

AGENDA

Planning and Zoning Board
City of St. Augustine, Florida

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

**Alcazar Room, City Hall
75 King Street**

-
- 1. Roll Call**
 - 2. General Public Comments for Items Not on the Agenda**
 - 3. Approval of Minutes**
 - 4. Conservation Overlay Zone Development**
 - (a) 2018-0167 Ryan Carter – Applicant
(Continued January 8, 2019) C/o Carter Environmental Services, Inc.
Fish Island Development, LLC – Owners
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 locate at PIN#: [1622100021](#).
 - (b) 2019-0002 Alantis Holdings LLLP – Applicant & Owner
(Continued January 8, 2019) [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.
 - (c) 2019-0009 Ryan Carter – Applicant
C/o Carter Environmental Services, Inc.
Ernest Little – Owner
[5 Lighthouse Avenue](#)
To approve placement of a new dock with associated boat lift in Conservation Overlay Zone 1

5. Use by Exception

(a) 2019-0017

Kamala Corbett - Applicant

C/o Foley & Lardner LLP

J & BFLP Ltd. – Owner

[160 King Street](#)

To approve a use by exception allowing a 3,500 square foot medical marijuana dispensary.

(b) 2019-0012

Gerald & Julie Ruling – Applicants

C/o Life's a Beach Auto

Vista Hotel IV Inc. – Owner

[164 San Marco Avenue](#)

To approve an exception to allow automobile rental and sales business on the premises.

6. Comprehensive Plan Amendment

(a) 2018-0170

(Continued February 5, 2019)

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

(Continued February 5, 2019)

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

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: March 5, 2019

RE: **CONSERVATION OVERLAY ZONE DEVELOPMENT #2018-0167**

AGENDA ITEM 4(a)

APPLICANT Ryan Carter
C/o Carter Environmental Services, Inc.

OWNER Fish Island Development, LLC

LOCATION 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.)

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

PLANS DATED December 26, 2018

LAND USE Commercial Medium Intensity

ZONING Commercial Medium 2 (CM-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

Underline represents new additions to the report since January.

This item was continued at the January 2019 meeting. The Board requested the applicant provide additional information regarding underground storm-water system retention and other retention options on the neighboring parcel where the commercial development would take place, instead of this site. Concerns about the placement of the fence affecting wildlife and lack of arborist report were pointed out as well.

The applicant is proposing to remove preserved trees consisting of Live Oaks and Cedars and mitigate their removal in order to place a water management district approved linear detention system. This system will be fifty (50) foot wide and be composed of 1.33 acres (57,934 square feet) in overall size to reach an existing detention system already located on the site. This system is designed to serve a proposed commercial development on a parcel of land located at the SW corner of State Road 312 and Plantation Island Drive S. Presently there are civil (construction) plans in for this commercial site and the drainage plan has been included in your packet as information only (see attachment 5).

In order to determine overall tree calculations the applicant has chosen to conduct a review of trees within a 10,000 square foot area. Within this area they have determined there are twenty (20) trees consisting of living and dead specimens (see attachment 6) needing removal. This has been calculated to be thirty-one (31) debits. In order to determine mitigate they have calculated the overall acreage times the debits and this is calculated at forty-two (42) credits. A mitigation sheet showing plantings of Eastern Red Cedars and Live Oaks have been shown indicating the replanting schedule. These replanting's will only cover part of the overall site. An arborist report has not been provided indicating the health and structure of the trees.

If desired the Board, they can require more trees be planted at the site in order 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. Conservation Overlay Zone 3 Development to remove of preserved trees (Oaks & Cedars) for a linear retention pond to serve the neighboring parcel located at PIN#: 1622100021.

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.
An arborist report has not been provided indicating the health of the trees however the tree removals are necessary to allow for St. Johns River Water Management District approved infrastructure improvements for the neighboring commercial site.
- b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
Tree removals are necessary to accommodate an approved infrastructure project. City code and water management district regulations require capture and release of storm water. This

is the only method formally permitted by the water management district to allow for storm water capture and release.

- 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 surrounding land is undeveloped and retains its natural growth, the removal of trees should not have an overall serious detrimental effect of erosion, moisture retention, surface water, and diversion.
- 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.
There are dense woods located on the parcel and the parcel is large. Removal of the trees should not have an overall negative effect on the property values or potentially further developing the site.
- e. Whether the tree has been designated a historic specimen, preserved or protected tree.
Most of the trees being removed are preserved trees.
- f. Impact upon the urban and natural environment, including:
Ground and surface water stabilization. – *Minimal due to nature of request.*
Water quality and aquifer recharge. – *Minimal due to nature of request.*
Ecological impacts. – *The removal of the tree(s) will temporarily affect ecology but it should be partially restored 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 would be minimal since the tree removal in relation to its parcel is minimal in nature. Also new trees would help mitigate the impact.*
- 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.
It may be difficult to revise this plan as any movement of the linear retention system would impact additional trees.

The number of debits for tree removal is **- 31.5 debits.**

The number of credits for tree preservation is **+ Zero (0) credits.**

The number of credits for tree plantings (incl. relocation) is **+ 42 credits**

The number of remaining credits after calculating tree preservation and plantings: **+11.5 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 **CONTINUE** removal of preserved trees (Oaks & Cedars) for a linear retention pond to serve the neighboring parcel located at PIN#: 1622100021 within Conservation Overlay Zone 3.

SUPPLIMENTS

Attachment 1 – Application.

Attachment 2 – Location Map.

Attachment 3 – Property Appraiser Info.

Attachment 4 – Water Management District Permit.

Attachment 5 – Commercial Construction Plan for Neighboring Site.

Attachment 5 – Tree Removal - Landscape Plans

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

From: [Ryan Carter](#)
To: [David Harrell](#)
Cc: [Zach Miller](#); [Abbey Civil](#); [john kowkabany](#); [Jim Plant](#)
Subject: Fish Island Village 3-5 PZB Meeting - Requesting Continuance to the 5 May Meeting
Date: Monday, February 25, 2019 1:21:18 PM
Attachments: [image001.png](#)

David,

As discussed, I'll be at the 5 March Planning and Zoning Board (PZB) meeting and will request an extension to the 5 May PZB meeting. The applicant is working on alternative designs and needs more time to finalize their plans. Please contact me with any questions. Thanks.

Sincerely,
Ryan A. Carter
Carter Environmental Services, Inc.
7 Waldo Street
St. Augustine, Florida 32084
904-540-1786
www.carterenv.com



Attachment 1

Application

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

Application Fee: \$330

BDAC Project No. _____

Receipt No. _____

Meeting Date: _____

PLEASE PRINT OR TYPE

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: Fish Island Development LLC Daytime Telephone: _____
Business (if applicable): Fish Island Development LLC
Address: 10175 Fortune Pkwy Unit 703 City: Jacksonville State: FL Zip: 32256

3. LEGAL DESCRIPTION OF PROJECT PROPERTY

Lot: _____ Block: _____
Subdivision: N/A Parcel Number: 1622100016

4. PROJECT STREET ADDRESS: State Road 312 St. Augustine FL 32080

5. SPECIFIC PROPOSED USE: Tree removal

6. ACTION REQUESTED

- | | |
|--|---|
| ☐ Exception | ☐ Appeal of Staff Determination |
| ☐ Rezoning | ☐ Variance |
| ☐ Land Use Plan Amendment | ☒ Conservation Zone Development |

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Conservation Overlay Zone Approval

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

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

(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

Signature of Applicant

Date

12-6-18

13

Signature of Property Owner

Date

12-7-18

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

R. A. Carter

Signature of applicant

12-6-18

Date

**Fish Island Village Wet Detention Area Tree Removal Request
Overlay Zone Development Application Supplement
December 2018**

This narrative is intended to supplement the Conservation Overlay Zone Development application for Fish Island Village (PW 2018-1016).

This supplement seeks approval for the removal of trees related to the construction of a linear wet detention pond servicing the Fish Island Village Development. The wet detention pond occurs offsite of the Fish Island Development, directly to the west (Figure 1 - 3) (PID: 1622100016) and was approved under SJRWMD permit #102001-9 (plans attached).

All tree impacts will be mitigated for according to City code. A 10,000 square foot plot was inventoried associated with the 1.33 ac. stormwater detention area (Figure 3). Credits were extrapolated based on the total project area. The tree removal credits within the off-site detention area are calculated in the table located on Sheet L-1 (attached) from A&K Land Planning & Design.

Due to the large number of trees to be surveyed, a 10,000 square foot plot was inventoried associated with the overall 1.33 ac. area proposed to be cleared (Figure 3). Credits were extrapolated based on the total area. Total tree mitigation credits required for the cleared area will be 42 credits and 42 credits will be provided via supplemental plantings.

Applications for development in Conservation Overlay Zone 3 are to be evaluated according to certain criteria set forth in Section 11-29.d.1 of the City Code. The owner has complied with each of those seven criteria, as detailed below:

1. 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.
 - a. **The trees proposed for removal interfere with a permitted St. Johns River Water Management (SJRWMD) temporary linear stormwater management facility.**
2. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
 - a. **The trees proposed for removal are within a permitted St. Johns River Water Management (SJRWMD) temporary linear stormwater management facility. The facility is required to treat the stormwater associated with the adjacent commercial project. If the adjacent development doesn't become developed then the**

stormwater facility will become permanent. However, if the adjacent development becomes developed the stormwater from the commercial project will be treated within a future pond.

3. 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.

- a. **As stated above, the tree removals are required for grading a linear stormwater management facility. After grading is complete, many more native desirable trees will be installed at the top of bank of the linear pond/swale. As required, by the SJRWMD permit the pre-construction water flows and rates will equal the post developed water flows and rates.**

4. 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.

- a. **The tree removal is proposed on undeveloped land outside of a neighborhood. The tree removal will be within a 48-foot wide drainage pond/swale. Any trees outside of that are will remain. Therefore, vehicles traveling on SR 312, the residents at Allegro and the condominiums at Harbor Vista will likely not see the tree removal.**

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

- a. **No historic specimens have been identified with proposed stormwater pond footprint. There are protected trees and those are quantified on the attached plans from A&K Land Planning & Design.**

6. Impact upon the urban and natural environment, including:

- a. Ground and surface water stabilization.

- i. **None. It's permitted by SJRWMD.**

- b. Water quality and aquifer recharge

- i. The stormwater management facility is designed to improve water quality.
- c. Ecological Impacts
 - i. Total tree mitigation credits required for the cleared area will be 42 credits and 42 credits will be provided via supplemental plantings.
- d. Noise pollution
 - i. During the construction of the development and the off-site stormwater facility they'll be noise from construction activities.
- e. Air movement
 - i. none
- f. Air quality
 - i. More tree inches will be planted than removed
- g. Wildlife habitat
 - i. The stormwater pond will have an open water component that will attract wading birds. Further, the smaller trees adjacent to the existing forest provides an uneven age forest ideal for roosting.
- 7. 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.
 - a. The tree removal is required to comply with the permitted SJRWMD stormwater management facility. The footprint can't be modified to avoid and minimize impacts to trees.



