
Gazebo	0	0	0	0	80
Masonry Wall	0	4	330	0	1320
Wood Fence (3' - 4')	0	0	0	0	180

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Cemeteries	465	400	186000	SF	$558,000

Area Sales Report

Recent Sales in Area

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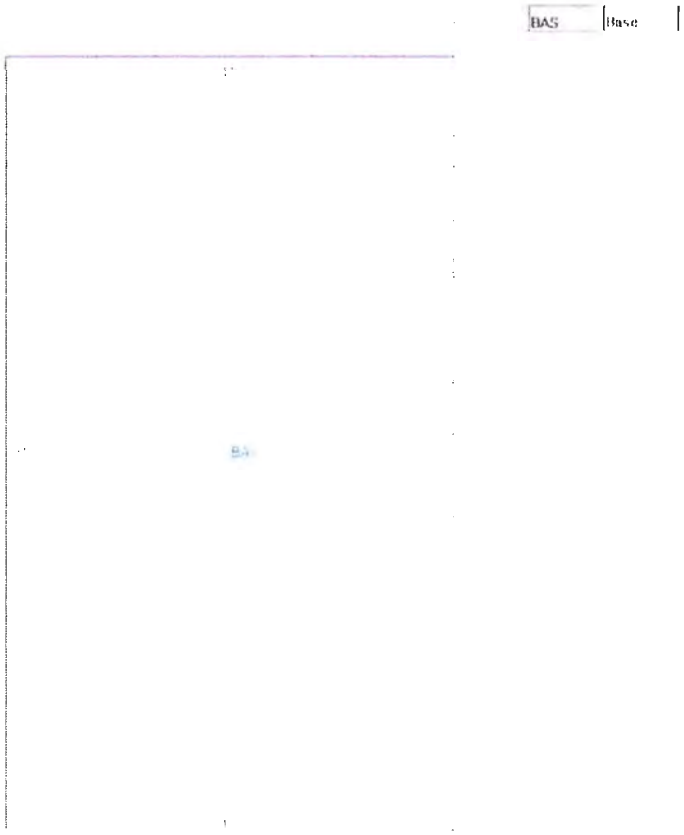

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Summary

Parcel ID	1920800000
Location Address	27 OCEAN AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Heade Tract (601)
Tax Description*	2 FLYNN SUBD OF HEADE TRACT LOT 1 THRU 6 DB123/516 *The Description above is not to be used on legal documents.
Property Use Code	Churches (7100)
Subdivision	Flynn (Subdivision of Heade Tract)
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.650
Homestead	N

View Map

Owner

Owner Name	Bishop Of The Diocese St Aug 100%
Mailing Address	CATHOLIC CENTER * 11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-0000

Valuation

	2019
Building Value	$174,774
Extra Features Value	$11,416
Total Land Value	$147,971
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$334,161**
Total Deferred	$0
Assessed Value	**$334,161**
Total Exemptions	$334,161
Taxable Value	$0

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$184,484	$11,416	$147,971	$0	$0	$343,871	$343,871	$343,871	$0
2017	$176,548	$11,588	$147,971	$0	$0	$336,107	$336,107	$336,107	$0
2016	$185,376	$11,588	$147,971	$0	$0	$344,935	$344,935	$344,935	$0
2015	$194,203	$11,588	$147,971	$0	$0	$353,762	$353,762	$353,762	$0
2014	$192,749	$11,588	$147,971	$0	$0	$352,308	$352,308	$352,308	$0
2013	$199,395	$11,588	$147,971	$0	$0	$358,954	$358,954	$358,954	$0
2012	$209,365	$11,588	$147,971	$0	$0	$368,924	$368,924	$368,924	$0
2011	$216,012	$11,588	$162,064	$0	$0	$389,664	$389,664	$389,664	$0
2010	$222,658	$11,588	$183,202	$0	$0	$417,448	$417,448	$417,448	$0

Exemptions

Exemption Type	Amount
Church/Religious	$334,161

Building Information

Building	1
Actual Area	7683
Conditioned Area	6733
Roof Structure	Wood Truss
Roof Cover	Composite Shingle
Interior Flooring	Carpet, Ceramic Tile

Actual Year Built	1952	**Interior Wall**	Drywall
Use	Stores (Retail)	**Heating Type**	Air Duct
Style	04	**Heating Fuel**	
Class	N	**Air Conditioning**	Central
Exterior Wall	Concrete Stucco	**Baths**	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	40%
Interior Flooring	Ceramic Tile	60%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	20 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	3676	3676
FRAME ADDITION	2510	2510
CANOPY (COMMERCIAL)	0	24
CANOPY (COMMERCIAL)	0	734
FRAME ADDITION	451	451
POINTER	0	0
CANOPY (COMMERCIAL)	0	96
CANOPY (COMMERCIAL)	0	96
POINTER	0	0
FRAME ADDITION	96	96
Total SqFt	6733	7683

Extra Features

Code Description	BLD	Length	Width	Height	Units
Asphault Paving	0	0	0	0	10800
Curb	0	0	0	0	475
Concrete Paving	0	0	0	0	750
Concrete Paving	0	0	0	0	750

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Churches	288	100	28185	SF	$147,971

Area Sales Report

Recent Sales in Area

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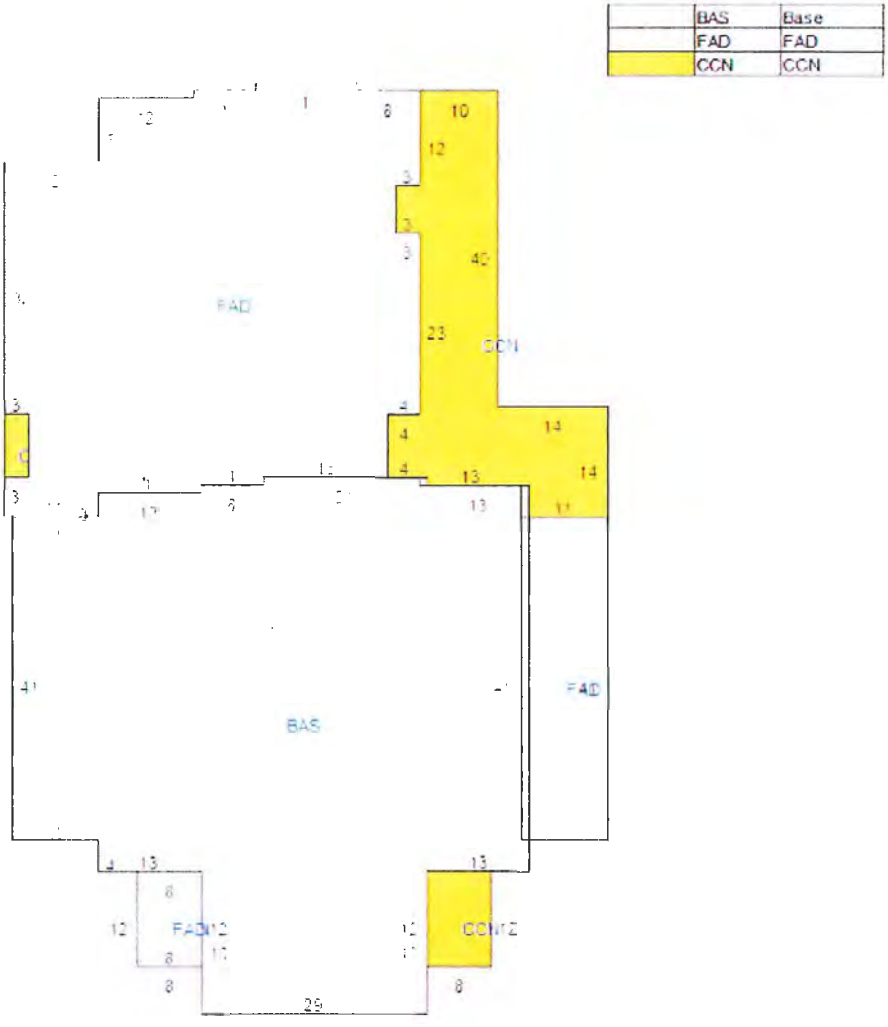

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Summary

Parcel ID	1920900000
Location Address	SAN MARCO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	San Marco Ave (Commercial) (602.5)
Tax Description*	3 HEADE TRACT CITY BLKS A B C D & E & ALL LAND LYING E OF BLKS A & B TO HOSPITAL CREEK DB175/575 DB123/516 DB208/208 DB132/507 DB135/482 DB134/61 DB194/506 DB135451 *The Description above is not to be used on legal documents.
Property Use Code	Churches (7100)
Subdivision	Heade Tract
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	5.350
Homestead	N

View Map

Owner

Owner Name	Bishop Of The Diocese St Aug 100%
Mailing Address	11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-0000

Valuation

	2019
Building Value	$738,190
Extra Features Value	$68,326
Total Land Value	$1,223,906
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$2,030,422
Total Deferred	$0
Assessed Value	$2,030,422
Total Exemptions	$2,030,422
Taxable Value	$0

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$826,819	$69,130	$1,223,906	$0	$0	$2,119,855	$2,022,858	$2,119,855	$0
2017	$554,676	$60,380	$1,223,906	$0	$0	$1,838,962	$1,838,962	$1,838,962	$0
2016	$472,138	$61,184	$1,223,906	$0	$0	$1,757,228	$1,757,228	$1,757,228	$0
2015	$478,955	$61,989	$1,223,906	$0	$0	$1,764,850	$1,764,850	$1,764,850	$0
2014	$463,697	$62,793	$1,223,906	$0	$0	$1,750,396	$1,750,396	$1,750,396	$0
2013	$593,774	$63,598	$1,223,906	$0	$0	$1,881,278	$1,881,278	$1,881,278	$0
2012	$607,916	$64,402	$1,223,906	$0	$0	$1,896,224	$1,896,224	$1,896,224	$0
2011	$617,942	$65,207	$1,340,469	$0	$0	$2,023,618	$2,023,618	$2,023,618	$0
2010	$220,574	$47,776	$1,515,312	$0	$0	$1,783,662	$1,783,662	$1,783,662	$0

Exemptions

Exemption Type	Amount
Church/Religious	$2,030,422

Building Information

Building	1	Roof Structure	Wood Truss
Actual Area	9436	Roof Cover	Composite Shingle

Conditioned Area	7907	**Interior Flooring**	Ceramic Tile
Actual Year Built	1965	**Interior Wall**	
Use	Churches	**Heating Type**	Air Duct
Style	04	**Heating Fuel**	
Class	N	**Air Conditioning**	Central
Exterior Wall	Stone	**Baths**	

Category	Type	Pct
Exterior Wall	Stone	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Composite Shingle	100%
Interior Flooring	Ceramic Tile	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	6 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
FRAME UTILITY	0	215
BASE AREA	4229	4229
FRAME ADDITION	2440	2440
FRAME ADDITION	231	231
CANOPY (COMMERCIAL)	0	800
FRAME ADDITION	1007	1007
CANOPY (COMMERCIAL)	0	38
CANOPY (COMMERCIAL)	0	476
Total SqFt	7907	9436

Building	2	**Roof Structure**	Rigid Frame
Actual Area	4948	**Roof Cover**	Built Up
Conditioned Area	4070	**Interior Flooring**	Ceramic Tile
Actual Year Built	2010	**Interior Wall**	Drywall
Use	Religious Schools	**Heating Type**	Air Duct
Style	04	**Heating Fuel**	
Class	N	**Air Conditioning**	Central
Exterior Wall	Stone, Concrete Stucco	**Baths**	

Category	Type	Pct
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Frame	Masonry	100%
Exterior Wall	Stone	20%
Exterior Wall	Concrete Stucco	80%
Roofing Structure	Rigid Frame	100%
Roofing Cover	Built Up	100%
Interior Flooring	Ceramic Tile	100%
Interior Walls	Drywall	100%
Insulation	4" Fiberglass	100%
Electrical	Good	100%
Plumbing	14 Fixtures	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	4070	4070
STOOP	0	30
PATIO	0	848
Total SqFt	4070	4948

Extra Features

Code Description	BLD	Length	Width	Height	Units
Asphault Paving	0	0	0	0	15000
Concrete Paving	0	0	0	0	1800
Masonry Wall	0	0	0	0	1120
Miscellaneous Item	0	0	0	0	1620
Curb	0	0	0	0	2500
Handicap Ramp	0	27	5	0	135
Brick Pavers (501-1000)	0	84	19	0	1596
Masonry Wall	0	43	12	0	516

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Churches	730	300	219000	SF	$1,149,750
Churches	113	125	14125	SF	$74,156

Area Sales Report

Recent Sales in Area

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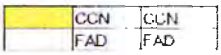

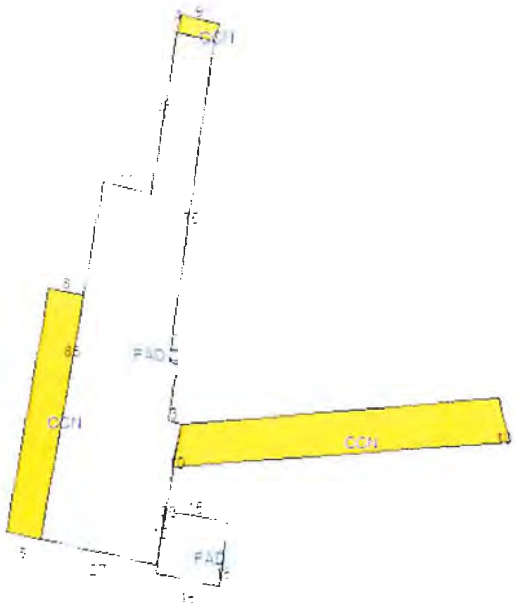

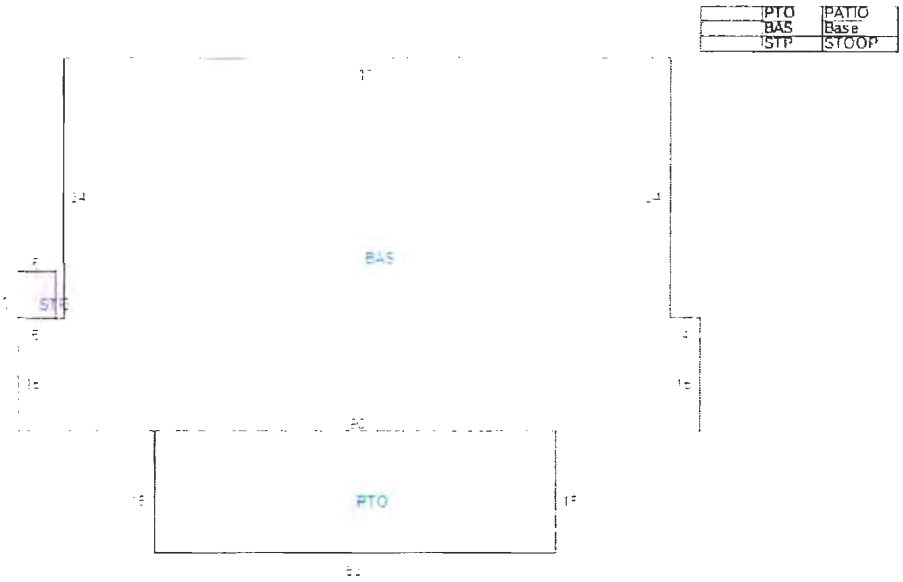

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Summary

Parcel ID	1909100000
Location Address	OCEAN AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Williams Addition (597)
Tax Description*	CITY OF ST AUGUSTINE WILLIAMS ADDN E135FT OF LOT 11 & MARSH LAND LYING E OF LOT 11 BLK A OR309/720 & 318/256 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Institutional (7000)
Subdivision	Williams Addition
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.620
Homestead	N

View Map

Owner

Owner Name	Bishop Of The Diocese St Aug 100%
Mailing Address	11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-0000

Valuation

	2019
Building Value	$0
Extra Features Value	$0
Total Land Value	$442,090
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$442,090
Total Deferred	$0
Assessed Value	$442,090
Total Exemptions	$442,090
Taxable Value	$0

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$0	$0	$442,090	$0	$0	$442,090	$442,090	$442,090	$0
2017	$0	$0	$442,090	$0	$0	$442,090	$442,090	$442,090	$0
2016	$0	$0	$442,090	$0	$0	$442,090	$442,090	$442,090	$0
2015	$0	$0	$442,090	$0	$0	$442,090	$442,090	$442,090	$0
2014	$0	$0	$442,090	$0	$0	$442,090	$442,090	$442,090	$0
2013	$0	$0	$442,090	$0	$0	$442,090	$442,090	$442,090	$0
2012	$0	$0	$442,090	$0	$0	$442,090	$442,090	$442,090	$0
2011	$0	$0	$491,211	$0	$0	$491,211	$491,211	$491,211	$0
2010	$0	$0	$545,790	$0	$0	$545,790	$545,790	$545,790	$0

Exemptions

Exemption Type	Amount
Church/Religious	$442,090

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Institutional	138	175	138	EF	$442,090

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

My Tax Bill

Tax Estimator

Tax Estimator

Map

No data available for the following modules: Building Information, Extra Features, Sales, Sketches.

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PROPERTY APPRAISER

St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

Summary

Parcel ID	1908800000
Location Address	30 OCEAN AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Williams Addition (597)
Tax Description*	WILLIAMS ADDN CITY W55FT OF LOT 11 BLK A OR422/77 & 444/595 *The Description above is not to be used on legal documents.
Property Use Code	Churches (7100)
Subdivision	Williams Addition
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.190
Homestead	N

View Map

Owner

Owner Name	Bishop Of Diocese Catholic Ctr 100%
Mailing Address	TANNER PAUL 11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-2060

Valuation

	2019
Building Value	$60,916
Extra Features Value	$8,172
Total Land Value	$85,800
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$154,888
Total Deferred	$0
Assessed Value	$154,888
Total Exemptions	$154,888
Taxable Value	$0

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$60,916	$8,914	$85,800	$0	$0	$155,630	$146,039	$155,630	$0
2017	$55,019	$9,656	$68,475	$0	$0	$133,150	$132,763	$133,150	$0
2016	$48,146	$10,398	$62,150	$0	$0	$120,694	$120,694	$120,694	$0
2015	$42,249	$0	$62,150	$0	$0	$104,399	$103,718	$104,399	$0
2014	$37,914	$0	$56,375	$0	$0	$94,289	$94,289	$94,289	$0
2013	$31,438	$0	$55,688	$0	$0	$87,126	$87,126	$87,126	$0
2012	$31,438	$0	$55,688	$0	$0	$87,126	$87,126	$87,126	$0
2011	$31,438	$0	$61,875	$0	$0	$93,313	$93,313	$93,313	$0
2010	$31,438	$0	$68,750	$0	$0	$100,188	$100,188	$100,188	$0

Exemptions

Exemption Type	Amount
Church/Religious	$154,888

Building Information

Building	1
Actual Area	3928
Conditioned Area	1406
Roof Structure	Wood Truss
Roof Cover	Composite Shingle
Interior Flooring	Pine Wood

Actual Year Built	1930	**Interior Wall**	Drywall
Use	Office Buildings	**Heating Type**	Air Duct
Style	04	**Heating Fuel**	
Class	N	**Air Conditioning**	N/A
Exterior Wall	Wood Shingle, Concrete Block	**Baths**	

Category	Type	Pct
Exterior Wall	Wood Shingle	50%
Exterior Wall	Concrete Block	50%
Roofing Structure	Wood Truss	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Air Duct	100%
Air Conditioning	N/A	100%
Frame	Wood Frame	100%
Plumbing	8 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
FINISHED OPEN PORCH	0	84
BASE AREA	1406	1406
MASONRY UTILITY	0	1406
MASONRY UTILITY	0	344
FINISHED OPEN PORCH	0	344
POINTER	0	0
POINTER	0	0
MASONRY UTILITY	0	344
Total SqFt	1406	3928

Extra Features

Code Description	BLD	Length	Width	Height	Units
Handicap Ramp	0	41	13	0	533

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Churches	55	140	55	FF	$85,800

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	1/1/1979	$0.00		422	77	U	I		TANNER PAUL BISHOP OF DIOCESE
	1/1/1979	$40,000.00		422	75	U	I		

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

My Tax Bill

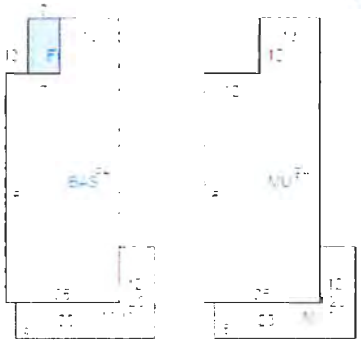
Tax Estimator

Tax Estimator

Map

Sketches

	MUT	MUT
	BAS	Base
	FOP	FINISHED OPEN PORCH



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Attachment 3

Applicant Current-Proposed Land Use Maps

RECEIVED
JAN 03 2013
Planning/Building Dept.

AERIAL MAP

MATTHEWS DESIGN GROUP

7 Waldo St, PO Box 3126 • St Augustine • FL • 32084
Phone: 904.826.1334 • Fax: 904.826.4547

MISSION NOMBRE DE DIOS
MDG# 18000

ST. AUGUSTINE, FL 32092
PARCEL ID: 195850 0000, 195930 0000, 195920 0000, 192070 0000, 192080 0000, 192090 0000, 190900 0000, 190910 0000, 190880 0000, 190890 0000, & 195960 0000

RECEIVED
JAN 0 3 2019
Planning/Building Dept.

LOCATION MAP

MATTHEWS DESIGN GROUP

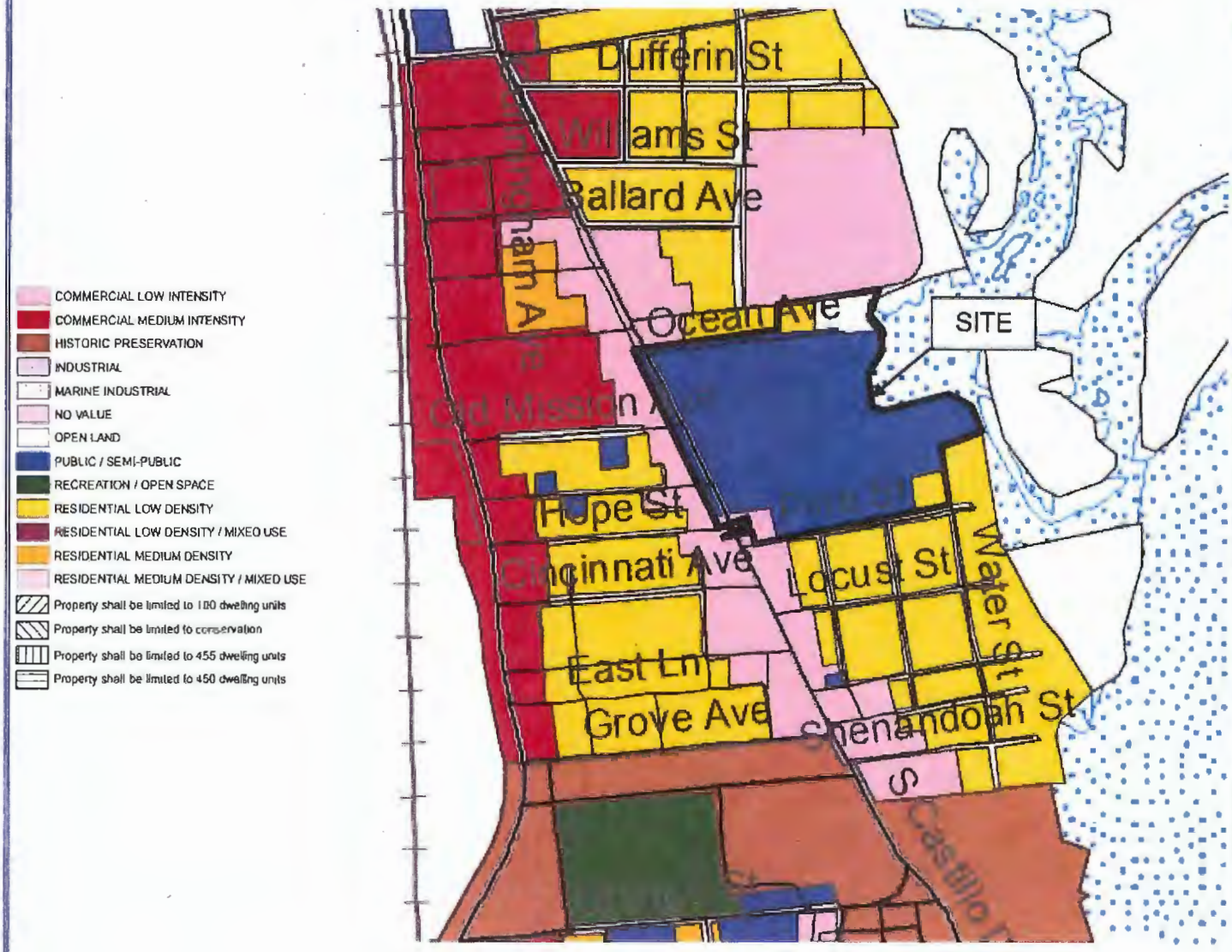
7 Waldo St, PO Box 3126 • St Augustine • FL • 32084
Phone: 904.826.1334 • Fax: 904.826.4547

LOCATION MAP
MISSION NOMBRE DE DIOS
MDG# 18000

ST. AUGUSTINE, FL 32092
PARCEL ID: 195850 0000, 195930 0000, 195920 0000, 192070 0000, 192080 0000, 192090 0000, 190900 0000, 190910 0000, 190880 0000, 190890 0000, & 195960 0000

RECEIVED
JAN 0 3 2019
Planning/Building Dept.

EXISTING FUTURE LAND USE MAP



MATTHEWS DESIGN GROUP

7 Waldo St, PO Box 3126 • St Augustine • FL • 32084
Phone: 904.826.1334 • Fax: 904.826.4547

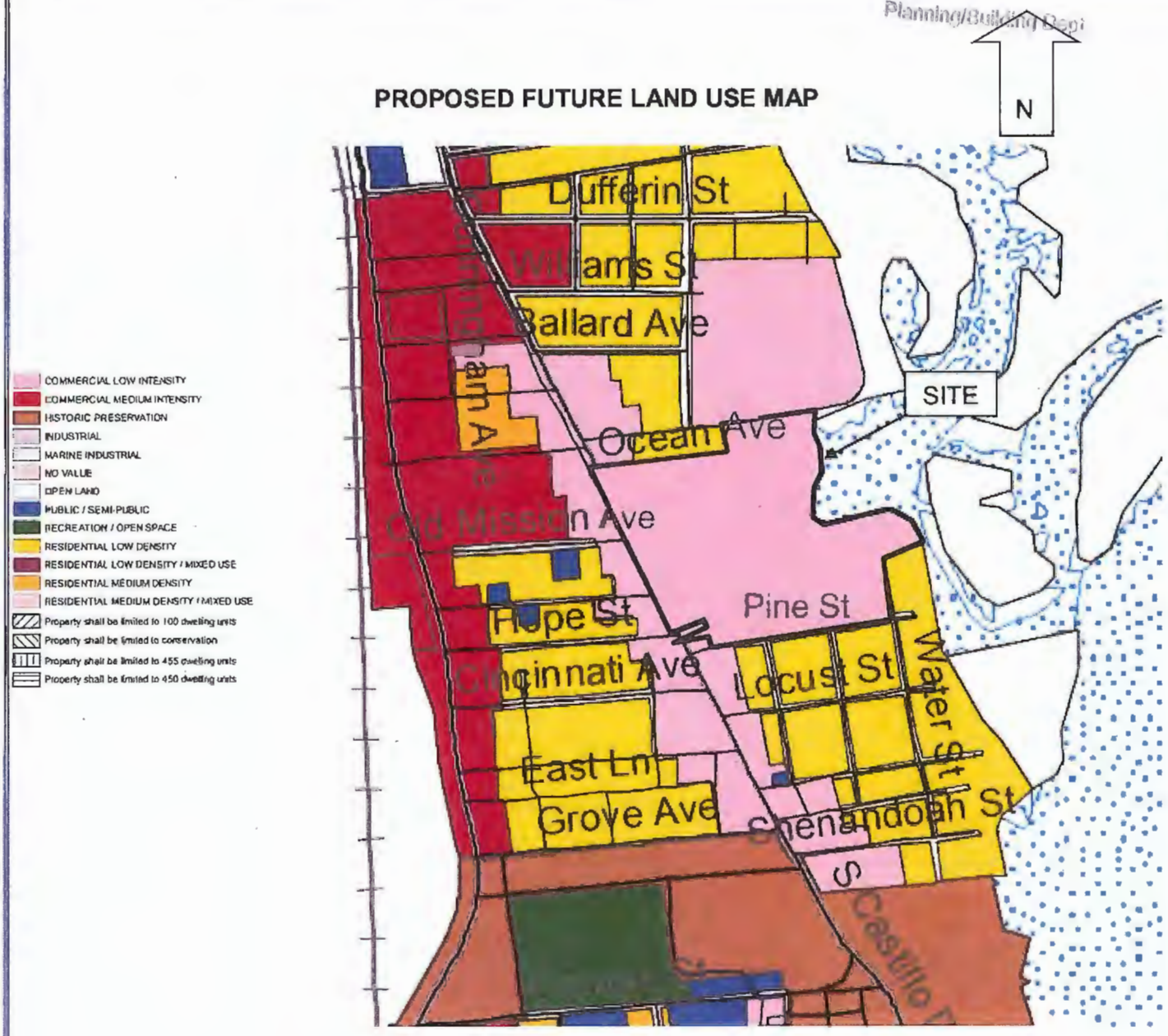
MISSION NOMBRE DE DIOS
MDG# 18000

ST. AUGUSTINE, FL 32092
PARCEL ID: 195850 0000, 195930 0000, 195920 0000, 192070 0000, 192080 0000, 192090 0000, 190900 0000, 190910 0000, 190880 0000, 190890 0000, & 195960 0000

EXISTING FUTURE LAND USE: PUBLIC / SEMI-PUBLIC, RESIDENTIAL LOW DENSITY, OPEN LAND, & COMMERCIAL LOW INTENSITY

RECEIVED
JAN 03 2017
Planning/Building Dept

PROPOSED FUTURE LAND USE MAP



MATTHEWS DESIGN GROUP
7 Waldo St, PO Box 3126 • St Augustine • FL • 32084
Phone: 904.826.1334 • Fax: 904.826.4547

MISSION NOMBRE DE DIOS
MDG# 18000

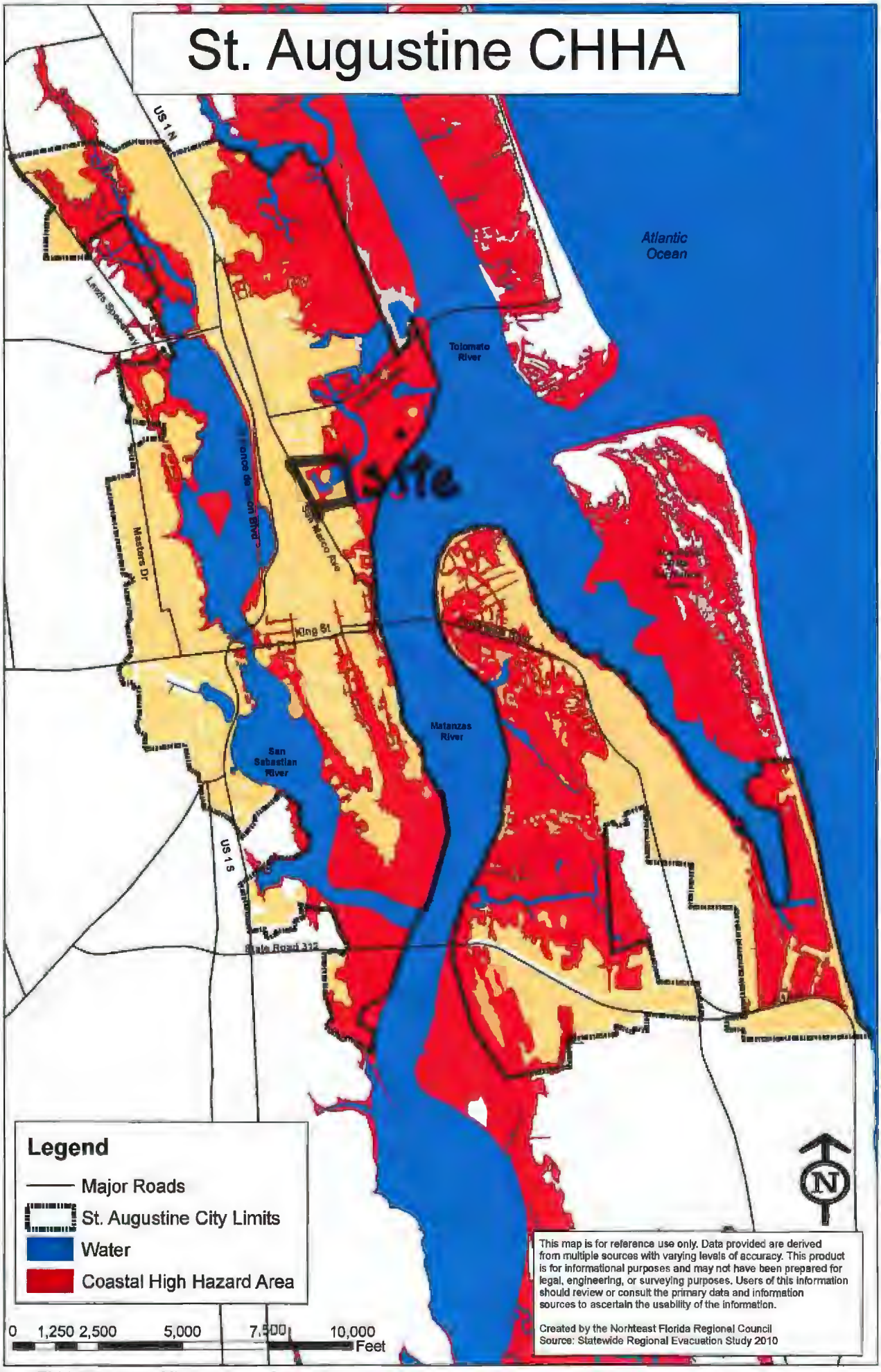
ST. AUGUSTINE, FL 32092
PARCEL ID: 195850 0000, 195930 0000, 195920 0000, 192070 0000, 192080 0000, 192090 0000, 190900 0000, 190910 0000, 190880 0000, 190890 0000, & 195960 0000

PROPOSED FUTURE LAND USE:
COMMERCIAL LOW INTENSITY

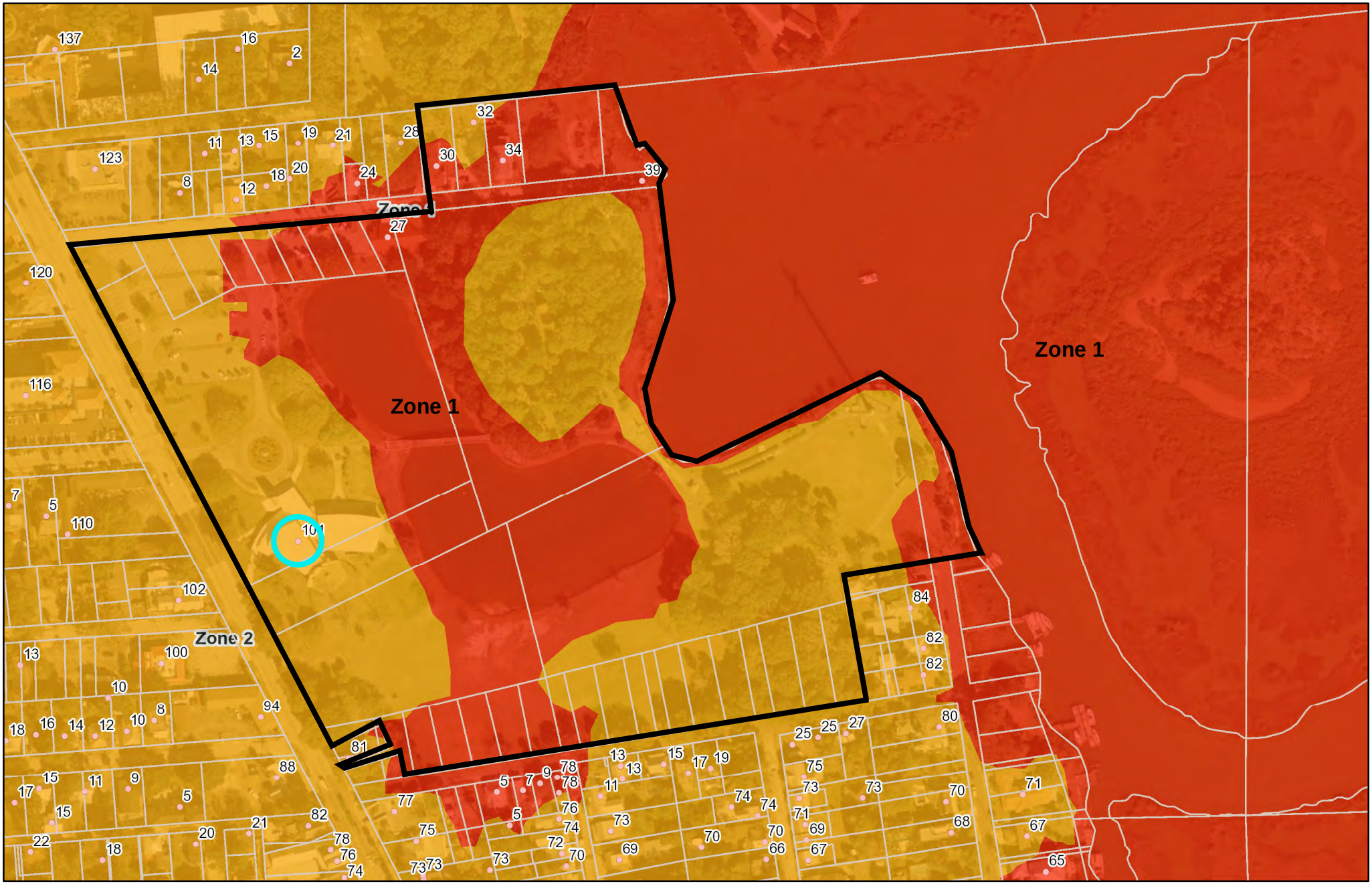
Attachment 4

2030 Comprehensive Plan Maps

& Staff Created Maps



Map FLU-5 Coastal High Hazard Area



Map created with St. Johns County's iMap

DISCLAIMER:

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Date: 1/25/2019

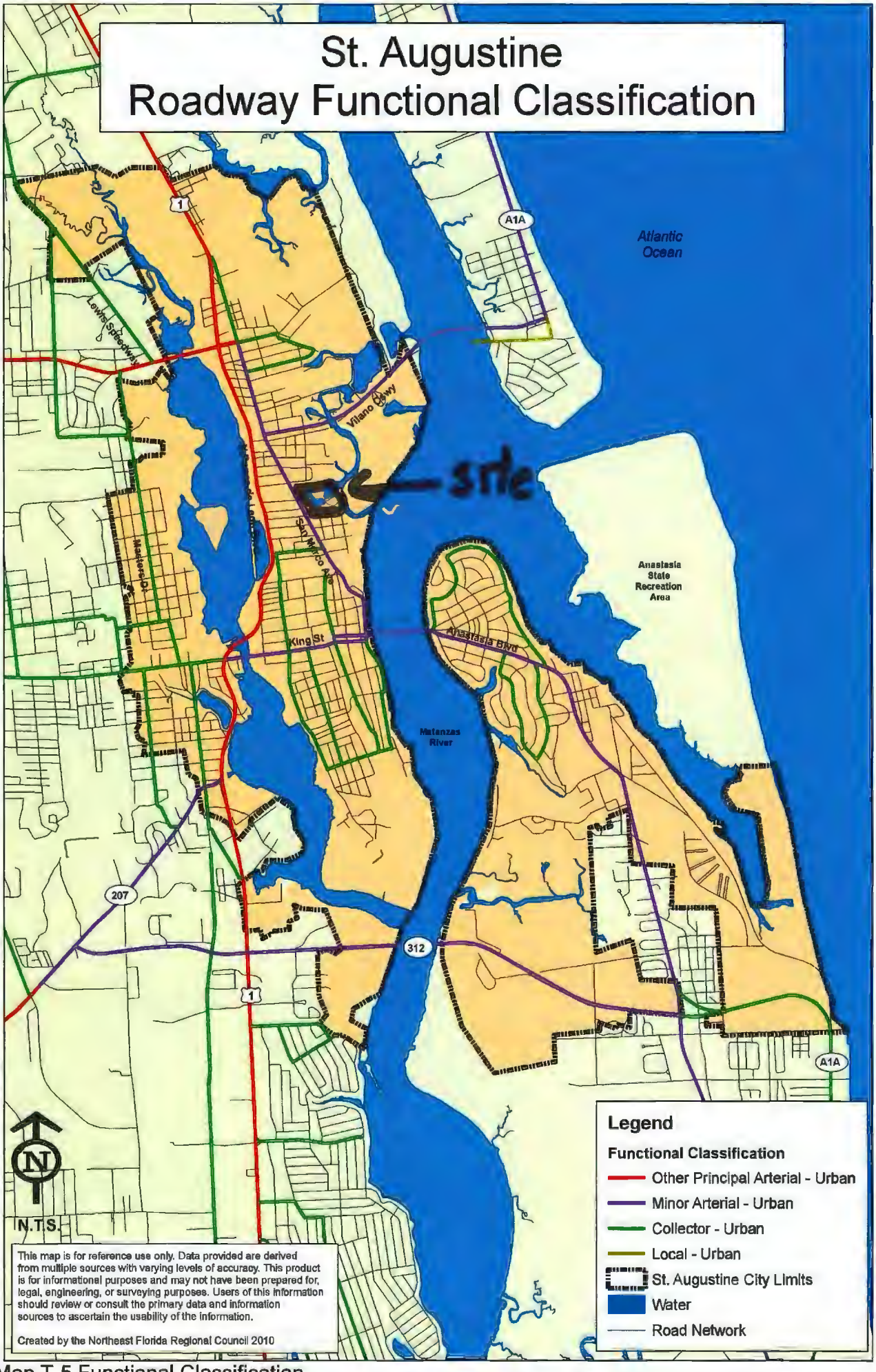
Storm Surge Map

Coastal High Hazard Area (Zone 1)

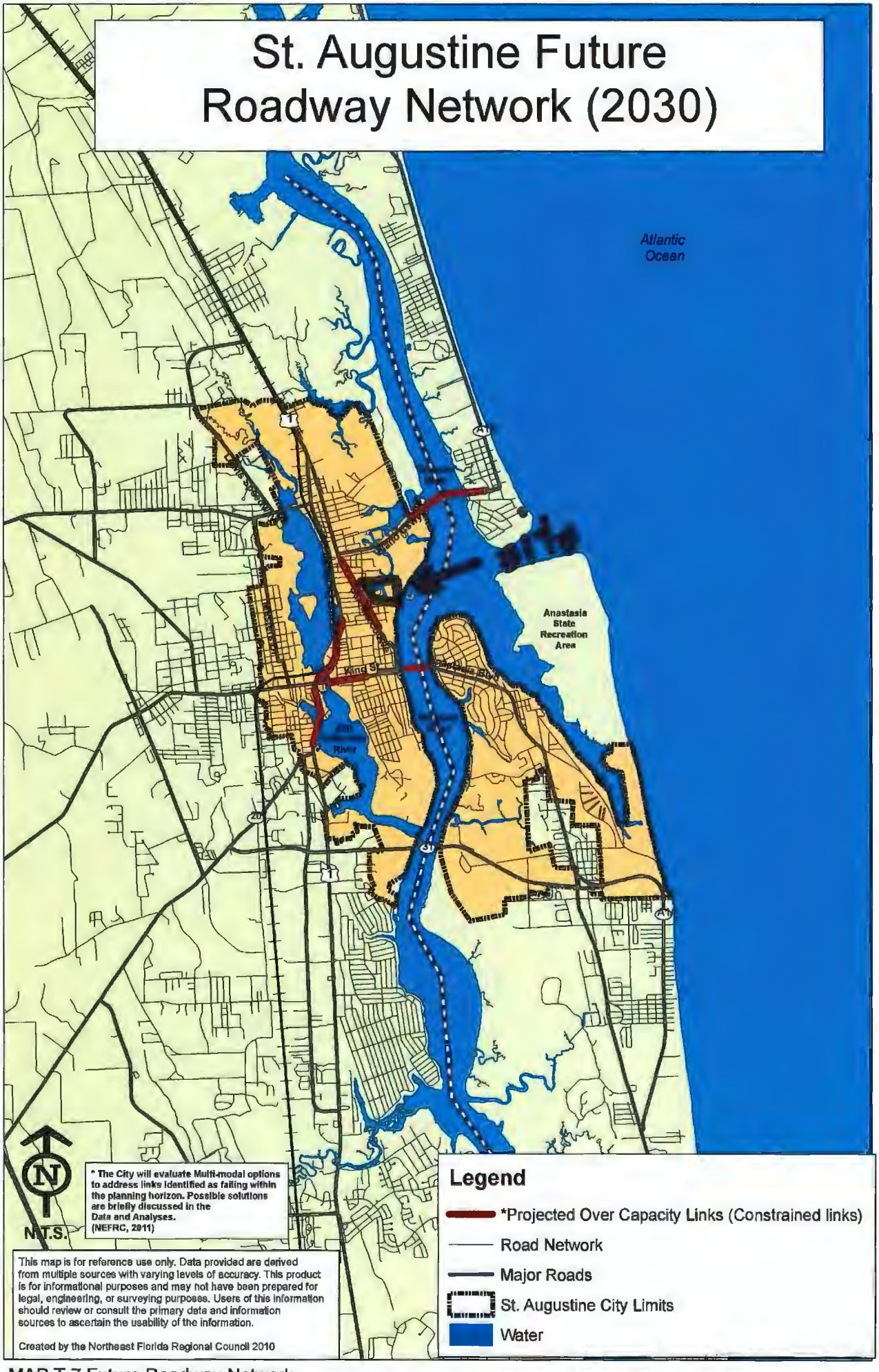
N

0 130 260

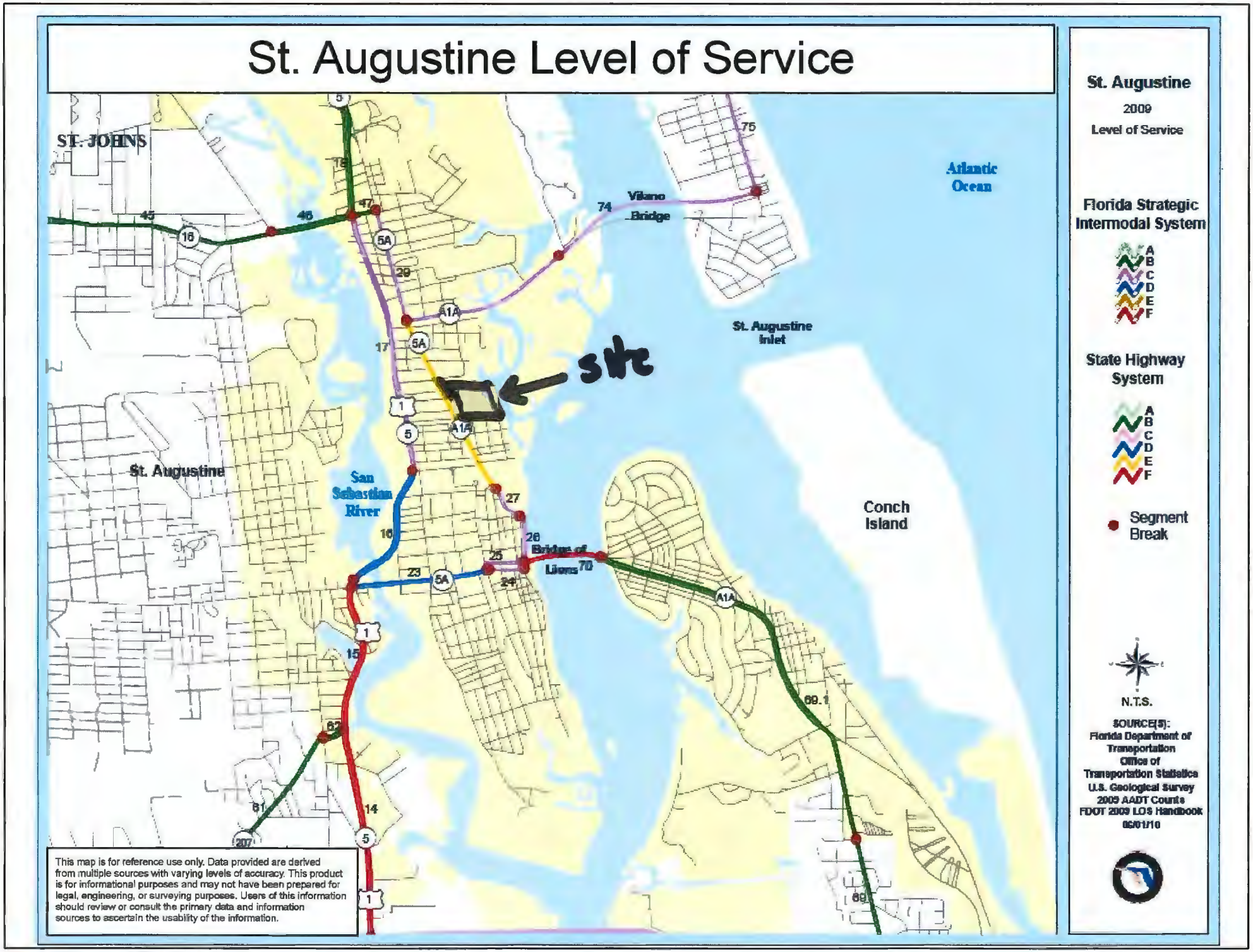
Feet



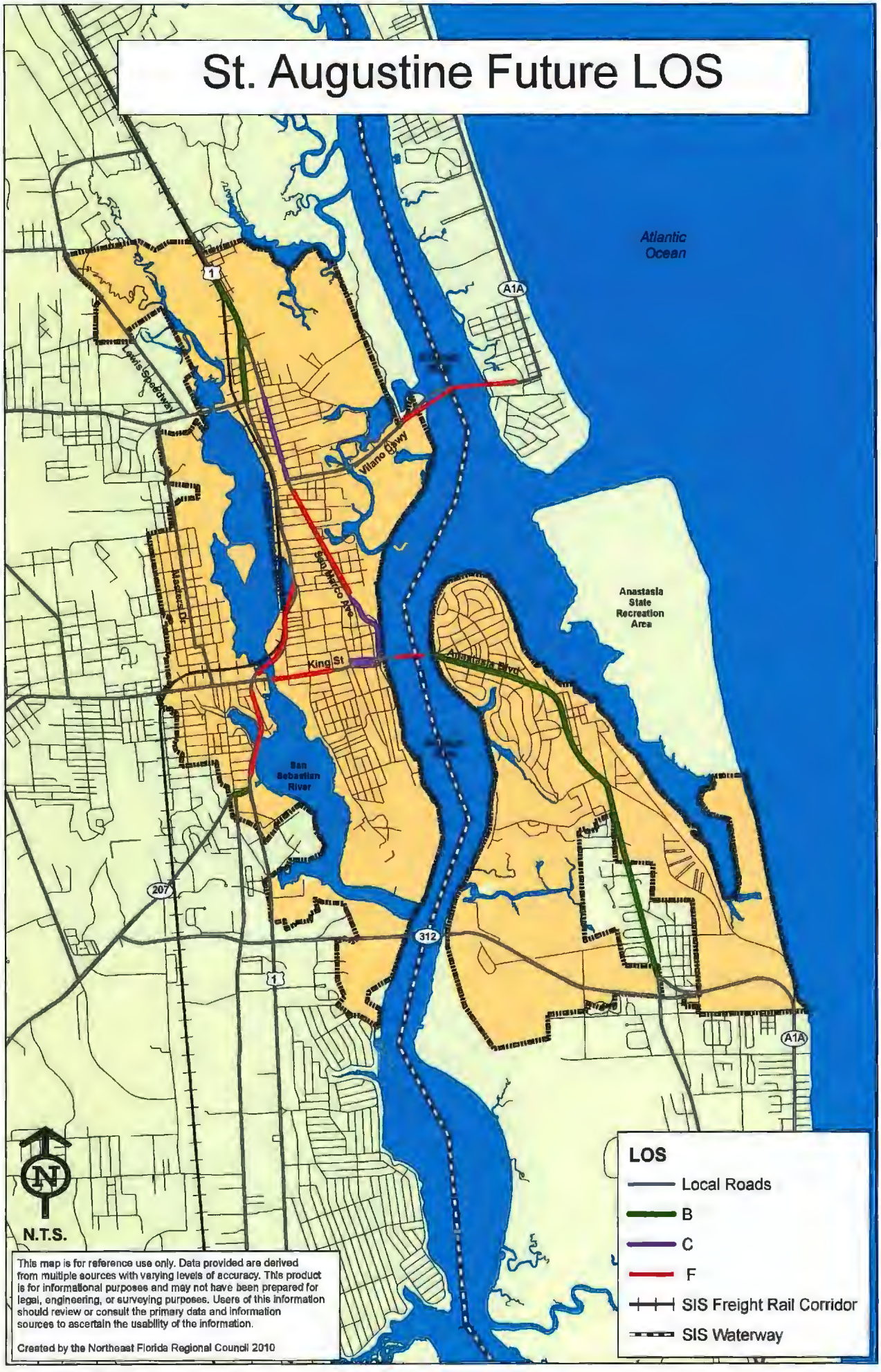
Map T-5 Functional Classification



MAP T-7 Future Roadway Network



Map T-8 Level of Service



Map T-9 2030 LOS

Map T-12| Number of Lanes

Attachment 5

Staff Maps

ChurchSanMarco:Aerial.mxd:0115-2019:jp

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City of St. Augustine
PLANNING AND BUILDING DEPARTMENT
P.O. Box 210, St. Augustine, FL 32085 Phone: (904) 825-1065

Aerial

SHEET
1 of 1

ChurchSanMarco:FULU.mxd:0115-2019:jp

Williams St

Ballard Av

Magnolia Av

Myrtle Av

Ocean Av

Old Mission Av

San Marco Av

Bernard St

San Marco Ave

Hope St

Pine St

Water St

Osceola St

Locust St

Abbott St

incinnati Av

Area of Interest
COMMERCIAL LOW INTENSITY
COMMERCIAL MEDIUM INTENSITY
HISTORIC PRESERVATION
INDUSTRIAL
MARINE INDUSTRIAL
NO VALUE
OPEN LAND
PUBLIC / SEMI-PUBLIC
RECREATION / OPEN SPACE
RESIDENTIAL LOW DENSITY
RESIDENTIAL LOW DENSITY / MIXED USE
RESIDENTIAL MEDIUM DENSITY
RESIDENTIAL MEDIUM DENSITY / MIXED USE

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City of St. Augustine
PLANNING AND BUILDING DEPARTMENT
P.O. Box 210, St. Augustine, FL 32085 Phone: (904) 825-1065

FULU

SHEET
1 of 1

ChurchSanMarco:ZONING.mxd:0115-2019:jp

Williams St
Ballard Av
Magnolia Av
Myrtle Av
Ocean Av
Old Mission Av
San Marco Av
San Marco Ave
Pine St
Water St
Osceola St
Cincinnati Av
Locust St
Abbott St

Area of Interest

ZONING

<all other values>

LEGEND

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

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City of St. Augustine

PLANNING AND BUILDING DEPARTMENT
P.O. Box 210, St. Augustine, FL 32085 Phone: (904) 825-1065

ZONING

SHEET
1 of 1

CITY OF ST. AUGUSTINE

S T A F F R E P O R T & R E C O M M E N D A T I O N

TO: Planning and Zoning Board

DATE: February 5, 2018

RE: **REZONING - #2018-0171**

AGENDA ITEM	7(a)
APPLICANT	Ellen Avery Smith c/o Rogers Towers
OWNER	Charles J. David c/o Bishop of the Diocese St. Augustine, Bishop of the Diocese Catholic Center & Roman Catholic Church
LOCATION	PIN #'s: 1920900000, 1920700000, 1959600000, 1959300000, 1959200000, 1958500000, 1920800000, 1908800000, 1909000000, 1909100000, & 1908900000 (Area roughly bounded by Ocean Ave., points immediately north of Ocean Ave. near the Matanzas River, Matanzas River, Pine Street, & San Marco Avenue.)
REQUEST	To approve a rezoning from Open Land (OL) and Residential Single Family 2 (RS-2) to Commercial Low-Two (CL-2).

APPLICABLE CODES/ORDINANCES FOR REZONING

Sec. 28-162. - Residential, single-family-two: RS-2. (existing zoning)

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.

Sec. 28-246. - Open lands district: OL. (existing zoning)

Intent. This district is intended to apply to areas which are sparsely developed and including uses as normally found in environmentally sensitive areas away from urban activity. It is intended that substantial residential, commercial or industrial development shall not be permitted in the OL district; but lands in such district may be rezoned to the proper district to accommodate such uses when conditions warrant rezoning.

(1) *Permitted uses and structures:*

a. Marinas, bait and tackle shops.

b. Intermediate care facilities.

c. Outdoor market.

d. Commercial recreational facilities.

e. Game preserves, wildlife management areas, fish hatcheries and refuges, watershed, water reservoirs and wells.

f. Churches, monasteries, convents, temporary revival establishments, cemeteries, columbariums, crematories, mausoleums and memorial structures and monuments.

g. Schools, colleges and universities with conventional academic curriculums.

h. Housing for the elderly.

i. Single-family dwellings on individual lots provided that no subdivision plat shall be recorded for such use in this district.

j. Home office, private.

k. Day nurseries and kindergartens (see section 28-347(2)).

l. Governmental uses.

m. Professional and business offices.

n. Museums.

o. The sale of wine, vinous spirits or vinous liquors for religious or sacramental purposes; however, the sale of said wine, vinous spirits or vinous liquors shall be in compliance with F.S. § 564.03 and any rules or regulations of the Division of Alcoholic Beverages and Tobacco of the State of Florida Department of Business Regulation or its successor.

(2) *Permitted accessory uses and structures.* See section 28-348.

(3) *Permitted uses by exception:*

a. See section 28-347.

b. Radio or television broadcasting office, studio, transmitter, antenna and line-of-sight relay device.

c. Racetrack for vehicles or animals.

d. Animal hospital, veterinary clinic, animal boarding place, fur farm, dog kennel, provided no structure for the housing of animals shall be located within two hundred (200) feet of any residence.

e. Caretaker residence.

f. Commercial hunting or fishing camp.

g. Mobile home on individual lots provided that no subdivision plat shall be recorded for such use in this district.

h. Restaurant and refreshment stand (but not drive-in).

i. Airport.

j. Not-for-profit clubs.

k. Travel trailer park.

l. Sale of antiques, gift, souvenir and craft shops.

(4) *Minimum lot requirements:*

a. Single-family dwelling or mobile home on individual lot:

1. Minimum lot width, one hundred (100) feet.

2. Minimum lot area, one-half acre.

b. Other permitted or permissible uses or structures. None.

(5) *Maximum lot coverage by all buildings:*

a. Single-family dwelling and mobile homes on individual lot and accessory building thereto, ten (10) percent.

b. Other permitted or permissible uses and accessory buildings thereto, twenty (20) percent.

(6) *Minimum yard requirements.* All uses and structures:

a. Front, fifteen (15) feet.

b. Side, twenty (20) feet.

c. Rear, twenty (20) feet.

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

Sec. 28-207. - Commercial low-two: CL-2. (proposed and partially existing zoning)

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

(1) *Permitted uses and structures:*

a. Retail outlets 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, home furnishings and appliances (including incidental repairs), office equipment and furniture, hardware, used merchandise (in a completely enclosed building), duplicating and similar products.

b. Service establishments such as hair salons, shoe repair shop, restaurant (but not drive-in or fast food), interior decorator, photographic or art studio, dance or music studio, health club or facility, tailoring, catering, self-service laundry or dry cleaner and dry cleaning and laundry package plant in a completely enclosed building using nonflammable liquids with no odor or fumes or steam detectable to normal senses from off the premises, radio and TV broadcasting office and studio, funeral home, marina, blueprinting, job printing and newspaper, electronic equipment repair shop, travel agencies, employment offices and similar activities.

c. Banks, loan companies, mortgage brokers, stockbrokers and similar financial institutions.

d. All types of professional and business offices, union hall and similar uses.

e. Art gallery; museum; community center; vocational, trade or business school; colleges and universities; and similar uses.

f. An establishment or facility for the retail sale or service of all alcoholic beverages either for on-premises or off-premises consumption, or both (but not drive-in).

g. Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on premises.

h. Commercial parking lots, automobile parking garages.

i. Hotels and motels without kitchenettes (maximum of fifty (50) units).

j. Single-family dwellings as for RG-1 (section 28-163).

k. Shopping plaza.

l. Home office, private.

m. Churches.

n. Multiple-family dwellings as for RG-1.

(2) *Permitted accessory uses.* See section 28-348.

(3) *Permissible uses by exception:*

a. Automobile service station (see section 28-338), repair garages, new or used automobile sales lot.

b. Drive-in restaurant and other drive-in uses.

c. Child care center, home occupations or private school, all as provided in section 28-347.

d. Housing for the elderly, roominghouses or boardinghouses and similar uses; all in compliance with section 28-163(4), for lot requirements, yards and other provisions.

e. Hospital and intermediate care facility.

f. Commercial recreational or entertainment facilities in completely enclosed building such as billiard parlor, bowling alley, swimming pool, skating rink, dance hall and similar uses.

g. Candy manufacturing.

h. Uses and structures as in RG-2 (section 28-164).

i. Shopping center.

j. Establishments for handcrafted small signs made primarily of wood. Such work to take place within a wholly enclosed building, such building not to exceed one thousand six hundred (1,600) square feet. The planning and building manager may establish, by rule, criteria for determination of the maximum size of signs to be produced in such establishments, taking into consideration the maximum size of signs permitted within the City of St. Augustine in the various commercial zones, including Historic Preservation Zones and taking into account that it is not the intent of this section to authorize, under any circumstances, internally illuminated signs, billboards or signs containing moveable parts and that the craftsmanship intended by this section is intended to be similar in skills required in cabinet making.

k. Tourist attraction.

l. Special event venue as per section 28-347(8).

m. Dormitory.

(4) *Minimum lot requirements (width and area).* None, except as specifically required for certain uses.

(5) *Maximum lot coverage of all buildings.* Sixty (60) percent.

(6) *Minimum yard requirements:*

a. Front, zero feet minimum, fifteen (15) feet maximum. Buildings must front an arterial road if the property is located along an arterial, and front two (2) arterial roads if the property is located adjacent to two (2) or more arterial roads. The front yard requirement shall be measured from the property line to the building, excluding awnings, portes cochere, balconies, porches, canopies, or other non-occupied appendages.

b. Side, five (5) feet.

c. Rear, five (5) feet.

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

Sec. 28-30. - Comprehensive plan amendments, rezoning's and amendment of chapter.

(c) *Nature and requirements of board report.* The report and recommendations to the city commission as required by subsection (d) below shall show that the board has studied and considered:

(1) The need and justification for the change.

(2) The relationship of the proposed amendment or rezoning to the city's general planning program and such comprehensive plans as may from time to time be adopted by the city commission.

(3) Consistency with the comprehensive plan.

(d) *Board report to commission.* If the board recommends approval of the amendment or rezoning, the board shall forward its recommendation and report to the city commission.

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

STAFF SUMMARY OF REZONING

The applicant has requested a rezoning from Open Land (OL) and Residential Single Family 2 (RS-2) to Commercial Low 2 (CL-2) on a total of +/-16 acres on eleven (11) parcels. Be aware that CL-2 zoning does already exist on portions of the site near Pine Street and San Marco Avenue. Current use of the land consists of a numerous religious buildings and associated uses, parking lots, and residential units that have been converted into religious uses. An applicant narrative, included with the packet, indicates the Diocese has operated the Property for primarily religious purposes, with some public events, for decades and the existing zoning designations do not fit the historic and current uses of the Property and the allowed land use change would allow the Diocese to operate the Property for primarily religious purposes and for special events like community carnivals and others.

STAFF ANALYSIS OF REZONING

With a rezoning all uses must be analyzed since the stated use may not be built. There are uses that will be added, changed, and subtracted from the permitted use by right and use by exception categories. On the next page is a chart that reflects these items; red indicates a permitted use subtracted when rezoned to CL-2, green indicates an addition of a permitted use when rezoned to CL-2, yellow indicates a use by exception in the applicable zoning category, with blackened area either being not present in the RS-2 or OR zoning categories. The yellow categories (use by exception) were not analyzed because they will be reviewed by separate application to the Board; these are provided only as information.

See next page.

Residential Single Family 2 (Existing)	Open Rural (Existing)	Commercial Low 2 (Proposed and partially existing)
Single-family dwellings.	Single-family dwellings on individual lots provided that no subdivision plat shall be recorded for such use in this district.	Single-family dwellings as for RG-1 (section 28-163).
	Mobile home on individual lots provided that no subdivision plat shall be recorded for such use in this district.	
Home office, private	Home office, private	Home office, private.
Neighborhood recreation facility		
Housing for the elderly	Housing for the elderly.	Housing for the elderly.
	Marinas, bait and tackle shops.	
	Intermediate care facility.	Intermediate care facility.
	Outdoor market.	
	Professional and business offices.	All types of professional and business offices, union hall and similar uses.
	Commercial recreational facilities.	Commercial recreational or entertainment facilities in completely enclosed building such as billiard parlor, bowling alley, swimming pool, skating rink, dance hall and similar uses.
	Game preserves, wildlife management areas, fish hatcheries and refuges, watershed, water reservoirs and wells.	Commercial hunting or fishing camp.
	Museums	Art gallery; museum; community center; vocational, trade or business school; colleges and universities; and similar uses
	Churches, monasteries, convents, temporary revival establishments, cemeteries, columbarium's, crematories, mausoleums and memorial structures and monuments.	Churches.
	Schools, colleges and universities with conventional academic curriculums.	
Residential Single Family 2 (Existing)	**Open Rural (Existing)**	**Commercial Low 2 (Proposed and partially existing)**
Residential Single Family 2 (Existing)	**Open Rural (Existing)**	**Commercial Low 2**

		(Proposed and partially existing)
	Day nurseries and kindergartens (see section 28-347(2)).	
	Governmental uses.	
	The sale of wine, vinous spirits or vinous liquors for religious or sacramental purposes; however, the sale of said wine, vinous spirits or vinous liquors shall be in compliance with F.S. § 564.03 and any rules or regulations of the Division of Alcoholic Beverages and Tobacco of the State of Florida Department of Business Regulation or its successor.	An establishment or facility for the retail sale or service of all alcoholic beverages either for on-premises or off-premises consumption, or both (but not drive-in).
	Airport.	
	Travel trailer park.	
	Racetrack for vehicles or animals.	
	Not-for-profit clubs.	
	Caretaker residence.	
	Sale of antiques, gift, souvenir and craft shops.	
Residential Single Family 2 (Existing)	**Open Rural (Existing)**	**Commercial Low 2 (Proposed and partially existing)**
	Animal hospital, veterinary clinic, animal boarding place, fur farm, dog kennel, provided no structure for the housing of animals shall be located within two hundred (200) feet of any residence.	Retail outlets 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, home

		furnishings and appliances (including incidental repairs), office equipment and furniture, hardware, used merchandise (in a completely enclosed building), duplicating and similar products.
Residential Single Family 2 (Existing)	**Open Rural (Existing)**	**Commercial Low 2 (Proposed and partially existing)**
	Restaurant and refreshment stand (but not drive-in); Radio or television broadcasting office, studio, transmitter, antenna and line-of-sight relay device.	Service establishments such as hair salons, shoe repair shop, restaurant (but not drive-in or fast food), interior decorator, photographic or art studio, dance or music studio, health club or facility, tailoring, catering, self-service laundry or dry cleaner and dry cleaning and laundry package plant in a completely enclosed building using nonflammable liquids with no odor or fumes or steam detectable to normal senses from off the premises, radio and TV broadcasting office and studio, funeral home, marina, blueprinting, job printing and newspaper, electronic equipment repair shop, travel agencies, employment offices and similar activities.
	See section 28-347.	Child care center, home occupations or private school, all as provided in section 28-347.
		Multiple-family dwellings as for RG-1.
		Hotels and motels without kitchenettes (maximum of fifty (50) units)
		Shopping plaza.
		Commercial parking lots, automobile parking garages.
Residential Single Family 2 (Existing)	**Open Rural (Existing)**	**Commercial Low 2 (Proposed and partially existing)**

Residential Single Family 2 (Existing)	Open Rural (Existing)	Commercial Low 2 (Proposed and partially existing)
		Banks, loan companies, mortgage brokers, stockbrokers and similar financial institutions.
		Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on premises.
		Automobile service station (see section 28-338)*, repair garages, new or used automobile sales lot. ***Not allowed on this site**
		Shopping center.
		Special event venue as per section 28-347(8).
		Roominghouses or boardinghouses.
		Uses and structures as in RG-2 (section 28-164).
		Other drive-in uses, excluding drive-in or fast food.
		Hospital.
		Candy manufacturing.
		Tourist Attraction

Red highlights – subtraction of permitted use by right; Yellow highlights – Use by exception; Green highlights– addition of permitted use by right.

This chart reflects the zoning standards that exist and will change if rezoned to CL-2, with yellow denoting the change between the zoning categories.

	RS-2 (Existing)	OL (Existing)	CL-2 (Proposed & partially existing)
Max. Lot Coverage by Building	30%	Single-family dwelling and mobile homes on individual lot and accessory building thereto, 10%. Other permitted or permissible uses and accessory buildings thereto, 20%	60%
Front Yard Setback	15 feet	15 feet	0 feet minimum, 10 feet maximum along San Marco; 15 feet maximum along other roadways shall be measured from the property line to the building, excluding awnings, (carports), balconies, porches, canopies, or other non-occupied appendages. Second front yard can be one-half of maximum.
Side Yard Setback	10 feet	20 feet	5 feet; 0 feet for lots along San Marco.
Rear Yard Setback	10 feet	20 feet	5 feet
Maximum Height	35 feet*	35 feet*	35 feet*

* Up to 55 feet maximum for spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, elevator shafts (excluding parapets) or other appurtenances usually required to be placed above the roof level and not intended for human occupancy (Sec 28-332, City Code).

With the rezoning to CL-2 this will allow for additional commercial uses adjacent to & into residentially zoned areas and allow more commercialization of OL zoned areas. The new commercial uses allowed within the CL-2 zoning such as hotels-motels without kitchenettes (50 units maximum), shopping plazas, and multiple family dwellings could develop on the large parcels. Other retail and personnel services able to be built on roadways such as Ocean Avenue Pine Street, and Water Street that have individualized lots. Also the applicant would have the ability to ask for special events as a use by exception. These potential future uses could be detrimental to the surrounding residential neighborhoods. The present OL zoning category allows for churches and the accessory uses by right.

Comprehensive Plan Amendment Findings of Fact (Section 28-230.c, City Code) ***Staff interpretation in italics.***

(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. *The applicant desires the change in order to allow the Diocese to operate the property for primarily religious purposes and for special events like community carnivals and others. However this has been occurring at the site for a long period of time under the current zoning categories. The current OL zoning already allows churches by right within the zoning category. Changing the zoning has the potential to increase commercialization of individual lots along Ocean Ave and Pine Street. It would also allow commercialization on areas along the north side of Ocean Ave. that are entirely residential.*

(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. *This request is not keeping with the relationship of the City's general planning program. In particular the rezoning allows the potential for commercial development on lands with the RS-2 zoning, and substantial commercial development within the OL zoning. The current RS-2 zoning categories where designed to allow for additional residential uses along Ocean Avenue.*

(3) Consistency with the comprehensive plan. *The rezoning is not consistent with the Comprehensive Plan. In particular the Transportation Element as it has the potential to allow more traffic onto a constrained road system which doesn't meet State LOS standards.*

STAFF RECOMMENDATION FOR REZONING

Staff does not make a formal recommendation to the Board regarding the rezoning's of property however findings of fact are indicated below:

If the Board **CAN** find there is a need & justification for the rezoning & it finds that the rezoning **DOES** support the general planning program & Comprehensive Plan then the Board **CAN** recommend approval of the rezoning.

If the Board **CANNOT** find there is a need & justification for the rezoning & it finds that the rezoning **DOES NOT** support the general planning program & Comprehensive Plan then the Board **CANNOT** recommend approval of the rezoning.

SUPPLIMENTS
Attachment 1 – Application and Narrative.
Attachment 2 – Property Appraiser Info.
Attachment 3 – Applicant Current-Proposed Land Use Maps.
Attachment 4 - Staff Maps.

_____
David Harrell, AICP
Senior Development Review Planner
Planning and Building Department

City of St. Augustine

STAFF COMMENTS
Building and Planning Department – Historic Preservation Officer

February 5, 2019

RE: Planning and Zoning Board Agenda Items 6(a) and 7(a)

- These comments are offered to provide additional information to the applicant regarding any future development of the property. No plans have been reviewed in conjunction with this application so these comments are generalized and are not intended to be comprehensive of all city ordinances.
- The front 150' of the property known as the Mission Nombre de Dios and Shrine of Our Lady of La Leche is subject to the San Marco Avenue Design Standards which includes design review for:
    - facility placement, design, height, architecture, color, materials, fenestration and glazing, awnings and canopies, entrances, roofs, parking structure(s), site access and parking, site and building lighting, stormwater facilities landscaping and screening, fences and walls, mechanical equipment, solid waste disposal facilities, and signs
- The Corridor Review Committee (HARB) is responsible for the design review beyond administrative reviews assigned to city staff.
- The property is subject to the Archaeological Preservation Ordinance, specifically Archaeological Zones ID and IIA. The property is already known to have archaeological resources, including a cemetery, and additional discoveries could be anticipated with ground disturbing activities. These zones relate to the original settlement of St. Augustine in 1565 and important Indian mission settlements and prehistoric sites, as well as farmsteads, plantations and possible military sites.
- While the property is not listed in the National Register of Historic Places, it may be eligible for listing according to documents on file with the state dating to 1970-1975. City staff does not make determinations of eligibility for the National Register. The Father Francisco Lopez Statue is listed in the National Register of Historic Places which is located on the property. (There are no local regulations that apply to properties recorded in the National Register with the exception of demolition review described below)
- Buildings that are 50 years old or older, recorded on the Florida Master Site File, or designated as an historic landmark require demolition approval by HARB for full or partial demolition.

Please let me know if you have any questions.

Jenny Wolfe

Jenny Wolfe, Historic Preservation Officer
Planning and Building Department
(904)209-4326
jwolfe@citystaug.com

Attachment 1

Application & Narrative

ROGERS | TOWERS
ATTORNEYS AT LAW

Ellen Avery-Smith
904 . 824 . 0879 . x5207
EAverysmith@rtlaw.com

100 Whetstone Place • Suite 200
St. Augustine, Florida 32086
904 . 396 . 0663 Fax
www.rtlaw.com

January 3, 2019

RECEIVED
JAN 03 2019

VIA ELECTRONIC MAIL

David Harrell, AICP
Senior Development Review Planner
City of St. Augustine
75 King Street
St. Augustine, Florida 32084

Re: The Shrine of Our Lady of LaLeche at Mission Nombre de Dios/Applications for Large-Scale Comprehensive Plan Amendment and Large-Scale Rezoning/Revised Application Materials

Dear David:

Our client, the Diocese of St. Augustine and its affiliates (collectively, the "Diocese"), owns 11 parcels located east of San Marco Avenue, north of Pine Street and south of Myrtle Avenue commonly known as The Shrine of Our Lady of LaLeche at Mission Nombre de Dios (the "Property").

The Diocese has operated the Property for primarily religious purposes, with some public events, for decades. When the City of St. Augustine adopted its Comprehensive Plan, it gave the Property Future Land Use Map designations of Public/Semi-Public, Residential Low Density and Open Land. Those categories do not fit the historic and current uses of the Property. Similarly, the City gave the Property zoning designations of Open Land and Residential Single-Family Two (RS-2), which do not match the historic and current uses of the Property.

For these reasons, the Diocese would like to change the Future Land Use and zoning designations of the Property to Commercial Low Intensity and Commercial Low-Two (CL-2), respectively. These categories will allow the Diocese to operate the Property for primarily religious purposes and for special events like community carnivals and others.

On December 10, 2018, we submitted applications for a Large-Scale Comprehensive Plan Amendment, with all supporting documents and application fee, and a Large-Scale Rezoning, with all supporting documents and application fee. Enclosed with this letter are revised application materials (application forms, maps and property cards) with changes requested in your December 18, 2018 letters regarding the referenced applications.

Our team looks forward to working with you and your colleagues on these applications. Please do not hesitate to contact me should you have any questions.

Sincerely yours,

Ellen Avery-Smith

CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

eaverysmith@rtlaw.com

Application Fee: $1,000.00 (plus advertising costs) Project Number: 2018-0171

Receipt Number: 1502617 Meeting Date: Feb. 5, 2019

Advertising Costs: $ 578.80 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: Florida Zip: 32086

2. NAME OF PROPERTY OWNER: c/o Charles J. David Contact Number: 904-349-0256
   Business *(if applicable)*: Bishop of the Diocese St. Augustine, Bishop of Diocese Catholic Center and Roman Catholic Church
   Address: 11625 Old St. Augustine Road City: Jacksonville State: Florida Zip: 32258

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
   Lot: _____ Block: _____
   Subdivision: _____ Parcel Number: Please see attached list.

4. PROJECT STREET ADDRESS: Please see attached list.

5. SPECIFIC PROPOSED USE: Commercial Low-Two (CL-2) Zoning Uses

6. ACTION REQUESTED:

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DEC 10 2018
Planning/Building Dept.

- ☐ Conservation Zone Development
- ☐ Appeal of Staff Determination
- ☐ Exception
- ☐ Land Use Plan Amendment
- ☐ Variance
- ■ Rezoning
- ☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED:
   Owners seek to change the zoning designation of the Property from Open Land and Residential Single-Family-Two (RS-2) to Commercial Low-Two (CL-2).

8. JUSTIFICATION FOR ACTION REQUESTED:
   The Owners would like to rezone the Property to Commercial Low-Two, which allows for land uses consistent with the existing Church, Mission, Community activities and other uses that already occur on the site and to update the Property's zoning to match historic uses of the site.

9. IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING:

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

(b) Can you establish that this disadvantage is not due to the owner's actions?
Please explain fully:

(c) Can you establish that this disadvantage prevents reasonable use of the property:
Please explain fully:

(d) If granted, will the variance adversely affect other property in the area:
Please explain fully:

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

10. PREVIOUS APPPLICATIONS:
Has any application been submitted to the Planning & Zoning Board concerning any part of the subject property within the past year?
☐ Yes ■ No If yes, please give date and final disposition below.

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

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

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

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

Signature of Applicant — Date: 11/30/18

T. V. A. Escrow — Date: 11/30/18
Signature of Property Owner

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JAN 03 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 Ch. 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.

Ellen Avery-Smith
Print name of applicant

Signature of applicant

1/2/19
Date

Owner's Authorization For Agent

Ellen Avery-Smith, Esq. of Rogers Towers, P.A. is/are hereby authorized TO ACT ON BEHALF OF, Roman Catholic Church, the owner(s) of those lands described Withinthe attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's:

☐ Historic Architectural Review Board

☑ Planning and Zoning Board

property located at San Marco Avenue in the City of St. Augustine, Florida.

BY: TV. + Estevez
Signature of Owner

Felipe J. Estevez
Print Name of Owner

(904) 262-3200
Telephone

Sworn to and subscribed before me on this 30 day of November 2018

Notary Public: Mary Kathryn Nedrich

My Commission expires on 7/31/22

MARY KATHRYN NEDRICH
Notary Public - State of Florida
Commission # GG 244099
My Comm. Expires Jul 31, 2022
Bonded through National Notary Assn.

Owner's Authorization For Agent

Ellen Avery-Smith, Esq. of Rogers Towers, P.A. is/are hereby authorized TO ACT ON BEHALF OF, Bishop of Diocese Catholic Center, the owner(s) of those lands described Withinthe attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's:

☐ Historic Architectural Review Board

☑ Planning and Zoning Board

property located at Ocean Avenue in the City of St. Augustine, Florida.

BY: _____
Signature of Owner

Felipe J. Estevez
Print Name of Owner

(904) 262-3200
Telephone

Sworn to and subscribed before me on this 30 day of November 2018

Notary Public: Mary Kathryn Nedrich

My Commission expires on 7/31/22

MARY KATHRYN NEDRICH
Notary Public - State of Florida
Commission # GG 244099
My Comm. Expires Jul 31, 2022
Bonded through National Notary Assn.

Owner's Authorization For Agent

Ellen Avery-Smith, Esq. of Rogers Towers, P.A. is/are hereby authorized TO ACT ON BEHALF OF, Bishop of the Diocese St. Augustine, the owner(s) of those lands described Withinthe attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of St. Augustine's:

☐ Historic Architectural Review Board

☑ Planning and Zoning Board

property located at Pine Street and Ocean Street in the City of St. Augustine, Florida.

BY: _____
Signature of Owner

Felipe J. Estevez
Print Name of Owner

(904) 262-3200
Telephone

Sworn to and subscribed before me on this 30 day of November 2018

Notary Public: Mary Kathryn Nedrich

My Commission expires on 7/31/22

MARY KATHRYN NEDRICH
Notary Public - State of Florida
Commission # GG 244099
My Comm. Expires Jul 31, 2022
Bonded through National Notary Assn.

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Planning/Building Dept

Zoning Application for

Bishop of the Diocese of St. Augustine

List of PINs:

192090-0000

192070-0000

195960-0000

195930-0000

195920-0000

195850-0000

192080-0000

190880-0000

190900-0000

190910-0000

190890-0000

Zoning Application for

Bishop of the Diocese of St. Augustine

List of Addresses:

1. San Marco Avenue, St. Augustine, Florida 32084
2. 101 San Marco Avenue, St. Augustine, Florida 32084
3. Pine Street, St. Augustine, Florida 32084
4. 27 Ocean Avenue, St. Augustine, Florida 32084
5. 30 Ocean Avenue, St. Augustine, Florida 32084
6. 32 Ocean Avenue, St. Augustine, Florida 32084
7. Ocean Avenue, St. Augustine, Florida 32084

Attachment 2

Property Appraiser Info

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Planning/Building Dept.

PROPERTY APPRAISER St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

Summary

Parcel ID	1908900000
Location Address	34 OCEAN AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Church COSA (Commercial) (622.02)
Tax Description*	WILLIAMS ADDITION CITY ESS OF W165FT OF LOT 11 BLK A *The Description above is not to be used on legal documents.
Property Use Code	Churches (7100)
Subdivision	Williams Addition
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.190
Homestead	N

View Map

Owner

Owner Name	[redacted] 100%
Mailing Address	11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-0000

Valuation

	2019
Building Value	$100,416
Extra Features Value	$13,653
Total Land Value	$85,800
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$199,869
Total Deferred	$0
Assessed Value	$199,869
Total Exemptions	$199,869
Taxable Value	$0

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$124,789	$3,532	$85,800	$0	$0	$214,121	$208,589	$214,121	$0
2017	$118,634	$2,517	$68,475	$0	$0	$189,626	$189,626	$189,626	$0
2016	$109,001	$2,626	$62,150	$0	$0	$173,777	$173,777	$173,777	$0
2015	$100,211	$2,734	$62,150	$0	$0	$165,095	$165,095	$165,095	$0
2014	$94,834	$2,843	$56,375	$0	$0	$154,052	$153,988	$154,052	$0
2013	$81,350	$2,951	$55,688	$0	$0	$139,989	$139,989	$139,989	$0
2012	$85,418	$3,060	$55,688	$0	$0	$144,166	$144,166	$144,166	$0
2011	$88,130	$3,168	$61,875	$0	$0	$153,173	$153,173	$153,173	$0
2010	$90,842	$3,277	$68,750	$0	$0	$162,869	$162,869	$162,869	$0

Exemptions

Exemption Type	Amount
Church/Religious	$199,869

Building Information

Building	1
Actual Area	1740
Conditioned Area	2820
Actual Year Built	1925
Roof Structure	Gable Hip
Roof Cover	Composite Shingle
Interior Flooring	Pine Wood
Interior Wall	

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Use	Office Buildings	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Aluminum Vinyl	Baths	

Category	Type	Pct
Exterior Wall	Aluminum Vinyl	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Flooring	Pine Wood	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	7 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
MASONRY ADDITION	288	288
2 STORY	2160	1080
BASE AREA	26	26
BASE AREA	26	26
FRAME ADDITION	160	160
FRAME ADDITION	160	160
Total SqFt	2820	1740

Extra Features

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (Average)	0	0	0	0	800
Handicap Ramp	0	3	26	0	78

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Churches	55	140	55	FF	$85,800

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

My Tax Bill

Tax Estimator

Tax Estimator

Map

Sketches

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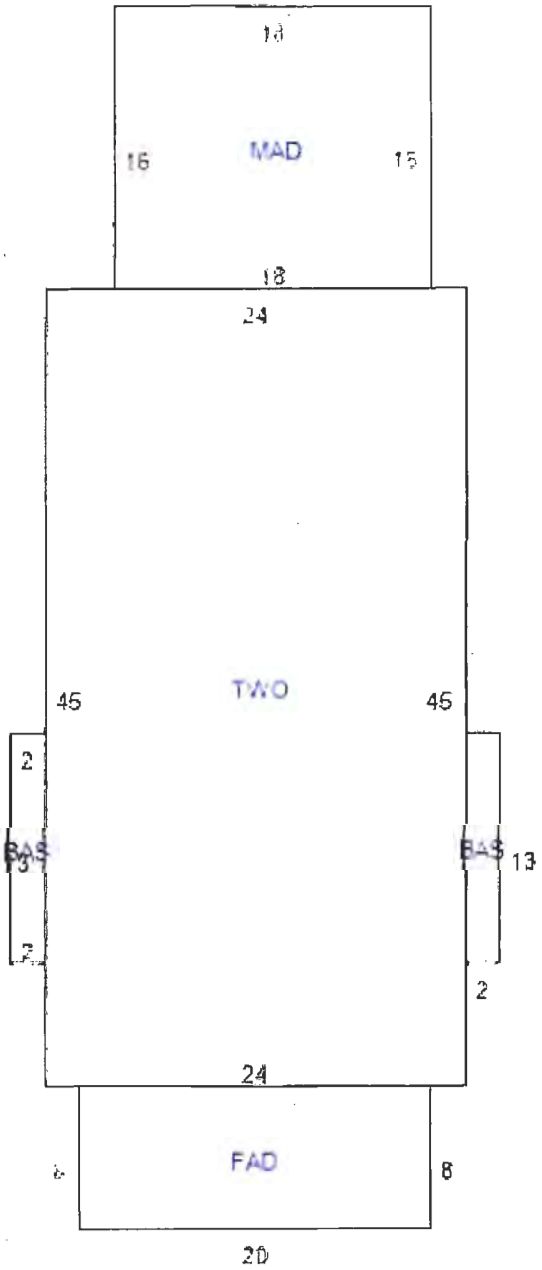
	RoomType	Area
	FAD	0
	Base	0
	TWO	0
	MAD	0



No data available for the following modules: Sales.

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2018 TRIM Notice

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Summary

Parcel ID	1959600000
Location Address	PINE ST SAINT AUGUSTINE 32084-0000
Neighborhood	San Marco Ave (Commercial) (602.5)
Tax Description*	ABBOTT TRACT CITY LOT 1 & ALL LOT 2 (EX S25 OF E150FT) BLK S & MARSH LYING E *The Description above is not to be used on legal documents.
Property Use Code	Vacant Institutional (7000)
Subdivision	Abbott Tract
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	2.340
Homestead	N

View Map

Owner

Owner Name	Bishop Of The Diocese St Aug 100%
Mailing Address	11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-0000

Valuation

	2019
Building Value	$0
Extra Features Value	$5,271
Total Land Value	$622,493
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$627,764**
Total Deferred	$0
Assessed Value	**$627,764**
Total Exemptions	$627,764
Taxable Value	$0

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$0	$5,584	$622,493	$0	$0	$628,077	$628,077	$628,077	$0
2017	$0	$5,897	$622,493	$0	$0	$628,390	$628,390	$628,390	$0
2016	$0	$6,210	$622,493	$0	$0	$628,703	$628,703	$628,703	$0
2015	$0	$6,522	$622,493	$0	$0	$629,015	$629,015	$629,015	$0
2014	$0	$6,835	$622,493	$0	$0	$629,328	$629,328	$629,328	$0
2013	$0	$0	$622,493	$0	$0	$622,493	$622,493	$622,493	$0
2012	$0	$0	$622,493	$0	$0	$622,493	$622,493	$622,493	$0
2011	$0	$0	$688,824	$0	$0	$688,824	$688,824	$688,824	$0
2010	$0	$0	$765,360	$0	$0	$765,360	$765,360	$765,360	$0

Exemptions

Exemption Type	Amount
Church/Religious	$627,764

Extra Features

Code Description	BLD	Length	Width	Height	Units
Metal Fence 6'	0	148	0	0	148
Gate	0	8	28	0	224

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Institutional	170	194	32980	SF	$201,178
Vacant Institutional	280	200	56000	SF	$341,600
Vacant Institutional	0	0	13068	SF	$79,715

Area Sales Report

Recent Sales in Area

Clerk of Court

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Map

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Summary

Parcel ID	1909000000
Location Address	32 OCEAN AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Williams Addition (597)
Tax Description*	WILLIAMS ADDN CITY E55 OF W110 FT OF LOT 11 BLK A *The Description above is not to be used on legal documents.
Property Use Code	Vacant Institutional (7000)
Subdivision	Williams Addition
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.180
Homestead	N

View Map

Owner

Owner Name	Bishop Of The Diocese St Aug 100%
Mailing Address	11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-0000

Valuation

	2019
Building Value	$0
Extra Features Value	$3,060
Total Land Value	$62,150
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$65,210
Total Deferred	$0
Assessed Value	$65,210
Total Exemptions	$65,210
Taxable Value	$0

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$0	$3,060	$62,150	$0	$0	$65,210	$65,210	$65,210	$0
2017	$0	$1,981	$62,150	$0	$0	$64,131	$64,131	$64,131	$0
2016	$0	$1,981	$62,150	$0	$0	$64,131	$64,131	$64,131	$0
2015	$0	$1,981	$62,150	$0	$0	$64,131	$64,131	$64,131	$0
2014	$0	$2,228	$56,375	$0	$0	$58,603	$58,603	$58,603	$0
2013	$0	$2,476	$55,688	$0	$0	$58,164	$58,164	$58,164	$0
2012	$0	$2,723	$55,688	$0	$0	$58,411	$58,411	$58,411	$0
2011	$0	$2,971	$61,875	$0	$0	$64,846	$64,846	$64,846	$0
2010	$0	$3,218	$68,750	$0	$0	$71,968	$71,968	$71,968	$0

Exemptions

Exemption Type	Amount
Church/Religious	$65,210

Extra Features

Code Description	BLD	Length	Width	Height	Units
Garage Unfinished (Average)	0	0	0	0	850

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Institutional	55	140	55	FF	$62,150

Area Sales Report

Recent Sales in Area

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Map

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Summary

Parcel ID	1958500000
Location Address	PINE ST SAINT AUGUSTINE 32084-0000
Neighborhood	Abbott Tract (606)
Tax Description*	ABBOTT TR CITY LOTS 1 2 3 & W 40.2 OF S92.45FT OF LOT 4 BLK P (EX PTS IN OR2784/816 &2784/ 845) DB211/385 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Institutional (7000)
Subdivision	Abbott Tract
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.590
Homestead	N

View Map

Owner

Owner Name	Bishop Of The Diocese St Aug 100%
Mailing Address	11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-0000

Valuation

	2019
Building Value	$0
Extra Features Value	$0
Total Land Value	$726,750
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$726,750
Total Deferred	$107,106
Assessed Value	$619,644
Total Exemptions	$619,644
Taxable Value	$0

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$0	$0	$726,750	$0	$0	$726,750	$563,313	$726,750	$0
2017	$0	$0	$581,400	$0	$0	$581,400	$512,103	$581,400	$0
2016	$0	$0	$530,100	$0	$0	$530,100	$465,548	$530,100	$0
2015	$0	$0	$423,225	$0	$0	$423,225	$423,225	$423,225	$0
2014	$0	$0	$384,750	$0	$0	$384,750	$384,750	$384,750	$0
2013	$0	$0	$384,750	$0	$0	$384,750	$380,902	$384,750	$0
2012	$0	$0	$346,275	$0	$0	$346,275	$346,275	$346,275	$0
2011	$0	$0	$384,750	$0	$0	$384,750	$384,750	$384,750	$0
2010	$0	$0	$384,750	$0	$0	$384,750	$384,750	$384,750	$0

Exemptions

Exemption Type	Amount
Church/Religious	$619,644

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Institutional	150	182	150	EF	$726,750

Area Sales Report

Recent Sales in Area

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Map

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Summary

Parcel ID	1959300000
Location Address	PINE ST SAINT AUGUSTINE 32084-0000
Neighborhood	San Marco Ave (Commercial) (602.5)
Tax Description*	ABBOTT TRACT CITY S36.46FT OF LOTS 1 3 & N35FT OF LOTS 2 3 & LOTS 4 5 6 7 8 BLK R & ALL OF ABBOTT & OSCEOLA STS LYING N OF PINE ST VAC IN DB233/560(EX PT OF LOTS 1 & 3 IN OR2409/75) OR203/47 &205/38 &167 &213/547 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Institutional (7000)
Subdivision	Abbott Tract
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	1.020
Homestead	N

View Map

Owner

Owner Name	Bishop Of The Diocese St Aug 100%
Mailing Address	11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-0000

Valuation

	2019
Building Value	$0
Extra Features Value	$0
Total Land Value	$1,317,092
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$1,317,092
Total Deferred	$69,332
Assessed Value	$1,247,760
Total Exemptions	$1,247,760
Taxable Value	$0

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$0	$0	$1,317,092	$0	$0	$1,317,092	$1,134,327	$1,317,092	$0
2017	$0	$0	$1,200,878	$0	$0	$1,200,878	$1,031,206	$1,200,878	$0
2016	$0	$0	$1,200,878	$0	$0	$1,200,878	$937,460	$1,200,878	$0
2015	$0	$0	$958,766	$0	$0	$958,766	$852,236	$958,766	$0
2014	$0	$0	$774,760	$0	$0	$774,760	$774,760	$774,760	$0
2013	$0	$0	$774,760	$0	$0	$774,760	$774,760	$774,760	$0
2012	$0	$0	$706,000	$0	$0	$706,000	$706,000	$706,000	$0
2011	$0	$0	$784,444	$0	$0	$784,444	$784,444	$784,444	$0
2010	$0	$0	$871,605	$0	$0	$871,605	$871,605	$871,605	$0

Exemptions

Exemption Type	Amount
Church/Religious	$1,247,760

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Institutional	310	168	310	EF	$1,180,480
Vacant Institutional	41	118	41	EF	$136,612

Area Sales Report

Recent Sales in Area

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Map

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Summary

Parcel ID	1959200000
Location Address	PINE ST SAINT AUGUSTINE 32084-0000
Neighborhood	Abbott Tract (606)
Tax Description*	ABBOTT TRACT CITY LOTS 1 2 3 4 5 & 6 & 13 .6 ALLEY BETWEEN LOTS 3 & 4 BLK Q DB207/177 DB210/257 & 478 DB235/266 DB211/322 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Institutional (7000)
Subdivision	Abbott Tract
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.970
Homestead	N

View Map

Owner

Owner Name	Bishop Of The Diocese St Aug 100%
Mailing Address	11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-0000

Valuation

	2019
Building Value	$0
Extra Features Value	$0
Total Land Value	$1,356,600
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$1,356,600
Total Deferred	$199,932
Assessed Value	$1,156,668
Total Exemptions	$1,156,668
Taxable Value	$0

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$0	$0	$1,356,600	$0	$0	$1,356,600	$1,051,516	$1,356,600	$0
2017	$0	$0	$1,085,280	$0	$0	$1,085,280	$955,924	$1,085,280	$0
2016	$0	$0	$989,520	$0	$0	$989,520	$869,022	$989,520	$0
2015	$0	$0	$790,020	$0	$0	$790,020	$790,020	$790,020	$0
2014	$0	$0	$718,200	$0	$0	$718,200	$718,200	$718,200	$0
2013	$0	$0	$718,200	$0	$0	$718,200	$711,018	$718,200	$0
2012	$0	$0	$646,380	$0	$0	$646,380	$646,380	$646,380	$0
2011	$0	$0	$718,200	$0	$0	$718,200	$718,200	$718,200	$0
2010	$0	$0	$718,200	$0	$0	$718,200	$718,200	$718,200	$0

Exemptions

Exemption Type	Amount
Church/Religious	$1,156,668

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Institutional	304	140	304	EF	$1,356,600

Area Sales Report

Recent Sales in Area

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Map

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Summary

Parcel ID	1920700000
Location Address	101 SAN MARCO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	San Marco Ave (Commercial) (602.5)
Tax Description*	1 HEADE TR CITY LECHE SHRINE & CEMETERY DBY/207 *The Description above is not to be used on legal documents.
Property Use Code	Cemeteries, Mortuaries & Crematoriums (7600)
Subdivision	Heade Tract
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	4.270
Homestead	N

View Map

Owner

Owner Name	Roman Catholic Church 100%
Mailing Address	CATHOLIC CENTER 11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-0000

Valuation

	2019
Building Value	$15,515
Extra Features Value	$7,330
Total Land Value	$558,000
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$580,845
Total Deferred	$0
Assessed Value	$580,845
Total Exemptions	$580,845
Taxable Value	$0

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$16,290	$7,396	$558,000	$0	$0	$581,686	$581,686	$581,686	$0
2017	$18,498	$5,275	$558,000	$0	$0	$581,773	$581,773	$581,773	$0
2016	$15,473	$5,406	$558,000	$0	$0	$578,879	$578,879	$578,879	$0
2015	$15,964	$5,202	$558,000	$0	$0	$579,166	$579,166	$579,166	$0
2014	$15,487	$5,318	$558,000	$0	$0	$578,805	$578,805	$578,805	$0
2013	$15,950	$4,677	$558,000	$0	$0	$578,627	$578,627	$578,627	$0
2012	$16,412	$4,742	$558,000	$0	$0	$579,154	$579,154	$579,154	$0
2011	$16,874	$0	$604,500	$0	$0	$621,374	$621,374	$621,374	$0
2010	$17,336	$0	$697,500	$0	$0	$714,836	$714,836	$714,836	$0

Exemptions

Exemption Type	Amount
Church/Religious	$580,845

Building Information

Building	1
Actual Area	468
Conditioned Area	468
Roof Structure	Wood Truss
Roof Cover	Clay Tile
Interior Flooring	Concrete Finish

Actual Year Built	1915	Interior Wall	Minimum
Use	Churches	Heating Type	None
Style	04	Heating Fuel	
Class	N	Air Conditioning	None
Exterior Wall	Concrete Block	Baths	

Category	Type	Pct
Exterior Wall	Concrete Block	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Clay Tile	100%
Interior Walls	Minimum	100%
Interior Flooring	Concrete Finish	100%
Heating Type	None	100%
Air Conditioning	None	100%
Frame	Masonry	100%
Plumbing	0 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	2" Fiberglass	100%
Condition	Very Good	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	468	468
Total SqFt	468	468

Extra Features

Code Description	BLD	Length	Width	Height	Units
Gazebo	0	0	0	0	80
Masonry Wall	0	4	330	0	1320
Wood Fence (3' - 4')	0	0	0	0	180

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Cemeteries	465	400	186000	SF	$558,000

Area Sales Report

Recent Sales in Area

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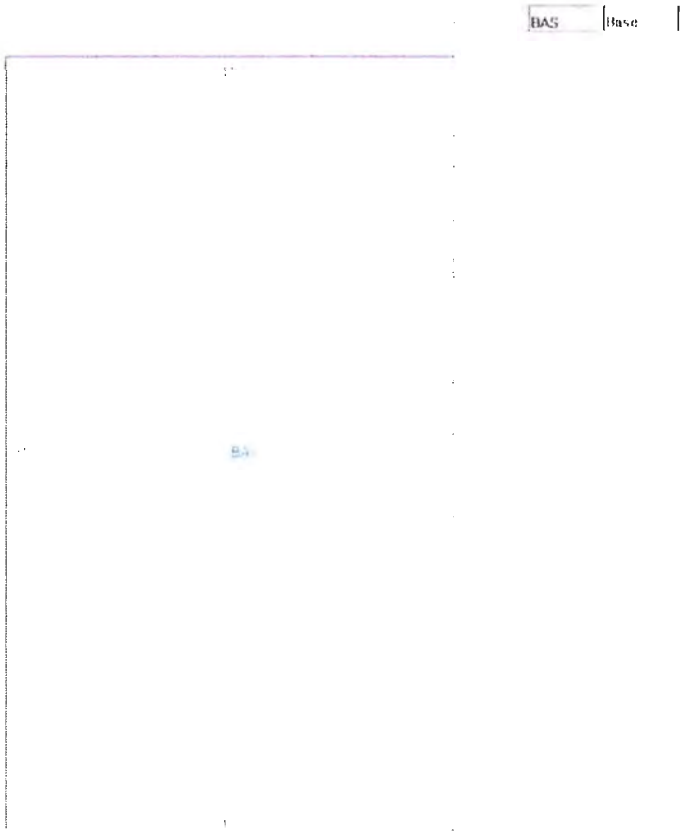
Tax Estimator

Map

Sketches



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Summary

Parcel ID	1920800000
Location Address	27 OCEAN AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Heade Tract (601)
Tax Description*	2 FLYNN SUBD OF HEADE TRACT LOT 1 THRU 6 DB123/516 *The Description above is not to be used on legal documents.
Property Use Code	Churches (7100)
Subdivision	Flynn (Subdivision of Heade Tract)
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.650
Homestead	N

View Map

Owner

Owner Name	Bishop Of The Diocese St Aug 100%
Mailing Address	CATHOLIC CENTER * 11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-0000

Valuation

	2019
Building Value	$174,774
Extra Features Value	$11,416
Total Land Value	$147,971
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	**$334,161**
Total Deferred	$0
Assessed Value	**$334,161**
Total Exemptions	$334,161
Taxable Value	$0

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$184,484	$11,416	$147,971	$0	$0	$343,871	$343,871	$343,871	$0
2017	$176,548	$11,588	$147,971	$0	$0	$336,107	$336,107	$336,107	$0
2016	$185,376	$11,588	$147,971	$0	$0	$344,935	$344,935	$344,935	$0
2015	$194,203	$11,588	$147,971	$0	$0	$353,762	$353,762	$353,762	$0
2014	$192,749	$11,588	$147,971	$0	$0	$352,308	$352,308	$352,308	$0
2013	$199,395	$11,588	$147,971	$0	$0	$358,954	$358,954	$358,954	$0
2012	$209,365	$11,588	$147,971	$0	$0	$368,924	$368,924	$368,924	$0
2011	$216,012	$11,588	$162,064	$0	$0	$389,664	$389,664	$389,664	$0
2010	$222,658	$11,588	$183,202	$0	$0	$417,448	$417,448	$417,448	$0

Exemptions

Exemption Type	Amount
Church/Religious	$334,161

Building Information

Building	1
Actual Area	7683
Conditioned Area	6733
Roof Structure	Wood Truss
Roof Cover	Composite Shingle
Interior Flooring	Carpet, Ceramic Tile

Actual Year Built	1952	**Interior Wall**	Drywall
Use	Stores (Retail)	**Heating Type**	Air Duct
Style	04	**Heating Fuel**	
Class	N	**Air Conditioning**	Central
Exterior Wall	Concrete Stucco	**Baths**	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	40%
Interior Flooring	Ceramic Tile	60%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	20 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	3676	3676
FRAME ADDITION	2510	2510
CANOPY (COMMERCIAL)	0	24
CANOPY (COMMERCIAL)	0	734
FRAME ADDITION	451	451
POINTER	0	0
CANOPY (COMMERCIAL)	0	96
CANOPY (COMMERCIAL)	0	96
POINTER	0	0
FRAME ADDITION	96	96
Total SqFt	6733	7683

Extra Features

Code Description	BLD	Length	Width	Height	Units
Asphault Paving	0	0	0	0	10800
Curb	0	0	0	0	475
Concrete Paving	0	0	0	0	750
Concrete Paving	0	0	0	0	750

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Churches	288	100	28185	SF	$147,971

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

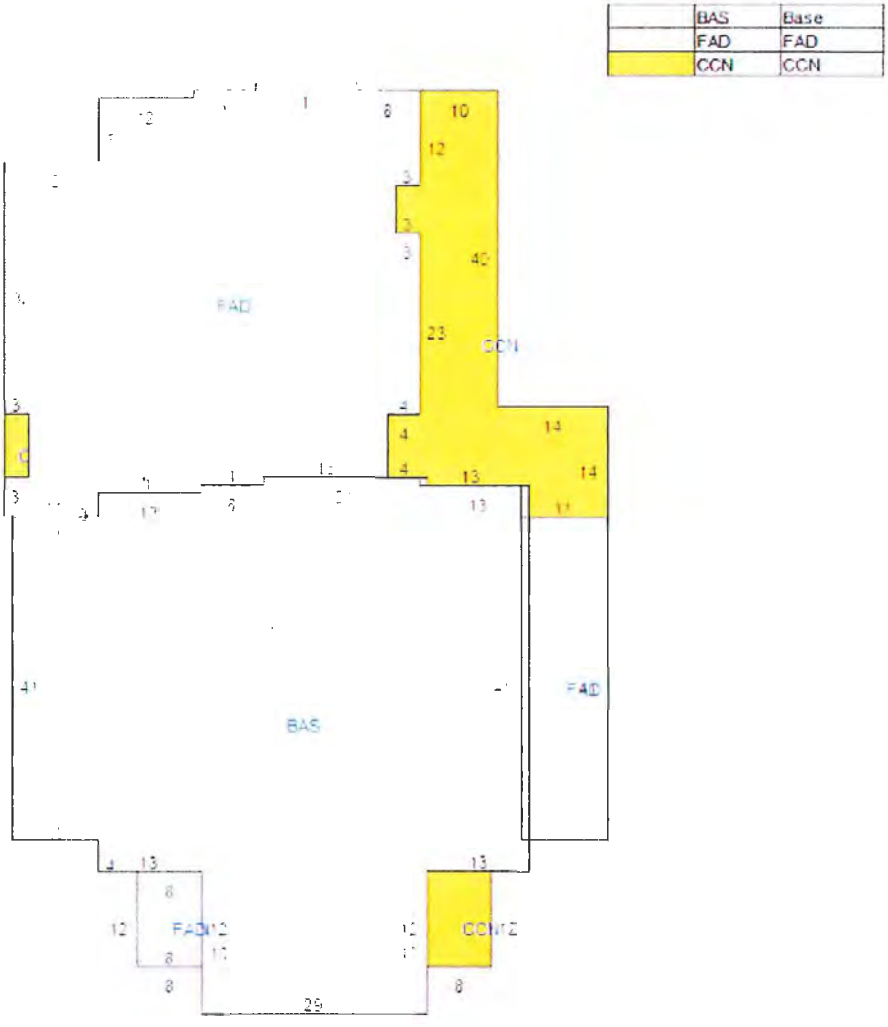
My Tax Bill

Tax Estimator

Tax Estimator

Map

Sketches



No data available for the following modules: Sales.

PROPERTY APPRAISER

St. Johns County, FL

Quick Links

My Tax Bill

Tax Estimator

2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

Summary

Parcel ID	1920900000
Location Address	SAN MARCO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	San Marco Ave (Commercial) (602.5)
Tax Description*	3 HEADE TRACT CITY BLKS A B C D & E & ALL LAND LYING E OF BLKS A & B TO HOSPITAL CREEK DB175/575 DB123/516 DB208/208 DB132/507 DB135/482 DB134/61 DB194/506 DB135451 *The Description above is not to be used on legal documents.
Property Use Code	Churches (7100)
Subdivision	Heade Tract
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	5.350
Homestead	N

View Map

Owner

Owner Name	Bishop Of The Diocese St Aug 100%
Mailing Address	11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-0000

Valuation

	2019
Building Value	$738,190
Extra Features Value	$68,326
Total Land Value	$1,223,906
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$2,030,422
Total Deferred	$0
Assessed Value	$2,030,422
Total Exemptions	$2,030,422
Taxable Value	$0

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$826,819	$69,130	$1,223,906	$0	$0	$2,119,855	$2,022,858	$2,119,855	$0
2017	$554,676	$60,380	$1,223,906	$0	$0	$1,838,962	$1,838,962	$1,838,962	$0
2016	$472,138	$61,184	$1,223,906	$0	$0	$1,757,228	$1,757,228	$1,757,228	$0
2015	$478,955	$61,989	$1,223,906	$0	$0	$1,764,850	$1,764,850	$1,764,850	$0
2014	$463,697	$62,793	$1,223,906	$0	$0	$1,750,396	$1,750,396	$1,750,396	$0
2013	$593,774	$63,598	$1,223,906	$0	$0	$1,881,278	$1,881,278	$1,881,278	$0
2012	$607,916	$64,402	$1,223,906	$0	$0	$1,896,224	$1,896,224	$1,896,224	$0
2011	$617,942	$65,207	$1,340,469	$0	$0	$2,023,618	$2,023,618	$2,023,618	$0
2010	$220,574	$47,776	$1,515,312	$0	$0	$1,783,662	$1,783,662	$1,783,662	$0

Exemptions

Exemption Type	Amount
Church/Religious	$2,030,422

Building Information

Building	1	Roof Structure	Wood Truss
Actual Area	9436	Roof Cover	Composite Shingle

Conditioned Area	7907	**Interior Flooring**	Ceramic Tile
Actual Year Built	1965	**Interior Wall**	
Use	Churches	**Heating Type**	Air Duct
Style	04	**Heating Fuel**	
Class	N	**Air Conditioning**	Central
Exterior Wall	Stone	**Baths**	

Category	Type	Pct
Exterior Wall	Stone	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Composite Shingle	100%
Interior Flooring	Ceramic Tile	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	6 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Condition	Good	100%

Description	Conditioned Area	Actual Area
FRAME UTILITY	0	215
BASE AREA	4229	4229
FRAME ADDITION	2440	2440
FRAME ADDITION	231	231
CANOPY (COMMERCIAL)	0	800
FRAME ADDITION	1007	1007
CANOPY (COMMERCIAL)	0	38
CANOPY (COMMERCIAL)	0	476
Total SqFt	7907	9436

Building	2	**Roof Structure**	Rigid Frame
Actual Area	4948	**Roof Cover**	Built Up
Conditioned Area	4070	**Interior Flooring**	Ceramic Tile
Actual Year Built	2010	**Interior Wall**	Drywall
Use	Religious Schools	**Heating Type**	Air Duct
Style	04	**Heating Fuel**	
Class	N	**Air Conditioning**	Central
Exterior Wall	Stone, Concrete Stucco	**Baths**	

Category	Type	Pct
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Frame	Masonry	100%
Exterior Wall	Stone	20%
Exterior Wall	Concrete Stucco	80%
Roofing Structure	Rigid Frame	100%
Roofing Cover	Built Up	100%
Interior Flooring	Ceramic Tile	100%
Interior Walls	Drywall	100%
Insulation	4" Fiberglass	100%
Electrical	Good	100%
Plumbing	14 Fixtures	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	4070	4070
STOOP	0	30
PATIO	0	848
Total SqFt	4070	4948

Extra Features

Code Description	BLD	Length	Width	Height	Units
Asphault Paving	0	0	0	0	15000
Concrete Paving	0	0	0	0	1800
Masonry Wall	0	0	0	0	1120
Miscellaneous Item	0	0	0	0	1620
Curb	0	0	0	0	2500
Handicap Ramp	0	27	5	0	135
Brick Pavers (501-1000)	0	84	19	0	1596
Masonry Wall	0	43	12	0	516

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Churches	730	300	219000	SF	$1,149,750
Churches	113	125	14125	SF	$74,156

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

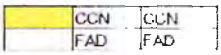
My Tax Bill

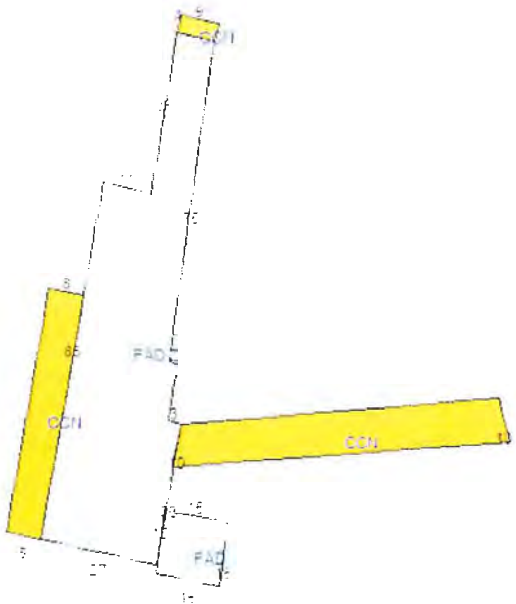
Tax Estimator

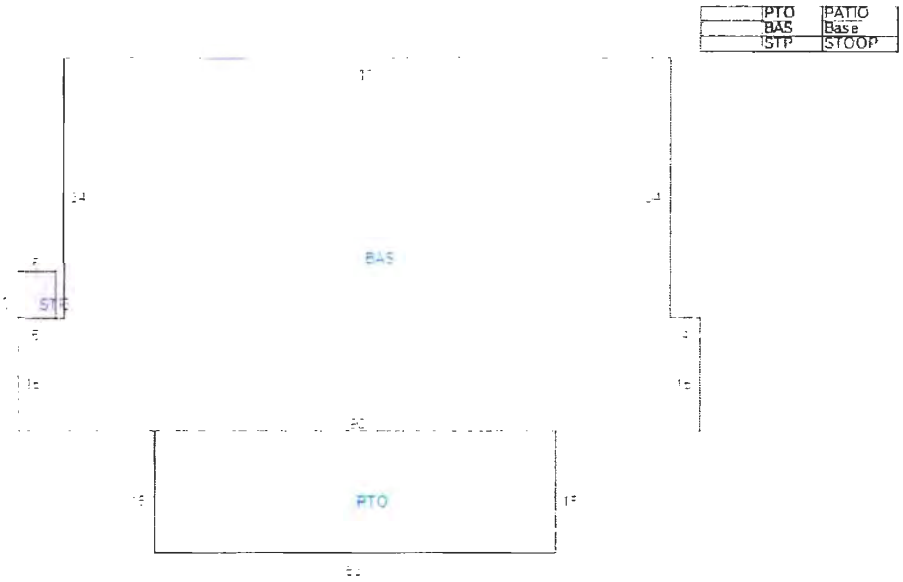
Tax Estimator

Map

Sketches







No data available for the following modules: Sales.

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St. Johns County, FL

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Tax Estimator

2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

Summary

Parcel ID	1909100000
Location Address	OCEAN AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Williams Addition (597)
Tax Description*	CITY OF ST AUGUSTINE WILLIAMS ADDN E135FT OF LOT 11 & MARSH LAND LYING E OF LOT 11 BLK A OR309/720 & 318/256 *The Description above is not to be used on legal documents.
Property Use Code	Vacant Institutional (7000)
Subdivision	Williams Addition
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.620
Homestead	N

View Map

Owner

Owner Name	Bishop Of The Diocese St Aug 100%
Mailing Address	11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-0000

Valuation

	2019
Building Value	$0
Extra Features Value	$0
Total Land Value	$442,090
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$442,090
Total Deferred	$0
Assessed Value	$442,090
Total Exemptions	$442,090
Taxable Value	$0

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$0	$0	$442,090	$0	$0	$442,090	$442,090	$442,090	$0
2017	$0	$0	$442,090	$0	$0	$442,090	$442,090	$442,090	$0
2016	$0	$0	$442,090	$0	$0	$442,090	$442,090	$442,090	$0
2015	$0	$0	$442,090	$0	$0	$442,090	$442,090	$442,090	$0
2014	$0	$0	$442,090	$0	$0	$442,090	$442,090	$442,090	$0
2013	$0	$0	$442,090	$0	$0	$442,090	$442,090	$442,090	$0
2012	$0	$0	$442,090	$0	$0	$442,090	$442,090	$442,090	$0
2011	$0	$0	$491,211	$0	$0	$491,211	$491,211	$491,211	$0
2010	$0	$0	$545,790	$0	$0	$545,790	$545,790	$545,790	$0

Exemptions

Exemption Type	Amount
Church/Religious	$442,090

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Institutional	138	175	138	EF	$442,090

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

My Tax Bill

Tax Estimator

Tax Estimator

Map

No data available for the following modules: Building Information, Extra Features, Sales, Sketches.