[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
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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

Attachment 2
Location Map(s)



Location Map Fish Island Village - Wet Detention Pond		Figure: 1
Project: 5.18398	Date: Dec 19 2018	St. Augustine, FL
CARTER ENVIRONMENTAL SERVICES, INC. CES 7 Waldo Street St. Augustine, FL 32084 904-540-1786 www.carterenv.com		

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 1622100016
Location STATE ROAD 312
Address SAINT AUGUSTINE 32080-0000
Neighborhood M&B(dev)E & S Intercoastal- W Ocean - N Cnty Line (2650.69)
Tax Description* 3-1F PTS OF GLS 2 & 3 LYING S OF SR312 - DEED PARCELS 1 & 2 (EX ANY PT OF PARCEL 2 OUTSIDE CITY LIMITS OF CITY OF ST AUG) (EX PT IN OR3015/910) OR1956/19 & 1956/27(Q/C) & 1956/33(Q/C)
*The Description above is not to be used on legal documents.
Property Use Code Vacant Residential (0000)
Subdivision N/A
Sec/Twp/Rng 29-7-30
District City of St Augustine (District 452)
Millage Rate 20.2171
Acreage 36.640
Homestead N

View Map

Owner

Owner Name Fish Island Development LLC 100%
Mailing Address 10175 FORTUNE PKWY UNIT 703
JACKSONVILLE, FL 32256-6753

Valuation

	2019
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$1,465,030
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,465,030
Total Deferred	\$0
Assessed Value	\$1,465,030
Total Exemptions	\$0
Taxable Value	\$1,465,030

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	\$1,465,030	\$0	\$0	\$1,465,030	\$1,465,030	\$0	\$1,465,030
2017	\$0	\$0	\$1,465,030	\$0	\$0	\$1,465,030	\$1,465,030	\$0	\$1,465,030
2016	\$0	\$0	\$1,465,030	\$0	\$0	\$1,465,030	\$1,465,030	\$0	\$1,465,030
2015	\$0	\$0	\$1,465,030	\$0	\$0	\$1,465,030	\$1,465,030	\$0	\$1,465,030
2014	\$0	\$0	\$1,465,030	\$0	\$0	\$1,465,030	\$1,465,030	\$0	\$1,465,030
2013	\$0	\$0	\$1,465,030	\$0	\$0	\$1,465,030	\$1,465,030	\$0	\$1,465,030
2012	\$0	\$0	\$1,756,565	\$0	\$0	\$1,756,565	\$1,756,565	\$0	\$1,756,565
2011	\$0	\$0	\$1,951,265	\$0	\$0	\$1,951,265	\$1,951,265	\$0	\$1,951,265
2010	\$0	\$0	\$2,600,265	\$0	\$0	\$2,600,265	\$2,600,265	\$0	\$2,600,265

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	21.64	AC	\$1,460,700
Conservation Easements	0	0	7.03	AC	\$1,758
Marshes & Tidal Lands	0	0	2.32	AC	\$1,160
Marshes & Tidal Lands	0	0	5.65	AC	\$1,412

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/30/2017	1/27/2017	\$0.00	LP	4323	1547	U	V	ATLANTIC COAST BANK	FISH ISLAND DEVELOPMENT LLC
5/30/2012	3/20/2012	\$100.00	CE	3567	408	U	V	ST JOHNS RIVER WATER MANAGEMENT DISTRICT	FISH ISLAND DEVELOPMENT LLC
7/19/2011	7/18/2011	\$100.00	CE	3455	1925	U	V	FISH ISLAND DEVELOPMENT LLC	ST JOHNS RIVER WATER MANAGEMENT DISTRICT
	11/19/2007	\$0.00	OI	3015	848	U	V		FISH ISLAND DEVELOPMENT LLC
	11/25/2002	\$100.00	QC	1956	27	U	V	THOMPSON BROS REALTY ETAL	FISH ISLAND DEVELOPMENT LLC
	11/25/2002	\$100.00	QC	1956	33	U	V	THOMPSON BROS REALTY ETAL	FISH ISLAND DEVELOPMENT LLC
	11/21/2002	\$2,600,000.00	WD	1956	19	Q	V	THOMPSON BROS REALTY INC ETAL	FISH ISLAND DEVELOPMENT LLC

Area Sales Report

Recent Sales in Area

Clerk of Court

[Clerk of Court](#)

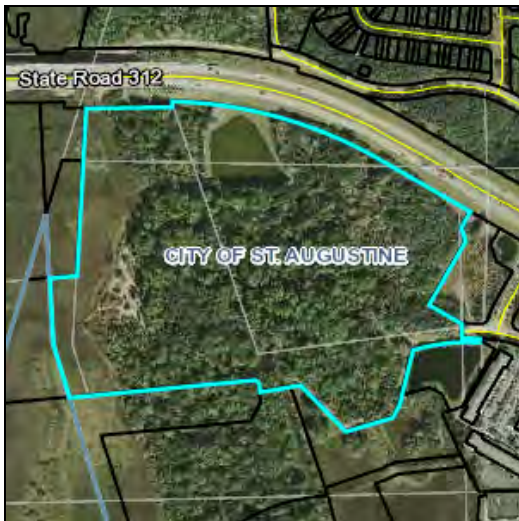
Tax Collector

[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.

Last Data Upload: 12/4/2018, 11:04:33 PM

Developed by
 Schneider
 GEOSPATIAL

Attachment 4

Water Management District Permit



St. Johns River

Water Management District

Ann B. Shortelle, Ph.D., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500
On the internet at www.sjrwmd.com.

November 14, 2018

Amir Sabet
Fish Island Village, LLC
7006 Atlantic Blvd
Jacksonville, FL 32211-8706

SUBJECT: 102001-9
Fish Island Village

Dear Sir/Madam:

Enclosed is your individual permit issued by the St. Johns River Water Management District on November 14, 2018. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Technical Staff Report:

If you wish to review a copy of the Technical Staff Report (TSR) that provides the District's staff analysis of your permit application, you may view the TSR by going to the Permitting section of the District's website at www.sjrwmd.com/permitting. Using the "search applications and permits" feature, you can use your permit number or project name to find information about the permit. When you see the results of your search, click on the permit number and then on the TSR folder.

Noticing Your Permit:

For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk.

Compliance with Permit Conditions:

To submit your required permit compliance information, go to the District's website at www.sjrwmd.com/permitting. Under the "Apply for a permit or submit compliance data" section, click to sign-in to your existing account or to create a new account. Select the "Compliance Submittal" tab, enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at www.sjrwmd.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need

GOVERNING BOARD

John A. Miklos, CHAIRMAN
ORLANDO

Fred N. Roberts Jr., VICE CHAIRMAN
OCALA

Chuck Drake, SECRETARY
ORLANDO

Ron Howse, TREASURER
COCOA

Douglas C. Bournique
VERO BEACH

Douglas Burnett
ST. AUGUSTINE

Susan Dolan
SANFORD

Janet Price
FERNANDINA BEACH

Allan Roberts
ST. AUGUSTINE

copies of the appropriate forms, please contact the Bureau of Regulatory Support at (386) 329-4570.

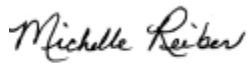
Transferring Your Permit:

Your permit requires you to notify the District within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit," available at <http://www.sjrwmd.com/permitting/permitforms.html>.

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact e-permit@sjrwmd.com or (386) 329-4570.

Sincerely,



Michelle Reiber, Bureau Chief
Regulatory Services
St. Johns River Water Management District
525 Community College Parkway, S.E.
Palm Bay, FL 32909
(321) 409-2129

Enclosures: Permit

cc: District Permit File

Gary Abbey
Abbey Civil Engineers, Inc.
2046 Cherokee Dr
Neptune Beach, FL 32266-1533

Gary Abbey
Abbey Civil Engineers, Inc.
2046 Cherokee Dr
Neptune Beach, FL 32266-1533

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
Post Office Box 1429
Palatka, Florida 32178-1429

PERMIT NO: 102001-9

DATE ISSUED: November 14, 2018

PROJECT NAME: Fish Island Village

A PERMIT AUTHORIZING:

Authorization of a Stormwater Management System for Fish Island Village, a 3.31 - acre project to be constructed and operated as per plans received by the District on October 31, 2018 and as amended by the plans received by the District on November 13, 2018.

LOCATION:

Section(s): 29
St. Johns County

Township(s): 7S

Range(s): 30E

Receiving Water Body:

Name	Class
Matanzas River	III Marine

ISSUED TO:

Fish Island Village, LLC
7006 Atlantic Blvd
Jacksonville, FL 32211-8706

The permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This permit does not convey to the permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

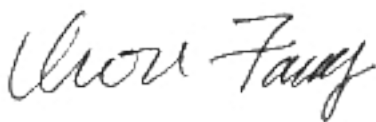
This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes.

PERMIT IS CONDITIONED UPON:

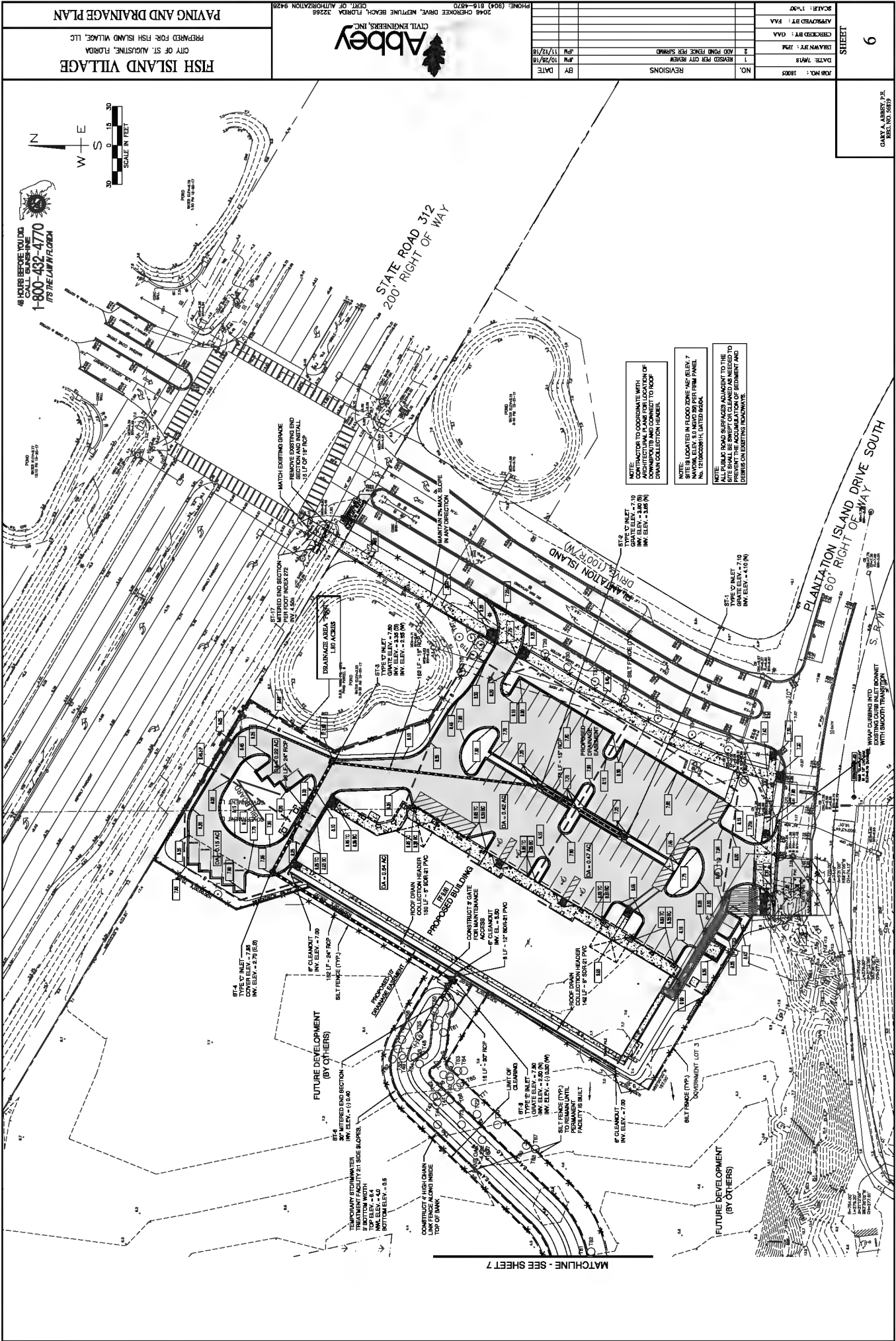
See conditions on attached "Exhibit A", dated November 14, 2018

AUTHORIZED BY: St. Johns River Water Management District
Division of Regulatory Services

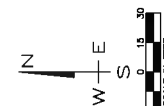
By:



Chou Fang
Supervising Professional Engineer



48 HOURS BEFORE YOU DO
CALL BASH-NE
1-800-432-4770
IT'S HELM IN FLORIDA



FISH ISLAND VILLAGE
PREPARED FOR: FISH ISLAND VILLAGE, LLC
CITY OF ST. AUGUSTINE, FLORIDA

Abbey
CIVIL ENGINEERS, INC.
3046 GEMSTONE DRIVE, NEPTUNE BEACH, FLORIDA 32246
PHONE: (904) 818-4870
CERT. OF AUTHORIZATION 9428

NO.		DATE	BY	REVISIONS
1	REVISED PER CITY REVIEW	JUN 10/24/18	JUN 10/24/18	
2	ADD POND FENCE PER SHIMAD	JUN 11/13/18	JUN 11/13/18	
3	ADDED FENCE PER SHIMAD	JUN 11/13/18	JUN 11/13/18	
4	ADDED FENCE PER SHIMAD	JUN 11/13/18	JUN 11/13/18	
5	ADDED FENCE PER SHIMAD	JUN 11/13/18	JUN 11/13/18	
6	ADDED FENCE PER SHIMAD	JUN 11/13/18	JUN 11/13/18	
7	ADDED FENCE PER SHIMAD	JUN 11/13/18	JUN 11/13/18	
8	ADDED FENCE PER SHIMAD	JUN 11/13/18	JUN 11/13/18	
9	ADDED FENCE PER SHIMAD	JUN 11/13/18	JUN 11/13/18	
10	ADDED FENCE PER SHIMAD	JUN 11/13/18	JUN 11/13/18	

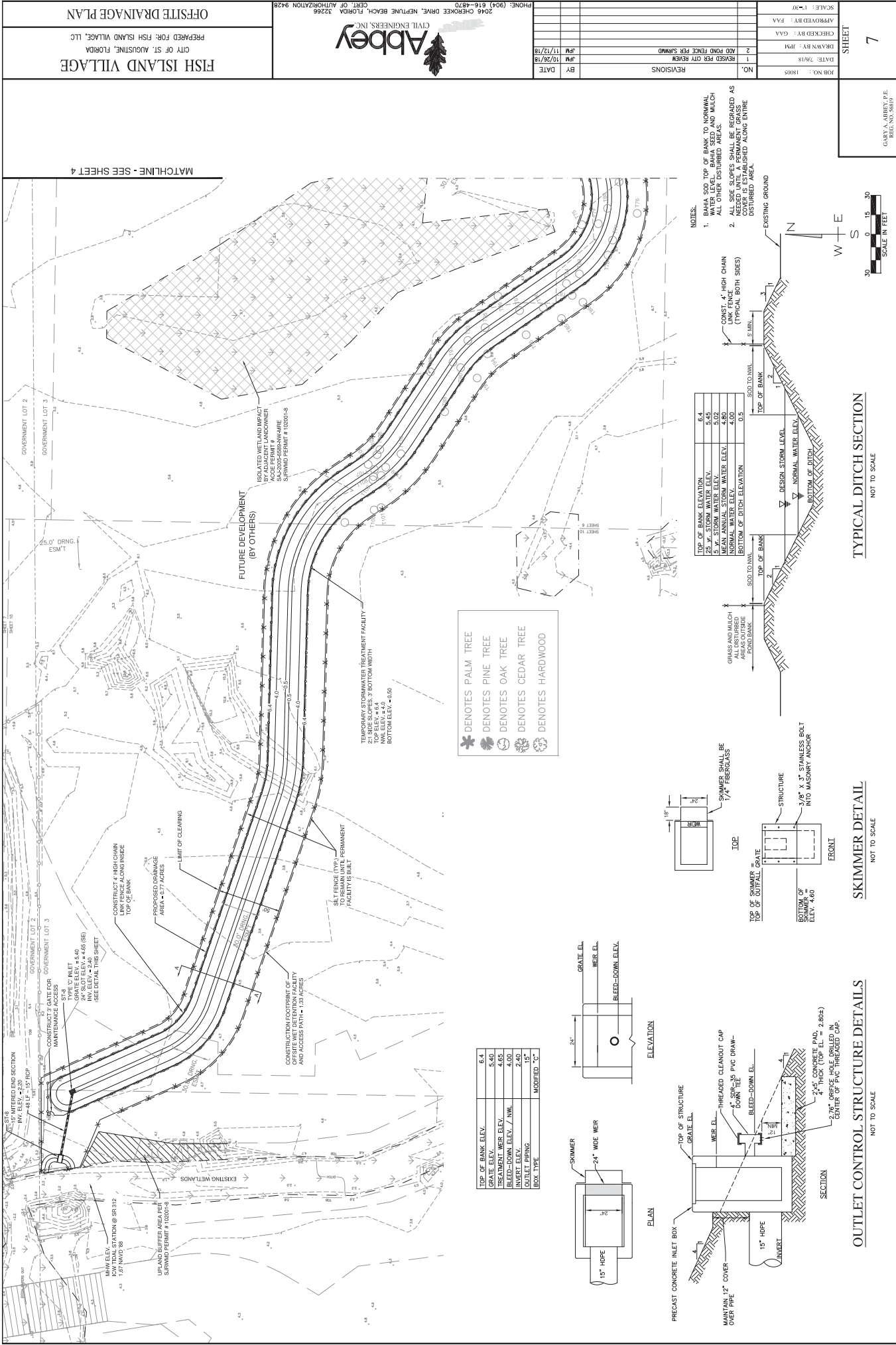
SHEET
6
GARY A. JARVIS, P.E.
REG. NO. 9837

NOTE: ACTION TO COORDINATE WITH ARCHITECTURAL PLANS FOR LOCATION OF DRAINAGE INFRASTRUCTURE TO ROOF DRAIN COLLECTION SYSTEM.

NOTE: SITE IS LOCATED IN FLOOD ZONE "AE" ELEV. 7. NAVD83 ELEV. 8.0 AND 9.0 PER FIRM PANEL. THE UNDERGROUND DRAINAGE.

NOTE: ALL PAVED ROAD SURFACES ADJACENT TO THE SITE SHALL BE SWEPT OR CLEANED AS NEEDED TO PREVENT ACCUMULATION OF SEDIMENT AND OTHER CONTAMINANTS.

MATCHLINE - SEE SHEET 7



DATE: 10/26/18

BY: JPM

11/17/18

REVISIONS

1 REVISED PER CITY REVIEW

2 ADD POND FENCE PER SHIMMO

APPROVED BY: GAA

CHECKED BY: JPM

DATE: 10/26/18

SCALE: 1"=30'

APPROVED BY: GAA

CHECKED BY: JPM

DATE: 10/26/18

Abbey

CIVIL ENGINEERS, INC.

2046 CHENOWETH DRIVE, NEPTUNE BEACH, FLORIDA 32266

PHONE: (904) 616-4870

CERT. OF AUTHORIZATION 9428

OFFSITE DRAINAGE PLAN

FISH ISLAND VILLAGE

PREPARED FOR: FISH ISLAND VILLAGE, LLC

CITY OF ST. AUGUSTINE, FLORIDA

7

SHEET

GARY A. ABBEY, P.E.
REG. NO. 58810

DATE: 10/26/18

BY: JPM

11/17/18

REVISIONS

1 REVISED PER CITY REVIEW

2 ADD POND FENCE PER SHIMMO

APPROVED BY: GAA

CHECKED BY: JPM

DATE: 10/26/18

SCALE: 1"=30'

APPROVED BY: GAA

CHECKED BY: JPM

DATE: 10/26/18

DATE: 10/26/18

BY: JPM

11/17/18

REVISIONS

1 REVISED PER CITY REVIEW

2 ADD POND FENCE PER SHIMMO

Abbey

CIVIL ENGINEERS, INC.

2046 CHENOWETH DRIVE, NEPTUNE BEACH, FLORIDA 32266

PHONE: (904) 616-4870

CERT. OF AUTHORIZATION 9428

OFFSITE DRAINAGE PLAN

FISH ISLAND VILLAGE

PREPARED FOR: FISH ISLAND VILLAGE, LLC

CITY OF ST. AUGUSTINE, FLORIDA

7

SHEET

GARY A. ABBEY, P.E.
REG. NO. 58810

DATE: 10/26/18

BY: JPM

11/17/18

REVISIONS

1 REVISED PER CITY REVIEW

2 ADD POND FENCE PER SHIMMO

APPROVED BY: GAA

CHECKED BY: JPM

DATE: 10/26/18

SCALE: 1"=30'

APPROVED BY: GAA

CHECKED BY: JPM

DATE: 10/26/18

Attachment 5
Commercial Construction
Plans for Neighboring Site

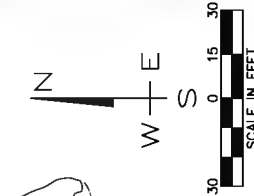
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DRAWN BY: JPM	NO.	1
CHECKED BY: GAA	NO.	1
APPROVED BY: PAA	NO.	1
SCALE: 1"=30'	NO.	1

REVISIONS	BY	DATE
1	JPM	10/26/18
2		
3		
4		
5		
6		
7		
8		
9		
10		

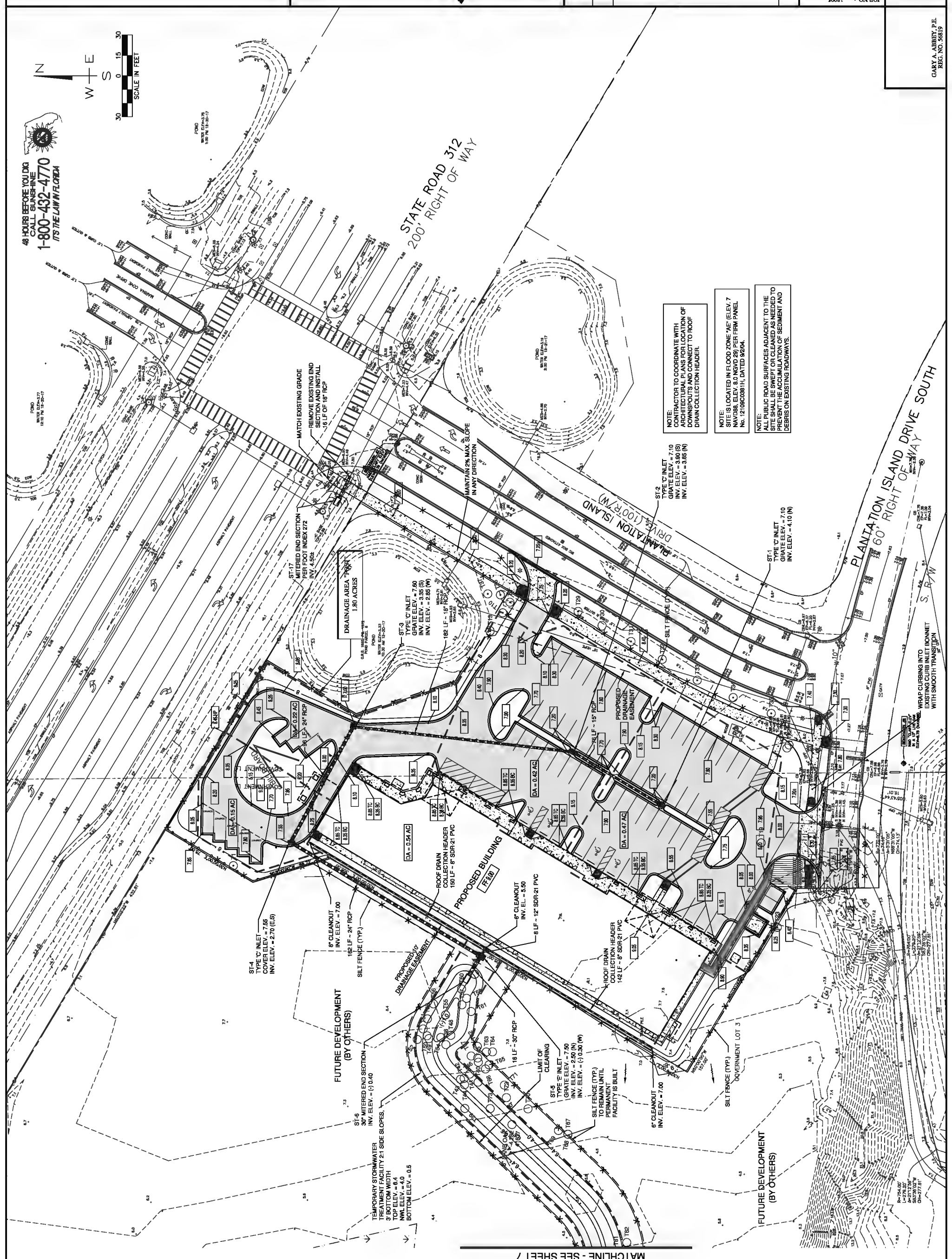


2046 CHEROKEE DRIVE, NEPTUNE BEACH, FLORIDA 32266
PHONE: (904) 818-4870
CERT. OF AUTHORIZATION 9428

FISH ISLAND VILLAGE
CITY OF ST. AUGUSTINE, FLORIDA
PREPARED FOR: FISH ISLAND VILLAGE, LLC
PAVING AND DRAINAGE PLAN



48 HOURS BEFORE YOU DIG
CALL: SUNSHINE
1-800-432-4770
IT'S THE LAW IN FLORIDA



NOTE:
CONTRACTOR TO COORDINATE WITH
ARCHITECTURAL PLANS FOR LOCATION OF
DOWNSPOUTS AND CONNECT TO ROOF
DRAIN COLLECTION HEADER.