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St. Johns County, FL

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2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

Summary

Parcel ID	1908800000
Location Address	30 OCEAN AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Williams Addition (597)
Tax Description*	WILLIAMS ADDN CITY W55FT OF LOT 11 BLK A OR422/77 & 444/595 *The Description above is not to be used on legal documents.
Property Use Code	Churches (7100)
Subdivision	Williams Addition
Sec/Twp/Rng	7-7-30
District	City of St Augustine (District 452)
Millage Rate	20.2171
Acreage	0.190
Homestead	N

View Map

Owner

Owner Name	Bishop Of Diocese Catholic Ctr 100%
Mailing Address	TANNER PAUL 11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258-2060

Valuation

	2019
Building Value	$60,916
Extra Features Value	$8,172
Total Land Value	$85,800
Agricultural (Assessed) Value	$0
Agricultural (Market) Value	$0
Just (Market) Value	$154,888
Total Deferred	$0
Assessed Value	$154,888
Total Exemptions	$154,888
Taxable Value	$0

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

Historical Assessments

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2018	$60,916	$8,914	$85,800	$0	$0	$155,630	$146,039	$155,630	$0
2017	$55,019	$9,656	$68,475	$0	$0	$133,150	$132,763	$133,150	$0
2016	$48,146	$10,398	$62,150	$0	$0	$120,694	$120,694	$120,694	$0
2015	$42,249	$0	$62,150	$0	$0	$104,399	$103,718	$104,399	$0
2014	$37,914	$0	$56,375	$0	$0	$94,289	$94,289	$94,289	$0
2013	$31,438	$0	$55,688	$0	$0	$87,126	$87,126	$87,126	$0
2012	$31,438	$0	$55,688	$0	$0	$87,126	$87,126	$87,126	$0
2011	$31,438	$0	$61,875	$0	$0	$93,313	$93,313	$93,313	$0
2010	$31,438	$0	$68,750	$0	$0	$100,188	$100,188	$100,188	$0

Exemptions

Exemption Type	Amount
Church/Religious	$154,888

Building Information

Building	1
Actual Area	3928
Conditioned Area	1406
Roof Structure	Wood Truss
Roof Cover	Composite Shingle
Interior Flooring	Pine Wood

Actual Year Built	1930	**Interior Wall**	Drywall
Use	Office Buildings	**Heating Type**	Air Duct
Style	04	**Heating Fuel**	
Class	N	**Air Conditioning**	N/A
Exterior Wall	Wood Shingle, Concrete Block	**Baths**	

Category	Type	Pct
Exterior Wall	Wood Shingle	50%
Exterior Wall	Concrete Block	50%
Roofing Structure	Wood Truss	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	100%
Heating Type	Air Duct	100%
Air Conditioning	N/A	100%
Frame	Wood Frame	100%
Plumbing	8 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
FINISHED OPEN PORCH	0	84
BASE AREA	1406	1406
MASONRY UTILITY	0	1406
MASONRY UTILITY	0	344
FINISHED OPEN PORCH	0	344
POINTER	0	0
POINTER	0	0
MASONRY UTILITY	0	344
Total SqFt	1406	3928

Extra Features

Code Description	BLD	Length	Width	Height	Units
Handicap Ramp	0	41	13	0	533

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Churches	55	140	55	FF	$85,800

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	1/1/1979	$0.00		422	77	U	I		TANNER PAUL BISHOP OF DIOCESE
	1/1/1979	$40,000.00		422	75	U	I		

Area Sales Report

Recent Sales in Area

Clerk of Court

Clerk of Court

Tax Collector

My Tax Bill

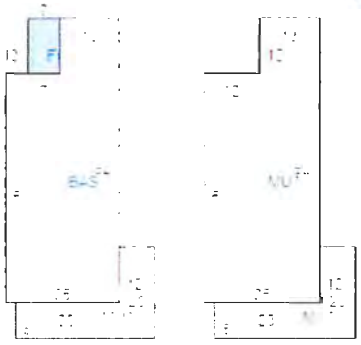
Tax Estimator

Tax Estimator

Map

Sketches

	MUT	MUT
	BAS	Base
	FOP	FINISHED OPEN PORCH



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Attachment 3

Applicant Current-Proposed Zoning Maps

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JAN 0 3 2019
Planning/Building Dept.

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Planning/Building Dept.

LOCATION MAP

MATTHEWS DESIGN GROUP

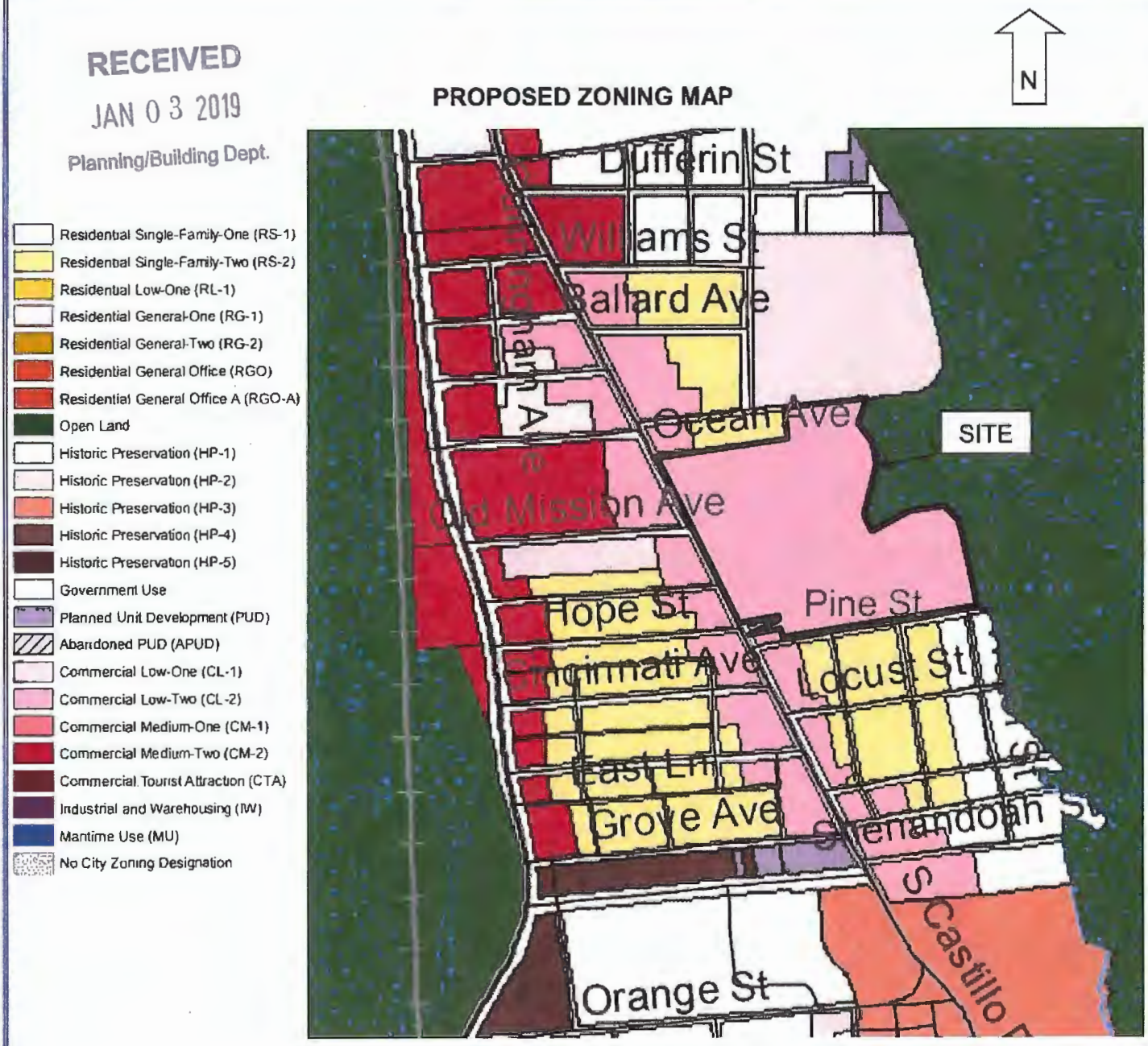
7 Waldo St, PO Box 3126 • St Augustine • FL • 32084
Phone: 904.826.1334 • Fax: 904.826.4547

LOCATION MAP
MISSION NOMBRE DE DIOS
MDG# 18000

ST. AUGUSTINE, FL 32092
PARCEL ID: 195850 0000, 195930 0000, 195920 0000, 192070 0000, 192080 0000, 192090 0000, 190900 0000, 190910 0000, 190880 0000, 190890 0000, & 195960 0000

RECEIVED
JAN 0 3 2019
Planning/Building Dept.

PROPOSED ZONING MAP



MATTHEWS DESIGN GROUP

7 Waldo St, PO Box 3126 • St Augustine • FL • 32084
Phone: 904.826.1334 • Fax: 904.826.4547

MISSION NOMBRE DE DIOS
MDG# 18000

ST. AUGUSTINE, FL 32092
PARCEL ID: 195850 0000, 195930 0000, 195920 0000, 192070 0000, 192080 0000, 192090 0000, 190900 0000, 190910 0000, 190880 0000, 190890 0000, & 195960 0000

PROPOSED ZONING: COMMERCIAL LOW-TWO (CL-2)

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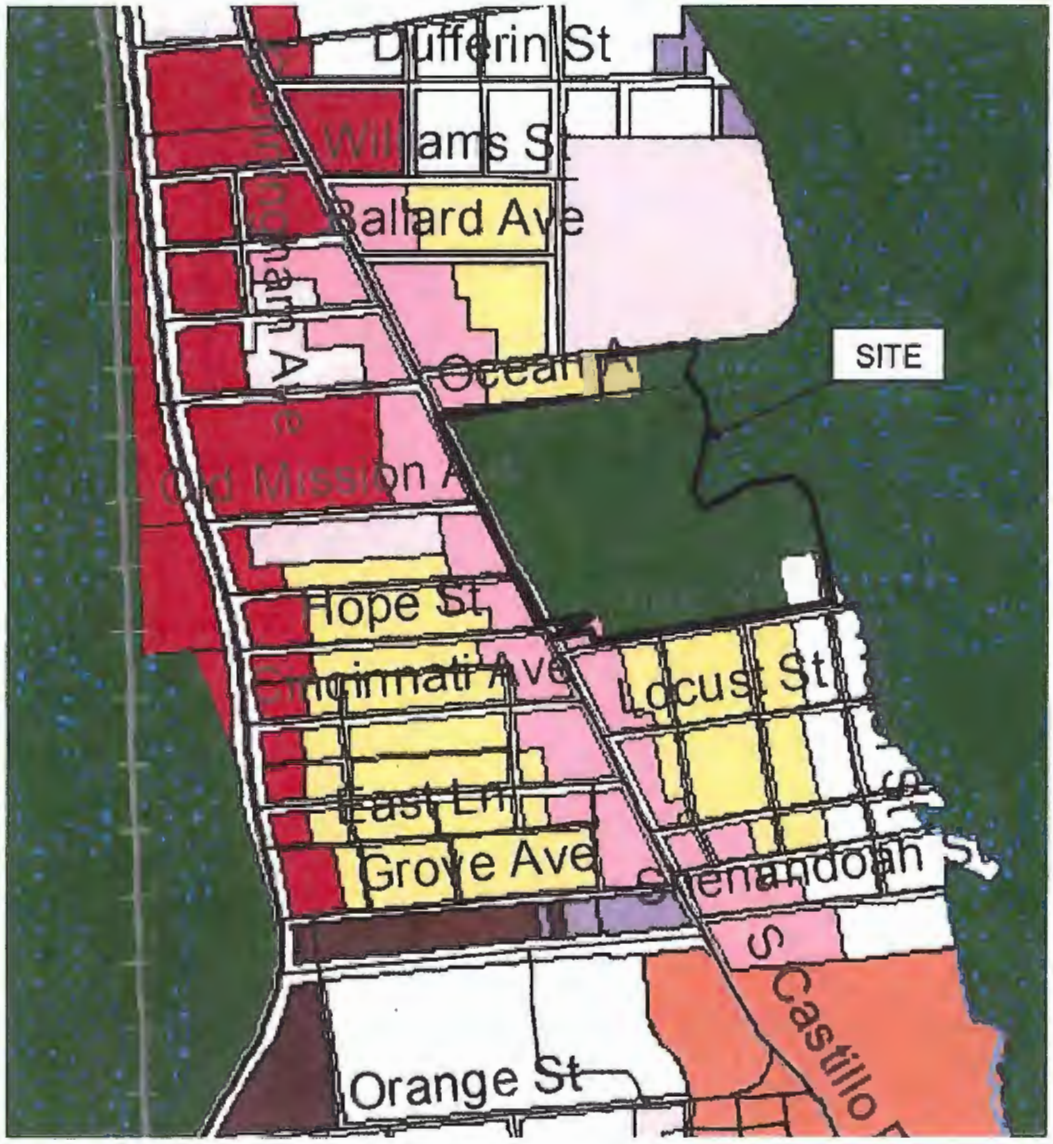
Planning/Building Dept.

EXISTING ZONING MAP



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

MATTHEWS DESIGN GROUP
7 Waldo St, PO Box 3126 • St Augustine • FL • 32084
Phone: 904.826.1334 • Fax: 904.826.4547

MISSION NOMBRE DE DIOS
MDG# 18000

ST. AUGUSTINE, FL 32092
PARCEL ID: 195850 0000, 195930 0000, 195920 0000, 192070 0000, 192080 0000, 192090 0000, 190900 0000, 190910 0000, 190880 0000, 190890 0000, & 195960 0000

EXISTING ZONING: OPEN LAND, RESIDENTIAL SINGLE-FAMILY-TWO (RS-2), & COMMERCIAL LOW-TWO (CL-2)

RECEIVED
JAN 03 2019
Planning/Building Dept.

AERIAL MAP

MATTHEWS DESIGN GROUP
7 Waldo St, PO Box 3126 • St Augustine • FL • 32084
Phone: 904.826.1334 • Fax: 904.826.4547

MISSION NOMBRE DE DIOS
MDG# 18000

ST. AUGUSTINE, FL 32092
PARCEL ID: 195850 0000, 195930 0000, 195920 0000, 192070 0000, 192080 0000, 192090 0000, 190900 0000, 190910 0000, 190880 0000, 190890 0000, & 195960 0000

Attachment 4

Staff Maps

ChurchSanMarco:Aerial.mxd:0115-2019:jp

DISCLAIMER:
(1) This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

NOTE: Information from the St. Johns County Geographic Information System is provided for general reference purposes only and is not to be construed as a survey or legal document. Errors from non-coincidence of features from different sources may be present. The St. Johns County Geographic Information System

City of St. Augustine
PLANNING AND BUILDING DEPARTMENT
P.O. Box 210, St. Augustine, FL 32085 Phone: (904) 825-1065

Aerial

SHEET
1 of 1

ChurchSanMarco:FULU.mxd:0115-2019:jp

Williams St

Ballard Av

Magnolia Av

Myrtle Av

Ocean Av

Old Mission Av

San Marco Av

Bernard St

San Marco Ave

Hope St

Pine St

Water St

Osceola St

Locust St

Abbott St

incinnati Av

Area of Interest
COMMERCIAL LOW INTENSITY
COMMERCIAL MEDIUM INTENSITY
HISTORIC PRESERVATION
INDUSTRIAL
MARINE INDUSTRIAL
NO VALUE
OPEN LAND
PUBLIC / SEMI-PUBLIC
RECREATION / OPEN SPACE
RESIDENTIAL LOW DENSITY
RESIDENTIAL LOW DENSITY / MIXED USE
RESIDENTIAL MEDIUM DENSITY
RESIDENTIAL MEDIUM DENSITY / MIXED USE

DISCLAIMER:
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City of St. Augustine
PLANNING AND BUILDING DEPARTMENT
P.O. Box 210, St. Augustine, FL 32085 Phone: (904) 825-1065

FULU

SHEET
1 of 1

ChurchSanMarco:ZONING.mxd:0115-2019:jp

Williams St
Ballard Av
Magnolia Av
Myrtle Av
Ocean Av
Old Mission Av
San Marco Av
San Marco Ave
Pine St
Water St
Osceola St
Cincinnati Av
Locust St
Abbott St

Area of Interest

ZONING

<all other values>

LEGEND

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

DISCLAIMER:
(1) This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

NOTE: Information from the St. Johns County Geographic Information System is provided for general reference purposes only and is not to be construed as a survey or legal document. Errors from non-coincidence of features from different sources may be present. The St. Johns County Geographic Information System

City of St. Augustine

PLANNING AND BUILDING DEPARTMENT
P.O. Box 210, St. Augustine, FL 32085 Phone: (904) 825-1065

ZONING

SHEET
1 of 1

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Planning and Zoning Board

DATE: February 5, 2019

RE: Other Business: **Item 8a**
Discussion and recommendation to amend the text of Future Land Use Policy 1.3 related to the definition of the Public/Semi-Public Land Use Category

Over the years as the City implemented its existing Comprehensive Plan an inconsistency has been identified between the definition of the Land Use Category of Public/Semi-Public in the Policy text and the Future Land Use Map designation of actual property in the City. The City is aware that properties that are not actually owned by a governmental entity, but function in the community as *semi-public* spaces, such as, churches or the former Knights of Columbus site for example are designated Public/Semi-Public land use on the Map (see attached Blue areas represented on the Map). Over the last couple years the former Knights of Columbus site has been changed to Residential Low Density, but there are several locations with similar activities that are still designated Public/Semi-Public.

As Staff begins to look at the City's Comprehensive Plan this is a clarification that can be made in the Policy text. The proposed language is written in red and underlined.

Please find attached proposed language to amend the Public/Semi-Public Land Use Category for your review and recommendation to the City Commission.

If you have any questions, or require additional information, contact myself or David Birchim at (904) 825-1065 or at askinner@citystaug.com or dbirchim@citystaug.com.

Amy McClure Skinner
Deputy Director
Planning and Building

Existing Comprehensive Plan Policy:

Policy 1.3

The City shall maintain the following densities and intensities of land use for the Future Land Use classifications indicated. These densities and intensities shall be implemented by zoning district regulations adopted in the City Code and shall apply to all new development and all redevelopment in the City. Calculations of densities and intensities of use are based on net developable land, not gross acreage. Developable land includes all land contained within the boundaries of a parcel except lands within a public right-of-way; marshlands, swamps, or other environmentally sensitive lands where local, State, or Federal regulations otherwise prohibit development; and natural or man-made bodies of water such as ponds, lakes and reservoirs.

...

Public/Semi-Public

It is the intent of this district that certain lands, which are owned by federal, state or local government or are associated with the government and are used for a purpose which is particularly and peculiarly related to governmental functions, shall be designated Public/Semi-Public. The density and intensity will adhere to the most restrictive adjacent land use designation.

Maximum lot coverage of 60%; maximum height restriction of 35 feet.

Proposed Comprehensive Plan Policy:

Policy 1.3

The City shall maintain the following densities and intensities of land use for the Future Land Use classifications indicated. These densities and intensities shall be implemented by zoning district regulations adopted in the City Code and shall apply to all new development and all redevelopment in the City. Calculations of densities and intensities of use are based on net developable land, not gross acreage. Developable land includes all land contained within the boundaries of a parcel except lands within a public right-of-way; marshlands, swamps, or other environmentally sensitive lands where local, State, or Federal regulations otherwise prohibit development; and natural or man-made bodies of water such as ponds, lakes and reservoirs.

...

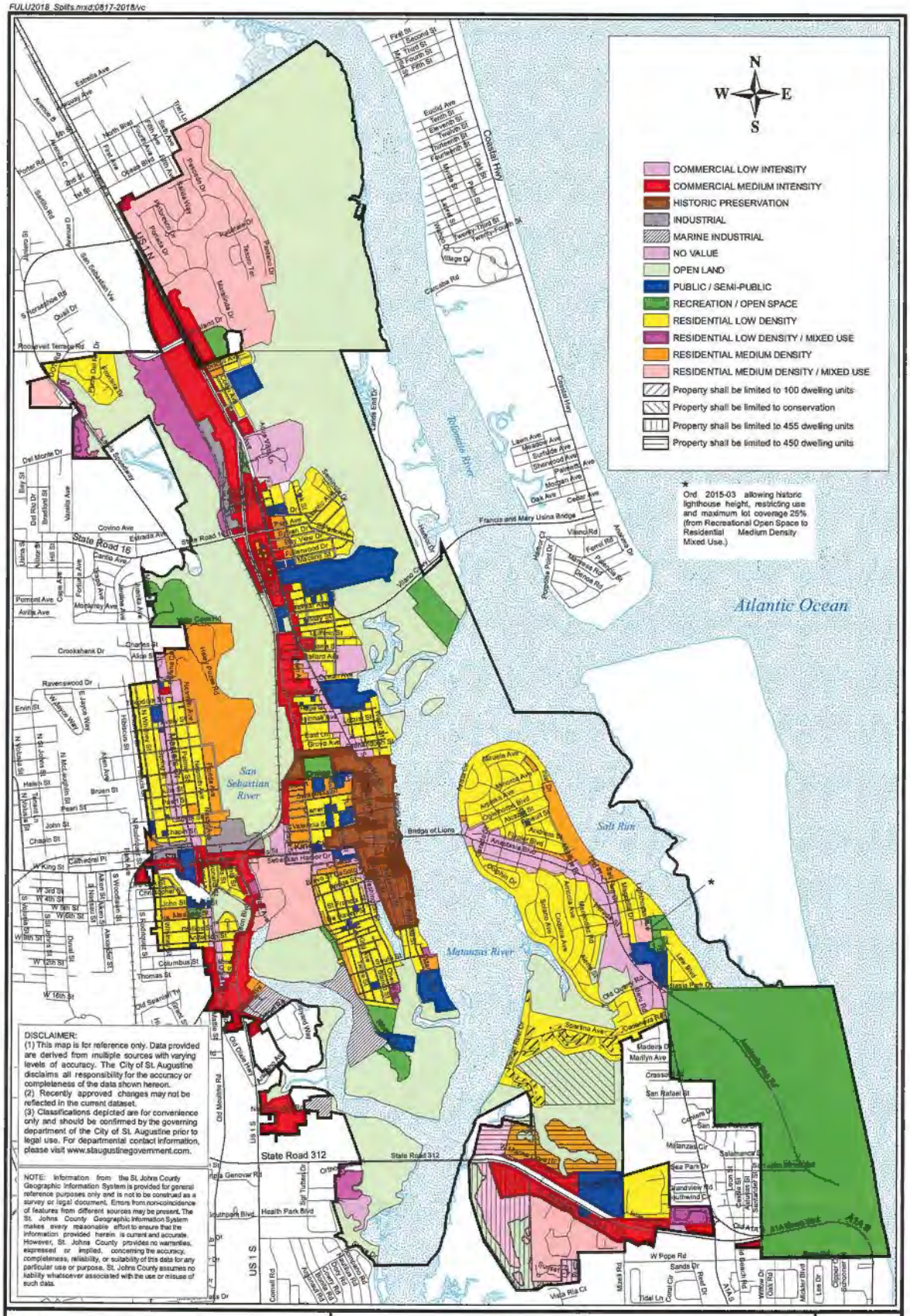
Public/Semi-Public

It is the intent of this district that certain lands, which are owned by federal, state or local government or are associated with the government and are used for a purpose which is particularly and peculiarly related to governmental functions, shall be designated Public/Semi-Public. These uses could include essential public services and facilities; correctional, fire, emergency and safety operation facilities; utilities; public and semi-public open spaces; public schools and educational institutions and other similar activities. The density and intensity will adhere to the most restrictive adjacent land use designation.

Additionally, this district is intended to accommodate other semi-public institutional type uses not owned by federal, state or local government, such as, churches; private schools; hospital facilities and supportive health care units; orphanages; non-profit charitable services; membership organizations; rest homes; cemeteries, arts, cultural or civic facilities or other similar activities. The density and intensity will adhere to the most restrictive adjacent land use designation.

Maximum lot coverage of 60%; maximum height restriction of 35 feet.

FULU2018_Splits.mxd\0817-2018\vc



City of St. Augustine
PLANNING AND BUILDING DEPARTMENT
P.O. Box 210, St. Augustine, FL 32085 Phone: (904) 825-1065

FULU MAP

SHEET
1 of 1

PZB WRITTEN RESPONSE FORM

Meeting Date: February 5, 2019

Item on Agenda: 4 (a)

Property Address: 121 Spoonbill Point Court

Applicant's Name: Bart D. Piniaz

BDAC File Number: 2018-0153

Item continued from the January 8, 2019 PZB meeting.

Total Number Sent: 19

2 In Favor

0 Opposed

1 Had Comments

Attached one email response.

RECEIVED
NOV 27 2018
Planning & Building Dept.

LEGAL NOTICE OF PUBLIC HEARING

"IMPORTANT NOTICE: Now that 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."

NOTICE IS HEREBY GIVEN OF A PUBLIC HEARING TO BE HELD BY THE PLANNING AND ZONING BOARD OF THE CITY OF ST. AUGUSTINE, TO BE HELD **TUESDAY DECEMBER 4, 2018.** THE MEETING BEGINS AT **2:00 P.M. IN THE ALCAZAR ROOM**, 1ST FLOOR, WEST WING, CITY HALL, 75 KING STREET, ST. AUGUSTINE, FLORIDA, AT WHICH TIME COMMENTS ARE INVITED ON THE FOLLOWING MATTER:

CONSERVATION OVERLAY ZONE DEVELOPMENT

TO APPROVE REMOVAL OF MORE THAN FIFTY (50) PERCENT OF THE TREE CANOPY, INCLUDING TWELVE (12) PRESERVED TREES (CEDARS) WITHIN CONSERVATION OVERLAY ZONE 3 LOCATED AT 121 SPOONBILL POINT COURT AND DESCRIBED BY LEGAL DESCRIPTION AS 49/55-59 PELICAN REEF IV LOT 9 BLK 6 OR4145/1020 PIN 1585716090.

APPLICANT'S NAME: BART D. PINIAZ
APPLICATION NUMBER: 2018-0153

In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by PZB 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 application 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 (TDB) or 1-800-955-8770 (V) via Florida Relay Services.

To obtain additional information regarding this application, contact the Planning and Building Department at 904-825-1065. Please mail or deliver this response form to the Planning and Building Department, City of St. Augustine, 75 King Street, P.O. Box 210, St. Augustine, FL 32085-0210, **no later than Monday December 3, 2018.**

SURROUNDING PROPERTY OWNER

RESPONSE FORM

X IN FAVOR OF APPLICATION _____ OPPOSED TO APPLICATION

COMMENTS: I am familiar with the residential lot and the northest house plans approved by the HDA. There is no true "canopy". The trees to be removed for the footprint of the home are dead trees. In fact, removal of the dead trees will enhance the aesthetics of the vacant lot and be consistent with the balance of the already developed community.

Dudley Bipper
SIGNATURE PRINT NAME

813 Captains Dr
ADDRESS St Augustine
32080

Case: 2018-0153

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APPLICANT'S NAME: BART D. PINIAZ
APPLICATION NUMBER: 2018-0153

RECEIVED
NOV 20 2018
Planning/Building Dept.

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

X IN FAVOR OF APPLICATION _____ OPPOSED TO APPLICATION

COMMENTS: _____

Glenn A Fournier — GLENN A. FOURNIER
SIGNATURE — PRINT NAME

58 MIRUELA AVE ST AUG FL 32080
ADDRESS

Case: 2018-0153

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, November 27, 2018 11:56 AM
To: Grant Misterl you; Karen Zander; Jon DePreter; John Blow; mauricepmorissette@gmail.com; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: Tracey Mullins; David Harrell
Subject: FW: Property at Matanzas Blvd and Solano Ave

From: Eric Smith [mailto:drericjsmith@gmail.com]
Sent: Tuesday, November 27, 2018 11:53 AM
To: Sarah Ryan <sshipp@gmail.com>; Amy Skinner <askinner@citystaug.com>
Subject: Property at Matanzas Blvd and Solano Ave

Planning and Zoning Board members;

My wife and I live at 239 S. Matanzas Blvd and have concerns about three units that are being proposed for a vacant lot at the corner of Matanzas Blvd and Solano Ave. I believe the address of the lots are 1, 3 and 5 Solano Avenue.

First, we request the the tree ordinance that protects the cedars on Anastasia Island be strictly enforced on this property. There are 15 beautiful cedars on the lot currently and need protection.

Second, our section of Matanzas Blvd always experiences significant flooding on king tides, heavy rain and major storms. We have personally been flooded twice by the recent two hurricanes. We request that the developer be required to maintain any water run off on his own property. We are certain the developer will need to bring in a massive amount of fill dirt. Our concern is that the fill will push up to an acrea of water onto neighboring properties. Our street can not handle more water being drained off such a large parcel into the streets and neighboring properties.

Thank you for your attention to this matter.

Sincerely
Eric and Carolyn Smith

PZB WRITTEN RESPONSE FORM

Meeting Date: February 5, 2019

Item on Agenda: 4 (b)

Property Address: 709 S. Ponce De Leon Boulevard

Applicant's Name: Ryan Carter c/o Carter Environmental Services Inc.

BDAC File Number: 2018-0152

Item continued from the January 8, 2019 PZB meeting.

Total Number Sent: 33

0 In Favor

0 Opposed

0 Had Comments

PZB WRITTEN RESPONSE FORM

Meeting Date:	February 5 , 2019
Item on Agenda:	4 (c)
Property Address:	154 Pelican Reef Drive
Applicant's Name:	Doran Dean Yelten C/o Yelten Construction Company
BDAC File Number:	2018-0172

Total Number Sent: 10

1 In Favor

0 Opposed

0 Had Comments

RECEIVED
JAN 31 2019
Planning & Building Dept.

LEGAL NOTICE OF PUBLIC HEARING

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CONSERVATION OVERLAY ZONE DEVELOPMENT

TO APPROVE PROPOSED BOAT LIFTS AND EXTENSION OF AN EXISTING DOCK WITHIN CONSERVATION OVERLAY ZONE 1 LOCATED AT 154 PELICAN REEF DRIVE AND DESCRIBED BY LEGAL DESCRIPTION AS 25/87-91 PELICAN REEF LOT 2 BLK 4 & PT OF PELICAN REEF DR LYING E OF SE CORNER OR4437/1248 PIN 1585714020.

APPLICANT'S NAME: DORAN DEAN YELTEN C/O YELTEN CONSTRUCTION COMPANY
APPLICATION NUMBER: 2018-0172

In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by PZB 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 application is to be based.

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

X IN FAVOR OF APPLICATION _____ OPPOSED TO APPLICATION

COMMENTS: _____

BA Small/Terry Wawrzyniak — BRET SMALL/TERRY WAWRZYNIAK
SIGNATURE PRINT NAME

151 Pelican Reef Drive,
ADDRESS

Case: 2018-0172

PZB WRITTEN RESPONSE FORM

Meeting Date:	February 5, 2019
Item on Agenda:	4 (d)
Property Address:	2 Luwanna Circle & PIN#:1585600000
Applicant's Name:	Kyle Newton C/o Miners Marine Construction
BDAC File Number:	2019-0001

Total Number Sent: 107

5 In Favor

5 Opposed

4 Had Comments

RECEIVED
FEB 04 2019
Planning/Building Dept.

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1 Hi&L over MHW
5' W x 150' L
20x20' platform @ end
w/railing on one side.

CONSERVATION OVERLAY ZONE DEVELOPMENT

TO APPROVE A PROPOSED DOCK WITHIN CONSERVATION OVERLAY ZONE 1 LOCATED AT 2 LUWANNA CIRCLE & PIN#:1585600000 AND DESCRIBED BY LEGAL DESCRIPTION AS THE FOLLOWING: 8-71 LUWANNA SUBD OF DAVIS SHORES LOT 6 (EX S5FT & E 122.78FT) LOT 7 & RIP RIGHTS TO LOTS 6 & 7 OR4648/818 PIN 2214700060; & 1 ALL OF LOT 1 LYING S OF ESCOLATA CREEK (EX PT IN OR3387/1778) (EX PT IN OR4267/1837) OR593/299 & 604/150&3326/1425 PIN 1585600000.

APPLICANT'S NAME: KYLE NEWTON C/O MINERS MARINE CONSTRUCTION
APPLICATION NUMBER: 2019-0001

In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by PZB 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 application is to be based.

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

X OPPOSED TO APPLICATION: As Proposed

COMMENTS: Given a total width of 295 ft, Bulkhead to W. boundary of Quarry Creek, a 170 ft long dock in our opinion protrudes too far into the creek. Once built typical use often sees watercraft tied outboard on the platform, further restricting open passage. If approved as presently proposed, this would seem to set a precedent in allowing a homeowner to create what is essentially a deep-water dock in another wise pastoral marsh creek. We are therefore opposed to this application as it is presented. The homeowner should be entitled to build a dock. However, with reduction of a minimum 10% square footage (25'L x 4'W) the result would be a dock of 145 ft total length, thus allowing approximately 150 ft open passage area. We hope you will consider this to be a reasonable compromise and request

SIGNATURE

Gina G Starr Living Trust
PRINT NAME

205 Coquina Ave, St. Augustine
ADDRESS

Case: 2019-0001

RECEIVED
JAN 25 2019
Planning/Building Dept.

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APPLICATION NUMBER: 2019-0001

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

_X_ OPPOSED TO APPLICATION

COMMENTS: OPPOSED UNTIL DETAILS OF CONSTRUCTION SIZE IS KNOWN AS TO LENGTH, WIDTH & INTENDED USE. I NEED ASSURANCES OF RIPARIAN RIGHTS AND NO LIMITS TO FREE NAVIGATION IN QUARRY CREEK. AN ACCESS DOCK OF LIMITED LENGTH SIMILAR TO NEIGHBORING STRUCTURES IS NOT OPPOSED

SIGNATURE

JOHN J MONROW
PRINT NAME

83 COQUINA AVENUE
ADDRESS

RECEIVED
JAN 25 2019
Planning/Building Dept.

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APPLICATION NUMBER: 2019-0001

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION _X_ OPPOSED TO APPLICATION

COMMENTS: The placement of pilings, without a permit show that our unterviews of the Channel and city will be obstructed. Navigation and access to the Channel will be difficult and dangerous around the dock. As Quarry Creek property owners for 40 years, and our neighbors have the right riparian or not, to a continued unobstructed view of the waterway →

MaryAnn Morrow Mary Ann Morrow
SIGNATURE PRINT NAME

83 Coquina Avenue
ADDRESS

Case: 2019-0001

and to navigate it freely. USACE and DEP regulations should be enforced.
Let's preserve the fragile environment of this Historic Creek for future generations.

RECEIVED
JAN 31 2019
Planning & Building Dept.

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TO APPROVE A PROPOSED DOCK WITHIN CONSERVATION OVERLAY ZONE 1 LOCATED AT 2 LUWANNA CIRCLE & PIN#:1585600000 AND DESCRIBED BY LEGAL DESCRIPTION AS THE FOLLOWING: 8-71 LUWANNA SUBD OF DAVIS SHORES LOT 6 (EX S5FT & E 122.78FT) LOT 7 & RIP RIGHTS TO LOTS 6 & 7 OR4648/818 PIN 2214700060; & 1 ALL OF LOT 1 LYING S OF ESCOLATA CREEK (EX PT IN OR3387/1778) (EX PT IN OR4267/1837) OR593/299 & 604/150&3326/1425 PIN 1585600000.

APPLICANT'S NAME: KYLE NEWTON C/O MINERS MARINE CONSTRUCTION
APPLICATION NUMBER: 2019-0001

In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by PZB 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 application is to be based.

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

X OPPOSED TO APPLICATION

COMMENTS: It is conservation. Having one person build on it opens the question of others doing the same. This should not even be in discussion

Eileen Kelly
SIGNATURE

Eileen Kelly
PRINT NAME

222 Equine Ave 32080
ADDRESS

Case: 2019-0001

LEGAL NOTICE OF PUBLIC HEARING

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

__✓__ OPPOSED TO APPLICATION

RECEIVED
JAN 31 2019
Planning/Building Dept.

COMMENTS: _____

Martha Andrew MARTHA ANDREW
SIGNATURE PRINT NAME

2445 Matanzas Blvd.
ADDRESS

Case: 2019-0001

RECEIVED
FEB 04 2019
Planning/Building Dept.

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

✓ IN FAVOR OF APPLICATION _____ OPPOSED TO APPLICATION

COMMENTS: _____

Giselle Thompson
SIGNATURE

GISELLE THOMPSON
PRINT NAME

101 Toquina Ave
ADDRESS

Case: 2019-0001

RECEIVED
FEB 04 2019
Planning/Building Dept.

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

✓ IN FAVOR OF APPLICATION _____ OPPOSED TO APPLICATION

COMMENTS: _____

Janet Craig JANET CRAIG
SIGNATURE PRINT NAME

264 S. MATANZAS BLVD
ADDRESS

Case: 2019-0001

St. Augustine, FL 32080-4551

RECEIVED
FEB 05 2019
Planning/Building Dept.

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

✓ IN FAVOR OF APPLICATION _____ OPPOSED TO APPLICATION

COMMENTS: _____

SIGNATURE _____ Marcus L. Pinson Jr
PRINT NAME

77 Coquina Ave.
ADDRESS

Case: 2019-0001

RECEIVED
JAN 28 2019
Planning & Building

LEGAL NOTICE OF PUBLIC HEARING

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

✓ IN FAVOR OF APPLICATION _____ OPPOSED TO APPLICATION

COMMENTS: _____

SIGNATURE

John Andrews Managing member Augustine Andrews Investment
PRINT NAME

273 S. Matanzas St. Augustine
ADDRESS

Case: 2019-0001

RECEIVED
JAN 25 2019
Planning/Building Dept.

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

✓ IN FAVOR OF APPLICATION _____ OPPOSED TO APPLICATION

COMMENTS: _____

Karla Pacetti
SIGNATURE

Karla Pacetti
PRINT NAME

150 Menendez Rd
St. Aug. FL 32080
ADDRESS

Case: 2019-0001

PZB WRITTEN RESPONSE FORM

Meeting Date: February 5, 2019

Item on Agenda: 4 (e)

Property Address: 21 (aka 19) Barcelona Aveue

Applicant's Name: Alantis Holdings, LLLP

BDAC File Number: 2019-0002

Total Number Sent: 20

0 In Favor

6 Opposed

4 Had Comments

RECEIVED

JAN 2 8 20

Planning/Building Dept.

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CONSERVATION OVERLAY ZONE DEVELOPMENT

TO APPROVE REMOVAL OF MORE THAN FIFTY (50) PERCENT OF THE TREE CANOPY, INCLUDING ONE (1) PRESERVED TREE (CEDAR) WITHIN CONSERVATION OVERLAY ZONE 3 LOCATED AT 19 (AKA 21) BARCELONA AVENUE AND DESCRIBED BY LEGAL DESCRIPTION AS 8-89 MADEIRA HEIGHTS UNIT 1 ALL LOT 36 BLK 1 WITHIN CITY LIMITS OR4129/1809(Q/C) PIN 1598550000.

APPLICANT'S NAME: ATLANTIS HOLDINGS LLLP
APPLICATION NUMBER: 2019-0002

In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by PZB 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 application is to be based.

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

X OPPOSED TO APPLICATION

COMMENTS: Remaving the cedar and 50% of the tree canopy will adversely affect our view across the street. If this parcel is built upon, that will likely add to the parked cars on Barcelona Avenue. Please deny this request.

Richard H. Burklew, Jr. — Richard H. Burklew, Sr.

SIGNATURE — PRINT NAME

20 Barcelona Avenue, St. Aug 32080

ADDRESS

Case: 2019-0002

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RECEIVED
FEB 04 2019
Planning/Building Dept.

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APPLICATION NUMBER: 2019-0002

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

X OPPOSED TO APPLICATION

COMMENTS: Large mature OAK, Large Mature Yew, and Large mature cedar should remain untouched to maintain Balance, and Birds

Timothy C Ramsey

Nancy L Ramsey

SIGNATURE

Tracey L Ramsey

PRINT NAME

1 Fancher Ct

ADDRESS

St Augustine, FL 32080

Case: 2019-0002

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

✓ OPPOSED TO APPLICATION

COMMENTS: The cedar tree is damaged on one side from a fire 10 yrs ago but is strong and healthy on the other side. The oak tree is old and beautiful. The lot is so small that they will have to cut down all the trees to put a tiny c see back

Gail Rollestone
SIGNATURE

Gail Rollestone
PRINT NAME

19 Barcelona Ave
ADDRESS

RECEIVED
FEB 01 2019
Planning/Building Dept.

Case: 2019-0002

house on the lot. It's interesting that they can build on this tiny lot.

LEGAL NOTICE OF PUBLIC HEARING

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CONSERVATION OVERLAY ZONE DEVELOPMENT

TO APPROVE REMOVAL OF MORE THAN FIFTY (50) PERCENT OF THE TREE CANOPY, INCLUDING ONE (1) PRESERVED TREE (CEDAR) WITHIN CONSERVATION OVERLAY ZONE 3 LOCATED AT 19 (AKA 21) BARCELONA AVENUE AND DESCRIBED BY LEGAL DESCRIPTION AS 8-89 MADEIRA HEIGHTS UNIT 1 ALL LOT 36 BLK 1 WITHIN CITY LIMITS OR4129/1809(Q/C) PIN 1598550000.

RECEIVED
FEB 01 2019
Planning/Building Dept.

APPLICANT'S NAME: ATLANTIS HOLDINGS LLLP
APPLICATION NUMBER: 2019-0002

In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by PZB 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 application is to be based.

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

X OPPOSED TO APPLICATION

COMMENTS: _____

Andrew Eldridge
PRINT NAME

SIGNATURE

10 Casanova Rd
ADDRESS
St. Augustine, FL 32080

Case: 2019-0002

RECEIVED

JAN 31 2019

Planning/Building Dept.

LEGAL NOTICE OF PUBLIC HEARING

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

____ IN FAVOR OF APPLICATION

__✓__ OPPOSED TO APPLICATION

COMMENTS: _____

SIGNATURE

John Falcinelli Jr

PRINT NAME

ADDRESS 15 Cashmont Rd St Aug, FL 32080

Case: 2019-0002

PZB WRITTEN RESPONSE FORM

Meeting Date: February 5, 2019

Item on Agenda: 5 (a)

Property Address: 314 S. Ponce De Leon Boulevard

Applicant's Name: Bart & Kari Andrews

BDAC File Number: 2018-0179

Total Number Sent: 19

2 In Favor

3 Opposed

4 Had Comments

RECEIVED

JAN 28 2019

LEGAL NOTICE OF PUBLIC HEARING

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USE BY EXCEPTION

TO APPROVE A PROPOSED TATTOO PARLOR WITHIN THE COMMERCIAL MEDIUM 2 (CM-2) ZONING CATEGORY LOCATED AT 314 S PONCE DE LEON BOULEVARD AND DESCRIBED BY LEGAL DESCRIPTION AS 1-133 WILDWOOD PARK LOTS 14 16 & 18 (EX R/W RD 5 IN DB244/92) & LOTS 15 17 & 19 BLK E OR681/593 &2930/628(C/D) PIN 1191900000.

APPLICANT'S NAME: BART & KARRIE ANDREWS
APPLICATION NUMBER: 2018-0179

In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by PZB 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 application is to be based.

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

__✓__ OPPOSED TO APPLICATION

COMMENTS: This will cause a lot of traffic from US 1 to convert to Clark Street as a cutoff and will have issues with accelerated speed. There are a lot of familys on Clark Street with small children who walk and ride bikes in that area. I am opposed to a tattoo parlor within close vicinity of family Oriented community. Keep St Augustine historical.

SIGNATURE

PRINT NAME

ADDRESS

Case: 2018-0179

7 Clark Street
St. Augustine, FL

Mandz Carter

RECEIVED
JAN 25 2019
Planning/Building Dept.

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APPLICANT'S NAME: BART & KARRIE ANDREWS
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SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION V OPPOSED TO APPLICATION 24 Jan 2019

COMMENTS: Concerned about traffic, noise, activities resulting from the business. There is an existing tattoo shop around the corner on King St. Recommend they locate downtown.

Andrea Jones
SIGNATURE

ANDREA JONES
PRINT NAME

57 Lewis Blvd
ADDRESS

32084

Case: 2018-0179

_____ IN FAVOR OF APPLICATION

V OPPOSED TO APPLICATION

COMMENTS: I do not believe it would not be a good type of business for this area. There are a lot of older people in this neighborhood, and their clients would not be comfortable for them. It would also not be good for pricing of property.

Strait

SIGNATURE

Tracy Strait

PRINT NAME

20 Clark St. St. Augustine, FL 32084

ADDRESS

Case: 2018-0179

RECEIVED

FEB 04 2019

Planning/Building Dept.

RECEIVED
JAN 29 2019
Planning/Building Dept.

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APPLICATION NUMBER: 2018-0179

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

✓ IN FAVOR OF APPLICATION _____ OPPOSED TO APPLICATION

COMMENTS: _____

SIGNATURE

STEPHANIE HOLLIS
PRINT NAME

226 W. KING ST.
ADDRESS

Case: 2018-0179

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RECEIVED
FEB 01 2019
Planning/Building Dept.

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APPLICATION NUMBER: 2018-0179

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

✓ IN FAVOR OF APPLICATION _____ OPPOSED TO APPLICATION

COMMENTS: I have visited the current studio Mr & Mrs Andrew now occupy and it is a very well maintained and respected establishment. They will keep this property in good order and there will be no undesireables for the property.

SIGNATURE David J. Mariotti PRINT NAME

703 Belden Ct.
ADDRESS

St. Augustine, Fl 32086

Case: 2018-0179

owner Mariotti's Cleaning Centers Inc.

PZB WRITTEN RESPONSE FORM

Meeting Date: February 5, 2019

Item on Agenda: 6 (a)

Property Address: PIN #'s: 1920900000, 1920700000, 1959600000, 1959300000, 1959200000, 1958500000, 1920800000, 1908800000, 1909000000, 1909100000, & 1908900000

Applicant's Name: Ellen Avery-Smith C/o Rogers Towers

BDAC File Number: 2018-0170

Total Number Sent: 92

1 In Favor

19 Opposed

20 Had Comments

Attached several emails from members of the Public regarding this item.

RECEIVED
FEB 04 2019
Planning/Building Dept.

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COMPREHENSIVE PLAN AMENDMENT

TO AMEND FUTURE LAND USE MAP DESIGNATIONS FROM PUBLIC/SEMI-PUBLIC, OPEN LAND AND RESIDENTIAL LOW DENSITY TO COMMERCIAL LOW INTENSITY LOCATED AT AND DESCRIBED BY LEGAL DESCRIPTION AS THE FOLLOWING: 3 HEADE TRACT CITY BLKS A B C D & E & ALL LAND LYING E OF BLKS A & B TO HOSPITAL CREEK DB175/575 DB123/516 DB208/208 DB132/507 DB135/482 DB134/61 DB194/506 DB135451 PIN 1920900000; 1 HEADE TR CITY LECHE SHRINE & CEMETERY DBY/207 PIN 1920700000; ABBOTT TRACT CITY LOT 1 & ALL LOT 2 (EX S25 OF E150FT) BLK S & MARSH LYING E PIN 1959600000; ABBOTT TRACT CITY S36.46FT OF LOTS 1 3 & N35FT OF LOTS 2 3 & LOTS 4 5 6 7 8 BLK R & ALL OF ABBOTT & OSCEOLA STS LYING N OF PINE ST VAC IN DB233/560(EX PT OF LOTS 1 & 3 IN OR2409/75) OR203/47 &205/38 &167 &213/547 PIN 1959300000; ABBOTT TRACT CITY LOTS 1 2 3 4 5 & 6 & 13 .6 ALLEY BETWEEN LOTS 3 & 4 BLK Q DB207/177 DB210/257 & 478 DB235/266 DB211/322 PIN 1959200000; ABBOTT TR CITY LOTS 1 2 3 & W 40.2 OF S92.45FT OF LOT 4 BLK P (EX PTS IN OR2784/816 &2784/845) DB211/385 PIN 1958500000; 2 FLYNN SUBD OF HEADE TRACT LOT 1 THRU 6 DB123/516 PIN 1920800000; WILLIAMS ADDN CITY W55FT OF LOT 11 BLK A OR422/77 & 444/595 PIN 1908800000; WILLIAMS ADDN CITY E55 OF W110 FT OF LOT 11 BLK A PIN 1909000000; CITY OF ST AUGUSTINE WILLIAMS ADDN E135FT OF LOT 11 & MARSH LAND LYING E OF LOT 11 BLK A OR309/720 & 318/256 PIN 1909100000; WILLIAMS ADDITION CITY E55 OF W165FT OF LOT 11 BLK A PIN 1908900000.

APPLICANT'S NAME: ELLEN AVERY-SMITH C/O ROGERS TOWERS
APPLICATION NUMBER: 2018-0170

In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by PZB 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 application is to be based.

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

✓ OPPOSED TO APPLICATION

COMMENTS: I spoke with the operations manager at the Shrine. He told me they intend to build an ampitheator and parking garage. This will negatively effect the surrounding neighbor hoods and increase Congestion downtown.

Emily Evangeline Genovar

SIGNATURE PRINT NAME

22 Ocean Ave

ADDRESS

Case: 2018-0170

RECEIVED
FEB 04 2019
Planning/Building Dept.

SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

✓ OPPOSED TO APPLICATION

COMMENTS: please see below

Stephanie Rousselle
SIGNATURE

Stephanie Rousselle
PRINT NAME

13 Abbott Street
ADDRESS

Case: 2018-0170

RECEIVED
FEB 04 2019
Planning/Building Dept.

Dear board members,

My family and I moved to the Abbott tract because we fell in love with this quiet, historic neighborhood that was the perfect place to raise our son.

As you well know the history of this neighborhood as being the first residential area outside the colonial limits, I would have never imagined that parts of it would become endangered in becoming commercialized forever changing the landscape of this beautiful neighborhood of family and friends.

→

We very much appreciate the past efforts of the board in protecting the surrounding ~~areas~~ neighborhoods, for example declining the rezoning of 100 San Marco Ave.

Please help us again to be able to preserve the viability and livability of the Abbott Tract and its surrounding neighbors by declining this comprehensive plan amendment that would destroy the integrity of one of St. Augustine's most treasured neighborhoods.

Thank you for your time and everything you do to make this city one of the best in the country.

Sincerely,

Stephanie Rousselle

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APPLICANT'S NAME: ELLEN AVERY-SMITH C/O ROGERS TOWERS
APPLICATION NUMBER: 2018-0170

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

✓ OPPOSED TO APPLICATION

COMMENTS: The area does not need any more development as there is enough traffic down these streets. There are too many air BNB's now. The area doesn't need to be any commercial development.

Donald J. Maurizio

SIGNATURE

DONALD J. MAURIZIO, JR.

PRINT NAME

63 ABBOTT STREET

ADDRESS

Case: 2018-0170

RECEIVED

FEB 04 2019

Planning/Building Dept.

SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

__✓__ OPPOSED TO APPLICATION

COMMENTS: PUD's, rezoning or any other vehicle to continue commercial growth at the expense of the residents of the city. When will it stop, has the town ceased to be a living city or is it to be another tourist attraction only. I Strongly oppose this project

F. MacDonald IAN GAERE MACDONALD

SIGNATURE PRINT NAME

23 WATER ST, STA, FL 32084

ADDRESS

Case: 2018-0170

RECEIVED
JAN 31 2018
Planning/Building Dept.

SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

X OPPOSED TO APPLICATION

COMMENTS: No "plans" for that parcel has been presented... any high traffic business could be placed there, now or much later...

Dan Ditmore, M.D
SIGNATURE

Dr DAN DITMORE
PRINT NAME

83 WATER St
ADDRESS

St Augustine

Case: 2018-0170

RECEIVED
JAN 31 2018
Planning/DAB/Boards

RECEIVED
JAN 31 2019
Planning/Building Dept.

LEGAL NOTICE OF PUBLIC HEARING

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APPLICANT'S NAME: ELLEN AVERY-SMITH C/O ROGERS TOWERS
APPLICATION NUMBER: 2018-0170

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

__X__ OPPOSED TO APPLICATION

COMMENTS: We are vehemently opposed to the proposed changes. Please see the attached comments

SIGNATURE Michele L VanDoren

PRINT NAME Michele L VanDoren Guy D. VanDoren

82 Water St St. Aug.

ADDRESS

Case: 2018-0170

Please see attached comments

RECEIVED

JAN 3 - 2019

Planning/Building Dept.

Planning and Zoning
Re: Case: 2018-0170 and 2018-0171

January 30, 2018

To the Members of the Planning and Zoning Board:

We have lived at 82 Water Street for thirty years. Our property is located on the northwest corner of Water and Pine Streets, with our western boundary being the Mission property. Our relationship with the Mission goes back to when we were considering buying the property. At that time Monsignor Jordan oversaw the Mission; based on conversations with him, we were assured the Mission was a passive part of the community and would remain that way. Our relationship grew over time; we worked with the Mission on issues of concern, volunteered in the museum, helped with the 450th celebration.

In recent years the management of the Mission has changed – and so have the Mission grounds. A fence has been erected which impedes neighbors from accessing a serene oasis, a place where anyone could pause, rest, play, contemplate the gifts of the Almighty, or the problems of everyday life. Now the Mission is undertaking an apparent development to facilitate commercial activities at the site. Under the suggested zoning change request, this could include hotels, restaurants, conference centers, concert venues, multistory parking facilities, etc. Any of these potentials would increase activity on the grounds (certainly another blow to the serenity), in turn increasing congestion, negatively affecting the environmental setting, disturb the relative tranquility of the neighborhood and totally change the character of the Abbott Tract.

As residents of the Abbott Tract and sharing a boundary line with the Mission, we are vehemently opposed to the proposed changes.

In addition, we believe that the city staff has done an excellent job in presenting the proposal and bringing forward the issues that show the request by the Mission is without merit. We urge you to consider their recommendations, along with our concerns and deny the proposed changes to zoning and the comprehensive plan.

Thank you for your attention to this issue.

Guy D. VanDoren and Michele L. VanDoren

82 Water Street, St Augustine, FL 32084

RECEIVED
JAN 31 2018
Planning/Building Dept.

RECEIVED
JAN 31 2019
Planning/Building Dept.

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APPLICANT'S NAME: ELLEN AVERY-SMITH C/O ROGERS TOWERS
APPLICATION NUMBER: 2018-0170

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

__✓__ OPPOSED TO APPLICATION

COMMENTS: EXTREMELY AGAINST THIS APPLICATION! WHAT WE REALLY DON'T NEED IS ANYMORE COMMERCIAL INTRUSION INTO OUR NEIGHBORHOOD. IT'S ALREADY GETTING NEARLY UNBEARABLE WITH ALL THE PSEUDO COMMERCIAL VACATION RENTALS SURROUNDING US.

SIGNATURE Jill Mautner

PRINT NAME JILL MAUTNER

ADDRESS 620 OSCEOLA ST

Case: 2018-0170

RECEIVED
JAN 31 2019
Planning/Building Dept.

RECEIVED
JAN 28 2019
Planning/Building Dept.

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APPLICANT'S NAME: ELLEN AVERY-SMITH C/O ROGERS TOWERS
APPLICATION NUMBER: 2018-0170

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

X OPPOSED TO APPLICATION !!

COMMENTS: I am too ill to attend the hearing so I hope my voice will still be heard. The AirBnBs have already done much to destroy the ABBOTT TRACT, the last of the lovely, quiet places within St. Augustine. PLEASE DO NOT DO THIS TO US!

SIGNATURE

HELENE ANNE-CABELL
PRINT NAME

68 Abbott St.
ADDRESS

Case: 2018-0170

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APPLICATION NUMBER: 2018-0170

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RECEIVED
FEB 01 2019
Planning/Building Dept.

SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

X OPPOSED TO APPLICATION

COMMENTS: Do not change Comp Plan to allow upzoning. Zoning should remain as is. This is a simple, realistic + fair request. Your job is to protect our zoning. Do not open the floodgates to further upzoning.

Kathryn Schirmacher
SIGNATURE

KATHRYN SCHIRMACHER
PRINT NAME

27 LOCUST ST.
ADDRESS

Case: 2018-0170

RECEIVED
FEB 04 2019
Planning/Building Dept.

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

__✓__ OPPOSED TO APPLICATION

COMMENTS: → I Am Against this Amendment! ←
I believe that this will Bring many Huge Buses - which will Bring more congestion on San Marco Ave - and create accidents on a Historic narrow ROAD!

William Ferrigno — William Ferrigno
SIGNATURE — PRINT NAME

60 San Marco Ave. St. Aug. 32084
ADDRESS

Case: 2018-0170

RECEIVED
FEB 04 2019
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TO AMEND FUTURE LAND USE MAP DESIGNATIONS FROM PUBLIC/SEMI-PUBLIC, OPEN LAND AND RESIDENTIAL LOW DENSITY TO COMMERCIAL LOW INTENSITY LOCATED AT AND DESCRIBED BY LEGAL DESCRIPTION AS THE FOLLOWING: 3 HEADE TRACT CITY BLKS A B C D & E & ALL LAND LYING E OF BLKS A & B TO HOSPITAL CREEK DB175/575 DB123/516 DB208/208 DB132/507 DB135/482 DB134/61 DB194/506 DB135451 PIN 1920900000; 1 HEADE TR CITY LECHE SHRINE & CEMETERY DBY/207 PIN 1920700000; ABBOTT TRACT CITY LOT 1 & ALL LOT 2 (EX S25 OF E150FT) BLK S & MARSH LYING E PIN 1959600000; ABBOTT TRACT CITY S36.46FT OF LOTS 1 3 & N35FT OF LOTS 2 3 & LOTS 4 5 6 7 8 BLK R & ALL OF ABBOTT & OSCEOLA STS LYING N OF PINE ST VAC IN DB233/560(EX PT OF LOTS 1 & 3 IN OR2409/75) OR203/47 &205/38 &167 &213/547 PIN 1959300000; ABBOTT TRACT CITY LOTS 1 2 3 4 5 & 6 & 13 .6 ALLEY BETWEEN LOTS 3 & 4 BLK Q DB207/177 DB210/257 & 478 DB235/266 DB211/322 PIN 1959200000; ABBOTT TR CITY LOTS 1 2 3 & W 40.2 OF S92.45FT OF LOT 4 BLK P (EX PTS IN OR2784/816 &2784/845) DB211/385 PIN 1958500000; 2 FLYNN SUBD OF HEADE TRACT LOT 1 THRU 6 DB123/516 PIN 1920800000; WILLIAMS ADDN CITY W55FT OF LOT 11 BLK A OR422/77 & 444/595 PIN 1908800000; WILLIAMS ADDN CITY E55 OF W110 FT OF LOT 11 BLK A PIN 1909000000; CITY OF ST AUGUSTINE WILLIAMS ADDN E135FT OF LOT 11 & MARSH LAND LYING E OF LOT 11 BLK A OR309/720 & 318/256 PIN 1909100000; WILLIAMS ADDITION CITY E55 OF W165FT OF LOT 11 BLK A PIN 1908900000.

APPLICANT'S NAME: ELLEN AVERY-SMITH C/O ROGERS TOWERS
APPLICATION NUMBER: 2018-0170

In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by PZB 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 application is to be based.

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

__X__ OPPOSED TO APPLICATION

COMMENTS: We own the property at 12 Ocean Ave. And have lived at same address for over 53 years. It is OUR Understanding that a parking garage and a Theater of some Kind is going in directly across the street in front of our home.

SIGNATURE

Robert L. Simmerson, Johnnie M. Simmerson
PRINT NAME

12 Ocean Ave. 32084
ADDRESS

Case: 2018-0170

RECEIVED
FEB 04 2019
Planning/Building Dept.

RECEIVED
FEB 04 2019
Planning/Building Dept.

LEGAL NOTICE OF PUBLIC HEARING

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APPLICANT'S NAME: ELLEN AVERY-SMITH C/O ROGERS TOWERS
APPLICATION NUMBER: 2018-0170

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

!!!

_____ IN FAVOR OF APPLICATION

X OPPOSED TO APPLICATION

COMMENTS: We own a property at 13 Pine St. The proposed development will reduce the use and access to our property because of increased traffic and illegal parking - regardless of a parking garage. The area is already congested and this will only increase it. The site is historically significant and should not be developed in the manner proposed. The development is not congruent with the residential neighborhoods that are on its borders.

Susan Ponder-Stansel
SIGNATURE

Susan Ponder-Stansel
PRINT NAME

David R. Stansel

17 Cincinnati Avenue
ADDRESS

Case: 2018-0170

RECEIVED
FEB 04 2019
Planning/Building Dept.

LEGAL NOTICE OF PUBLIC HEARING

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APPLICANT'S NAME: ELLEN AVERY-SMITH C/O ROGERS TOWERS
APPLICATION NUMBER: 2018-0170

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RECEIVED
FEB 01 2019
Planning/Building Dept.

SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

X OPPOSED TO APPLICATION

COMMENTS: I don't want commercial areas to grow so close to a residential area. This is a large change that allows for many commercial uses - these would change the character of the Abbott tract and area homes. I am also worried about more traffic flowing out of the Mission to our streets.

Lisa Calvert

SIGNATURE

PRINT NAME

67 Abbott Street

ADDRESS

Case: 2018-0170

RECEIVED

FEB 01 2019

Planning/Building Dep

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APPLICANT'S NAME: ELLEN AVERY-SMITH C/O ROGERS TOWERS
APPLICATION NUMBER: 2018-0170

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RECEIVED
FEB 04 2019
Planning/Building Dept.

SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

X OPPOSED TO APPLICATION

COMMENTS: _____

SIGNATURE

Lorna MacDonald
PRINT NAME

102 San Marco Ave
ADDRESS

Case: 2018-0170

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Planning/Building Dept.

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

RECEIVED
FEB 04 2019
Planning/Building Dept.

_____ IN FAVOR OF APPLICATION

X OPPOSED TO APPLICATION

COMMENTS: _____

SIGNATURE

CHRIS CANTARENE
PRINT NAME

BERNARD STR
ADDRESS

Case: 2018-0170

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JAN 31 2019
Planning/Building Dept.

SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

✓ _____ OPPOSED TO APPLICATION

COMMENTS: The current Public/Semi Public zoning has allowed the Shrine of our Lady of La Leche at the Mission Nombre de Dios host the following annual events for many years: March for Life, Cathedral Festival, Easter Reinactment, Spanish Wine Festival and Founding Day Celebrations. All of these at a level of impact that is the maximum level for this property located in our residential neighborhood. Increasing the ... ... zoning to Commercial Low Density would be inappropriate for the capacity of our residential streets and homeowners.

Martha Miller

SIGNATURE

Martha Miller

PRINT NAME

15 Pine St St Augustine FL 32084

ADDRESS

Case: 2018-0170

RECEIVED
JAN 31 2019
Planning/Building Dept.

SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

X OPPOSED TO APPLICATION

COMMENTS: RS2 is a far more appropriate designation for these lots. We do not wish to live w/ commercial zoning impacts.

P Webb
SIGNATURE

Pauline Webb
PRINT NAME

74 Osceola St
ADDRESS

St. Augustine FL
32084

Case: 2018-0170

RECEIVED
FEB 04 2019
Planning/Building Dept.

SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

_X_ OPPOSED TO APPLICATION

COMMENTS: Traffic in and around Abbott Tract is already beyond its capacity during events. Adding more business and Residence is Not a good idea.

SIGNATURE

Marshall S. Bailey DMD
PRINT NAME

75 San Marco Ave
ADDRESS

Case: 2018-0170

RECEIVED
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Planning/Building Dept.

LEGAL NOTICE OF PUBLIC HEARING

"IMPORTANT NOTICE: Now that 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."

NOTICE IS HEREBY GIVEN OF A PUBLIC HEARING TO BE HELD BY THE PLANNING AND ZONING BOARD OF THE CITY OF ST. AUGUSTINE, TO BE HELD **TUESDAY FEBRUARY 5, 2019.** THE MEETING BEGINS AT **2:00 P.M. IN THE ALCAZAR ROOM**, 1ST FLOOR, WEST WING, CITY HALL, 75 KING STREET, ST. AUGUSTINE, FLORIDA, AT WHICH TIME COMMENTS ARE INVITED ON THE FOLLOWING MATTER:

COMPREHENSIVE PLAN AMENDMENT

TO AMEND FUTURE LAND USE MAP DESIGNATIONS FROM PUBLIC/SEMI-PUBLIC, OPEN LAND AND RESIDENTIAL LOW DENSITY TO COMMERCIAL LOW INTENSITY LOCATED AT AND DESCRIBED BY LEGAL DESCRIPTION AS THE FOLLOWING: 3 HEADE TRACT CITY BLKS A B C D & E & ALL LAND LYING E OF BLKS A & B TO HOSPITAL CREEK DB175/575 DB123/516 DB208/208 DB132/507 DB135/482 DB134/61 DB194/506 DB135451 PIN 1920900000; 1 HEADE TR CITY LECHE SHRINE & CEMETERY DBY/207 PIN 1920700000; ABBOTT TRACT CITY LOT 1 & ALL LOT 2 (EX S25 OF E150FT) BLK S & MARSH LYING E PIN 1959600000; ABBOTT TRACT CITY S36.46FT OF LOTS 1 3 & N35FT OF LOTS 2 3 & LOTS 4 5 6 7 8 BLK R & ALL OF ABBOTT & OSCEOLA STS LYING N OF PINE ST VAC IN DB233/560(EX PT OF LOTS 1 & 3 IN OR2409/75) OR203/47 &205/38 &167 &213/547 PIN 1959300000; ABBOTT TRACT CITY LOTS 1 2 3 4 5 & 6 & 13 .6 ALLEY BETWEEN LOTS 3 & 4 BLK Q DB207/177 DB210/257 & 478 DB235/266 DB211/322 PIN 1959200000; ABBOTT TR CITY LOTS 1 2 3 & W 40.2 OF S92.45FT OF LOT 4 BLK P (EX PTS IN OR2784/816 &2784/845) DB211/385 PIN 1958500000; 2 FLYNN SUBD OF HEADE TRACT LOT 1 THRU 6 DB123/516 PIN 1920800000; WILLIAMS ADDN CITY W55FT OF LOT 11 BLK A OR422/77 & 444/595 PIN 1908800000; WILLIAMS ADDN CITY E55 OF W110 FT OF LOT 11 BLK A PIN 1909000000; CITY OF ST AUGUSTINE WILLIAMS ADDN E135FT OF LOT 11 & MARSH LAND LYING E OF LOT 11 BLK A OR309/720 & 318/256 PIN 1909100000; WILLIAMS ADDITION CITY E55 OF W165FT OF LOT 11 BLK A PIN 1908900000.

APPLICANT'S NAME: ELLEN AVERY-SMITH C/O ROGERS TOWERS
APPLICATION NUMBER: 2018-0170

In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by PZB 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 application 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 (TDB) or 1-800-955-8770 (V) via Florida Relay Services.

To obtain additional information regarding this application, contact the Planning and Building Department at 904-825-1065. Please mail or deliver this response form to the Planning and Building Department, City of St. Augustine, 75 King Street, P.O. Box 210, St. Augustine, FL 32085-0210, **no later than Monday February 4, 2019.**

SURROUNDING PROPERTY OWNER

RESPONSE FORM

X IN FAVOR OF APPLICATION _____ OPPOSED TO APPLICATION

COMMENTS: ANY NEW STRUCTURE SHOULD RESPOND TO THE ENTRY CORRIDOR GUIDELINES. ALSO, IMPROVEMENTS TO SAN MARCO AVE. WILL NEED TO BE MADE TO SUPPORT MORE POTENTIAL TRAFFIC.

SIGNATURE

BRIAN BEACH
PRINT NAME

5 HOPE ST.
ADDRESS

Case: 2018-0170

RECEIVED
FEB 04 2019
Planning/Building Dept.

SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

✓ OPPOSED TO APPLICATION

COMMENTS: CL-2 introduces a commercial corridor into a residential area. I do not support this change as it will bring noise/activity too great to allow residents to maintain a quiet neighborhood feel.

Geoff Webb
SIGNATURE

Geoff Webb
PRINT NAME

0 Pine St.
ADDRESS

St. Augustine FL
32084

Case: 2018-0170

RECEIVED
FEB 04 2019
Planning/Building Dept.

Tracey Mullins

From: Amy Skinner
Sent: Monday, February 04, 2019 9:24 AM
To: Grant Misterl you; 97Park; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Comprehensive Plan Amendment #2018-0170 Mission Grounds Project

From: tim [mailto:ahs.dms@hotmail.com]
Sent: Saturday, February 02, 2019 11:12 AM
To: Amy Skinner <askinner@citystaug.com>; David Harrell <dharrell@citystaug.com>; Jennifer Wolfe <jwolfe@citystaug.com>
Cc: sauna.uptown@gmail.com
Subject: Comprehensive Plan Amendment #2018-0170 Mission Grounds Project

City Planners & Board Members,

We oppose the plan being submitted to change the zoning of the Mission Grounds from Residential Zoning to Commercial. We live adjacent to this property in a historic home. This change will be detrimental to the neighborhood for numerous reasons. As residents we are already struggling with traffic, blocked parking spaces, transients, and vacation rentals with noise at all hours. We see no reason why the Mission would need to change its zoning to Commercial to continue in their operations as a Mission. Please reject their application and consider the residents of the City of St. Augustine.

We are unable to be present at the upcoming meeting and wish to have our voices heard.

Sincerely,

Tim & Nancy, residents of 75 Osceola St., St. Augustine, FL
Call if you should have questions or concerns
(804) 363-0371

Virus-free. www.avg.com

Tracey Mullins

From: Amy Skinner
Sent: Monday, February 04, 2019 9:27 AM
To: Maurice Morissette; opsahl@theomlawfirm.com
Cc: David Harrell; Tracey Mullins
Subject: FW: Item 6 - Comprehensive Plan Amendment (a) 2018-0170

From: Susan Hill [mailto:hill.hodgin@gmail.com]
Sent: Sunday, February 03, 2019 4:53 PM
To: gmisterly@gmail.com; Karen Zander <Karen@97Park.com>; Carl Blow - 100 Santa Monica Ave. <john.carl.blow@gmail.com>; Jon DePreter - 73 Magnolia Drive <jondepreter@gmail.com>; ryan sarah <sshipp@gmail.com>; Amy Skinner <askinner@citystaug.com>
Subject: Item 6 - Comprehensive Plan Amendment (a) 2018-0170

Dear Mr. Misterly, Ms. Zander, Mr Blow, Mr. De Preter, and Ms. Ryan,

I am writing to oppose the request scheduled to come before you at the next meeting of the PZB on February 5th: Item 6) **Comprehensive Plan Amendment** (a) 2018-0170 . As I understand this request by Rogers Towers on behalf of the Bishop of the Diocese St. Augustine, Bishop of the Diocese Catholic Center & Roman Catholic Church, the applicant wishes to amend the Comprehensive Plan by changing this beautiful area's future land use to allow for low density commercial use. In reading the applicant's packet posted online at your website, the applicant does not appear to provide any new need or justification for this change. I will list my concerns below:

1) This **area has already been used for years for religious and community carnivals, and for other events**, such as historical re-enactments of the first landing and memorial celebrations of the first Mass in St Augustine. **These current uses also seem to be the only need and justifications listed to support their request in the applicant's submitted materials.**

2) The **Historical importance of this area has resulted in its inclusion as an Archeology Zone and it falls within the City of St Augustine's Archeology Ordinance.** The area in question encompasses the Mission Nombre De Dios, the historic Chapel and Shrine of Our Lady de La Leche, the **burial sites of the founding members of the Sisters of St Joseph, many other burial sites and a large cemetery (dating to at least the 19th century and possibly before), and its surrounding archeologically significant grounds**, which have been well-documented. I believe there is also currently an active archeological excavation on the site, where significant artifacts have more recently been discovered. This area **likely contains many still unknown and undiscovered archeological sites,** and should be protected from bulldozers and heavy equipment that are synonymous with commercial development.

3) The area to the south of the parcel in question and closer to San Marco Ave. also contains a Church, a museum/gift shop, and I believe they are in the process of building some type of a new meeting hall in the footprint of the old Gift Shop (on the Northeast side of the grounds), which had suffered severe flooding during Hurricane Matthew and was subsequently demolished. The **entire area suffered significant storm surge during recent cyclones and is in a coastal high hazard area.** This **area has proven vulnerability to storm surge and wind damage from recent cyclones, which resulted in its entire closure for months.**

3) Changing the current land use to commercial low density **could substantially increase commercial development on what is currently largely open land use areas. This new use would not be in keeping with the relationship to the City's general planning program.** Changing the use to commercial low density **would also have the potential to increase traffic demands** on San Marco, and it is already very difficult to get out of the Mission grounds and make a left hand turn onto San Marco, where traffic is always heavy. **Increasing traffic demands would also not be consistent with the Comprehensive Plan's current traffic element.**

I am a life long Catholic, and a member of the Cathedral Basilica, and I would urge the PZB to carefully consider the absence of legitimate justification for this requested change in land use. I have witnessed the commercialization of the Catholic Church in response to economic down turns in many places. In Miami, within the last few years, the Diocese sold one of Miami's longstanding and historically relevant Catholic High Schools (Archbishop Curley-Notre Dame - I actually attended Notre Dame, years before the schools were combined) and the land it stood on for years, because the Diocese stood to make millions of dollars from developers. For your information, I have linked an article from the Miami Herald about this sale.

https://www.miamiherald.com/news/business/real-estate-news/article211128199.html

I don't pretend to know or understand why the Diocese of St Augustine is making this request for this amendment at this time, but I would respectfully caution you to carefully consider this and the potential negative impact it could have on our community, should they decide to sell or commercialize this area in the future. We are in the midst of updating our Comprehensive Plan, and public input is actively being solicited. Using Antigua as the benchmark of what should never happen here again, there seems to be a growing consensus in our community to work towards expanding conservation efforts, preserving environmentally and historically sensitive lands, and slowing commercial growth and development with our City limits; not the reverse. Please vote no to this request to amend the future land use of this area, without more specific and legitimate justification.

Susan Hill
12 Flamingo Drive

Tracey Mullins

From: Amy Skinner
Sent: Monday, February 04, 2019 9:28 AM
To: Grant Misterl you; 97Park; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Mission's Rezoning Application should be rejected

From: Monika Macbeth [mailto:monimacbeth@gmail.com]
Sent: Sunday, February 03, 2019 5:32 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Mission's Rezoning Application should be rejected

Dear Members,

Living in the Abbott Tract near the Catholic Church I strongly oppose the "Up-Zoning" of the Church ground.
Please consider my objection.
Sincerely,

Monika Macbeth
19 Locust Street

Tracey Mullins

From: Amy Skinner
Sent: Monday, February 04, 2019 9:29 AM
To: Grant Misterl you; 97Park; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Mission Nombre de Dios Rezoning Application

-----Original Message-----
From: Maria Paz [mailto:mepaz61@yahoo.com]
Sent: Sunday, February 03, 2019 7:37 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Mission Nombre de Dios Rezoning Application

Dear members,

My husband and I own the property at 15 Locust Street and we believe you should decline the rezoning application from the Mission of Nombre de Dios. Uptown neighborhoods are already dealing with an overwhelming number of traffic, density, litter and land use issues. This proposal has the potential of making matters worse, thereby diminishing the quality and character of the neighborhood.

Sincerely,

Maria Ester Paz & Dean Andrew Weihnacht
15 Locust Street
Sent from my iPhone

Tracey Mullins

From: Amy Skinner
Sent: Monday, February 04, 2019 9:29 AM
To: Grant Misterl you; 97Park; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Mission's Rezoning Application Should Be Rejected

-----Original Message-----
From: jill mautner [mailto:star29@att.net]
Sent: Sunday, February 03, 2019 8:11 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Mission's Rezoning Application Should Be Rejected

Dear Members,

My husband Robert and I live at 62 Osceola St in the Abbott Tract and are writing to implore you to reject the Mission's rezoning application. For almost 30 years we have enjoyed this quiet and friendly neighborhood and are concerned that the rezoning of the land on Pine Street to a more commercial nature will erode our neighborhood's character. Parking is already a constant problem and what we really don't need are more opportunities for large crowds bringing increased, crime, trash, and loud noise.
As it is, the annual weekend Mission Festival is so disruptive that the thought of more events attracting huge crowds there is almost unbearable. There doesn't appear to be any sound reason for the application. In fact, the application does not specify what the Mission's plans are for commercial activities but, if approved, it leaves the door wide open for just about anything.

Therefore, we feel that rejecting the application for rezoning is the responsible way to support the citizens of this city and preserve the unique character of the neighborhoods they love.

Please feel free to contact us if you have any questions.

Sincerely,

Jill P Mautner
Robert F Mautner III
62 Osceola St
St Augustine, Fl 32084
904-874-8722

Tracey Mullins

From: Amy Skinner
Sent: Monday, February 04, 2019 9:30 AM
To: Grant Misterl you; 97Park; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Mission grounds

From: Sharon Macwithey [mailto:macwithey@yahoo.com]
Sent: Sunday, February 03, 2019 11:19 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Mission grounds

St. Augustine is being destroyed. Is there no end to what is being destroyed. Keep zoning laws. Protect homes.
Sharon Macwithey

Sent from Yahoo Mail for iPhone

Tracey Mullins

From:	Amy Skinner
Sent:	Monday, February 04, 2019 9:30 AM
To:	Grant Misterl you; 97Park; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc:	David Harrell; Tracey Mullins
Subject:	FW: Please Reject - Mission Grounds Application for CL-2 Re-Zoning

From: Robert Capwell [mailto:bobcapwell@gmail.com]
Sent: Monday, February 04, 2019 8:34 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Please Reject - Mission Grounds Application for CL-2 Re-Zoning

On February 5th, the day of your board meeting, my wife and I are celebrating our 1st year anniversary of owning our home at 24 Locust Street in the Abbott Tract area. We purchased our home here due to the historical past and quiet community feel this area brings to the city of St. Augustine.

It is upsetting to us that just within a year of ownership, the Mission has decided to apply for CL-2 Re-zoning and undermine the residential quiet character of our neighborhood. We are proud of the efforts the city and historical society have demonstrated so far in maintaining the true history and character of St. Augustine. Please reject the commercial rezoning efforts of the Mission and maintain the quiet and peaceful residential area of the historic Abbott Tract.

Thank you for your consideration. Please let us know if you need more information.

Robert E. Capwell
Amy A. Capwell
24 Locust Street
St. Augustine, FL 32084
(412) 901-3316

PS. We are currently out of town and unable to attend the meeting on Tuesday.

Tracey Mullins

From: Amy Skinner
Sent: Monday, February 04, 2019 9:24 AM
To: Grant Misterl you; 97Park; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Mission grounds rezoning

-----Original Message-----
From: Joan Roth [mailto:joankroth@gmail.com]
Sent: Saturday, February 02, 2019 4:26 PM
To: Amy Skinner <askinner@citystaug.com>
Cc: Kathy Schirmacher <sauna.uptown@gmail.com>; dhammond@grossmanyoung.com
Subject: Mission grounds rezoning

I am writing to express my strong objections to the requested rezoning of the mission grounds to commercial zoning. I live at 19 Joiner Street in the Abbott Tract and feel that the Abbott Tract and other surrounding residential areas would be negatively impacted by such a rezoning.
This area of downtown is already becoming more congested due to increased tourism and new development. There are currently severe problems with tourists parking in my neighborhood and driving on San Marco Avenue, especially on the weekends, holidays and during Nights of Lights. Allowing a multitude of commercial uses on the mission grounds would clearly exacerbate these issues.
Please take the interests of your local residents into consideration and deny this rezoning request. Thank you, Joan Roth, Esquire.