NOTE:
SITE IS LOCATED IN FLOOD ZONE "AE" (ELEV. 7
NAVD88, ELEV. 8.0 NGVD 89) PER FIRM PANEL
NO. 12108C0881H, DATED 9/20/04.

NOTE:
ALL PUBLIC ROAD SURFACES ADJACENT TO THE
SITE SHALL BE GRADED OR CURED AS NEEDED TO
PREVENT EROSION OF SEGMENT AND
DEBRIS ON EXISTING ROADWAYS.

ST-2
TYPE 'C' INLET
COVER ELEV. = 7.10
INV. ELEV. = 3.80 (S)
INV. ELEV. = 3.85 (N)

ST-1
TYPE 'C' INLET
GRATE ELEV. = 7.10
INV. ELEV. = 4.10 (N)

ST-3
TYPE 'C' INLET
GRATE ELEV. = 7.00
INV. ELEV. = 3.85 (S)
INV. ELEV. = 2.85 (W)

ST-4
TYPE 'C' INLET
COVER ELEV. = 7.55
INV. ELEV. = 2.70 (E.S)

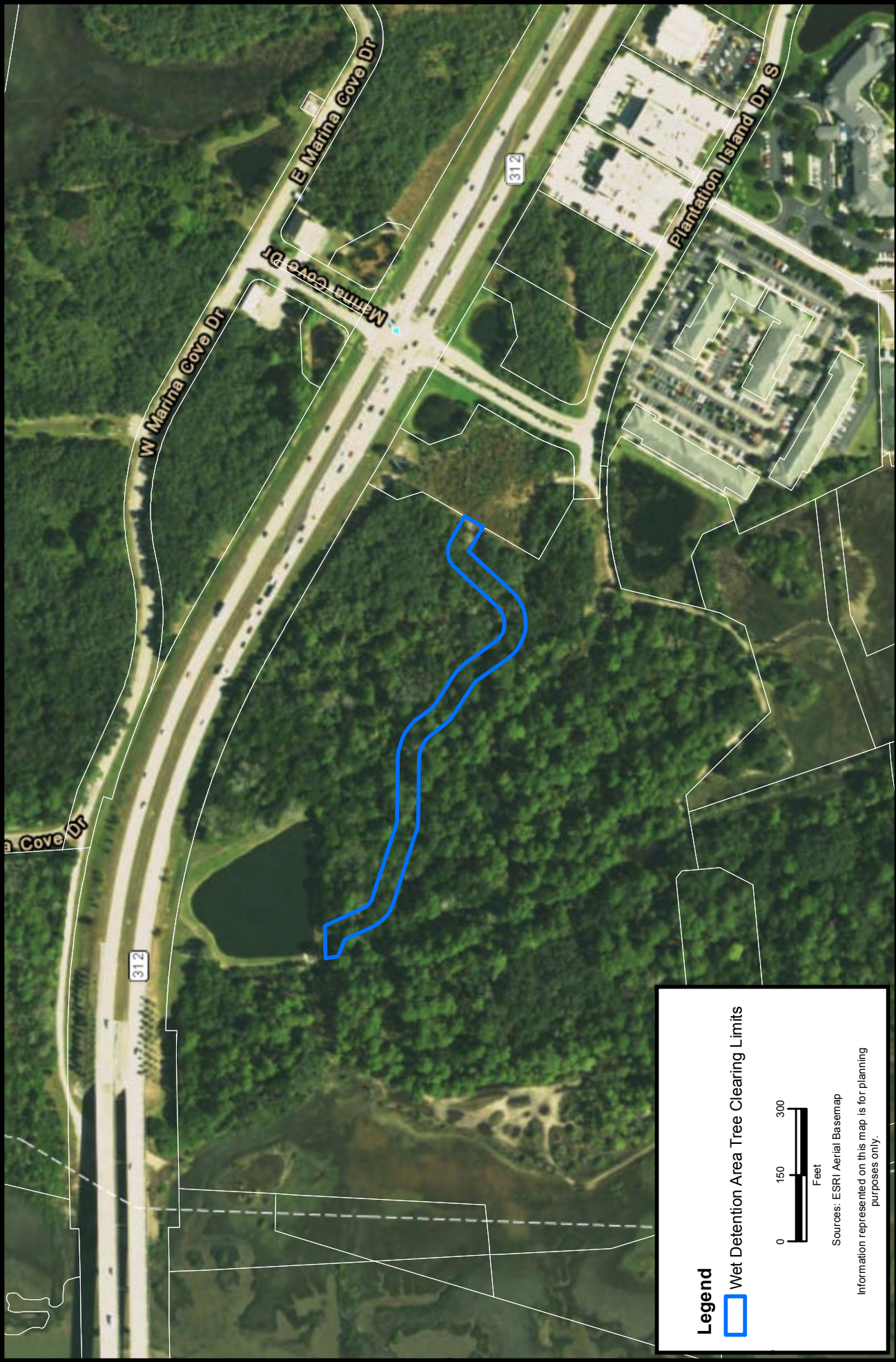
ST-6
MITERED END SECTION
30" BOTTOM WIDTH
TOP ELEV. = 8.4
NW. ELEV. = 4.0
BOTTOM ELEV. = 0.5

ST-5
TYPE 'E' INLET
GRATE ELEV. = 7.50
INV. ELEV. = 2.50 (N)
INV. ELEV. = () 0.30 (W)

MATCHLINE - SEE SHEET 7

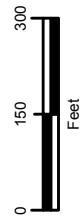
Attachment 6

Tree Removal - Landscape Plans



Legend

 Wet Detention Area Tree Clearing Limits



Sources: ESRI Aerial Basemap

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

Aerial Map

Fish Island Village - Wet Detention Pond

Project:

5.18398

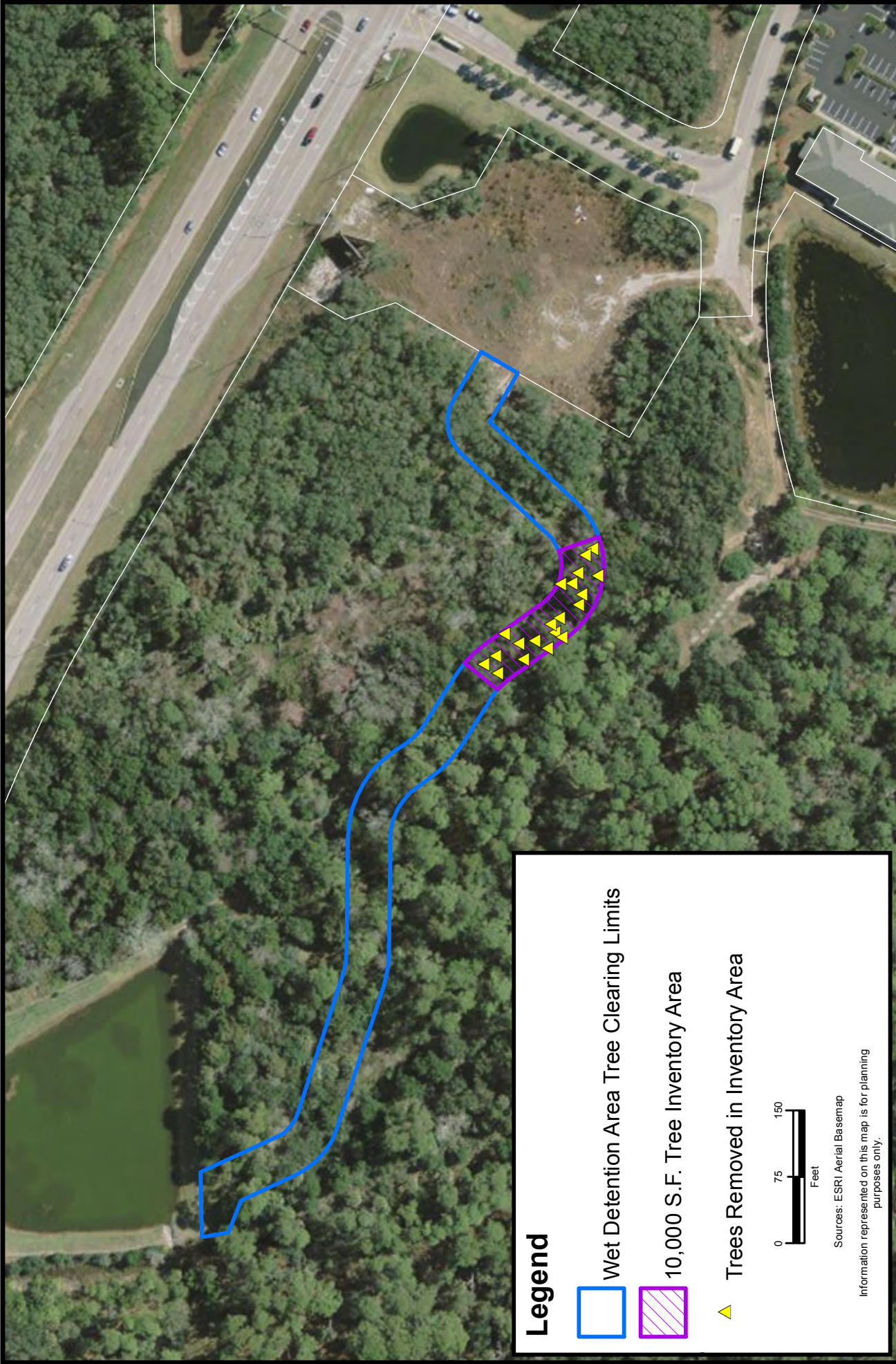
St. Augustine, FL

Date: Dec 19 2018

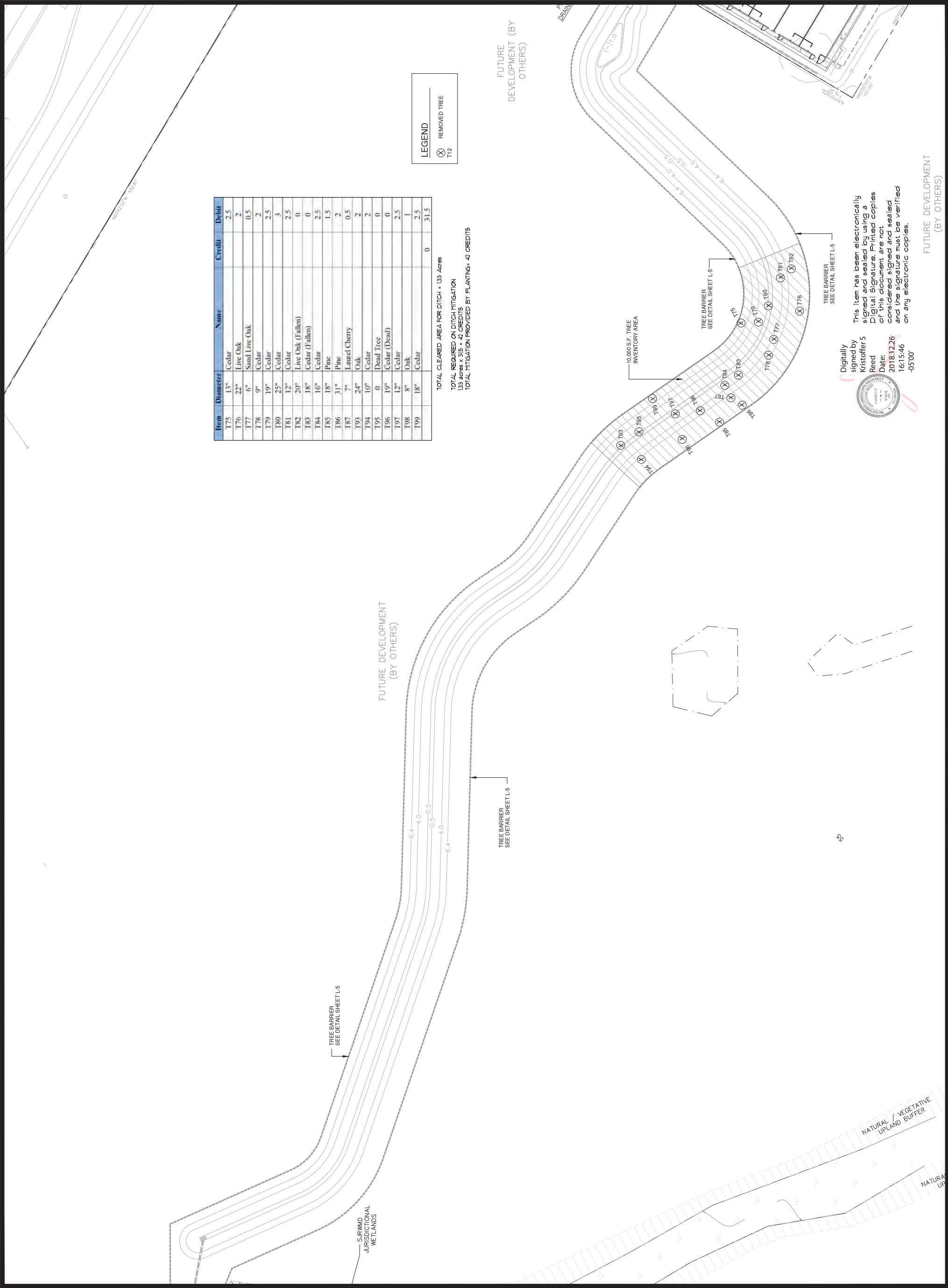
Figure:

2





CARTER ENVIRONMENTAL SERVICES, INC. oES 7 Waldo Street St. Augustine, FL 32084 904-540-1786 www.carterenv.com	
Trees Removal Plan	
Fish Island Village - Wet Detention Pond	
Project: 5.18398	Date: Dec 19 2018
Figure: 3	



Item	Diameter	Name	Credit	Debit
T175	13"	Cedar		2.5
T176	22"	Live Oak		2
T177	6"	Sand Live Oak		0.5
T178	9"	Cedar		2
T179	19"	Cedar		2.5
T180	25"	Cedar		3
T181	12"	Cedar		2.5
T182	20"	Live Oak (Fallen)		0
T183	18"	Cedar (Fallen)		0
T184	16"	Cedar		2.5
T185	18"	Pine		1.5
T186	31"	Pine		2
T187	7"	Laurel Cherry		0.5
T193	24"	Oak		2
T194	10"	Cedar		2
T195	0	Dead Tree		0
T196	19"	Cedar (Dead)		0
T197	12"	Cedar		2.5
T198	8"	Oak		1
T199	18"	Cedar		2.5
			0	31.5

TOTAL CLEARED AREA FOR DITCH = 133 Acres
TOTAL REQUIRED ON DITCH MITIGATION
133 acres x 315 = 42 CREDITS
TOTAL MITIGATION PROVIDED BY PLANTING = 42 CREDITS

LEGEND

T12

REMOVED TREE

10/19/18 PER CITY COMMENTS

12/5/18 PER ENVIRONMENTAL COMMENTS

12/21/18 PER ENVIRONMENTAL COMMENTS

12/26/18 PER CITY COMMENTS

REVISIONS :

30'0"

15'0"

0'0"

30'0"

DATE : JULY 2, 2018

PROJECT NO. : 2007193

DESIGNED BY : K9R

DRAWN BY : K9R

CHECKED BY : K9R

SCALE : 1" = 30'

SHEET TITLE

TREE REMOVAL / PROTECTION PLAN

L-1

SHEET

416 TORTOISE TRAIL, SAINT JOHNS, FLORIDA 33850

PHONE: (888) 478-9692

INC.

2 & X LAND PLANNING & DESIGN

416 TORTOISE TRAIL, SAINT JOHNS, FLORIDA 33850

PHONE: (888) 478-9692

INC.

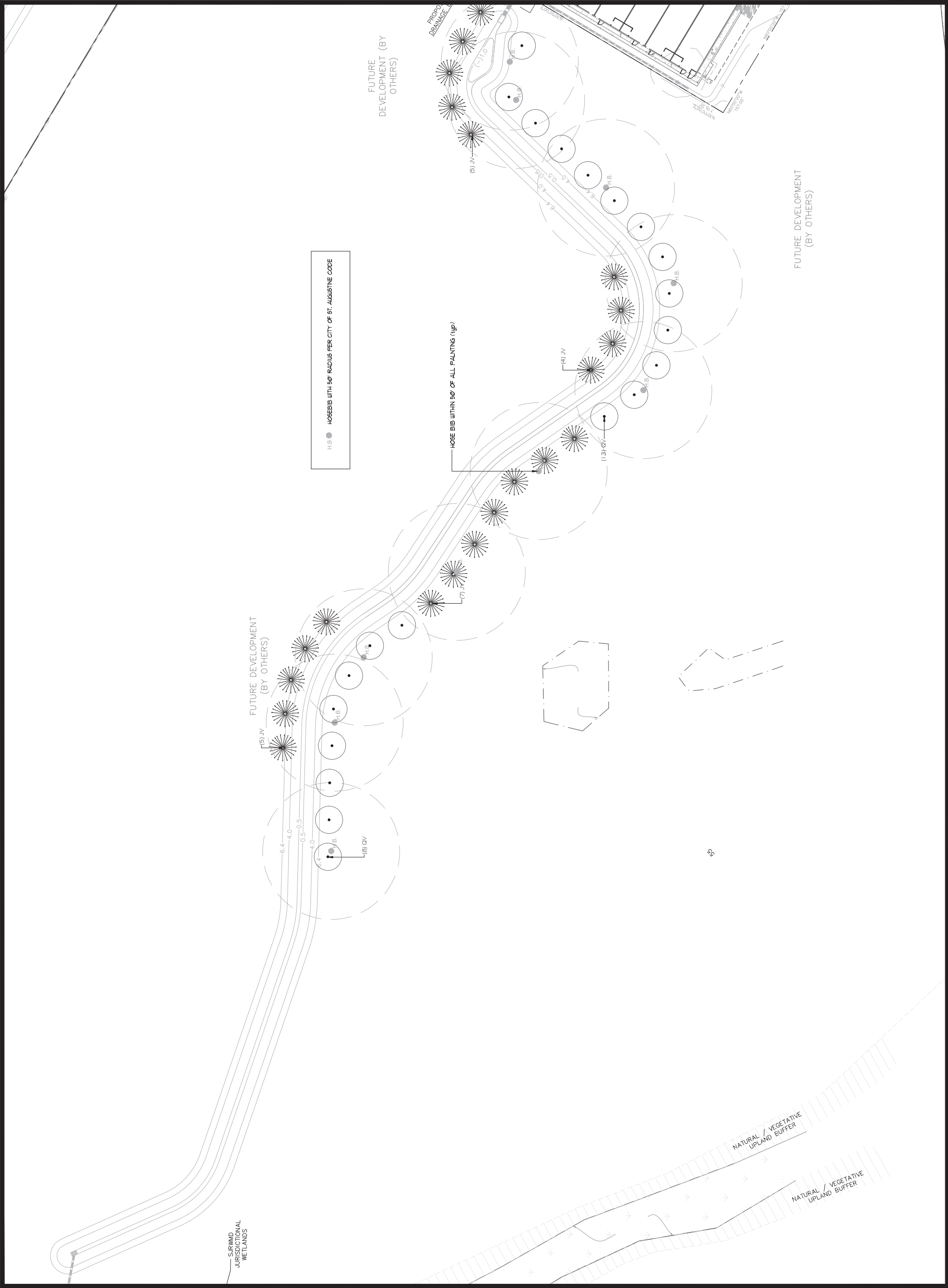
2 & X LAND PLANNING & DESIGN

FISH ISLAND VILLAGE

CITY OF ST. AUGUSTINE, FLORIDA

PREPARED FOR: FISH ISLAND VILLAGE, LLC

FISH ISLAND VILLAGE, CITY OF ST. AUGUSTINE, FLORIDA



L-2
SHEET

LANDSCAPE
PLAN

SHEET TITLE

SCALE : 1" = 30'

CHECKED BY : KGR

DRAWN BY : KGR

DESIGNED BY : KGR

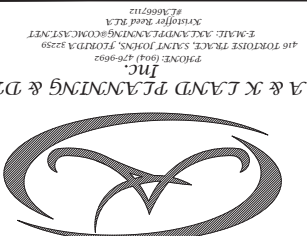
PROJECT NO. : 200133

DATE : JULY 2, 2018



REVISIONS :
10/19/18 PER CITY COMMENTS
12/5/18 PER ENVIRONMENTAL COMMENTS
12/21/18 PER ENVIRONMENTAL COMMENTS
12/26/18 PER CITY COMMENTS

FISH ISLAND VILLAGE
CITY OF ST. AUGUSTINE, FLORIDA
PREPARED FOR: FISH ISLAND VILLAGE, LLC



J & K LAND PLANNING & DESIGN, Inc.
7910 N.W. 10th Ave., Suite 100, Ft. Lauderdale, FL 33309
Phone: (954) 476-9692
Fax: (954) 476-9692
Email: jkplanning@jkdplanning.com

FISH ISLAND VILLAGE, CITY OF ST. AUGUSTINE, FLORIDA

General Notes and Specifications

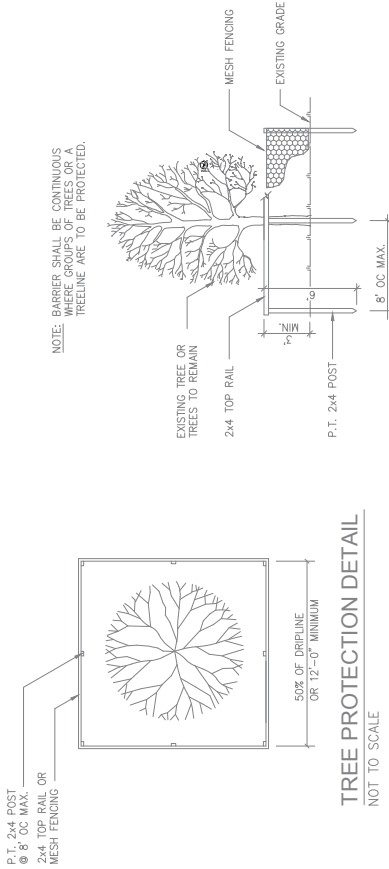
- Prior to construction the landscape contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. The landscape contractor is responsible for repairing any damage to existing utilities and restoring the site to original appearance as a result of the landscape construction.
- When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions or obstructions, notify owner's representative before planting.
- All plants must be healthy, vigorous material, free of pests and disease.
- All trees, palms, and shrubs shall be grade "Florida Fancy" per Grades and Standards For Nursery Plants (parts one and two), available through Florida Dept. of Agriculture and Consumer Services.
- All plant material must be approved by the Landscape Architect before the plant material is installed.
- Any changes to the plant material (size, type, etc.), irrigation or any other deviations from the plants must be approved by the Landscape Architect prior to the change being implemented by the contractor. The contractor must provide written proof of authorization for any changes.
- All plants to be field grown or container grown as indicated on plant list. Store plants in shade and protect from weather. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, burlap or a manner acceptable to owner's rep. Do not remove container-grown stock from the container until planting. Properly protect roots of plant from drying or other possible injury. Keep plant ball moist at all times.
- All plants shall be triangular spaced.
- Obtain agronomic soils test for all planting areas and tree pits prior to excavation. The test shall be performed by a laboratory that provides written recommendations for soil amendments, fertilizer and chemical conditioner application rates for soil preparation, planting backfill mix, and post maintenance fertilization program. Submit a copy of soils report to owner's rep. and landscape architect.
- Add soil amendments as recommended by soil test in quantities necessary to bring soil mixture to pH rating of between 5.5 and 6.0. Minerals used for pH correction shall be commercially produced for this purpose.
- All plants and planting areas must be completely mulched as specified with three (3) inches of cypress mulch. Provide 4" minimum clearance of mulch from all shrub trunks and 6" minimum clearance from all tree trunks.
- The landscape contractor is responsible for verifying all quantities shown on these plans, before pricing the work.
- The planting shall be done in accordance with acceptable horticultural practices. This is to include proper planting mix, plant and tree pH preparation, pruning, staking or guying, wrapping, spraying, fertilization, planting, and adequate watering. The contractor shall provide written recommendations for all planting.
- The landscape contractor is responsible for fully preparing, cultivating (including but not limited to: pruning, watering, fertilizing, cultivating, weeding, mowing, mulching, tightening and repairing of guys, resetting plants to proper grade or upright position, restoration of plant saucer, and furnishing and applying such sprays as necessary to keep free of insects and diseases. The landscape contractor's responsibility for maintenance (exclusive of replacement within the guarantee period) shall terminate one year from the date of final acceptance by owner and landscape architect.
- All trees, palms, shrubs and plant material shall be warranted for a period of one year after date of completion and acceptance of the entire project. Final acceptance of all landscaping under this contract shall constitute the beginning of the guarantee period. Replace, in accordance with the drawings and specifications, all plants that are dead or, as determined by the owner's representative, are in an unhealthy or unsightly condition, and have lost their natural shape due to dead branches, which shall be removed by the contractor. The contractor shall be responsible for all other costs and requirements shown and specified. Warrant all replacement plants for one year after installation. The cost of such replacement(s) is at the contractor's expense.
- All plants are subject to approval by the owner's representative. Prior to planting, all trees and palms must be approved by the owner or owner's rep.
- Standards set forth in "American Standard for Nursery Stock" represent guideline specifications only and shall constitute minimum quality requirements for plant material.
- At the conclusion of this planting, if the owner's rep. or owner has reason to believe that the plants are not of the specified grade, he will request a re-grading or inspection, and such evidence will be the basis for requesting replacement of plants and for legal or other action according to law, should this become necessary.
- All planting beds to be treated with pre-emergent weed control prior to planting.
- Contractor is to check the site weekly to insure all plant material is healthy and well watered.
- All disturbed areas to be sodded.

PLANT SCHEDULE				
TREES	QTY	BOTANICAL NAME / COMMON NAME	SPACING	SIZE
JV	21	<i>Juniperus virginiana</i> / Eastern Red Cedar	As Shown	2" cal. 10' - 12' ht. , 4' - 5' spd.
QV	21	<i>Quercus virginiana</i> / Live Oak	As Shown	2" cal. 10' - 12' ht. , 4' - 5' spd.

CONTRACTOR TO VERIFY ALL QUANTITIES

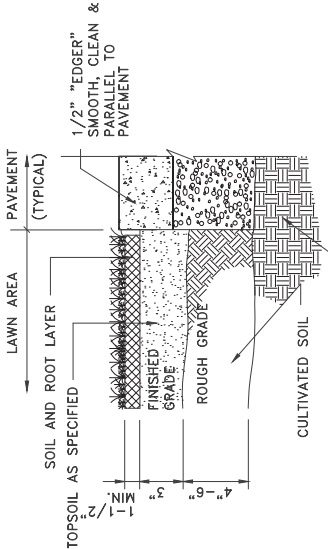
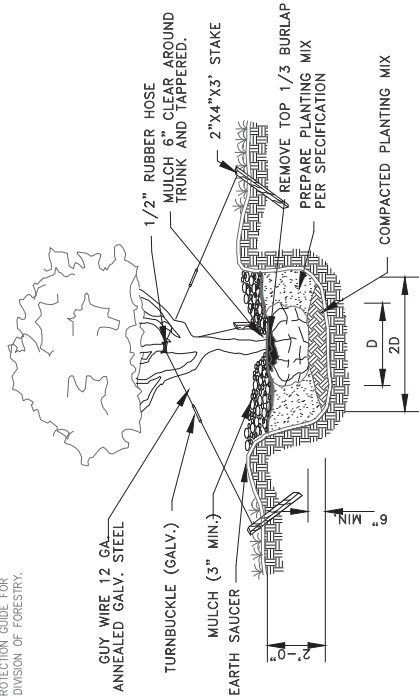
NOTES:

- MULCH ALL PLANTING BEDS WITH 3" CYPRESS MULCH.
- ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED SHALL BE SODDED WITH ST. AUGUSTINE FLORATAM SOD.
- ALL PLANT MATERIAL TO BE FLORIDA NO. 1 QUALITY OR BETTER.
- NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT, AND THE CITY.
- ALL TREES AND PLANTS SHALL MEET MINIMUM SPECIFIED SIZES IN INCHES AND FEET, REGARDLESS OF CONTAINER SIZE INDICATED. WHERE DIFFERENCES OCCUR, THE LARGER SPECIFICATION SHALL PREVAIL.
- CONTRACTOR TO VERIFY ALL QUANTITIES



TREE NOTES:

- THE TEMPORARY BARRIER SHALL BE AT LEAST THREE (3) FEET HIGH. SHALL BE PLACED AT LEAST SIX (6) FEET AWAY FROM THE BASE OF ANY TREE. SHALL INCLUDE AT LEAST FIFTY (50) PERCENT OF THE AREA UNDER THE DRIPLINE OF ANY PROTECTOR TREE OR TREES.
- THE BARRIER SHALL CONSIST OF EITHER A WOOD FENCE OR WITH 2"x4" MINIMUM TOP RAIL OR TEMPORARY WIRE MESH FENCE, OR OTHER SIMILAR BARRIER WHICH WILL LIMIT ACCESS TO THE PROTECTED AREA, AND SHALL COMPLY WITH THE GUIDELINES IN THE "TREE PROTECTION GUIDE FOR BUILDERS AND DEVELOPERS" BY THE FLORIDA DIVISION OF FORESTRY.



SOD DETAIL

TREE PLANTING DETAIL



A & K LAND PLANNING & DESIGN, INC.
416 TORTOISE TRACK, SAINT JOHNS, FLORIDA 33500
PHONE: (866) 476-9692
FAX: (866) 476-9692
E-MAIL: A&K@A&KLANDPLANNING.COM
#FL066712

FISH ISLAND VILLAGE
CITY OF ST. AUGUSTINE, FLORIDA
PREPARED FOR: FISH ISLAND VILLAGE, LLC

REVISONS :
10/19/18 PER CITY COMMENTS
12/5/18 PER ENVIRONMENTAL COMMENTS
12/21/18 PER ENVIRONMENTAL COMMENTS
12/26/18 PER CITY COMMENTS

DATE : JULY 2, 2018
PROJECT NO. : 200193
DESIGNED BY : KGR
DRAWN BY : KGR
CHECKED BY : KGR
SCALE : NTS

SHEET TITLE
LANDSCAPE
DETAILS

L-3
S H E E T

FISH ISLAND VILLAGE, CITY OF ST. AUGUSTINE, FLORIDA

CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: March 5, 2018

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

AGENDA ITEM 4(b)

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

Since the last meeting in February and upon further research of the parcel, it has been determined this parcel cannot be built upon since it is an illegal subdivision. Therefore the Board cannot approve this item.

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*

- 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.
- 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.
- 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.

This property does not appear to be a lot of record. A nonconforming lot of record must have existed prior to the adoption of the current zoning code (April 1975) to be a buildable lot. Granting of a Conservation Overlay Zone 3 application is a development order. A development order should not be granted until it can be established that this property is a buildable lot of record.

STAFF RECOMMENDATION

Based on the lack of evidence that this property is a buildable lot, staff finds the Board can **DENY w/o prejudice** until sufficient evidence is presented to consider this application.

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



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

RECEIVED

JAN 24 2019

Planning & Building Dept.

Application Fee: _____ (plus advertising costs) Project Number: _____

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Atlanta Holdings LLC Contact Number: 904 382-4865

Business (if applicable): _____

Address: 140 Historic Brc 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 Heights Parcel Number: 159 855 0000

4. PROJECT STREET ADDRESS: 21 Barcelona Ave

5. SPECIFIC PROPOSED USE: New home

6. ACTION REQUESTED:

☒ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☐ Other: _____

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: NA

(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 & 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."

Signature of Applicant [Signature]

Date 1-9-19

Signature of Property Owner [Signature]

Date 1-9-19



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.

Amurto M. Penumbal

Print name of applicant

Amurto M. Penumbal

Signature of applicant

1-9-19

Date

2018 FLORIDA LIMITED PARTNERSHIP ANNUAL REPORT

DOCUMENT# A09000000478

Entity Name: ATLANTIS HOLDINGS, LLLP

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

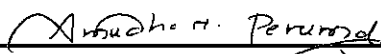
Certificate of Status Desired: No

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:


Electronic Signature of Registered Agent

1-16-19

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

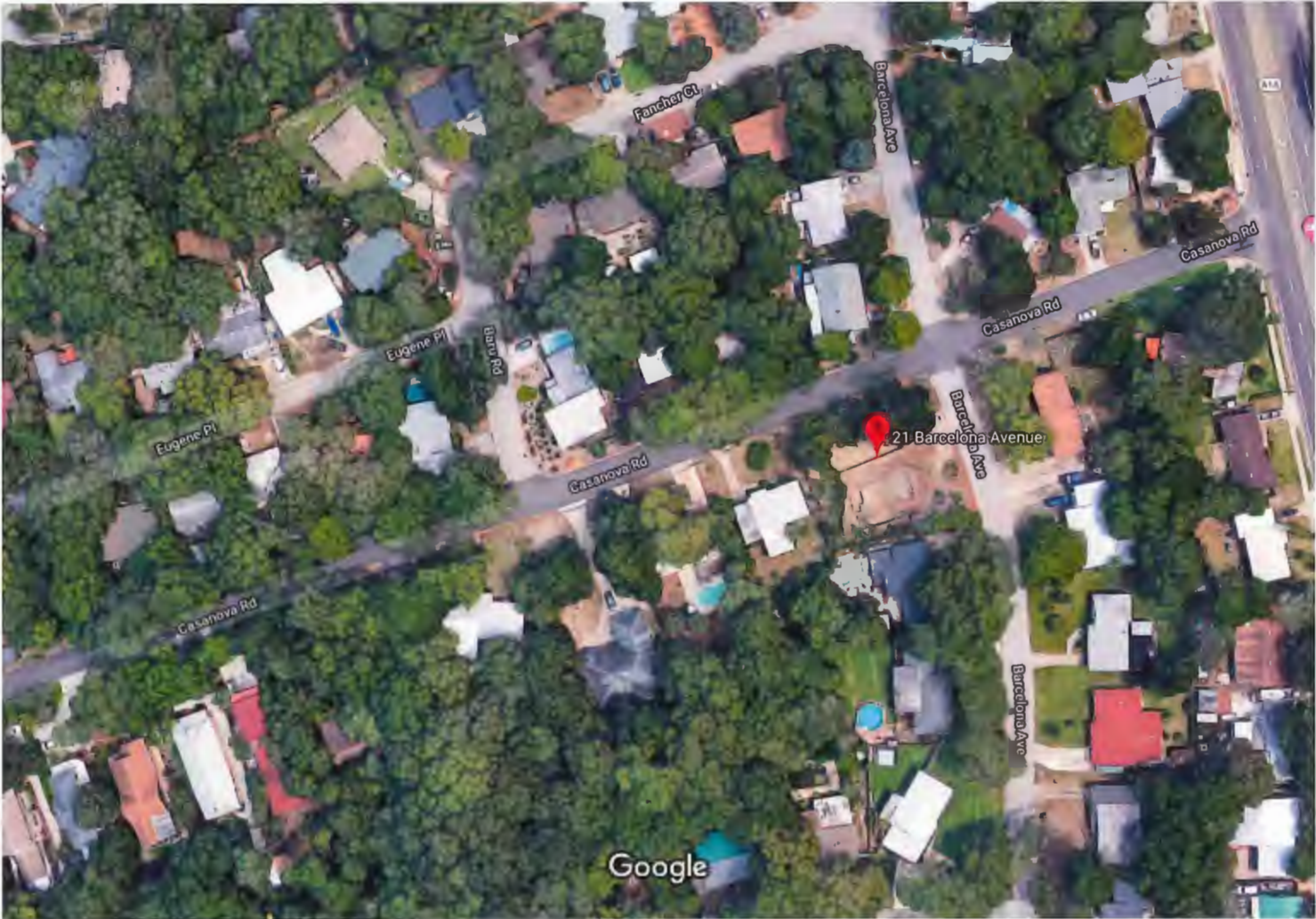
Electronic Signature of Signing General Partner Detail