Sent from my iPad

Tracey Mullins

From: Amy Skinner
Sent: Monday, February 04, 2019 9:23 AM
To: Grant Misterl you; 97Park; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: 2/5/19 PZB Meeting - Items 6(a) 2018-1070 and 7(a) 2018-1071 - Mission Grounds

From: Kathryn Schirmacher [mailto:wudang88@aol.com]
Sent: Saturday, February 02, 2019 9:42 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: 2/5/19 PZB Meeting - Items 6(a) 2018-1070 and 7(a) 2018-1071 - Mission Grounds

Dear PZB Members,

I received a certified letter regarding the above and have already returned my comments. Just to reiterate, I am OPPOSED to both these requests to change the Comp Plan and rezone portions of the Mission grounds to CL-2.

I am also concerned about rumors I have heard about how this property will be changed should this zoning change be permitted. There are no specific details in the info packet. But I understand that the Vatican has named the Mission Nombre de Dios a World Pilgrimage Site, and the Bishop of the Diocese wants to encourage pilgrims from around the world to visit. To that end, I have heard that they wish to build a dormitory or dormitories to house these pilgrims, and to also build an open-air amphitheatre. I can't even begin to imagine what this will do to our neighborhood, the Abbott Tract, a National Register Historic District, if this is indeed the case. I see that both dormitories and special events venue are permissible uses by exception in CL-2.

I just want to emphasize that I would encourage you to not allow these changes to the existing comp plan and zoning. Thank you all for your hard work and commitment to keeping St. Augustine a wonderful, livable city.

Sincerely,

Kathryn Schirmacher
27 Locust Street

Tracey Mullins

From: David Harrell
Sent: Monday, February 04, 2019 8:09 AM
To: Tracey Mullins
Subject: FW: Comprehensive Plan Amendment #2018-0170 Mission Grounds Project

fyi

From: tim [mailto:ahs.dms@hotmail.com]
Sent: Saturday, February 02, 2019 11:12 AM
To: Amy Skinner; David Harrell; Jennifer Wolfe
Cc: sauna.uptown@gmail.com
Subject: Comprehensive Plan Amendment #2018-0170 Mission Grounds Project

City Planners & Board Members,

We oppose the plan being submitted to change the zoning of the Mission Grounds from Residential Zoning to Commercial. We live adjacent to this property in a historic home. This change will be detrimental to the neighborhood for numerous reasons. As residents we are already struggling with traffic, blocked parking spaces, transients, and vacation rentals with noise at all hours. We see no reason why the Mission would need to change its zoning to Commercial to continue in their operations as a Mission. Please reject their application and consider the residents of the City of St. Augustine.

We are unable to be present at the upcoming meeting and wish to have our voices heard.

Sincerely,

Tim & Nancy, residents of 75 Osceola St., St. Augustine, FL
Call if you should have questions or concerns
(804) 363-0371

Virus-free. www.avg.com

Tracey Mullins

From: Amy Skinner
Sent: Friday, February 01, 2019 4:02 PM
To: Grant Misterl you; 97Park; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Feb 5 Planning and Zoning Board Agenda Item - Our Lady LaLeche Mission Grounds Application
Attachments: Mission Zoning Change.pdf; ATT00001.htm

Importance: High

From: Steve Hill [mailto:upthehill@mac.com]
Sent: Friday, February 01, 2019 3:37 PM
To: Amy Skinner <askinner@citystaug.com>
Cc: Sandy Partin <spartin@citystaug.com>; Nancy Shaver <nshaver@citystaug.com>; Leanna Freeman <lfreeman@citystaug.com>; Roxanne Horvath <rhorvath@citystaug.com>; Nancy Sikes-Kline <nsikeskline@citystaug.com>; John Valdes <jvaldes@citystaug.com>
Subject: Feb 5 Planning and Zoning Board Agenda Item - Our Lady LaLeche Mission Grounds Application
Importance: High

Please ensure that each member of the Planning and Zoning Board receives this letter prior to the meeting on Tuesday February 5. Thank you.

January 31, 2019

To: Planning and Zone Board & HARP Board

Re: Comprehensive Plan & Zoning Change Request by Shrine of our Lady LaLeche at the Mission Nombre de Dios

Dear Board members

We would like to express our opposition for the requests for changes to Comprehensive Plan and Zoning for the Our Lady LaLeche Mission and Grounds. We hope that in your review you will please take into consideration the following and deny this request.

As the applicant indicates:

"The Diocese has operated the Property for primarily religious purposes, with some public events, for decades. When the City of St. Augustine adopted its Comprehensive Plan, it gave the Property Future Land Use Map designations of Public/Semi-Public, Residential Low Density and Open Land. Those categories do not fit the historic and current uses of the Property. Similarly, the City gave the Property zoning designations of Open Land and Residential Single-Family Two (RS-2), which do not match the historic and current uses of the Property."

We disagree with the applicant and believe the Comprehensive Plan and Zoning are correct:

- The grounds are bounded by low-density residential area.
- Significant areas of the grounds were created from former residential areas of the Abbott Tract.
- The grounds continue to expand through acquisition of additional residential properties on Ocean Street.
- Its use as a religious facility does meet the current use definitions.
- And while other historical or current uses may not fit the zoning, they should not be permitted or permitted by exception only.

The applicant has admittedly indicated in their application that even current uses do not fit with permissible land uses and zoning. Let's review those current and historical uses and how compatible they are to the residential neighborhoods that surround it today:

- The 'open lands' of the mission, after being open to the public and neighborhood residents for nearly 50 years have been permanently closed.
- Yet the applicant maintains and uses access to the grounds through our residential neighborhood streets (Pine and Water), impacting the quality and condition of our streets with heavy equipment, traffic for their construction, events and regular maintenance on an ongoing basis.
- Parking overflow from events goes unchecked and is not controlled by the applicant or city.
- Noise, lighting and fireworks go unchecked for special events.

- Loitering, public drinking, open illegal drug use, trespassing, and littering increase during their events and directly impact the surrounding neighborhoods.
- Permanent lighting of the cross has gotten brighter with light replacement two years ago. The lights are not shielded so that light spoils our dark sky and light penetrates the surrounding neighborhoods.
- Lack of adequate drainage and the controlled tidal pond has created an unnatural flood hazard to Pine and Abbott street homes during high tides and storms.

Admittedly the applicant states they have been using the property for purposes outside the zoning and comprehensive plan for some time (why then one must ask has the city allowed this). The application request then should not be considered an example of making good on prior transgressions but rather an example of how the applicant intends exploit the city and residents for its purposes and will most assuredly do so in the future, but with greater negative effect to the adjacent residential neighborhoods, should the application be approved.

If this history is an example of what the residents will experience with Residential Zoning and Land Use, what should we expect with higher density and commercial zoning and use?

The Land Use and Zoning change would be a boon for the applicant's property value and any future owner at the expense of our low-density residential neighborhoods and city. One must consider the permissible uses in the future with current owner or any future owner. Any allowable commercial development along the San Marco corridor, Pine or Ocean would, without question have a detrimental impact to the surrounding residential neighborhoods and significant impact on ingress and egress to them.

In the unfortunate circumstance that the Board does grant the applicant requests, these properties should immediately become non-exempt from property taxes, valuations on properties should be reassessed as commercial and taxes levied for all properties regardless of applicants claim of 'religious' use.

Please save the integrity of our residential neighborhoods and deny this request to change the Comprehensive Plan and Zoning.

Thank you.

Steve C Hill, 65 Water Street
Harris Haywood, 65 Water Street

cc: Code Enforcement
City Commissioners

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, February 05, 2019 8:44 AM
To: Grant Misterl you; 97Park; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: No on upzoning

-----Original Message-----
From: Dianne Jacoby [mailto:diannelenore@yahoo.com]
Sent: Monday, February 04, 2019 7:24 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: No on upzoning

Please do not permit Upzoning by around the perimeter grounds of Nombre de Dios. We have lived on Rohde Ave for 24 years and do not wish to see more property in our neighborhood become commercial.
Dianne and Mark Jacoby
23 Rohde Avenue
904 806 0454

Sent from my iPhone

Surrounding Property Owner Response Form

RECEIVED
FEB 05 2019
Planning/Building Dept.

_____ In favor of application __X__ Opposed to application

Comments:

I'm very concerned about these proposals. I've heard that the church's plan is to build an amphitheater and a parking garage. If these plans have not been made public, they should be before the amendment and rezoning is decided upon. There is obviously a reason why the church is wanting to make these changes.

Some of my concerns are with the increased traffic and the additional structures to an already crowded San Marco Ave.

Are they going to charge the same amount the city charges for its parking garage? If not, and it is cheaper, then it seems like folks will park at the church parking garage instead of the city's. This is taking money out of the city coffers. As I understand it, much of the time the city's garage is not being fully used. Having another parking garage would seem to make this situation even worse.

How many people will be willing to pay $15 or even less to go to the free Shrine property? They very well might just park elsewhere (like on the surrounding streets) for free and walk into the Shrine. If they do pay the price, I would assume they would leave their vehicles parked on the Shrine property and then walk downtown. So now the church is in the parking garage business?

Getting in and out of the Shrine and Ocean Ave will be even worse than it is now. I see the possibility of a traffic light having to be installed.

How large will this parking garage be? How many levels? How many vehicles will it hold? What about busses and motor homes? Will they be able to park in the garage or will there still need to be parking spaces to accommodate these vehicles? (There are often busses at the Shrine.) It seems like it will have to be fairly large to make it worthwhile. So instead of seeing the Great Cross when visitors drive down San Marco, they'll just see a huge parking garage?

Another concern is noise. How often will this amphitheater be utilized? Will the events be blasting music so loud that surrounding homes will hear it? I know when the church has events now, you can easily hear the noise coming from these events if you live in the surrounding neighborhoods. Aren't there any noise ordinances in the city? Between businesses playing loud music and vehicles cruising around the streets of the city with their radios blaring, there doesn't seem to be much enforcement of a noise ordinance if one exists. Once in a while having some additional noise can be excused. But with the amphitheater (and the parking garage) – will noise become an ever-present thing?

One of the beautiful aspects of the Shrine, is that folks can walk among the graveyard and the grounds in a peaceful setting. How much will additional development by the church threaten the ambiance of "America's Most Sacred Acre"? Obviously this area has changed over the years. My family has lived and owned property on Ocean Ave for over a hundred years. We've seen it change from marsh lands and beautiful Victorian homes to parking lots. Change is inevitable and some development is necessary. But as with the rest of the city, what are we willing to sacrifice? Developers and those passing through do not care. They are here briefly to make money. Does St. Augustine want to retain its small town charm (at least in the old city), because that is why folks come here. We need to hold on to what makes St. Augustine special. If we don't, we'll become just another touristy town, but after we destroy most of the reasons folks come here – there won't be any tourists any more. With old St. Augustine, we should be very cautious with how much development we allow.

Jeffrey F. Lee
Signature

Jeffrey Fletcher Lee
Print Name

20 Ocean Ave St. Augustine FL 32084
Address

Case: 2018-0170 & 2018-0171

Tracey Mullins

From: David Harrell
Sent: Monday, February 04, 2019 5:42 PM
To: Tracey Mullins
Subject: FW: Rezoning Applications for the Mission Nombre de Dios

fyi

-----Original Message-----
From: patrick thomas [mailto:pthomas375@gmail.com]
Sent: Monday, February 04, 2019 5:41 PM
To: David Harrell
Cc: Deborah Waters
Subject: Fwd: Rezoning Applications for the Mission Nombre de Dios

--- Forwarded message ---
From: patrick thomas pthomas375@gmail.com
Date: February 4, 2019 3:04:23 PM
Subject: Rezoning Applications for the Mission Nombre de Dios
To: dharrel@citystaug.com
CC: Deborah Waters dwaters412@cs.com

> Mr. Harrell,
> Thank you fo taking the time to explain the zoning changes proposed for the
> mission grounds.
> My family and I own our home in the Abbott Tract, and another property
> adjacent to the grounds on Ocean Avenue.
> We feel very lucky to live in an area with such unique character and trust
> that any changes that may affect that character will be carefully considered.
> As I stated during our phone call, we have no objection to the property
> owners adding to the scope of commercial activity on the property but feel
> that their intentions should be clearly defined in much greater detail. We
> are strongly opposed to approval of the applications as currently submitted
> with the existing, vague, broad language.
>
>
>
>
> Thanks again for your time and attention.
> Patrick Thomas
> 42 Water Street
> 347-684-0149

Tracey Mullins

From: Amy Skinner
Sent: Monday, February 04, 2019 5:25 PM
To: Grant Misterl you; 97Park; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Please Reject Mission Grounds Comp Plan Amendment

From: Nicholas Noloboff [mailto:politicstutor@gmail.com]
Sent: Monday, February 04, 2019 3:44 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Please Reject Mission Grounds Comp Plan Amendment

Dear PZB Members,

I am writing to voice my opposition to the proposed Comp Plan Amendment (item #2018-0170) which would allow the Mission grounds to be used for commercial purposes.

For as long as I have been alive, the Mission has been an important space in the community for spiritual reflection and to appreciate the singular history of Saint Augustine. I grew up in the Abbot Tract, so I am very familiar with how unique this large, undeveloped space is. It is one of the few remaining places in our town that has not been ceded to tourist development at the expense of residents' quality of life.

It is an unreasonable request by the Diocese of St. Augustine to commercialize a place of such historical and religious significance, and I strongly urge you to reject it.

Sincerely,
--
Nick Noloboff
politicstutor@gmail.com
850-238-9442

Tracey Mullins

From:	Amy Skinner
Sent:	Wednesday, January 30, 2019 11:13 AM
To:	Grant Misterl you; Karen Zander; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc:	David Harrell; Tracey Mullins
Subject:	FW: Please, No Zoning change for mission grounds

From: JOSEPH FLANAGAN [mailto:jflanagan1@comcast.net]
Sent: Wednesday, January 30, 2019 10:55 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Please, No Zoning change for mission grounds

I am writing to urge you to deny the requested zoning change for the mission grounds. I understand the Church's desire to develop the property and that there will eventually be something built there. But the idea of yet more commercial encroachment on the city's neighborhoods is one that we, as residents, do not want. We already feel constantly at siege by commercial interests. This is, without any question whatsoever, a quality of life issue. I am particularly concerned about the fate of the old houses on Ocean Ave. that seem to be part of the Church's plan. We know there is going to be yet one more hotel where the old Dairy Queen is now. Do we need more commercial development Uptown? We're choking on the traffic. Every year, the noise gets worse. We don't need any more of this. So I'm respectfully asking that you do not grant the zoning change.

I also wanted to take this opportunity to thank you, as a zoning board, for the things you have done. I have personally been present at hearings where you meticulously tried to preserve the city's tree canopy and voted to preserve some of the historic structures that give St. Augustine its unique character. I imagine you hear a lot of complaints but not much that is positive, so I wanted to make sure you know that we appreciate the great work you do. You are one of the most important lines of defense against the trend of development that has produced places like Orlando and countless other places in Florida. We residents are hoping that St. Augustine can be an exception.

Sincerely,

Joe Flanagan

Tracey Mullins

From: David Harrell
Sent: Monday, January 28, 2019 8:04 AM
To: Tracey Mullins
Subject: FW: NOT REZONING THE MISSION

Please print.

From: John Blow [mailto:john.carl.blow@gmail.com]
Sent: Sunday, January 27, 2019 3:46 PM
To: David Harrell
Subject: Fwd: NOT REZONING THE MISSION

FYI

Begin forwarded message:

From: Pam Linder <linderpj@yahoo.com>
Subject: NOT REZONING THE MISSION
Date: January 27, 2019 at 10:53:35 AM EST
To: "john.carl.blow@gmail.com" <john.carl.blow@gmail.com>

I have lived at 11 Pine St. since 1981. My house is directly across Pine St from the Mission. I was dismayed to receive the notice of the rezoning request by the Mission. We do not need more traffic in our neighborhood and this would be devastating. WE have enough tourists in our town now and 14000 residents cannot handle the infrastructure problems as it is. This would destroy our neighborhood, which is of no concern to the Mission as they are also wanting to buy out our neighborhood. If our neighborhoods are destroyed, there will be no residents left.

The Mission under its new management has cordoned off our access to the park already and holds frequent political rallies and PAYS NO TAXES. why should they be allowed to further destroy our city?

Please contact me,
Pam Linder
8826-6977

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 28, 2019 8:58 AM
To: David Harrell; Tracey Mullins
Subject: FW: NOT REZONING THE MISSION

From: 97Park [mailto:karen@97park.com]
Sent: Sunday, January 27, 2019 9:16 PM
To: Pam Linder <linderpj@yahoo.com>
Cc: Amy Skinner <askinner@citystaug.com>
Subject: Re: NOT REZONING THE MISSION

Hi Pam, I appreciate you taking the time to contact me.

I will be out of town for the February PZB meeting, so unless there is a continuance or something that delays a yes or no vote on this item, I will not be a part of the decision making process on this. If the vote is delayed, I will note your concerns.

Thank you for participating in your city's governance.

Karen Zander
Broker/Owner
97Park
Residential & Commercial Real Estate
Cell (904) 673-4764
Karen@97Park.com
Sent from my iPhone

On Jan 27, 2019, at 8:58 AM, Pam Linder <linderpj@yahoo.com> wrote:

> Ms. Zander
>
> I have lived at 11 Pine St. since 1981. My house is directly across Pine St from the Mission. I was dismayed to receive the notice of the rezoning request by the Mission. We do not need more traffic in our neighborhood and this would be devastating. WE have enough tourists in our town now and 14000 residents cannot handle the infrastructure problems as it is. This would destroy our neighborhood, which is of no concern to the Mission as they are also wanting to buy out our neighborhood. If our neighborhoods are destroyed, there will be no residents left.
>
> The Mission under its new management has cordoned off our access to the park already and holds frequent political rallies and PAYS NO TAXES. why should they be allowed to further destroy our city?
>
> Please contact me,
> Pam Linder
> 8826-6977

Tracey Mullins

From: Amy Skinner
Sent: Wednesday, January 30, 2019 1:09 PM
To: Grant Misterl you; Karen Zander; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Mission Grounds

From: Patricia [mailto:pmerritt@comcast.net]
Sent: Wednesday, January 30, 2019 12:31 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Mission Grounds

Kindly do not allow changes to the Mission Grounds.

This would impact our neighborhood tremendously. It will put our quality of life at risk, the quality of life that many of us have fought to preserve over the years.
The Mission, without warning has already shut off our neighborhood access to the grounds that we enjoyed for so many years.

Much money has been spent on our homes to preserve them, we do not get any compensation for our efforts and financial well being.

At the very least the City and the church should ***"Grant us Peace."***

Thank you,
Ty and Pat Merritt
28 Water Street

Sent from Mail for Windows 10

Tracey Mullins

From: Amy Skinner
Sent: Wednesday, January 30, 2019 11:23 AM
To: Grant Misterl you; Karen Zander; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Mission grounds

From: gmdconstruction@aol.com [mailto:gmdconstruction@aol.com]
Sent: Wednesday, January 30, 2019 11:07 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Mission grounds

Dear board members,
My wife Anne and myself live at 23 Water St. We already sent in a comment against this change in zoning by mail. The endless growth in this supposedly living city has to stop. The residential quality of life in St Augustine has become untenable due to the endless commercial expansion. We strongly urge the board to deny this application and start protecting what is left of the town before its conversion into a Disney type tourist attraction is completed. We have lived in St Augustine for almost 40 years and frankly look forward to retirement so we can get out of this insanity.
Sincerely
Gaere and Anne MacDonald

Tracey Mullins

From:	Amy Skinner
Sent:	Friday, February 01, 2019 2:41 PM
To:	Grant Misterl you; Karen Zander; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc:	David Harrell; Tracey Mullins
Subject:	FW: Diocese request for zoning changes at Mission Grounds - Feb 5 meeting

From: Anne Flanagan [mailto:anneboflan@comcast.net]
Sent: Thursday, January 31, 2019 10:39 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Diocese request for zoning changes at Mission Grounds - Feb 5 meeting

Dear PZB members:

I'm an Uptown Resident and am very concerned with the proposed change in zoning (to Commercial) of the numerous parcels indicated in the request to the PZB from the Diocese.

The lack of specificity as to what exactly would be built is a concern, but in general, any change to commercial opens up the likelihood of serious intrusion into residential areas. Those of us who live Uptown are already feeling squeezed by commercial development - including the proposed new hotel that will occupy the DQ site. The large scale development of the Patel property on San Marco and Castillo are further indications of commercial density encroaching on neighborhoods.

Increased traffic is an obvious concern with all the development - should the Diocese add to this, San Marco and neighboring streets will suffer greatly from increased traffic.

Please help us preserve what is left of Uptown residential neighborhoods! It's on the verge of becoming impossible to live happily here with the increased development and traffic.

Thank you.

Anne Bohon Flanagan

15 Rohde Ave

571-213-4227

Tracey Mullins

From: Amy Skinner
Sent: Friday, February 01, 2019 2:45 PM
To: Grant Misterl you; Karen Zander; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Mission's Rezoning Application Should be Rejected

From: David Ouellette [mailto:djouellette@comcast.net]
Sent: Friday, February 01, 2019 12:54 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Mission's Rezoning Application Should be Rejected

Attention Commissioners,
We feel that the Mission's Rezoning Application Should be Rejected. It is not in theist interests of our neighborhood.
Thank you,
David & Maggie Ouellette
54 Water Street
St. Augustine, FL 32084

Tracey Mullins

From: Amy Skinner
Sent: Friday, February 01, 2019 2:50 PM
To: Grant Misterl you; Karen Zander; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Mission's Rezoning Application Should be Rejected

-----Original Message-----
From: Denise C. Hammond [mailto:dhammond@grossmanyoung.com]
Sent: Thursday, January 31, 2019 1:53 PM
To: Amy Skinner <askinner@citystaug.com>
Cc: Schirmacher Kathy <sauna.uptown@gmail.com>
Subject: Mission's Rezoning Application Should be Rejected

Dear Members,

My husband, Robert, and I live at 47 Osceola Street in the Abbott Tract and urge you to reject the Mission's application. The Abbott Tract is a unique historical jewel in St. Augustine because of its residential character. The Mission's annual multi-day fair is loud, disruptive and draws huge crowds that leave behind a great deal of trash. Rezoning the land on Pine Street to a more commercial nature will undermine the residential character of our neighborhood and further exacerbate our parking problems.

We own two lots in the Abbott Tract (we bought the adjoining lot after the house on it burned down) and pay over $11K in property tax. We have no idea what commercial activities the Mission has in mind but the application opens the doors widely. Rezoning the land will undermine the residential character of our neighborhood, introduce more opportunities for crime and nuisance, and amplify parking problems. The Mission has offered no sound reason for rezoning. Therefore, we believe that rejecting the application is the proper and responsible way to serve the City and preserve its unique and special character.

Thank you for your consideration. Please let us know if you need more information.

Denise C. Hammond
Robert D. Hammond
47 Osceola St.
St. Augustine, FL 32084
301.233.1010

PS. We are traveling and were unable to attend the meeting on Tuesday.

Tracey Mullins

From: Amy Skinner
Sent: Monday, February 04, 2019 9:25 AM
To: Grant Misterl you; 97Park; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: DO NOT Up-zone the Mission grounds

From: Melinda Rakoncay [mailto:mrakoncay@comcast.net]
Sent: Saturday, February 02, 2019 4:46 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: DO NOT Up-zone the Mission grounds

Forward to:
PZB Member Christina Opsahl
PZB Member Maurice Morissette

Dear Christina & Maurice,
Another important case of "up-zoning"*(the rezoning of property to a more intensive use than its present zoning)* will be before you on February 5.

There have been a several recent up-zoning requests and I have been glad to see the PZB has denied them. One recent occasion was the Dairy Queen, just across the street from the Mission, where the buyer wanted to up-zone the property from CL 2 to CM 2.

Now the Catholic Church wants to up-zone their Mission grounds from Open Land (OL) to Commercial Low (CL-2) and up-zone their Single Family Residential (RS-2) property on Ocean Avenue to CL-2..

Stable and predictable zoning is absolutely necessary, especially to homeowners, whose houses are often their biggest longterm investment. But this is also true for businesses. A wise property buyer knows what zoning district he is buying into and what that zoning allows, and puts down roots accordingly. It is unfair for the City to change the zoning that surrounds that investment.

The Catholic Church claims in their application that *"the City gave the Property zoning designations of Open Land and Residential Single-Family Two (RS-2), which do not match the historic and current uses of the Property."*

This is not true. Churches, cemeteries, memorial structures and monuments are uses allowed in Open Land zoning. The City has a Land Use category in their Comprehensive Plan of **Open Land**, which might better serve the church than the **Public Use** category it now has. But in either case there is NO need to change the Land Use and Zoning to Commercial Low Intensity. It is properly zoned as it stands now. The staff report suggests this as well.

Those people who invested in homes in the neighborhoods to the north and south of Mission grounds, bought knowing that their neighborhoods were zoned Residential Single Family (RS-1 & RS-2) and that they had the peaceful non commercial property of the Mission next to them. It is totally unfair to devalue their investment by putting a commercial zone next to those neighborhoods now.

The Single Family Residential neighborhood to the north is being threatened by erosion of their RS-2 zoning by this request to rezone part of it to CL-2. What if the Fountain of Youth was to start buying up residential property along Magnolia Avenue and requesting the same up-zoning to a commercial use for them? What grounds would the city have to deny the Fountain of Youth, if the Mission is allowed rezone their residential property to commercial?

Also consider that San Marco Avenue cannot take any more commercial intensification. Traffic is already maxed out on weekends and on weekdays during certain busy times of the year. There are times when residents cannot make a left hand turn onto San Marco out of their neighborhoods.

The annual carnival they hold on the grounds creates a huge disruption in traffic flow along San Marco and parking problems in the surrounding neighborhoods. Yet they are allowed to hold it under their present zoning. However, we could not afford additional events to be held on the Mission grounds during the year that would disrupt traffic and livability in the area.

Consider the commercial uses allowed in Commercial Low Density (CL-2) which are too many to list here compared to Open Land.(OL) which allows churches and whose intent is; *"to apply to areas which are sparsely developed and including uses as normally found in environmentally sensitive areas away from urban activity. It is intended that substantial residential, commercial or industrial development shall not be permitted in the OL district."*

Also it is important to remember that zoning goes with the land, not the owner. So once this is up-zoned to a commercial use, the church can sell off parcels to anyone, and any allowed CL-2 commercial use can go in there. The Catholic Church will be able to make a much bigger profit on the sale of CL-2 parcels, rather than OL or RS-2 parcels. It is not the role of the City to enrich profit margins by up-zoning the property of an applicant, no matter who they are.

If granted, this rezoning will be a huge intensification of use on the Mission grounds and set a terrible precedent for our future zoning. If this is allowed here, it will encourage investors to start buying up less expensive parcels and simply ask to have it up-zoned to more valuable property. This will be especially true of residential property that borders on commercial property. Up-zoning will become an inexpensive way to convert residential property to commercial property. It will only be a matter of time before our historic residential neighborhoods are eaten away with properties falling like dominos, while they are rezoned from less intense to more intense uses.

Up-zoning should not be granted for the reasons stated above. No one...be they church, institution, business, or a private homeowners should be granted the favor of up-zoning their property.

If the City of St. Augustine starts up-zoning property, then we may as well do away with zoning altogether, because without stable and constant zoning that people can count on, there is no point in having zoning.

In addition to all the arguments against up-zoning, San Marco is a major corridor into the City, which cannot take further commercial intensification. As shown in the staff report, commercial intensification of this property will have a negative impact on the surrounding residential neighborhoods with "potential impact during a storm event" and "could facilitate additional traffic demands on all neighboring roadways."

For the future of livability in St. Augustine, I respectfully ask that you DENY this up-zoning for the Mission grounds.

Sincerely,

Melinda Rakoncay

Tracey Mullins

From: Amy Skinner
Sent: Monday, February 04, 2019 9:25 AM
To: Grant Misterl you; 97Park; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Rezoning of the Mission grounds application number 2018-0170

-----Original Message-----
From: Rousselle Stephanie [mailto:stephanierousselle@yahoo.com]
Sent: Saturday, February 02, 2019 6:23 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Rezoning of the Mission grounds application number 2018-0170

Dear Board Members:

My name is Stephanie Rousselle and my family and I live at 73 Abbott Street. We moved here because we fell in love with this quiet, historic neighborhood that was the perfect place to raise our son. As you well know the history of the Abbott Tract as being the first residential area outside the colonial city limits, I would never have imagined that parts of it would become endangered in becoming commercialized forever changing the landscape of this beautiful neighborhood of family and friends.

We very much appreciate the past efforts of the board in protecting the surrounding neighborhoods, for example declining the rezoning of 100 San Marco Avenue. Please help us again to be able to preserve the viability and livability of the Abbott Tract and it surrounding neighbors by declining this comprehensive plan amendment that would destroy the integrity of one of St. Augustine's most treasured neighborhoods.

Thank you for your time and everything you do to make this city one of the best in the country.

Sincerely,

Stephanie Rousselle

PZB WRITTEN RESPONSE FORM

Meeting Date:	February 5, 2019
Item on Agenda:	7 (a)
Property Address:	PIN #'s: 1920900000, 1920700000, 1959600000, 1959300000, 1959200000, 1958500000, 1920800000, 1908800000, 1909000000, 1909100000, & 1908900000
Applicant's Name:	Ellen Avery-Smith C/o Rogers Towers
BDAC File Number:	2018-0171

Total Number Sent: 92

1 In Favor

15 Opposed

13 Had Comments

Attached several emails from members of the Public regarding this item.

LEGAL NOTICE OF PUBLIC HEARING

"IMPORTANT NOTICE: Now that 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."

NOTICE IS HEREBY GIVEN OF A PUBLIC HEARING TO BE HELD BY THE PLANNING AND ZONING BOARD OF THE CITY OF ST. AUGUSTINE, TO BE HELD **TUESDAY FEBRUARY 5, 2019.** THE MEETING BEGINS AT **2:00 P.M. IN THE ALCAZAR ROOM**, 1ST FLOOR, WEST WING, CITY HALL, 75 KING STREET, ST. AUGUSTINE, FLORIDA, AT WHICH TIME COMMENTS ARE INVITED ON THE FOLLOWING MATTER:

REZONING

TO APPROVE A REZONING FROM OPEN LAND (OL) AND RESIDENTIAL SINGLE FAMILY-TWO (RS-2) TO COMMERCIAL LOW-TWO (CL-2) LOCATED AT AND DESCRIBED BY LEGAL DESCRIPTION AS THE FOLLOWING: 3 HEADE TRACT CITY BLKS A B C D & E & ALL LAND LYING E OF BLKS A & B TO HOSPITAL CREEK DB175/575 DB123/516 DB208/208 DB132/507 DB135/482 DB134/61 DB194/506 DB135451 PIN 1920900000; 1 HEADE TR CITY LECHE SHRINE & CEMETERY DBY/207 PIN 1920700000; ABBOTT TRACT CITY LOT 1 & ALL LOT 2 (EX S25 OF E150FT) BLK S & MARSH LYING E PIN 1959600000; ABBOTT TRACT CITY S36.46FT OF LOTS 1 3 & N35FT OF LOTS 2 3 & LOTS 4 5 6 7 8 BLK R & ALL OF ABBOTT & OSCEOLA STS LYING N OF PINE ST VAC IN DB233/560(EX PT OF LOTS 1 & 3 IN OR2409/75) OR203/47 &205/38 &167 &213/547 PIN 1959300000; ABBOTT TRACT CITY LOTS 1 2 3 4 5 & 6 & 13 .6 ALLEY BETWEEN LOTS 3 & 4 BLK Q DB207/177 DB210/257 & 478 DB235/266 DB211/322 PIN 1959200000; ABBOTT TR CITY LOTS 1 2 3 & W 40.2 OF S92.45FT OF LOT 4 BLK P (EX PTS IN OR2784/816 &2784/ 845) DB211/385 PIN 1958500000; 2 FLYNN SUBD OF HEADE TRACT LOT 1 THRU 6 DB123/516 PIN 1920800000; WILLIAMS ADDN CITY W55FT OF LOT 11 BLK A OR422/77 & 444/595 PIN 1908800000; WILLIAMS ADDN CITY E55 OF W110 FT OF LOT 11 BLK A PIN 1909000000; CITY OF ST AUGUSTINE WILLIAMS ADDN E135FT OF LOT 11 & MARSH LAND LYING E OF LOT 11 BLK A OR309/720 & 318/256 PIN 1909100000; WILLIAMS ADDITION CITY E55 OF W165FT OF LOT 11 BLK A PIN 1908900000.

APPLICANT'S NAME: ELLEN AVERY-SMITH C/O ROGERS TOWERS
APPLICATION NUMBER: 2018-0171

In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by PZB 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 application 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 (TDB) or 1-800-955-8770 (V) via Florida Relay Services.

To obtain additional information regarding this application, contact the Planning and Building Department at 904-825-1065. Please mail or deliver this response form to the Planning and Building Department, City of St. Augustine, 75 King Street, P.O. Box 210, St. Augustine, FL 32085-0210, **no later than Monday February 4, 2019.**

RECEIVED
FEB 04 2019
Planning/Building Dept.

SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

Y OPPOSED TO APPLICATION

COMMENTS: _____

SIGNATURE

Bernard Str

ADDRESS

Donna MacDonald

PRINT NAME

Case: 2018-0171

FEB 04 2019
Planning/Building Dept.

LEGAL NOTICE OF PUBLIC HEARING

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

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REZONING

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APPLICANT'S NAME: ELLEN AVERY-SMITH C/O ROGERS TOWERS
APPLICATION NUMBER: 2018-0171

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

__X__ OPPOSED TO APPLICATION

COMMENTS: Besides the obvious fact that this area is already congested enough, I am also worried about the stormwater impact. Pine Street (and its surroundings) have major drainage issues w/ the slightest rainstorm. Also, would these be still houses!?!?

SIGNATURE

AMY SARINE
PRINT NAME

75 SANMARCO AVE, 32084
ADDRESS

Case: 2018-0171

FEB 04 2019

Planning/Building Dept.

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City Lot 6
Block F

SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

__/__ OPPOSED TO APPLICATION

COMMENTS: The area does not need anymore development as there is enough traffic down the streets. There are too many air BNB's now. There sure doesn't need to be any commercial development.

SIGNATURE

DONALD J. MAURIZIO, JR.
PRINT NAME

63 ABBOTT STREET
ADDRESS

Case: 2018-0171

FEB 04 2019

Planning/Building Dept.

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

✓ OPPOSED TO APPLICATION

COMMENTS: The church plans to build an amphitheater and parking garage as per the conversation I had with the Shrine operations manager. They build the fence to funnel people through to charge for events. Events would change the character of the neighborhood and decrease the quality of life

Emily Evangeline Genovan

SIGNATURE

Emily Evangeline Genovan

PRINT NAME

220 Ocean Avenue

ADDRESS

Case: 2018-0171

JAN 28 2019

Planning/Building Dept.

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

X OPPOSED TO APPLICATION !!

COMMENTS: I am too ill to attend the hearing so I just hope my voice will still be heard. The AIRBNBs have already done much to destroy the ABBOTT Tract, the last of the lovely, quiet places within St. Augustine. PLEASE DO NOT DO THIS TO US !!

SIGNATURE

HELENE ANNE CABELL
PRINT NAME

68 ABBOTT ST.
ADDRESS

Case: 2018-0171

JAN 3 1 2019

Planning/Building Dept.

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

X OPPOSED TO APPLICATION

COMMENTS: Construction chaos through build out, then commercial traffic congestion and noise on the door step to one of our nations designated historic neighborhoods, The Abbott Tract. NOT an acceptable use for our beautiful city

Carle Elkins

SIGNATURE

CARLE ELKINS (for THE NAUTILUS TRUST)

PRINT NAME

Patrick L. Ellis

ADDRESS

Patrick L. Ellis (")

64 Water St.

St. Augustine, FL 32084

Case: 2018-0171

JAN 31 2019

Planning/Building Dept.

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_____ IN FAVOR OF APPLICATION

✓ OPPOSED TO APPLICATION

COMMENTS: _____

SIGNATURE

ROBERT F MAUTNER III

PRINT NAME

62 OSCEOLA ST

ADDRESS

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APPLICANT'S NAME: ELLEN AVERY-SMITH C/O ROGERS TOWERS
APPLICATION NUMBER: 2018-0171

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RECEIVED
JAN 31 2019
Planning/Building Dept.

SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

✓ OPPOSED TO APPLICATION

COMMENTS: The change from Public/Semi Public to Commercial Low Density will increase neighborhood noise and increase traffic where we already have major traffic issues entering and exiting at Pine St & San Marco. Increased construc has already decreased wildlife habitats. This would further decrease the natural area available for wildlife. This neighborhood already has shown severe flooding even... during standard high tides and the Super moon phases. Increased building, clearing land, and paving land will only increase our neighborhood flooding.

George Miller
SIGNATURE

George Miller
PRINT NAME

15 Pine St St Augustine FL 32084
ADDRESS

Case: 2018-0171

RECEIVED
JAN 31 2019
Planning/Building Dept.

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

X OPPOSED TO APPLICATION

COMMENTS: We oppose any commercial use for the "mission district" as requested - Same letter from occupant to Pine St meeting Feb 5 - 12PM (tue)

Dr DAN AND YOLANDA DITMORE

SIGNATURE PRINT NAME

82 1/2 and 83 WATER St

ADDRESS

ST AUGUSTINE 32084

Case: 2018-0171

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RECEIVED JAN 01 2019 Planning/Building Dept.

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

X OPPOSED TO APPLICATION

COMMENTS: Build within your current zoning, please. We don't need this "blank check" to build up and out commercially so close to the Abbott tract.

SIGNATURE

Lisa Calvert
PRINT NAME

67 Abbott Street
ADDRESS

Case: 2018-0171

RECEIVED
FEB 01 2019
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SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

X OPPOSED TO APPLICATION

COMMENTS: Opposed to upzoning. Zoning should remain as is. Stable zoning is only protection available to residents. Should not degrade quality of life any further or our neighborhood will slowly die. San Marco Ave. can't handle more commercial development.

Kathryn Schirmacher
SIGNATURE

KATHRYN SCHIRMACHER
PRINT NAME

27 LOCUST ST.
ADDRESS

Case: 2018-0171

RECEIVED
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SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

__✓__ OPPOSED TO APPLICATION

COMMENTS: → I Am Against this REZONING! ← (UP-zoning
I Believe that their Plans for development
will Bring many HUGE Buses - which will ~~more~~
create more congestion on San Marco Ave - a narrow
Historic Road ... creating accidents and changing our
neighborhood! WILLIAM Ferrigno

SIGNATURE

PRINT NAME

60 San Marco Ave. St Aug. 32084

ADDRESS

William Ferrigno
signature above

Case: 2018-0171

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

✓ OPPOSED TO APPLICATION

COMMENTS: Would like stay same. Doesn't fit in our neighborhood on both sides.