Date

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



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 Llp 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(DEC'D 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

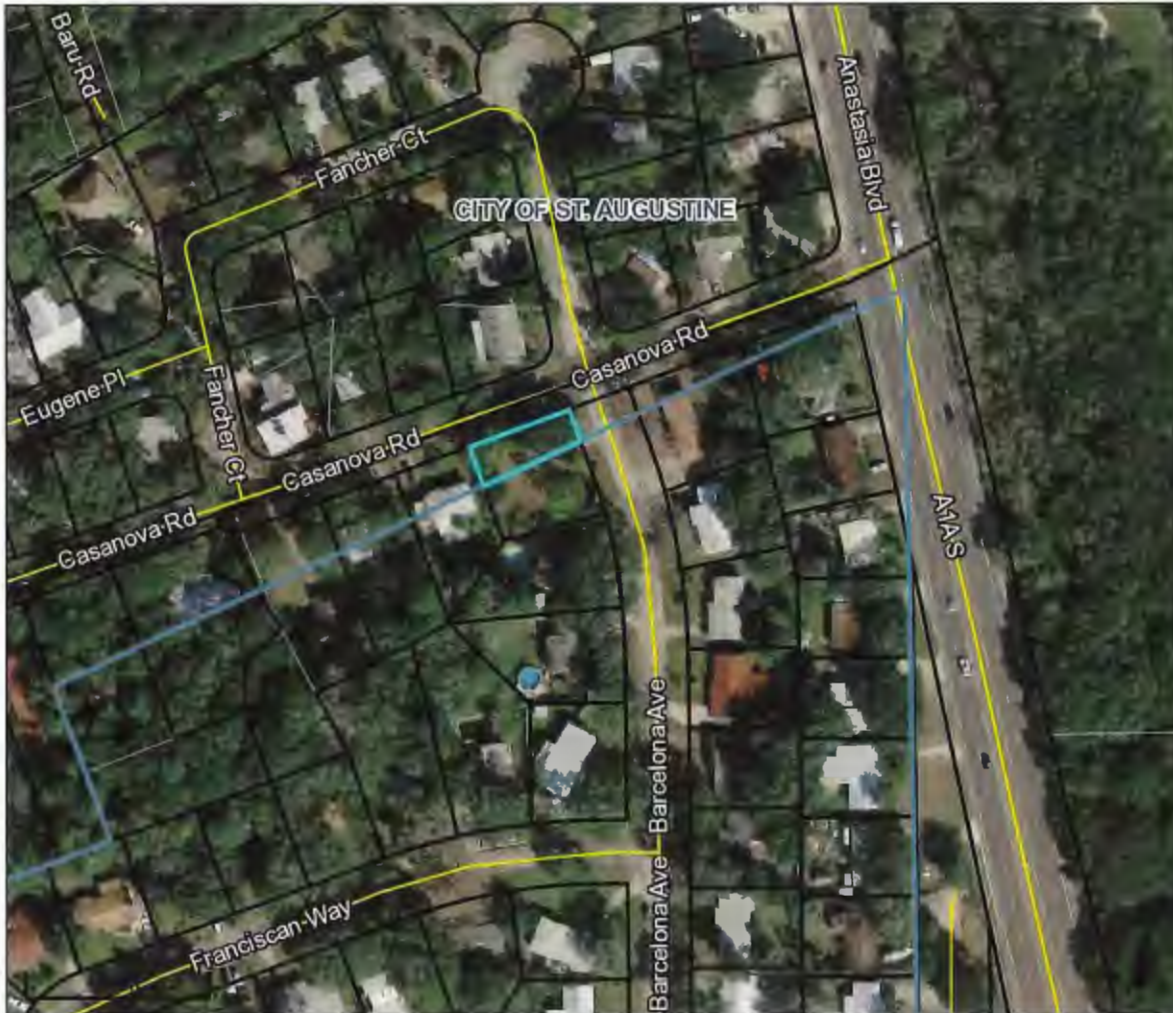
Clerk of Court[Clerk of Court](#)**Tax Collector**[My Tax Bill](#)**Tax Estimator**[Tax Estimator](#)**Map**

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.

Last Data Upload: 1/11/2019, 12:17:25 AM

Developed by

Overview



Legend

- Parcels
- Cities

Parcel ID	1598550000	Physical	19 BARCELONA AVE	Building Value	N/A	Last 2 Sales			
Property	0000 - Vacant	Address	SAINT AUGUSTINE	Extra Feature	N/A	Date	Price	Reason	Qual
Class	Residential	Mailing	ATLANTIS HOLDINGS LLLP	Value		12/4/2014	\$10100	11	U
Taxing	City of St Augustine	Address	140 HISTORIC BRICK LN	Total Land Value	\$490	1/1/1977	\$32500	05	Q
District			SAINT AUGUSTINE FL 32095-	Just Value	\$490				
Acres	0.08		0000	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



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" Japanese 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



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

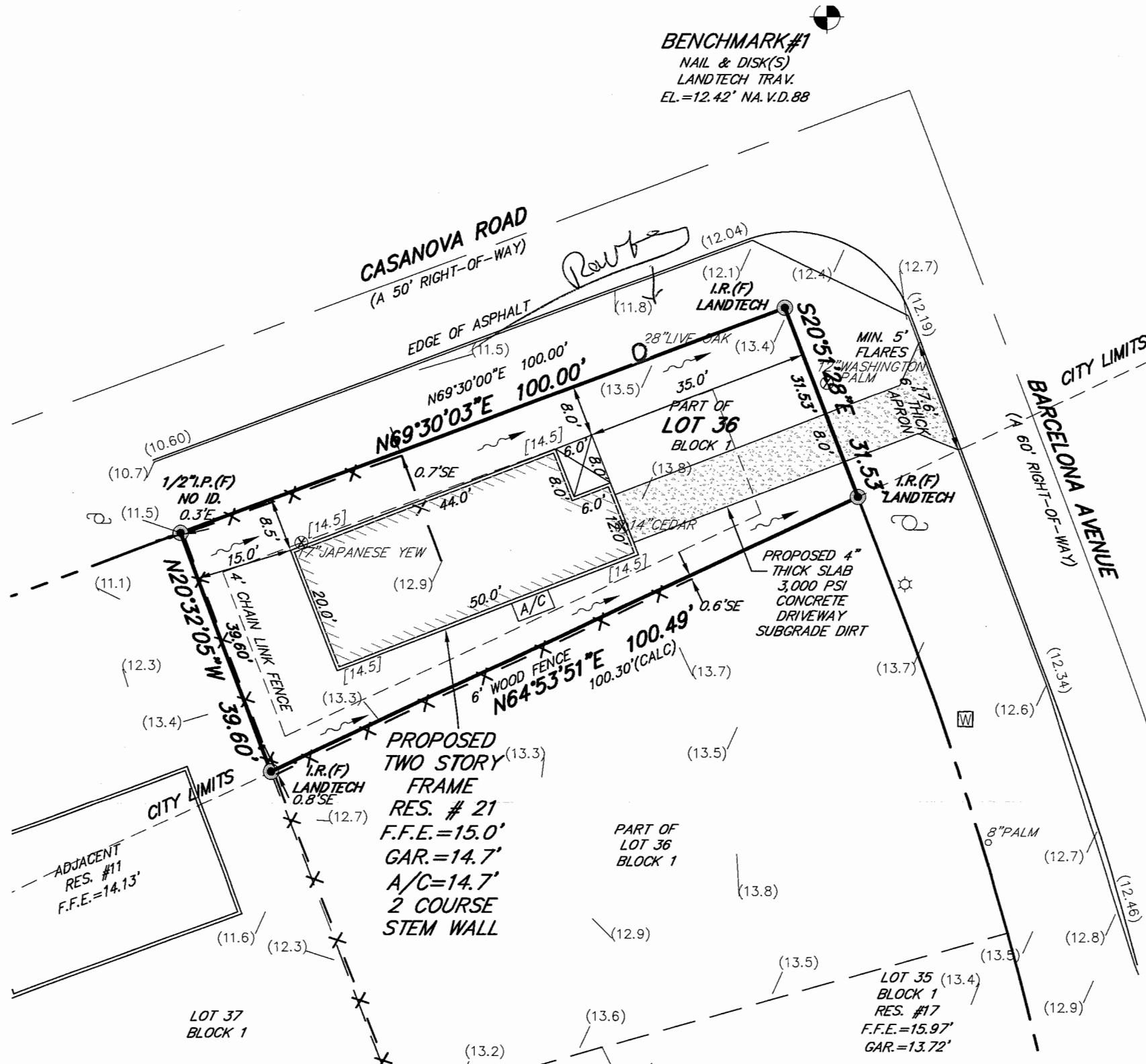
JAN 24 2019

Planning/Building Dept.

CERTIFIED TO:
ATLANTIS HOLDINGS LLLP

BENCHMARK #1

NAIL & DISK(S)
LANDTECH TRAV.
EL. = 12.42' NA V.D. 88



SURVEYOR'S NOTES:

1. CITY LIMITS AS DEPICTED BASED ON SKETCH AS RECORDED IN OFFICIAL RECORDS BOOK 2933, PAGE 1770.

GENERAL NOTES:

- EROSION CONTROL MEASURES WILL BE USED AROUND THE PROPERTY BOUNDARY PRIOR TO CONSTRUCTION TO PREVENT IMPACT ON ADJACENT PROPERTIES.
- THE GARAGE FLOOR AND MECHANICAL EQUIP. WILL BE ELEVATED TO MEET MINIMUM FEMA REQUIREMENTS.
- 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.
- SETBACKS ARE MEASURED TO THE OVERHANG.

LEGEND

A/C	- AIR CONDITIONER PAD	RES.	- RESIDENCE
ID.	- IDENTIFICATION	CL	- CENTERLINE
N.G.V.D.	- NATIONAL GEODETIC VERTICAL DATUM	+	- DENOTES NOT TO SCALE
sq. ft.	- SQUARE FEET	W	- WATER METER
(F)	- IRON PIPE FOUND	EX	- EXPOSED CONCRETE
I.R.(F)	- IRON ROD FOUND	CO	- COVERED AREA
I.R.(S)	- 5/8\" IRON ROD SET (LANDTECH)	X	- 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 be held liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor. nothing hereon shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities or 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:

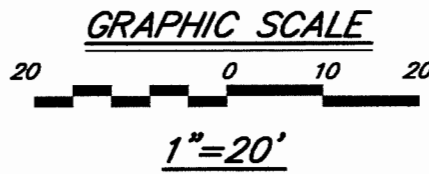
THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE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

TREE SCHEDULE	
LOT SQ. FT. MINUS EASEMENTS/WETLANDS	9,818±
ACRES =	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\"



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\"	LL/D.C.	N.H.F.	T.P.W.