David Stansel

SIGNATURE

David Stansel

PRINT NAME

13 Pine St.

ADDRESS

32034

Case: 2018-0171

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

✓ _____ OPPOSED TO APPLICATION

COMMENTS: Please see Attached

SIGNATURE

Derrick Rousselle
PRINT NAME

78 Abbott
ADDRESS

Case: 2018-0171

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I have lived in and enjoyed the Abbott Trac with my family for over 10 years now. This is a very unique residential neighborhood and has been a great place for my wife and I to raise our son. We love getting together with our neighbors on Abbott St. and letting the kids play as we enjoy each other's company. Allowing any sort of commercial building to take place on the green space of the Mission would seriously negatively affect our neighborhood and way of life. The church acquired all of those historic residential lots with the full knowledge that they were not commercially buildable. It would be a horrible blow to our historic and quite neighborhood to allow any sort of commercial building on what is currently a beautifully green space. Open areas like that are becoming fewer and fewer in this historic area and I can not see how you can justify that a large commercial development of any kind would improve this neighborhood or our beautiful city.

Thanks for your time and consideration

Derrick Rousselle

78 Abbott St.

904-234-9842

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NOTICE IS HEREBY GIVEN OF A PUBLIC HEARING TO BE HELD BY THE PLANNING AND ZONING BOARD OF THE CITY OF ST. AUGUSTINE, TO BE HELD **TUESDAY FEBRUARY 5, 2019**. THE MEETING BEGINS AT **2:00 P.M. IN THE ALCAZAR ROOM**, 1ST FLOOR, WEST WING, CITY HALL, 75 KING STREET, ST. AUGUSTINE, FLORIDA, AT WHICH TIME COMMENTS ARE INVITED ON THE FOLLOWING MATTER:

REZONING

TO APPROVE A REZONING FROM OPEN LAND (OL) AND RESIDENTIAL SINGLE FAMILY-TWO (RS-2) TO COMMERCIAL LOW-TWO (CL-2) LOCATED AT AND DESCRIBED BY LEGAL DESCRIPTION AS THE FOLLOWING: 3 HEADE TRACT CITY BLKS A B C D & E & ALL LAND LYING E OF BLKS A & B TO HOSPITAL CREEK DB175/575 DB123/516 DB208/208 DB132/507 DB135/482 DB134/61 DB194/506 DB135451 PIN 1920900000; 1 HEADE TR CITY LECHE SHRINE & CEMETERY DBY/207 PIN 1920700000; ABBOTT TRACT CITY LOT 1 & ALL LOT 2 (EX S25 OF E150FT) BLK S & MARSH LYING E PIN 1959600000; ABBOTT TRACT CITY S36.46FT OF LOTS 1 3 & N35FT OF LOTS 2 3 & LOTS 4 5 6 7 8 BLK R & ALL OF ABBOTT & OSCEOLA STS LYING N OF PINE ST VAC IN DB233/560(EX PT OF LOTS 1 & 3 IN OR2409/75) OR203/47 &205/38 &167 &213/547 PIN 1959300000; ABBOTT TRACT CITY LOTS 1 2 3 4 5 & 6 & 13 .6 ALLEY BETWEEN LOTS 3 & 4 BLK Q DB207/177 DB210/257 & 478 DB235/266 DB211/322 PIN 1959200000; ABBOTT TR CITY LOTS 1 2 3 & W 40.2 OF S92.45FT OF LOT 4 BLK P (EX PTS IN OR2784/816 &2784/ 845) DB211/385 PIN 1958500000; 2 FLYNN SUBD OF HEADE TRACT LOT 1 THRU 6 DB123/516 PIN 1920800000; WILLIAMS ADDN CITY W55FT OF LOT 11 BLK A OR422/77 & 444/595 PIN 1908800000; WILLIAMS ADDN CITY E55 OF W110 FT OF LOT 11 BLK A PIN 1909000000; CITY OF ST AUGUSTINE WILLIAMS ADDN E135FT OF LOT 11 & MARSH LAND LYING E OF LOT 11 BLK A OR309/720 & 318/256 PIN 1909100000; WILLIAMS ADDITION CITY E55 OF W165FT OF LOT 11 BLK A PIN 1908900000.

APPLICANT'S NAME: ELLEN AVERY-SMITH C/O ROGERS TOWERS
APPLICATION NUMBER: 2018-0171

In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by PZB 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 application 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 (TDB) or 1-800-955-8770 (V) via Florida Relay Services.

To obtain additional information regarding this application, contact the Planning and Building Department at 904-825-1065. Please mail or deliver this response form to the Planning and Building Department, City of St. Augustine, 75 King Street, P.O. Box 210, St. Augustine, FL 32085-0210, **no later than Monday February 4, 2019.**

SURROUNDING PROPERTY OWNER

RESPONSE FORM

X IN FAVOR OF APPLICATION

_____ OPPOSED TO APPLICATION

COMMENTS: _____

5 Hope St

SIGNATURE

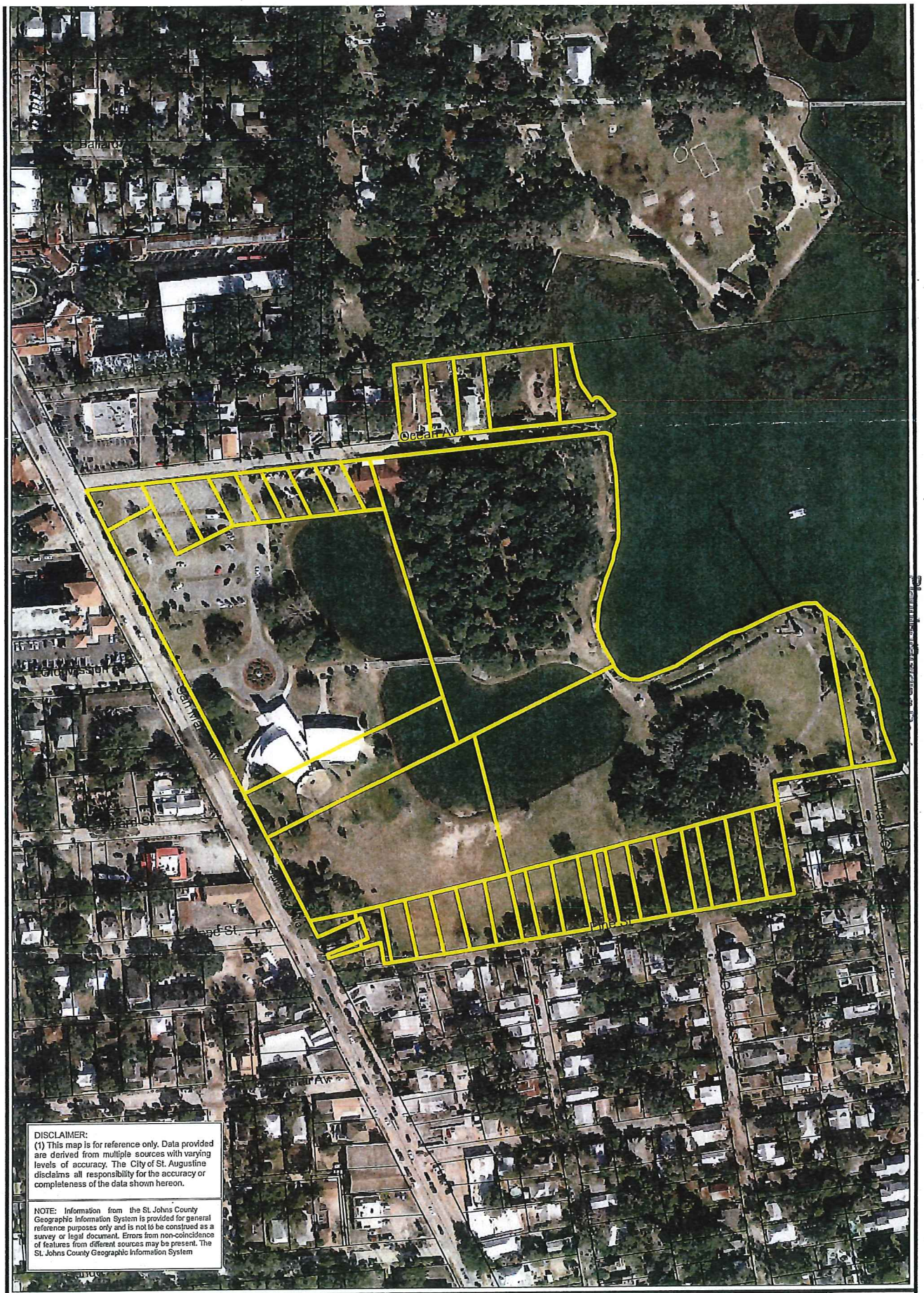
PRINT NAME

BRAD BEACH

ADDRESS

Case: 2018-0171

RECEIVED
FEB 04 2019
Planning/Building Dept.



DISCLAIMER:
(1) This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. The City of St. Augustine disclaims all responsibility for the accuracy or completeness of the data shown hereon.

NOTE: Information from the St. Johns County Geographic Information System is provided for general reference purposes only and is not to be construed as a survey or legal document. Errors from non-coincidence of features from different sources may be present. The St. Johns County Geographic Information System

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FEB 04 2019

City of St. Augustine
PLANNING AND BUILDING DEPARTMENT
P.O. Box 210, St. Augustine, FL 32085 Phone: (904) 825-1065

Aerial

SHEET
1 of 1

JAN 31 2019

Planning/Building Dept.

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APPLICANT'S NAME: ELLEN AVERY-SMITH C/O ROGERS TOWERS
APPLICATION NUMBER: 2018-0171

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RECEIVED

JAN 31 2019

Planning/Building Dept.

SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

X OPPOSED TO APPLICATION

COMMENTS: We are vehemently opposed to the proposed changes. Please see the attached note.

SIGNATURE

82 Water St Hwy.
ADDRESS

Michelle L VanDoren
PRINT NAME

Case: 2018-0171

Please see attached comments

Planning and Zoning
Re: Case: 2018-0170 and 2018-0171

January 30, 2018

To the Members of the Planning and Zoning Board:

We have lived at 82 Water Street for thirty years. Our property is located on the northwest corner of Water and Pine Streets, with our western boundary being the Mission property. Our relationship with the Mission goes back to when we were considering buying the property. At that time Monsignor Jordan oversaw the Mission; based on conversations with him, we were assured the Mission was a passive part of the community and would remain that way. Our relationship grew over time; we worked with the Mission on issues of concern, volunteered in the museum, helped with the 450th celebration.

In recent years the management of the Mission has changed – and so have the Mission grounds. A fence has been erected which impedes neighbors from accessing a serene oasis, a place where anyone could pause, rest, play, contemplate the gifts of the Almighty, or the problems of everyday life. Now the Mission is undertaking an apparent development to facilitate commercial activities at the site. Under the suggested zoning change request, this could include hotels, restaurants, conference centers, concert venues, multistory parking facilities, etc. Any of these potentials would increase activity on the grounds (certainly another blow to the serenity), in turn increasing congestion, negatively affecting the environmental setting, disturb the relative tranquility of the neighborhood and totally change the character of the Abbott Tract.

As residents of the Abbott Tract and sharing a boundary line with the Mission, we are vehemently opposed to the proposed changes.

In addition, we believe that the city staff has done an excellent job in presenting the proposal and bringing forward the issues that show the request by the Mission is without merit. We urge you to consider their recommendations, along with our concerns and deny the proposed changes to zoning and the comprehensive plan.

Thank you for your attention to this issue.

Guy D. VanDoren and Michele L. VanDoren

82 Water Street, St Augustine, FL 32084

RECEIVED
JAN 31 2018
Planning/Building Dept.

Tracey Mullins

From: Amy Skinner
Sent: Monday, February 04, 2019 9:24 AM
To: Grant Misterl you; 97Park; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Comprehensive Plan Amendment #2018-0170 Mission Grounds Project

From: tim [mailto:ahs.dms@hotmail.com]
Sent: Saturday, February 02, 2019 11:12 AM
To: Amy Skinner <askinner@citystaug.com>; David Harrell <dharrell@citystaug.com>; Jennifer Wolfe <jwolfe@citystaug.com>
Cc: sauna.uptown@gmail.com
Subject: Comprehensive Plan Amendment #2018-0170 Mission Grounds Project

City Planners & Board Members,

We oppose the plan being submitted to change the zoning of the Mission Grounds from Residential Zoning to Commercial. We live adjacent to this property in a historic home. This change will be detrimental to the neighborhood for numerous reasons. As residents we are already struggling with traffic, blocked parking spaces, transients, and vacation rentals with noise at all hours. We see no reason why the Mission would need to change its zoning to Commercial to continue in their operations as a Mission. Please reject their application and consider the residents of the City of St. Augustine.

We are unable to be present at the upcoming meeting and wish to have our voices heard.

Sincerely,

Tim & Nancy, residents of 75 Osceola St., St. Augustine, FL
Call if you should have questions or concerns
(804) 363-0371

Virus-free. www.avg.com

Tracey Mullins

From: Amy Skinner
Sent: Monday, February 04, 2019 9:27 AM
To: Maurice Morissette; opsahl@theomlawfirm.com
Cc: David Harrell; Tracey Mullins
Subject: FW: Item 6 - Comprehensive Plan Amendment (a) 2018-0170

From: Susan Hill [mailto:hill.hodgin@gmail.com]
Sent: Sunday, February 03, 2019 4:53 PM
To: gmisterly@gmail.com; Karen Zander <Karen@97Park.com>; Carl Blow - 100 Santa Monica Ave. <john.carl.blow@gmail.com>; Jon DePreter - 73 Magnolia Drive <jondepreter@gmail.com>; ryan sarah <sshipp@gmail.com>; Amy Skinner <askinner@citystaug.com>
Subject: Item 6 - Comprehensive Plan Amendment (a) 2018-0170

Dear Mr. Misterly, Ms. Zander, Mr Blow, Mr. De Preter, and Ms. Ryan,

I am writing to oppose the request scheduled to come before you at the next meeting of the PZB on February 5th: Item 6) **Comprehensive Plan Amendment** (a) 2018-0170 . As I understand this request by Rogers Towers on behalf of the Bishop of the Diocese St. Augustine, Bishop of the Diocese Catholic Center & Roman Catholic Church, the applicant wishes to amend the Comprehensive Plan by changing this beautiful area's future land use to allow for low density commercial use. In reading the applicant's packet posted online at your website, the applicant does not appear to provide any new need or justification for this change. I will list my concerns below:

1) This **area has already been used for years for religious and community carnivals, and for other events**, such as historical re-enactments of the first landing and memorial celebrations of the first Mass in St Augustine. **These current uses also seem to be the only need and justifications listed to support their request in the applicant's submitted materials.**

2) The **Historical importance of this area has resulted in its inclusion as an Archeology Zone and it falls within the City of St Augustine's Archeology Ordinance.** The area in question encompasses the Mission Nombre De Dios, the historic Chapel and Shrine of Our Lady de La Leche, the **burial sites of the founding members of the Sisters of St Joseph, many other burial sites and a large cemetery (dating to at least the 19th century and possibly before), and its surrounding archeologically significant grounds**, which have been well-documented. I believe there is also currently an active archeological excavation on the site, where significant artifacts have more recently been discovered. This area **likely contains many still unknown and undiscovered archeological sites,** and should be protected from bulldozers and heavy equipment that are synonymous with commercial development.

3) The area to the south of the parcel in question and closer to San Marco Ave. also contains a Church, a museum/gift shop, and I believe they are in the process of building some type of a new meeting hall in the footprint of the old Gift Shop (on the Northeast side of the grounds), which had suffered severe flooding during Hurricane Matthew and was subsequently demolished. The **entire area suffered significant storm surge during recent cyclones and is in a coastal high hazard area.** This **area has proven vulnerability to storm surge and wind damage from recent cyclones, which resulted in its entire closure for months.**

3) Changing the current land use to commercial low density **could substantially increase commercial development on what is currently largely open land use areas. This new use would not be in keeping with the relationship to the City's general planning program.** Changing the use to commercial low density **would also have the potential to increase traffic demands** on San Marco, and it is already very difficult to get out of the Mission grounds and make a left hand turn onto San Marco, where traffic is always heavy. **Increasing traffic demands would also not be consistent with the Comprehensive Plan's current traffic element.**

I am a life long Catholic, and a member of the Cathedral Basilica, and I would urge the PZB to carefully consider the absence of legitimate justification for this requested change in land use. I have witnessed the commercialization of the Catholic Church in response to economic down turns in many places. In Miami, within the last few years, the Diocese sold one of Miami's longstanding and historically relevant Catholic High Schools (Archbishop Curley-Notre Dame - I actually attended Notre Dame, years before the schools were combined) and the land it stood on for years, because the Diocese stood to make millions of dollars from developers. For your information, I have linked an article from the Miami Herald about this sale.

https://www.miamiherald.com/news/business/real-estate-news/article211128199.html

I don't pretend to know or understand why the Diocese of St Augustine is making this request for this amendment at this time, but I would respectfully caution you to carefully consider this and the potential negative impact it could have on our community, should they decide to sell or commercialize this area in the future. We are in the midst of updating our Comprehensive Plan, and public input is actively being solicited. Using Antigua as the benchmark of what should never happen here again, there seems to be a growing consensus in our community to work towards expanding conservation efforts, preserving environmentally and historically sensitive lands, and slowing commercial growth and development with our City limits; not the reverse. Please vote no to this request to amend the future land use of this area, without more specific and legitimate justification.

Susan Hill
12 Flamingo Drive

Tracey Mullins

From:	Amy Skinner
Sent:	Monday, February 04, 2019 9:28 AM
To:	Grant Misterl you; 97Park; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc:	David Harrell; Tracey Mullins
Subject:	FW: Mission's Rezoning Application should be rejected

From: Monika Macbeth [mailto:monimacbeth@gmail.com]
Sent: Sunday, February 03, 2019 5:32 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Mission's Rezoning Application should be rejected

Dear Members,

Living in the Abbott Tract near the Catholic Church I strongly oppose the "Up-Zoning" of the Church ground.
Please consider my objection.
Sincerely,

Monika Macbeth
19 Locust Street

Tracey Mullins

From: Amy Skinner
Sent: Monday, February 04, 2019 9:29 AM
To: Grant Misterl you; 97Park; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Mission Nombre de Dios Rezoning Application

-----Original Message-----
From: Maria Paz [mailto:mepaz61@yahoo.com]
Sent: Sunday, February 03, 2019 7:37 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Mission Nombre de Dios Rezoning Application

Dear members,

My husband and I own the property at 15 Locust Street and we believe you should decline the rezoning application from the Mission of Nombre de Dios. Uptown neighborhoods are already dealing with an overwhelming number of traffic, density, litter and land use issues. This proposal has the potential of making matters worse, thereby diminishing the quality and character of the neighborhood.

Sincerely,

Maria Ester Paz & Dean Andrew Weihnacht
15 Locust Street
Sent from my iPhone

Tracey Mullins

From: Amy Skinner
Sent: Monday, February 04, 2019 9:29 AM
To: Grant Misterl you; 97Park; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Mission's Rezoning Application Should Be Rejected

-----Original Message-----
From: jill mautner [mailto:star29@att.net]
Sent: Sunday, February 03, 2019 8:11 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Mission's Rezoning Application Should Be Rejected

Dear Members,

My husband Robert and I live at 62 Osceola St in the Abbott Tract and are writing to implore you to reject the Mission's rezoning application. For almost 30 years we have enjoyed this quiet and friendly neighborhood and are concerned that the rezoning of the land on Pine Street to a more commercial nature will erode our neighborhood's character. Parking is already a constant problem and what we really don't need are more opportunities for large crowds bringing increased, crime, trash, and loud noise.
As it is, the annual weekend Mission Festival is so disruptive that the thought of more events attracting huge crowds there is almost unbearable. There doesn't appear to be any sound reason for the application. In fact, the application does not specify what the Mission's plans are for commercial activities but, if approved, it leaves the door wide open for just about anything.

Therefore, we feel that rejecting the application for rezoning is the responsible way to support the citizens of this city and preserve the unique character of the neighborhoods they love.

Please feel free to contact us if you have any questions.

Sincerely,

Jill P Mautner
Robert F Mautner III
62 Osceola St
St Augustine, Fl 32084
904-874-8722

Tracey Mullins

From:	Amy Skinner
Sent:	Monday, February 04, 2019 9:30 AM
To:	Grant Misterl you; 97Park; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc:	David Harrell; Tracey Mullins
Subject:	FW: Mission grounds

From: Sharon Macwithey [mailto:macwithey@yahoo.com]
Sent: Sunday, February 03, 2019 11:19 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Mission grounds

St. Augustine is being destroyed. Is there no end to what is being destroyed. Keep zoning laws. Protect homes.
Sharon Macwithey

Sent from Yahoo Mail for iPhone

Tracey Mullins

From: Amy Skinner
Sent: Monday, February 04, 2019 9:30 AM
To: Grant Misterl you; 97Park; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Please Reject - Mission Grounds Application for CL-2 Re-Zoning

From: Robert Capwell [mailto:bobcapwell@gmail.com]
Sent: Monday, February 04, 2019 8:34 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Please Reject - Mission Grounds Application for CL-2 Re-Zoning

On February 5th, the day of your board meeting, my wife and I are celebrating our 1st year anniversary of owning our home at 24 Locust Street in the Abbott Tract area. We purchased our home here due to the historical past and quiet community feel this area brings to the city of St. Augustine.

It is upsetting to us that just within a year of ownership, the Mission has decided to apply for CL-2 Re-zoning and undermine the residential quiet character of our neighborhood. We are proud of the efforts the city and historical society have demonstrated so far in maintaining the true history and character of St. Augustine. Please reject the commercial rezoning efforts of the Mission and maintain the quiet and peaceful residential area of the historic Abbott Tract.

Thank you for your consideration. Please let us know if you need more information.

Robert E. Capwell
Amy A. Capwell
24 Locust Street
St. Augustine, FL 32084
(412) 901-3316

PS. We are currently out of town and unable to attend the meeting on Tuesday.

Tracey Mullins

From: Amy Skinner
Sent: Monday, February 04, 2019 9:24 AM
To: Grant Misterl you; 97Park; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Mission grounds rezoning

-----Original Message-----
From: Joan Roth [mailto:joankroth@gmail.com]
Sent: Saturday, February 02, 2019 4:26 PM
To: Amy Skinner <askinner@citystaug.com>
Cc: Kathy Schirmacher <sauna.uptown@gmail.com>; dhammond@grossmanyoung.com
Subject: Mission grounds rezoning

I am writing to express my strong objections to the requested rezoning of the mission grounds to commercial zoning. I live at 19 Joiner Street in the Abbott Tract and feel that the Abbott Tract and other surrounding residential areas would be negatively impacted by such a rezoning.
This area of downtown is already becoming more congested due to increased tourism and new development. There are currently severe problems with tourists parking in my neighborhood and driving on San Marco Avenue, especially on the weekends, holidays and during Nights of Lights. Allowing a multitude of commercial uses on the mission grounds would clearly exacerbate these issues.
Please take the interests of your local residents into consideration and deny this rezoning request. Thank you, Joan Roth, Esquire.

Sent from my iPad

Tracey Mullins

From: Amy Skinner
Sent: Monday, February 04, 2019 9:23 AM
To: Grant Misterl you; 97Park; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: 2/5/19 PZB Meeting - Items 6(a) 2018-1070 and 7(a) 2018-1071 - Mission Grounds

From: Kathryn Schirmacher [mailto:wudang88@aol.com]
Sent: Saturday, February 02, 2019 9:42 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: 2/5/19 PZB Meeting - Items 6(a) 2018-1070 and 7(a) 2018-1071 - Mission Grounds

Dear PZB Members,

I received a certified letter regarding the above and have already returned my comments. Just to reiterate, I am OPPOSED to both these requests to change the Comp Plan and rezone portions of the Mission grounds to CL-2.

I am also concerned about rumors I have heard about how this property will be changed should this zoning change be permitted. There are no specific details in the info packet. But I understand that the Vatican has named the Mission Nombre de Dios a World Pilgrimage Site, and the Bishop of the Diocese wants to encourage pilgrims from around the world to visit. To that end, I have heard that they wish to build a dormitory or dormitories to house these pilgrims, and to also build an open-air amphitheatre. I can't even begin to imagine what this will do to our neighborhood, the Abbott Tract, a National Register Historic District, if this is indeed the case. I see that both dormitories and special events venue are permissible uses by exception in CL-2.

I just want to emphasize that I would encourage you to not allow these changes to the existing comp plan and zoning. Thank you all for your hard work and commitment to keeping St. Augustine a wonderful, livable city.

Sincerely,

Kathryn Schirmacher
27 Locust Street

Tracey Mullins

From: David Harrell
Sent: Monday, February 04, 2019 8:09 AM
To: Tracey Mullins
Subject: FW: Comprehensive Plan Amendment #2018-0170 Mission Grounds Project

fyi

From: tim [mailto:ahs.dms@hotmail.com]
Sent: Saturday, February 02, 2019 11:12 AM
To: Amy Skinner; David Harrell; Jennifer Wolfe
Cc: sauna.uptown@gmail.com
Subject: Comprehensive Plan Amendment #2018-0170 Mission Grounds Project

City Planners & Board Members,

We oppose the plan being submitted to change the zoning of the Mission Grounds from Residential Zoning to Commercial. We live adjacent to this property in a historic home. This change will be detrimental to the neighborhood for numerous reasons. As residents we are already struggling with traffic, blocked parking spaces, transients, and vacation rentals with noise at all hours. We see no reason why the Mission would need to change its zoning to Commercial to continue in their operations as a Mission. Please reject their application and consider the residents of the City of St. Augustine.

We are unable to be present at the upcoming meeting and wish to have our voices heard.

Sincerely,

Tim & Nancy, residents of 75 Osceola St., St. Augustine, FL
Call if you should have questions or concerns
(804) 363-0371

Virus-free. www.avg.com

Tracey Mullins

From: Amy Skinner
Sent: Friday, February 01, 2019 4:02 PM
To: Grant Misterl you; 97Park; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Feb 5 Planning and Zoning Board Agenda Item - Our Lady LaLeche Mission Grounds Application
Attachments: Mission Zoning Change.pdf; ATT00001.htm

Importance: High

From: Steve Hill [mailto:upthehill@mac.com]
Sent: Friday, February 01, 2019 3:37 PM
To: Amy Skinner <askinner@citystaug.com>
Cc: Sandy Partin <spartin@citystaug.com>; Nancy Shaver <nshaver@citystaug.com>; Leanna Freeman <lfreeman@citystaug.com>; Roxanne Horvath <rhorvath@citystaug.com>; Nancy Sikes-Kline <nsikeskline@citystaug.com>; John Valdes <jvaldes@citystaug.com>
Subject: Feb 5 Planning and Zoning Board Agenda Item - Our Lady LaLeche Mission Grounds Application
Importance: High

Please ensure that each member of the Planning and Zoning Board receives this letter prior to the meeting on Tuesday February 5. Thank you.

January 31, 2019

To: Planning and Zone Board & HARP Board

Re: Comprehensive Plan & Zoning Change Request by Shrine of our Lady LaLeche at the Mission Nombre de Dios

Dear Board members

We would like to express our opposition for the requests for changes to Comprehensive Plan and Zoning for the Our Lady LaLeche Mission and Grounds. We hope that in your review you will please take into consideration the following and deny this request.

As the applicant indicates:

"The Diocese has operated the Property for primarily religious purposes, with some public events, for decades. When the City of St. Augustine adopted its Comprehensive Plan, it gave the Property Future Land Use Map designations of Public/Semi-Public, Residential Low Density and Open Land. Those categories do not fit the historic and current uses of the Property. Similarly, the City gave the Property zoning designations of Open Land and Residential Single-Family Two (RS-2), which do not match the historic and current uses of the Property."

We disagree with the applicant and believe the Comprehensive Plan and Zoning are correct:

- The grounds are bounded by low-density residential area.
- Significant areas of the grounds were created from former residential areas of the Abbott Tract.
- The grounds continue to expand through acquisition of additional residential properties on Ocean Street.
- Its use as a religious facility does meet the current use definitions.
- And while other historical or current uses may not fit the zoning, they should not be permitted or permitted by exception only.

The applicant has admittedly indicated in their application that even current uses do not fit with permissible land uses and zoning. Let's review those current and historical uses and how compatible they are to the residential neighborhoods that surround it today:

- The 'open lands' of the mission, after being open to the public and neighborhood residents for nearly 50 years have been permanently closed.
- Yet the applicant maintains and uses access to the grounds through our residential neighborhood streets (Pine and Water), impacting the quality and condition of our streets with heavy equipment, traffic for their construction, events and regular maintenance on an ongoing basis.
- Parking overflow from events goes unchecked and is not controlled by the applicant or city.
- Noise, lighting and fireworks go unchecked for special events.

- Loitering, public drinking, open illegal drug use, trespassing, and littering increase during their events and directly impact the surrounding neighborhoods.
- Permanent lighting of the cross has gotten brighter with light replacement two years ago. The lights are not shielded so that light spoils our dark sky and light penetrates the surrounding neighborhoods.
- Lack of adequate drainage and the controlled tidal pond has created an unnatural flood hazard to Pine and Abbott street homes during high tides and storms.

Admittedly the applicant states they have been using the property for purposes outside the zoning and comprehensive plan for some time (why then one must ask has the city allowed this). The application request then should not be considered an example of making good on prior transgressions but rather an example of how the applicant intends exploit the city and residents for its purposes and will most assuredly do so in the future, but with greater negative effect to the adjacent residential neighborhoods, should the application be approved.

If this history is an example of what the residents will experience with Residential Zoning and Land Use, what should we expect with higher density and commercial zoning and use?

The Land Use and Zoning change would be a boon for the applicant's property value and any future owner at the expense of our low-density residential neighborhoods and city. One must consider the permissible uses in the future with current owner or any future owner. Any allowable commercial development along the San Marco corridor, Pine or Ocean would, without question have a detrimental impact to the surrounding residential neighborhoods and significant impact on ingress and egress to them.

In the unfortunate circumstance that the Board does grant the applicant requests, these properties should immediately become non-exempt from property taxes, valuations on properties should be reassessed as commercial and taxes levied for all properties regardless of applicants claim of 'religious' use.

Please save the integrity of our residential neighborhoods and deny this request to change the Comprehensive Plan and Zoning.

Thank you.

Steve C Hill, 65 Water Street
Harris Haywood, 65 Water Street

cc: Code Enforcement
City Commissioners

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, February 05, 2019 8:44 AM
To: Grant Misterl you; 97Park; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: No on upzoning

-----Original Message-----
From: Dianne Jacoby [mailto:diannelenore@yahoo.com]
Sent: Monday, February 04, 2019 7:24 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: No on upzoning

Please do not permit Upzoning by around the perimeter grounds of Nombre de Dios. We have lived on Rohde Ave for 24 years and do not wish to see more property in our neighborhood become commercial.
Dianne and Mark Jacoby
23 Rohde Avenue
904 806 0454

Sent from my iPhone

Surrounding Property Owner Response Form

RECEIVED
FEB 05 2019
Planning/Building Dept.

_____ **In favor of application** __X__ **Opposed to application**

Comments:

I'm very concerned about these proposals. I've heard that the church's plan is to build an amphitheater and a parking garage. If these plans have not been made public, they should be before the amendment and rezoning is decided upon. There is obviously a reason why the church is wanting to make these changes.

Some of my concerns are with the increased traffic and the additional structures to an already crowded San Marco Ave.

Are they going to charge the same amount the city charges for its parking garage? If not, and it is cheaper, then it seems like folks will park at the church parking garage instead of the city's. This is taking money out of the city coffers. As I understand it, much of the time the city's garage is not being fully used. Having another parking garage would seem to make this situation even worse.

How many people will be willing to pay $15 or even less to go to the free Shrine property? They very well might just park elsewhere (like on the surrounding streets) for free and walk into the Shrine. If they do pay the price, I would assume they would leave their vehicles parked on the Shrine property and then walk downtown. So now the church is in the parking garage business?

Getting in and out of the Shrine and Ocean Ave will be even worse than it is now. I see the possibility of a traffic light having to be installed.

How large will this parking garage be? How many levels? How many vehicles will it hold? What about busses and motor homes? Will they be able to park in the garage or will there still need to be parking spaces to accommodate these vehicles? (There are often busses at the Shrine.) It seems like it will have to be fairly large to make it worthwhile. So instead of seeing the Great Cross when visitors drive down San Marco, they'll just see a huge parking garage?

Another concern is noise. How often will this amphitheater be utilized? Will the events be blasting music so loud that surrounding homes will hear it? I know when the church has events now, you can easily hear the noise coming from these events if you live in the surrounding neighborhoods. Aren't there any noise ordinances in the city? Between businesses playing loud music and vehicles cruising around the streets of the city with their radios blaring, there doesn't seem to be much enforcement of a noise ordinance if one exists. Once in a while having some additional noise can be excused. But with the amphitheater (and the parking garage) – will noise become an ever-present thing?

One of the beautiful aspects of the Shrine, is that folks can walk among the graveyard and the grounds in a peaceful setting. How much will additional development by the church threaten the ambiance of "America's Most Sacred Acre"? Obviously this area has changed over the years. My family has lived and owned property on Ocean Ave for over a hundred years. We've seen it change from marsh lands and beautiful Victorian homes to parking lots. Change is inevitable and some development is necessary. But as with the rest of the city, what are we willing to sacrifice? Developers and those passing through do not care. They are here briefly to make money. Does St. Augustine want to retain its small town charm (at least in the old city), because that is why folks come here. We need to hold on to what makes St. Augustine special. If we don't, we'll become just another touristy town, but after we destroy most of the reasons folks come here – there won't be any tourists any more. With old St. Augustine, we should be very cautious with how much development we allow.

Jeffrey F. Lee

Signature

Jeffrey Fletcher Lee
Print Name

20 Ocean Ave St. Augustine FL 32084
Address

Case: 2018-0170 & 2018-0171

Tracey Mullins

From: David Harrell
Sent: Monday, February 04, 2019 5:42 PM
To: Tracey Mullins
Subject: FW: Rezoning Applications for the Mission Nombre de Dios

fyi

-----Original Message-----
From: patrick thomas [mailto:pthomas375@gmail.com]
Sent: Monday, February 04, 2019 5:41 PM
To: David Harrell
Cc: Deborah Waters
Subject: Fwd: Rezoning Applications for the Mission Nombre de Dios

--- Forwarded message ---
From: patrick thomas pthomas375@gmail.com
Date: February 4, 2019 3:04:23 PM
Subject: Rezoning Applications for the Mission Nombre de Dios
To: dharrel@citystaug.com
CC: Deborah Waters dwaters412@cs.com

> Mr. Harrell,
> Thank you fo taking the time to explain the zoning changes proposed for the
> mission grounds.
> My family and I own our home in the Abbott Tract, and another property
> adjacent to the grounds on Ocean Avenue.
> We feel very lucky to live in an area with such unique character and trust
> that any changes that may affect that character will be carefully considered.
> As I stated during our phone call, we have no objection to the property
> owners adding to the scope of commercial activity on the property but feel
> that their intentions should be clearly defined in much greater detail. We
> are strongly opposed to approval of the applications as currently submitted
> with the existing, vague, broad language.
>
>
>
>
> Thanks again for your time and attention.
> Patrick Thomas
> 42 Water Street
> 347-684-0149

Tracey Mullins

From: Amy Skinner
Sent: Monday, February 04, 2019 5:25 PM
To: Grant Misterl you; 97Park; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Please Reject Mission Grounds Comp Plan Amendment

From: Nicholas Noloboff [mailto:politicstutor@gmail.com]
Sent: Monday, February 04, 2019 3:44 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Please Reject Mission Grounds Comp Plan Amendment

Dear PZB Members,

I am writing to voice my opposition to the proposed Comp Plan Amendment (item #2018-0170) which would allow the Mission grounds to be used for commercial purposes.

For as long as I have been alive, the Mission has been an important space in the community for spiritual reflection and to appreciate the singular history of Saint Augustine. I grew up in the Abbot Tract, so I am very familiar with how unique this large, undeveloped space is. It is one of the few remaining places in our town that has not been ceded to tourist development at the expense of residents' quality of life.

It is an unreasonable request by the Diocese of St. Augustine to commercialize a place of such historical and religious significance, and I strongly urge you to reject it.

Sincerely,
--
Nick Noloboff
politicstutor@gmail.com
850-238-9442

Tracey Mullins

From:	Amy Skinner
Sent:	Wednesday, January 30, 2019 11:13 AM
To:	Grant Misterl you; Karen Zander; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc:	David Harrell; Tracey Mullins
Subject:	FW: Please, No Zoning change for mission grounds

From: JOSEPH FLANAGAN [mailto:jflanagan1@comcast.net]
Sent: Wednesday, January 30, 2019 10:55 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Please, No Zoning change for mission grounds

I am writing to urge you to deny the requested zoning change for the mission grounds. I understand the Church's desire to develop the property and that there will eventually be something built there. But the idea of yet more commercial encroachment on the city's neighborhoods is one that we, as residents, do not want. We already feel constantly at siege by commercial interests. This is, without any question whatsoever, a quality of life issue. I am particularly concerned about the fate of the old houses on Ocean Ave. that seem to be part of the Church's plan. We know there is going to be yet one more hotel where the old Dairy Queen is now. Do we need more commercial development Uptown? We're choking on the traffic. Every year, the noise gets worse. We don't need any more of this. So I'm respectfully asking that you do not grant the zoning change.

I also wanted to take this opportunity to thank you, as a zoning board, for the things you have done. I have personally been present at hearings where you meticulously tried to preserve the city's tree canopy and voted to preserve some of the historic structures that give St. Augustine its unique character. I imagine you hear a lot of complaints but not much that is positive, so I wanted to make sure you know that we appreciate the great work you do. You are one of the most important lines of defense against the trend of development that has produced places like Orlando and countless other places in Florida. We residents are hoping that St. Augustine can be an exception.

Sincerely,

Joe Flanagan

Tracey Mullins

From: David Harrell
Sent: Monday, January 28, 2019 8:04 AM
To: Tracey Mullins
Subject: FW: NOT REZONING THE MISSION

Please print.

From: John Blow [mailto:john.carl.blow@gmail.com]
Sent: Sunday, January 27, 2019 3:46 PM
To: David Harrell
Subject: Fwd: NOT REZONING THE MISSION

FYI

Begin forwarded message:

From: Pam Linder <linderpj@yahoo.com>
Subject: NOT REZONING THE MISSION
Date: January 27, 2019 at 10:53:35 AM EST
To: "john.carl.blow@gmail.com" <john.carl.blow@gmail.com>

I have lived at 11 Pine St. since 1981. My house is directly across Pine St from the Mission. I was dismayed to receive the notice of the rezoning request by the Mission. We do not need more traffic in our neighborhood and this would be devastating. WE have enough tourists in our town now and 14000 residents cannot handle the infrastructure problems as it is. This would destroy our neighborhood, which is of no concern to the Mission as they are also wanting to buy out our neighborhood. If our neighborhoods are destroyed, there will be no residents left.

The Mission under its new management has cordoned off our access to the park already and holds frequent political rallies and PAYS NO TAXES. why should they be allowed to further destroy our city?

Please contact me,
Pam Linder
8826-6977

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 28, 2019 8:58 AM
To: David Harrell; Tracey Mullins
Subject: FW: NOT REZONING THE MISSION

From: 97Park [mailto:karen@97park.com]
Sent: Sunday, January 27, 2019 9:16 PM
To: Pam Linder <linderpj@yahoo.com>
Cc: Amy Skinner <askinner@citystaug.com>
Subject: Re: NOT REZONING THE MISSION

Hi Pam, I appreciate you taking the time to contact me.

I will be out of town for the February PZB meeting, so unless there is a continuance or something that delays a yes or no vote on this item, I will not be a part of the decision making process on this. If the vote is delayed, I will note your concerns.

Thank you for participating in your city's governance.

Karen Zander
Broker/Owner
97Park
Residential & Commercial Real Estate
Cell (904) 673-4764
Karen@97Park.com
Sent from my iPhone

On Jan 27, 2019, at 8:58 AM, Pam Linder <linderpj@yahoo.com> wrote:

> Ms. Zander
>
> I have lived at 11 Pine St. since 1981. My house is directly across Pine St from the Mission. I was dismayed to receive the notice of the rezoning request by the Mission. We do not need more traffic in our neighborhood and this would be devastating. WE have enough tourists in our town now and 14000 residents cannot handle the infrastructure problems as it is. This would destroy our neighborhood, which is of no concern to the Mission as they are also wanting to buy out our neighborhood. If our neighborhoods are destroyed, there will be no residents left.
>
> The Mission under its new management has cordoned off our access to the park already and holds frequent political rallies and PAYS NO TAXES. why should they be allowed to further destroy our city?
>
> Please contact me,
> Pam Linder
> 8826-6977

Tracey Mullins

From: Amy Skinner
Sent: Wednesday, January 30, 2019 1:09 PM
To: Grant Misterl you; Karen Zander; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Mission Grounds

From: Patricia [mailto:pmerritt@comcast.net]
Sent: Wednesday, January 30, 2019 12:31 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Mission Grounds

Kindly do not allow changes to the Mission Grounds.

This would impact our neighborhood tremendously. It will put our quality of life at risk, the quality of life that many of us have fought to preserve over the years.
The Mission, without warning has already shut off our neighborhood access to the grounds that we enjoyed for so many years.

Much money has been spent on our homes to preserve them, we do not get any compensation for our efforts and financial well being.

At the very least the City and the church should ***"Grant us Peace."***

Thank you,
Ty and Pat Merritt
28 Water Street

Sent from Mail for Windows 10

Tracey Mullins

From: Amy Skinner
Sent: Wednesday, January 30, 2019 11:23 AM
To: Grant Misterl you; Karen Zander; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Mission grounds

From: gmdconstruction@aol.com [mailto:gmdconstruction@aol.com]
Sent: Wednesday, January 30, 2019 11:07 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Mission grounds

Dear board members,
My wife Anne and myself live at 23 Water St. We already sent in a comment against this change in zoning by mail. The endless growth in this supposedly living city has to stop. The residential quality of life in St Augustine has become untenable due to the endless commercial expansion. We strongly urge the board to deny this application and start protecting what is left of the town before its conversion into a Disney type tourist attraction is completed. We have lived in St Augustine for almost 40 years and frankly look forward to retirement so we can get out of this insanity.
Sincerely
Gaere and Anne MacDonald

Tracey Mullins

From:	Amy Skinner
Sent:	Friday, February 01, 2019 2:41 PM
To:	Grant Misterl you; Karen Zander; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc:	David Harrell; Tracey Mullins
Subject:	FW: Diocese request for zoning changes at Mission Grounds - Feb 5 meeting

From: Anne Flanagan [mailto:anneboflan@comcast.net]
Sent: Thursday, January 31, 2019 10:39 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Diocese request for zoning changes at Mission Grounds - Feb 5 meeting

Dear PZB members:

I'm an Uptown Resident and am very concerned with the proposed change in zoning (to Commercial) of the numerous parcels indicated in the request to the PZB from the Diocese.

The lack of specificity as to what exactly would be built is a concern, but in general, any change to commercial opens up the likelihood of serious intrusion into residential areas. Those of us who live Uptown are already feeling squeezed by commercial development - including the proposed new hotel that will occupy the DQ site. The large scale development of the Patel property on San Marco and Castillo are further indications of commercial density encroaching on neighborhoods.

Increased traffic is an obvious concern with all the development - should the Diocese add to this, San Marco and neighboring streets will suffer greatly from increased traffic.

Please help us preserve what is left of Uptown residential neighborhoods! It's on the verge of becoming impossible to live happily here with the increased development and traffic.

Thank you.

Anne Bohon Flanagan

15 Rohde Ave

571-213-4227

Tracey Mullins

From: Amy Skinner
Sent: Friday, February 01, 2019 2:45 PM
To: Grant Misterl you; Karen Zander; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Mission's Rezoning Application Should be Rejected

From: David Ouellette [mailto:djouellette@comcast.net]
Sent: Friday, February 01, 2019 12:54 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Mission's Rezoning Application Should be Rejected

Attention Commissioners,
We feel that the Mission's Rezoning Application Should be Rejected. It is not in theist interests of our neighborhood.
Thank you,
David & Maggie Ouellette
54 Water Street
St. Augustine, FL 32084

Tracey Mullins

From: Amy Skinner
Sent: Friday, February 01, 2019 2:50 PM
To: Grant Misterl you; Karen Zander; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Mission's Rezoning Application Should be Rejected

-----Original Message-----
From: Denise C. Hammond [mailto:dhammond@grossmanyoung.com]
Sent: Thursday, January 31, 2019 1:53 PM
To: Amy Skinner <askinner@citystaug.com>
Cc: Schirmacher Kathy <sauna.uptown@gmail.com>
Subject: Mission's Rezoning Application Should be Rejected

Dear Members,

My husband, Robert, and I live at 47 Osceola Street in the Abbott Tract and urge you to reject the Mission's application. The Abbott Tract is a unique historical jewel in St. Augustine because of its residential character. The Mission's annual multi-day fair is loud, disruptive and draws huge crowds that leave behind a great deal of trash. Rezoning the land on Pine Street to a more commercial nature will undermine the residential character of our neighborhood and further exacerbate our parking problems.

We own two lots in the Abbott Tract (we bought the adjoining lot after the house on it burned down) and pay over $11K in property tax. We have no idea what commercial activities the Mission has in mind but the application opens the doors widely. Rezoning the land will undermine the residential character of our neighborhood, introduce more opportunities for crime and nuisance, and amplify parking problems. The Mission has offered no sound reason for rezoning. Therefore, we believe that rejecting the application is the proper and responsible way to serve the City and preserve its unique and special character.

Thank you for your consideration. Please let us know if you need more information.

Denise C. Hammond
Robert D. Hammond
47 Osceola St.
St. Augustine, FL 32084
301.233.1010

PS. We are traveling and were unable to attend the meeting on Tuesday.

Tracey Mullins

From: Amy Skinner
Sent: Monday, February 04, 2019 9:25 AM
To: Grant Misterl you; 97Park; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: DO NOT Up-zone the Mission grounds

From: Melinda Rakoncay [mailto:mrakoncay@comcast.net]
Sent: Saturday, February 02, 2019 4:46 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: DO NOT Up-zone the Mission grounds

Forward to:
PZB Member Christina Opsahl
PZB Member Maurice Morissette

Dear Christina & Maurice,
Another important case of "up-zoning"*(the rezoning of property to a more intensive use than its present zoning)* will be before you on February 5.

There have been a several recent up-zoning requests and I have been glad to see the PZB has denied them. One recent occasion was the Dairy Queen, just across the street from the Mission, where the buyer wanted to up-zone the property from CL 2 to CM 2.

Now the Catholic Church wants to up-zone their Mission grounds from Open Land (OL) to Commercial Low (CL-2) and up-zone their Single Family Residential (RS-2) property on Ocean Avenue to CL-2..

Stable and predictable zoning is absolutely necessary, especially to homeowners, whose houses are often their biggest longterm investment. But this is also true for businesses. A wise property buyer knows what zoning district he is buying into and what that zoning allows, and puts down roots accordingly. It is unfair for the City to change the zoning that surrounds that investment.

The Catholic Church claims in their application that *"the City gave the Property zoning designations of Open Land and Residential Single-Family Two (RS-2), which do not match the historic and current uses of the Property."*

This is not true. Churches, cemeteries, memorial structures and monuments are uses allowed in Open Land zoning. The City has a Land Use category in their Comprehensive Plan of **Open Land**, which might better serve the church than the **Public Use** category it now has. But in either case there is NO need to change the Land Use and Zoning to Commercial Low Intensity. It is properly zoned as it stands now. The staff report suggests this as well.

Those people who invested in homes in the neighborhoods to the north and south of Mission grounds, bought knowing that their neighborhoods were zoned Residential Single Family (RS-1 & RS-2) and that they had the peaceful non commercial property of the Mission next to them. It is totally unfair to devalue their investment by putting a commercial zone next to those neighborhoods now.

The Single Family Residential neighborhood to the north is being threatened by erosion of their RS-2 zoning by this request to rezone part of it to CL-2. What if the Fountain of Youth was to start buying up residential property along Magnolia Avenue and requesting the same up-zoning to a commercial use for them? What grounds would the city have to deny the Fountain of Youth, if the Mission is allowed rezone their residential property to commercial?

Also consider that San Marco Avenue cannot take any more commercial intensification. Traffic is already maxed out on weekends and on weekdays during certain busy times of the year. There are times when residents cannot make a left hand turn onto San Marco out of their neighborhoods.

The annual carnival they hold on the grounds creates a huge disruption in traffic flow along San Marco and parking problems in the surrounding neighborhoods. Yet they are allowed to hold it under their present zoning. However, we could not afford additional events to be held on the Mission grounds during the year that would disrupt traffic and livability in the area.

Consider the commercial uses allowed in Commercial Low Density (CL-2) which are too many to list here compared to Open Land.(OL) which allows churches and whose intent is; *"to apply to areas which are sparsely developed and including uses as normally found in environmentally sensitive areas away from urban activity. It is intended that substantial residential, commercial or industrial development shall not be permitted in the OL district."*

Also it is important to remember that zoning goes with the land, not the owner. So once this is up-zoned to a commercial use, the church can sell off parcels to anyone, and any allowed CL-2 commercial use can go in there. The Catholic Church will be able to make a much bigger profit on the sale of CL-2 parcels, rather than OL or RS-2 parcels. It is not the role of the City to enrich profit margins by up-zoning the property of an applicant, no matter who they are.

If granted, this rezoning will be a huge intensification of use on the Mission grounds and set a terrible precedent for our future zoning. If this is allowed here, it will encourage investors to start buying up less expensive parcels and simply ask to have it up-zoned to more valuable property. This will be especially true of residential property that borders on commercial property. Up-zoning will become an inexpensive way to convert residential property to commercial property. It will only be a matter of time before our historic residential neighborhoods are eaten away with properties falling like dominos, while they are rezoned from less intense to more intense uses.

Up-zoning should not be granted for the reasons stated above. No one...be they church, institution, business, or a private homeowners should be granted the favor of up-zoning their property.

If the City of St. Augustine starts up-zoning property, then we may as well do away with zoning altogether, because without stable and constant zoning that people can count on, there is no point in having zoning.

In addition to all the arguments against up-zoning, San Marco is a major corridor into the City, which cannot take further commercial intensification. As shown in the staff report, commercial intensification of this property will have a negative impact on the surrounding residential neighborhoods with "potential impact during a storm event" and "could facilitate additional traffic demands on all neighboring roadways."

For the future of livability in St. Augustine, I respectfully ask that you DENY this up-zoning for the Mission grounds.

Sincerely,

Melinda Rakoncay

Tracey Mullins

From: Amy Skinner
Sent: Monday, February 04, 2019 9:25 AM
To: Grant Misterl you; 97Park; jondepreter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Rezoning of the Mission grounds application number 2018-0170

-----Original Message-----
From: Rousselle Stephanie [mailto:stephanierousselle@yahoo.com]
Sent: Saturday, February 02, 2019 6:23 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Rezoning of the Mission grounds application number 2018-0170

Dear Board Members:

My name is Stephanie Rousselle and my family and I live at 73 Abbott Street. We moved here because we fell in love with this quiet, historic neighborhood that was the perfect place to raise our son. As you well know the history of the Abbott Tract as being the first residential area outside the colonial city limits, I would never have imagined that parts of it would become endangered in becoming commercialized forever changing the landscape of this beautiful neighborhood of family and friends.

We very much appreciate the past efforts of the board in protecting the surrounding neighborhoods, for example declining the rezoning of 100 San Marco Avenue. Please help us again to be able to preserve the viability and livability of the Abbott Tract and it surrounding neighbors by declining this comprehensive plan amendment that would destroy the integrity of one of St. Augustine's most treasured neighborhoods.

Thank you for your time and everything you do to make this city one of the best in the country.

Sincerely,

Stephanie Rousselle

RECEIVED
FEB 05 2019
Planning/Building Dept.

LEGAL NOTICE OF PUBLIC HEARING

"IMPORTANT NOTICE: Now that 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."

NOTICE IS HEREBY GIVEN OF A PUBLIC HEARING TO BE HELD BY THE PLANNING AND ZONING BOARD OF THE CITY OF ST. AUGUSTINE, TO BE HELD **TUESDAY FEBRUARY 5, 2019.** THE MEETING BEGINS AT **2:00 P.M. IN THE ALCAZAR ROOM**, 1ST FLOOR, WEST WING, CITY HALL, 75 KING STREET, ST. AUGUSTINE, FLORIDA, AT WHICH TIME COMMENTS ARE INVITED ON THE FOLLOWING MATTER:

REZONING

TO APPROVE A REZONING FROM OPEN LAND (OL) AND RESIDENTIAL SINGLE FAMILY-TWO (RS-2) TO COMMERCIAL LOW-TWO (CL-2) LOCATED AT AND DESCRIBED BY LEGAL DESCRIPTION AS THE FOLLOWING: 3 HEADE TRACT CITY BLKS A B C D & E & ALL LAND LYING E OF BLKS A & B TO HOSPITAL CREEK DB175/575 DB123/516 DB208/208 DB132/507 DB135/482 DB134/61 DB194/506 DB135451 PIN 1920900000; 1 HEADE TR CITY LECHE SHRINE & CEMETERY DBY/207 PIN 1920700000; ABBOTT TRACT CITY LOT 1 & ALL LOT 2 (EX S25 OF E150FT) BLK S & MARSH LYING E PIN 1959600000; ABBOTT TRACT CITY S36.46FT OF LOTS 1 3 & N35FT OF LOTS 2 3 & LOTS 4 5 6 7 8 BLK R & ALL OF ABBOTT & OSCEOLA STS LYING N OF PINE ST VAC IN DB233/560(EX PT OF LOTS 1 & 3 IN OR2409/75) OR203/47 &205/38 &167 &213/547 PIN 1959300000; ABBOTT TRACT CITY LOTS 1 2 3 4 5 & 6 & 13 .6 ALLEY BETWEEN LOTS 3 & 4 BLK Q DB207/177 DB210/257 & 478 DB235/266 DB211/322 PIN 1959200000; ABBOTT TR CITY LOTS 1 2 3 & W 40.2 OF S92.45FT OF LOT 4 BLK P (EX PTS IN OR2784/816 &2784/ 845) DB211/385 PIN 1958500000; 2 FLYNN SUBD OF HEADE TRACT LOT 1 THRU 6 DB123/516 PIN 1920800000; WILLIAMS ADDN CITY W55FT OF LOT 11 BLK A OR422/77 & 444/595 PIN 1908800000; WILLIAMS ADDN CITY E55 OF W110 FT OF LOT 11 BLK A PIN 1909000000; CITY OF ST AUGUSTINE WILLIAMS ADDN E135FT OF LOT 11 & MARSH LAND LYING E OF LOT 11 BLK A OR309/720 & 318/256 PIN 1909100000; WILLIAMS ADDITION CITY E55 OF W165FT OF LOT 11 BLK A PIN 1908900000.

APPLICANT'S NAME: ELLEN AVERY-SMITH C/O ROGERS TOWERS
APPLICATION NUMBER: 2018-0171

In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by PZB 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 application 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 (TDB) or 1-800-955-8770 (V) via Florida Relay Services.

To obtain additional information regarding this application, contact the Planning and Building Department at 904-825-1065. Please mail or deliver this response form to the Planning and Building Department, City of St. Augustine, 75 King Street, P.O. Box 210, St. Augustine, FL 32085-0210, **no later than Monday February 4, 2019.**

SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

X OPPOSED TO APPLICATION

COMMENTS: _____

SIGNATURE

David Pepper
PRINT NAME

81 San Marco
ADDRESS

Case: 2018-0170

RECEIVED
FEB 05 2019
Planning/Building Dept.

404 Old Quarry rd.
St. Aug Fl. 32080

SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

X OPPOSED TO APPLICATION

COMMENTS: _____

SIGNATURE

Amelia Duddington

PRINT NAME

77 San Marco

ADDRESS

Case: 2018-0170

RECEIVED
FEB 05 2019
Planning/Building Dept.

Home - 404 Old Quarry Rd.

2/5/19

I am concerned about this project for several reasons but I shall use my 3 minutes to focus on my major concern of hydrology. Building a house at 121 Spoonbill exacerbates an already overburdened drainage system which includes a small pond and inadequate drainage pipes and ditches.

Rainwater falling on ground is absorbed into the land. Rain falling on house, enters the drainage system. This particular drainage system has several challenges and they disproportionally affect my property.

As you can see from this satellite photo, the current pond known as Lake Pierre was over-excavated and plans are now being made to fill in portions of the pond. Where will that water go? It will go out this drainage pipe toward my backyard. The drainage pipe is covered until this area shown in green –this portion of the drainage system is an open ditch. It runs along my back yard and only my back yard. On the opposite side of the ditch, my neighbor at 135 Spoonbill has a bulkhead protecting his property from erosion and encroachment by runoff from upstream. Once past my property, another covered drainpipe leads out of the neighborhood and into the marsh. To simplify: drainage pipe, open ditch, drainage pipe.

At the same time, water from Madeira Drive and beyond runs down the Spillway located on the north- west side of my property. Prior to Pelican Reef being developed, water flowed down the Spillway directly out to the marsh and my property was high and dry. After Pelican Reef started developing, the developers re-routed the Spillway and created the drainage ditch behind my property.

To clarify: the Spillway drains into the ditch behind my house. Lake Pierre drains into the ditch behind my house. The pipe draining water away from my house is woefully inadequate and it isn't long before water backs up at that pipe. Where does it go? It encroaches onto my property.

Adding more houses to this already stressed drainage system is making matters worse.

My request is that the drainage issue behind my house, which floods NOW in heavy weather, be addressed prior to permitting further development in Pelican Reef. We all want to be neighborly. I would also like to be dry. Please put your heads together and solve this hydrology issue before I am completely swamped.

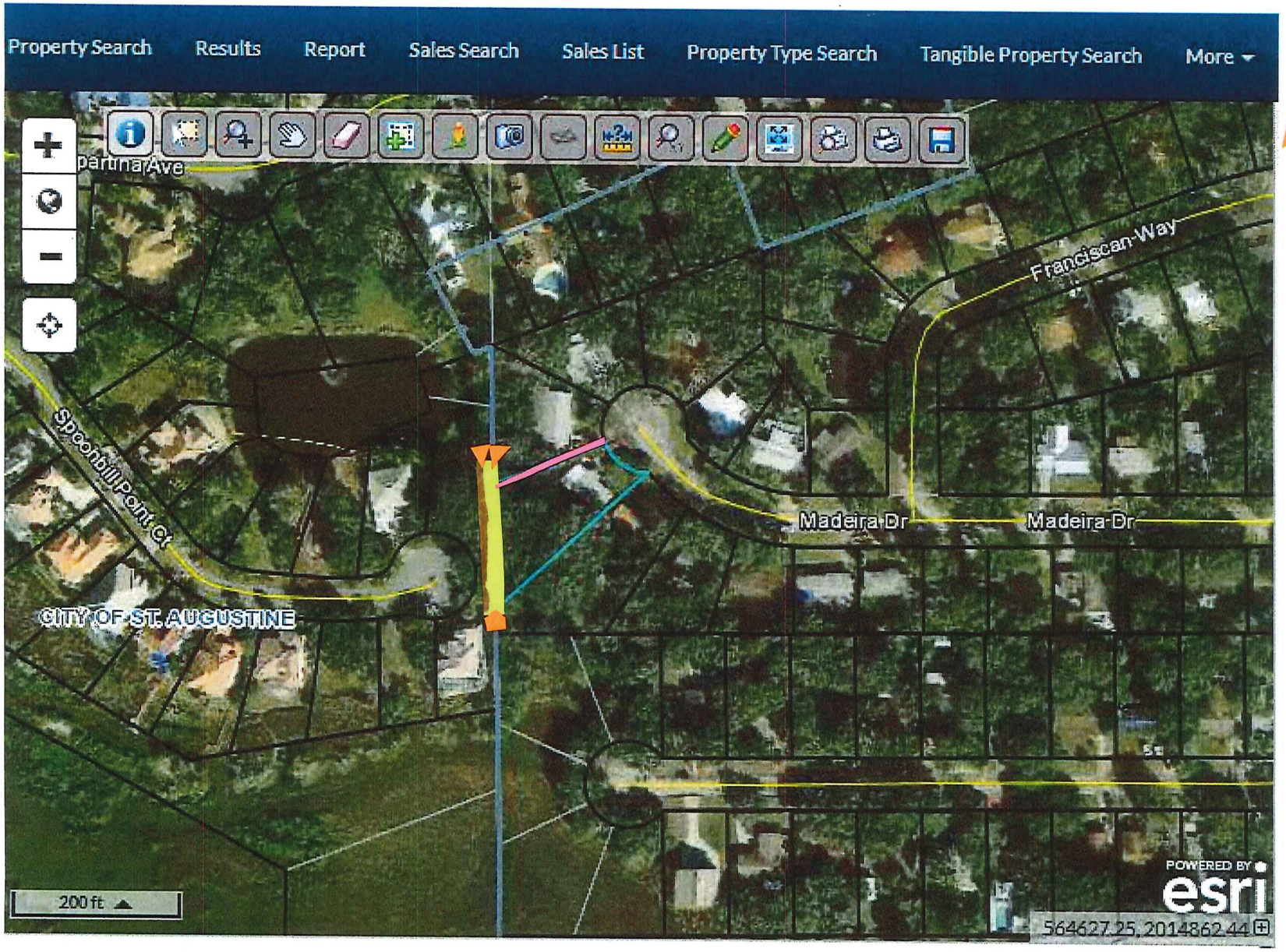
Thank you!

Marcia Daniels 34 Madeira Dr., St. Augustine.

Attachment 1 Property Appraisers Satellite view of properties with drainage ditch pipes & spillway highlighted
Attachment 2- Letter from Reuben Franklin concerning the ditch. 2/23/17
Attachment 3- survey of property at 135 Spoonbill showing drainage pipe leading to pipe that becomes ditch at my house property line

34 Madeira Dr

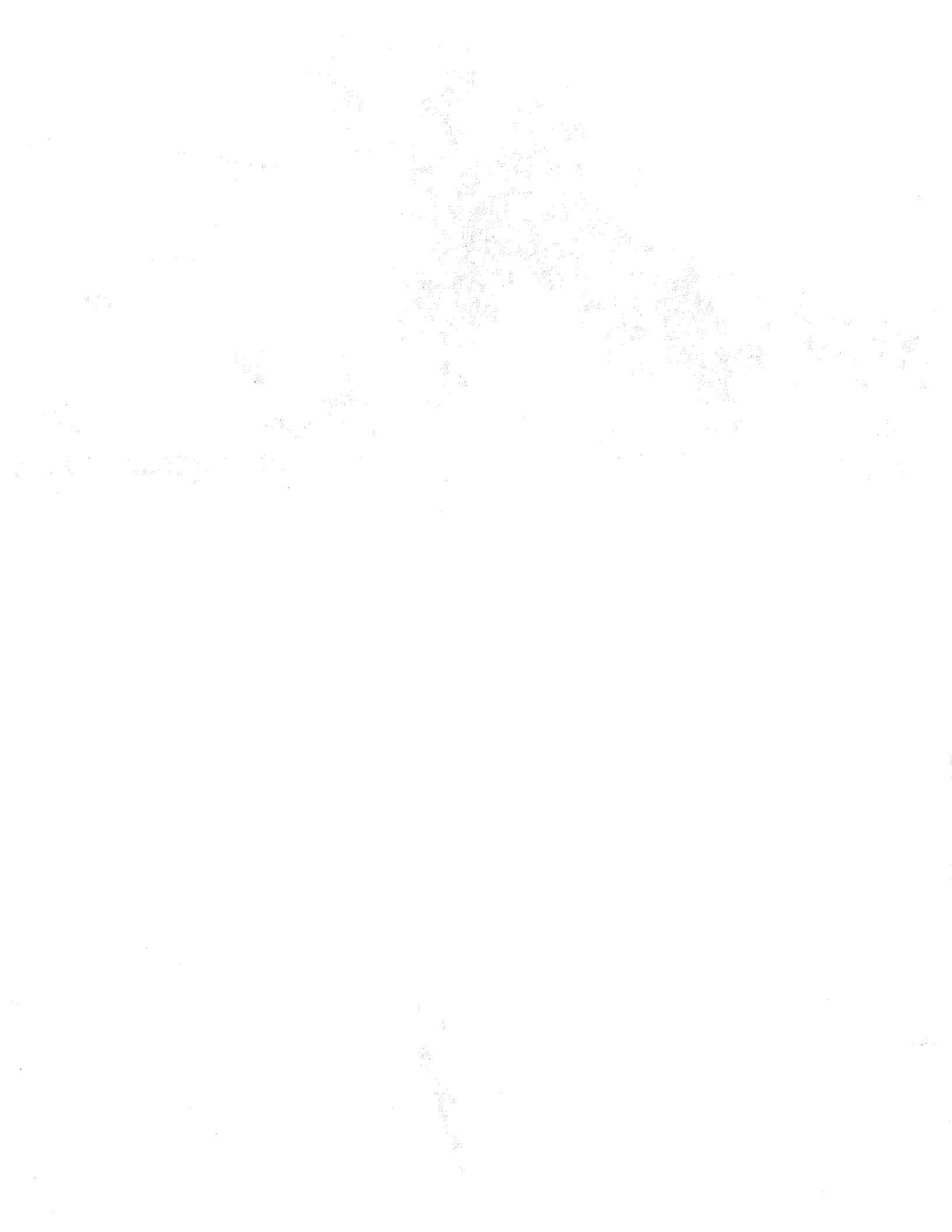
= open ditch with bulkhead on 135 Spoonbill side.



pipe

Spillway

Untitled Map
Write a description for your map.
Legend
811 S Ponce De Leon Blvd
Papa John's Pizza
811 S Ponce De Leon Blvd
5
Google Earth
© 2018 Google
N
200 ft



PZB 2.5.19

B.J. KALAIDI
8 NEWCOMB ST

4-A-121 SPOONBILL POINT COURT - THIS TREED LOT WAS PURCHASED IN 2016 FOR 85 THOUSAND DOLLARS KNOWING WHERE TREES WERE GROWING. IT'S UNFORTUNATE THE CONSERVATION OVERLAY ZONE HAS ALLOWED THE DESTRUCTION OF OUR ENVIRONMENT SO OVERSIZED DWELLINGS CAN BE CONSTRUCTED. ℙ WHEN PIERRE THOMPSON MADE AN AGREEMENT WITH CITY STAFF TO CUT TREES IN PELICAN REEF THE QUALITY OF LIFE WAS IGNORED. ℙ HOPEFULLY, WHEN THE COMPREHENSIVE PLAN IS UP-DATED THIS TYPE OF DESTRUCTION WILL BE STOPPED. ℙ DO NOT PERMIT THE 50% REMOVAL OF THE TREE CANOPY.

4-B-709 S. PONCE de LEON - THIS PARCEL WAS PURCHASED IN 2018 FOR 1,250,000 DOLLARS. IS THIS A BULKHEAD OR A RETAINING WALL? THIS DEVELOPMENT IS SOUTH OF MR. VALDES MARINA WHICH WAS ALLOWED TO DEVELOP IN OUR CONSERVATION OVERLAY ZONE. ℙ THIS DESTRUCTION OF THE WEST BANK OF THE SAN SEBASTIAN RIVER IS DESTROYING OUR QUALITY OF LIFE AND ACCESS OF THE PUBLIC TO THE RIVER. ℙ DO NOT APPROVE A DOCK, RETAINING WALL AND REMOVAL OF PRESERVED TREES.

4-C-154 PELICAN REEF DRIVE. ℙ THIS PARCEL WAS PURCHASED IN SEPT. 2017 FOR 1,000,000 DOLLARS. SINCE THE OWNER DID NOT DO DUE DELIGENCE, THERE IS NO REASON TO EXTEND THE EXISTING DOCK OR TO ALLOW BOAT LIFTS. ℙ THE MATANZAS RIVER CONTINUES TO BE CLUTTERED WITH DOCKS. THE CONSERVATION AND COASTAL MANAGEMENT ELEMENT OF THE COMPREHENSIVE PLAN IS NOT PROTECTING NON CONSERVING NATURAL AREAS OR ENVIRONMENTALLY SENSITIVE AREAS.

(2) PZA 2.5.19 BJ KALAIDI 8 NEWCOMB ST

4D-2 LUWANNA CIRCLE- THIS PARCEL WAS PURCHASED IN NOV. 2018 FROM ANTHONY + BRENDA BUSHELL FOR 837,500 DOLLARS. THE WETLANDS WEST OF THE HOUSE IS OWNED BY THOMPSON BROTHERS- PIERRE AND PAUL HAVE GIVEN PERMISSION TO CROSS THE WETLANDS IN ORDER TO CONSTRUCT THEIR DOCK. THIS PARCEL IS NORTH OF 91+93 ~~COMARES~~ COQUINA WHICH MS FREEMAN AND OTHER CITY POLITICIANS WANT TO SPEND 459 THOUSAND TAX DOLLARS FOR A PARK. IT'S MY UNDERSTANDING THE THOMPSONS ALSO OWN WETLANDS TO THE WEST OF 91+93 ~~COMARES~~ COQUINA. THIS DOCK SHOULD NOT BE ALLOWED IN CONSERVATION OVERLAY ZONE

4E THIS IS ANOTHER 21 BARCELONA AVE EXAMPLE OF A PROPERTY OWNER PURCHASING PROPERTY WITH TREES AND ASKING FOR THE REMOVAL OF MORE THAN 50 PERCENT OF THE TREE CANOPY IN CONSERVATION OVERLAY ZONES. CLAIMING TO BE A TREE CITY AND CONTINUING TO DESTROY TREES IS LAUGHABLE. ON p. 3 THE APPLICANT SHOULD NOT BE ALLOWED TO PLANT TREES INDEPENDENT OF THE P&B REVIEWING THE PLAN.

5A 314 S. PONCE de LEON - SINCE THERE ARE HOMES TO THE WEST/BEHIND THIS LOCATION HOURS OF OPERATION SHOULD BE LIMITED TO 9 p.m. WILL BEER OR WINE BE SERVED AT THE GALLERY? THIS IS ACROSS FROM THE CRAYOLA HOTEL AND WILL BE DOWN THE STREET FROM ANOTHER TATOO BUSINESS.

6A 2018-0170 THIS REQUEST TO AMEND THE FUTURE LAND USE MAP (FLUM) TO COMMERCIAL LOW INTENSITY SHOULD NOT BE PERMITTED.

7A - THE LETTER DATED 1-3-19 STATES IN #3, THE CHURCH REQUESTS A LARGE SCALE REZONING TO CL 2 FOR SPECIAL EVENTS LIKE COMMUNITY CARNIVALS. IT APPEARS THE CHURCH HAS OPERATED CARNIVALS WITHOUT PROPER ZONING. A WINE EVENT HAS ALSO OCCURED ON THIS PROPERTY. THE REQUEST TO REZONE TO CL 2 SHOULD NOT BE PERMITTED.

THE ST. AUGUSTINE RECORD
Affidavit of Publication

CITY OF ST AUGUSTINE
PO BOX 210

SAINT AUGUSTINE, FL 32085

ACCT: 15560
AD# 0003135841-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing by the Planning and Zoning Board to be held at **2:00 PM, Tuesday, February 5, 2019, at The Alcazar Room at City Hall, St. Augustine, Florida**, at which time comments are invited on the following:

CONSERVATION OVERLAY ZONE DEVELOPMENT TO APPROVE PROPOSED BOAT LIFTS AND EXTENSION OF AN EXISTING DOCK WITHIN CONSERVATION OVERLAY ZONE 1; 25/87-91 PELICAN REEF LOT 2 BLK 4 & PT OF PELICAN REEF DR LYING E OF SE CORNER OR4437/1248; ALSO KNOWN AS **154 Pelican Reef Drive.**
APPLICANT'S NAME: **Doran Dean Yelten, Yelten Construction Company**
SUBMITTED BY:
CITY CLERK'S OFFICE
0003135841 January 25, 2019

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **154 Pelican Reef Drive** was published in said newspaper on **01/25/2019.**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this _____ day of JAN 25 2019

by Jamie Williams who is personally known to me or who has produced as identification

Tiffany M. Lowe
(Signature of Notary Public)

Notary Public State of Florida
TIFFANY M LOWE
My Commission GG 115811
Expires 06/18/2021

THE ST. AUGUSTINE RECORD
Affidavit of Publication

CITY OF ST AUGUSTINE
PO BOX 210

SAINT AUGUSTINE, FL 32085

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AD# 0003135843-01

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PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

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CONSERVATION OVERLAY ZONE DEVELOPMENT TO APPROVE A PROPOSED DOCK WITHIN CONSERVATION OVERLAY ZONE 1; 8-71 LUWANNA SUBD OF DAVIS SHORES LOT 6 (EX S5FT & E 122.78FT) LOT 7 & RIP RIGHTS TO LOTS 6 & 7 OR4648/818; and; 1 ALL OF LOT 1 LYING S OF ESCOLATA CREEK (EX PT IN OR3387/1778) (EX PT IN OR4267/1837) OR593/299 & 604/150&3326/1425; ALSO KNOWN AS **2 Luwanna Circle & PIN#:1585600000.**
APPLICANT'S NAME: **Kyle Newton, Miners Marine Construction**
SUBMITTED BY:
CITY CLERK'S OFFICE
0003135843 January 25, 2019

STATE OF FLORIDA
COUNTY OF ST. JOHNS

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Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

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Tiffany M. Lowe
(Signature of Notary Public)

Notary Public State of Florida
TIFFANY M LOWE
My Commission GG 115811
Expires 06/18/2021

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SAINT AUGUSTINE, FL 32085

ACCT: 15560
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PO#

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CONSERVATION OVERLAY ZONE DEVELOPMENT TO APPROVE REMOVAL OF MORE THAN FIFTY (50) PERCENT OF THE TREE CANOPY, INCLUDING ONE (1) PRESERVED TREE (CEDAR) WITHIN CONSERVATION OVERLAY ZONE; 8-89 MADEIRA HEIGHTS UNIT 1 ALL LOT 36 BLK 1 WITHIN CITY LIMITS OR4129/1809(Q/C); ALSO KNOWN AS **21 Barcelona Avenue.**
APPLICANT'S NAME: **Alantis Holdings LLLP**
SUBMITTED BY:
CITY CLERK'S OFFICE
0003135847 January 25, 2019

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **21 Barcelona Avenue** was published in said newspaper on **01/25/2019.**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

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Tiffany M. Lowe
(Signature of Notary Public)

Notary Public State of Florida
TIFFANY M LOWE
My Commission GG 115811
Expires 06/18/2021

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PO#

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USE BY EXCEPTION TO APPROVE A PROPOSED TATTOO PARLOR WITHIN THE COMMERCIAL MEDIUM 2 (CM-2) ZONING CATEGORY; 1-133 WILDWOOD PARK LOTS 14 16 & 18 (EX R/W RD 5 IN DB244/92) & LOTS 15 17 & 19 BLK E OR681/593 &2930/628(C/D); ALSO KNOWN AS **314 S. Ponce De Leon Boulevard.**
APPLICANT'S NAME: **Bart & Karrie Andrews**
SUBMITTED BY:
CITY CLERK'S OFFICE
0003135850 January 25, 2019

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **314 S. Ponce De Leon Boulevard.** was published in said newspaper on **01/25/2019.**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

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Tiffany M Lowe
(Signature of Notary Public)

Notary Public State of Florida
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STATE OF FLORIDA
COUNTY OF ST. JOHNS

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Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

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COMPREHENSIVE PLAN AMENDMENT TO AMEND FUTURE LAND USE MAP DESIGNATIONS FROM PUBLIC/SEMI-PUBLIC, OPEN LAND AND RESIDENTIAL LOW DENSITY TO COMMERCIAL LOW INTENSITY; 3 HEADE TRACT CITY BLKS A B C D & E & ALL LAND LYING E OF BLKS A & B TO HOSPITAL CREEK DB175/575 DB123/516 DB208/208 DB132/507 DB135/482 DB134/61 DB194/506 DB135451; and; 1 HEADE TR CITY LECHE SHRINE & CEMETERY DBY/207; and; ABBOTT TRACT CITY LOT 1 & ALL LOT 2 (EX S25 OF E150FT) BLK S & MARSH LYING E; and; ABBOTT TRACT CITY S36.46FT OF LOTS 1 3 & N35FT OF LOTS 2 3 & LOTS 4 5 6 7 8 BLK R & ALL OF ABBOTT & OSCEOLA STS LYING N OF PINE ST VAC IN DB233/560(EX PT OF LOTS 1 & 3 IN OR2409/75) OR203/47 &205/38 &167 &213/547; and; ABBOTT TRACT CITY LOTS 1 2 3 4 5 & 6 & 13 .6 ALLEY BETWEEN LOTS 3 & 4 BLK Q DB207/177 DB210/257 & 478 DB235/266 DB211/322; and; ABBOTT TR CITY LOTS 1 2 3 & W 40.2 OF S92.45FT OF LOT 4 BLK P (EX PTS IN OR2784/816 &2784/ 845) DB211/385; and; 2 FLYNN SUBD OF HEADE TRACT LOT 1 THRU 6 DB123/516; and; WILLIAMS ADDN CITY W55FT OF LOT 11 BLK A OR422/77 & 444/595; and; WILLIAMS ADDN CITY E55 OF W110 FT OF LOT 11 BLK A; and; CITY OF ST AUGUSTINE WILLIAMS ADDN E135FT OF LOT 11 & MARSH LAND LYING E OF LOT 11 BLK A OR309/720 & 318/256; and; WILLIAMS ADDITION CITY E55 OF W165FT OF LOT 11 BLK A; ALSO KNOWN AS **PIN #'s: 1920900000, 1920700000, 1959600000, 1959300000, 1959200000, 1958500000, 1920800000, 1908800000, 1909000000, 1909100000, & 1908900000 (Area roughly bounded by Ocean Ave., points immediately north of Ocean Ave. near the Matanzas River, Matanzas River, Pine Street, & San Marco Avenue.).**
APPLICANT'S NAME: **Ellen Avery-Smith, Rogers Towers**
SUBMITTED BY:
CITY CLERK'S OFFICE
0003135853 January 25, 2019

Sworn to and subscribed before me this _____ day of JAN 25 2019

by Jamie Williams who is personally known to me or who has produced as identification

Tiffany M. Lowe
(Signature of Notary Public)

Notary Public State of Florida
TIFFANY M LOWE
My Commission GG 115811
Expires 06/18/2021

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PO BOX 210

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STATE OF FLORIDA
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APPLICANT'S NAME: **Ellen Avery-Smith, Rogers Towers**
SUBMITTED BY:
CITY CLERK'S OFFICE
0003135855 January 25, 2019

Sworn to and subscribed before me this _____ day of JAN 25 2019

by Jamie Williams who is personally known to me or who has produced as identification

Tiffany M. Lowe
(Signature of Notary Public)

Notary Public State of Florida
TIFFANY M LOWE
My Commission GG 115811
Expires 06/18/2021