TYPE: SITE PLAN

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

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

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

CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: March 5, 2019

RE: **CONSERVATION OVERLAY ZONE 1 DEVELOPMENT #2019-0009**

AGENDA ITEM 4(c)

APPLICANT Ryan Carter c/o Carter Environmental Services, Inc.

OWNER Ernest Little

LOCATION 5 Lighthouse Avenue

REQUEST To approve placement of a new dock with associated boat lift in Conservation Overlay Zone 1

PLANS DATED December 28, 2018

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 five (5) foot wide 219 foot long dock with an additional 10' x 20' platform and 10' x 25' no profile lift consisting of a total 1544 square feet. This will be no more than six (6) 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** placement of a new dock with associated boat lift in Conservation Overlay Zone 1 located at 5 Lighthouse Avenue.

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

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

ryan@carterenv.com

Application Fee: \$330

BDAC Project No. 2019-0009

Receipt No. 1538935

Meeting Date: 3/5/19

PLEASE PRINT OR TYPE

1. NAME OF APPLICANT: Ryan Carter Daytime Telephone: 904-874-6499

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: Ernest Little Daytime Telephone: _____

Business (if applicable): _____

Address: 3140 Coastal Highway City: St. Augustine State: FL Zip: 32084

3. LEGAL DESCRIPTION OF PROJECT PROPERTY

Lot: North half of 3, all of 4 & 5 Block: 3

Subdivision: Anastasia Parcel Number: 1570400000

4. PROJECT STREET ADDRESS: 5 Lighthouse Ave.

5. SPECIFIC PROPOSED USE: Proposed Dock

6. ACTION REQUESTED

☐ Exception

☐ Rezoning

☐ Land Use Plan Amendment

☐ Appeal of Staff Determination

☐ Variance

☒ Conservation Zone Development

☐ Other: _____

RECEIVED

JAN 23 2019

Planning/Building Dept.

7. DESCRIPTION OF ACTION REQUESTED: _____

Conservation Overlay Zone Approval

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

A. If applying for a variance, please answer the following:

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

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

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

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

(e) If granted, can you establish that the variance will be in harmony with the local comprehensive plan? Please explain why.

B. REQUIRED AFFIDAVIT

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

C. AFFIDAVIT

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

Application must be signed by both applicant and property owner. I, [Signature], Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of owner's signature or signature.

Florida Statute 188.01(3) states that a person applying any variance to this board or any meeting regarding this application may have a meeting held at the place where which board meeting and meeting open where the application is to be heard.

1. [Signature]
Applicant's Name

01/22/2019

11. [Signature]
Agent's Name

01/22/2019

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?

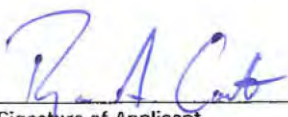
☐ Yes ☒ No If yes, give date and final disposition below.

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. 
Signature of Applicant

1-22-18
Date

13. _____
Signature of Property Owner

Date

CITY OF EL PASO

DEVELOPMENT FORMS APPLICATION

The applicant acknowledges and agrees to accept the jurisdiction of these agencies for collection of information by the City of El Paso, pursuant to C.A. 1991 101.1, Texas Statutes.

The applicant acknowledges and agrees that the City of El Paso, County of El Paso, Texas, Development forms, including, as well as, documents jointly approved, and its recording shall at any point in the future shall remain in effect to collect outstanding taxes. The applicant is responsible for collecting any outstanding amounts with City staff directly.

The applicant acknowledges and agrees that if after these documents are filed the applicant shall be provided with the amount of taxes outstanding, the applicant shall remain liable to the City.

Ernest L. Little

For name of applicant

[Signature]

Signature of applicant

6/1/22/2019

Date

**5 Lighthouse Ave.
Overlay Zone Development Application Supplement
February 2019**

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a proposed dock and boat lift at 5 Lighthouse Ave. The proposed dock will allow the owners access to Salt Run. Total dock and lift area over open water/salt marsh will be approximately 1,544 sq. ft. The height of the dock will be 7' above Mean High Water. Please see attached plans for detailed dimensions.

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

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

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

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

There is a small strip of salt marsh vegetation between the uplands and open water (approx. 20 ft.). The dock will be constructed 7' above mean high water, high enough as to not over shade any vegetation.

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

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

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

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

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

1. *Site specific conditions.*

This property has approximately 230 feet of river frontage. There is salt marsh vegetation and oyster colonies present.

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

The property is adjacent to other single-family homes along Salt Run.

3. *Natural and proposed drainage patterns.*

Drainage will not be altered by the proposed works.

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

Point and non-point discharge will not be altered.

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

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

6. *Impact on floodplain.*

There is no impact on floodplains associated with this application.

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

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

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

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

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

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

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

Effects of shading on vegetation and shellfish should be minimal.

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

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

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

15. *Impact of development on water quality.*

Not applicable.

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

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

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

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

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

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

Negative: None

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

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

Negative: Extremely small loss of foraging habitat.

17. Dock specifications:

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

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

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

The deck will be at 6' above MHW.

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

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

Attachment 2

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 1570400000
Location Address 5 LIGHTHOUSE AVE
 SAINT AUGUSTINE 32080-0000
Neighborhood Carvers (Intracoastal) (713.42)
Tax Description* 1-58 CARVERS SUB ANASTASIA N1/2 OF LOT 3 & ALL OF LOTS 4 & 5 BLK 3 OR624/26 COURT ORDER & OR878/1833(Q/C) & 1183 /1540
**The Description above is not to be used on legal documents.*
Property Use Code Single Family (0100)
Subdivision Anastasia, Map Of
Sec/Twp/Rng 58-7-30
District City of St Augustine (District 452)
Millage Rate 20.2171
Acreage 0.350
Homestead N

View Map

Owner

Owner Name Little Ernest L III, Nancy R 100%
 Little Nancy R 100%
Mailing Address 3140 COASTAL HWY
 SAINT AUGUSTINE, FL 32084-2215

Valuation

	2019
Building Value	\$85,281
Extra Features Value	\$12,640
Total Land Value	\$683,100
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$781,021
Total Deferred	\$15,831
Assessed Value	\$765,190
Total Exemptions	\$0
Taxable Value	\$765,190

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	\$86,434	\$13,888	\$683,100	\$0	\$0	\$783,422	\$695,627	\$87,795	\$695,627
2017	\$45,925	\$15,143	\$571,320	\$0	\$0	\$632,388	\$632,388	\$0	\$632,388
2016	\$47,800	\$16,191	\$571,320	\$0	\$0	\$635,311	\$635,311	\$0	\$635,311
2015	\$49,674	\$17,274	\$571,320	\$0	\$0	\$638,268	\$638,268	\$0	\$638,268
2014	\$41,584	\$18,357	\$571,320	\$0	\$0	\$631,261	\$626,546	\$4,715	\$626,546
2013	\$43,096	\$19,440	\$571,320	\$0	\$0	\$633,856	\$569,587	\$64,269	\$569,587
2012	\$44,608	\$20,489	\$452,709	\$0	\$0	\$517,806	\$517,806	\$0	\$517,806
2011	\$45,364	\$21,572	\$503,010	\$0	\$0	\$569,946	\$569,946	\$0	\$569,946
2010	\$46,877	\$22,655	\$558,900	\$0	\$0	\$628,432	\$628,432	\$0	\$628,432

Building Information

Building 1 **Roof Structure** Gable Hip

Actual Area	2477	Roof Cover	Composite Shingle
Conditioned Area	1338	Interior Flooring	Pine Wood, Ceramic Tile
Actual Year Built	1930	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Wood	Baths	

Category	Type	Pct
Exterior Wall	Wood	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Pine Wood	60%
Interior Flooring	Ceramic Tile	40%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	8 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Wood Frame	100%

Description	Conditioned Area	Actual Area
ENCLOSED GLASS PORCH	0	130
BASE AREA	1338	1338
FINISHED OPEN PORCH	0	192
UNFINISHED GARAGE	0	500
FINISHED OPEN PORCH	0	90
FINISHED DECK	0	187
FINISHED OPEN PORCH	0	40
Total SqFt	1338	2477

Extra Features

Code Description	BLD	Length	Width	Height	Units
Masonry Wall	0	0	0	0	588
Residential Fence	0	0	0	0	54
Bulkhead (Average)	0	0	0	0	2040

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	138	0	138	FF	\$683,100

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	7/16/1996	\$500.00	WD	1183	1540	U	I	LITTLE ERNEST L III	LITTLE ERNEST L III & NANCY R
	12/1/1990	\$0.00		878	1833	U	I		LITTLE ERNEST L III
	1/1/1984	\$0.00		624	26	U	I		
	5/1/1983	\$0.00		587	202	U	I		

Area Sales Report

Recent Sales in Area

Clerk of Court

[Clerk of Court](#)

Tax Collector

[My Tax Bill](#)

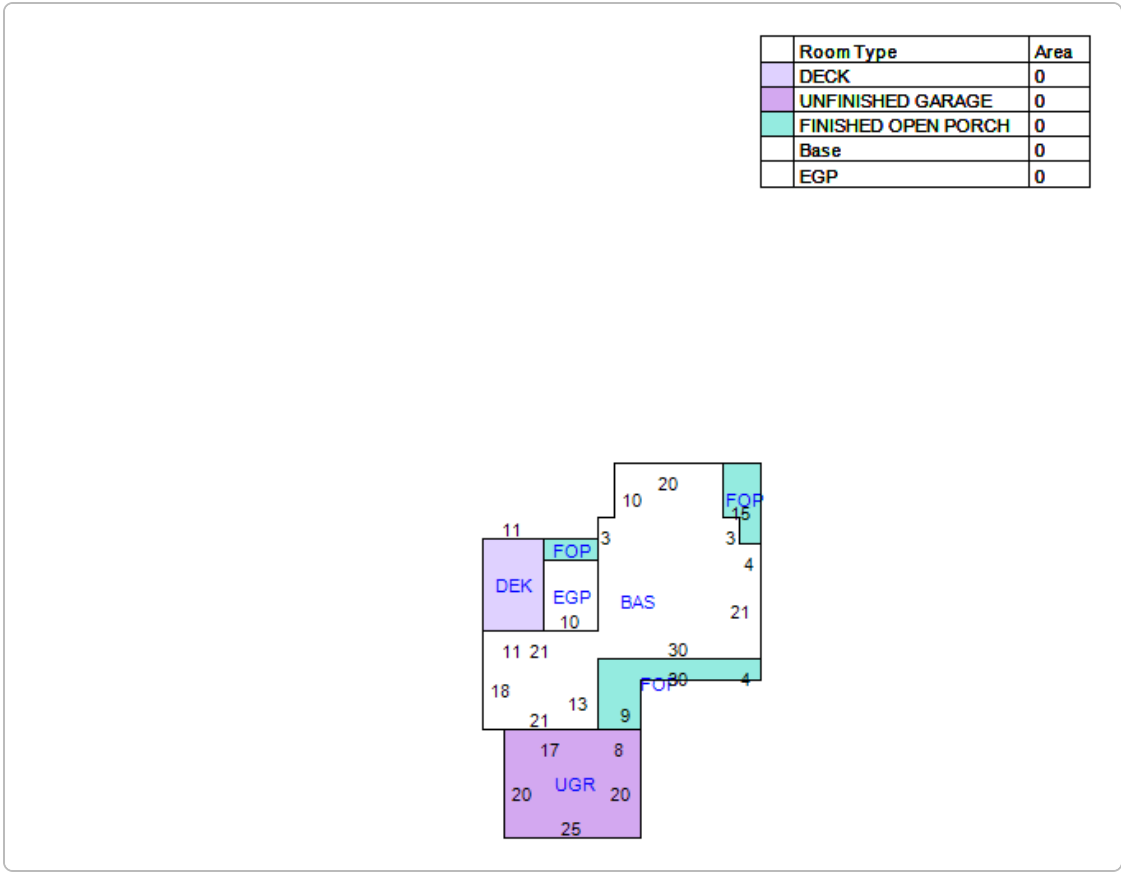
Tax Estimator

[Tax Estimator](#)

Map



Sketches



No data available for the following modules: Exemptions.

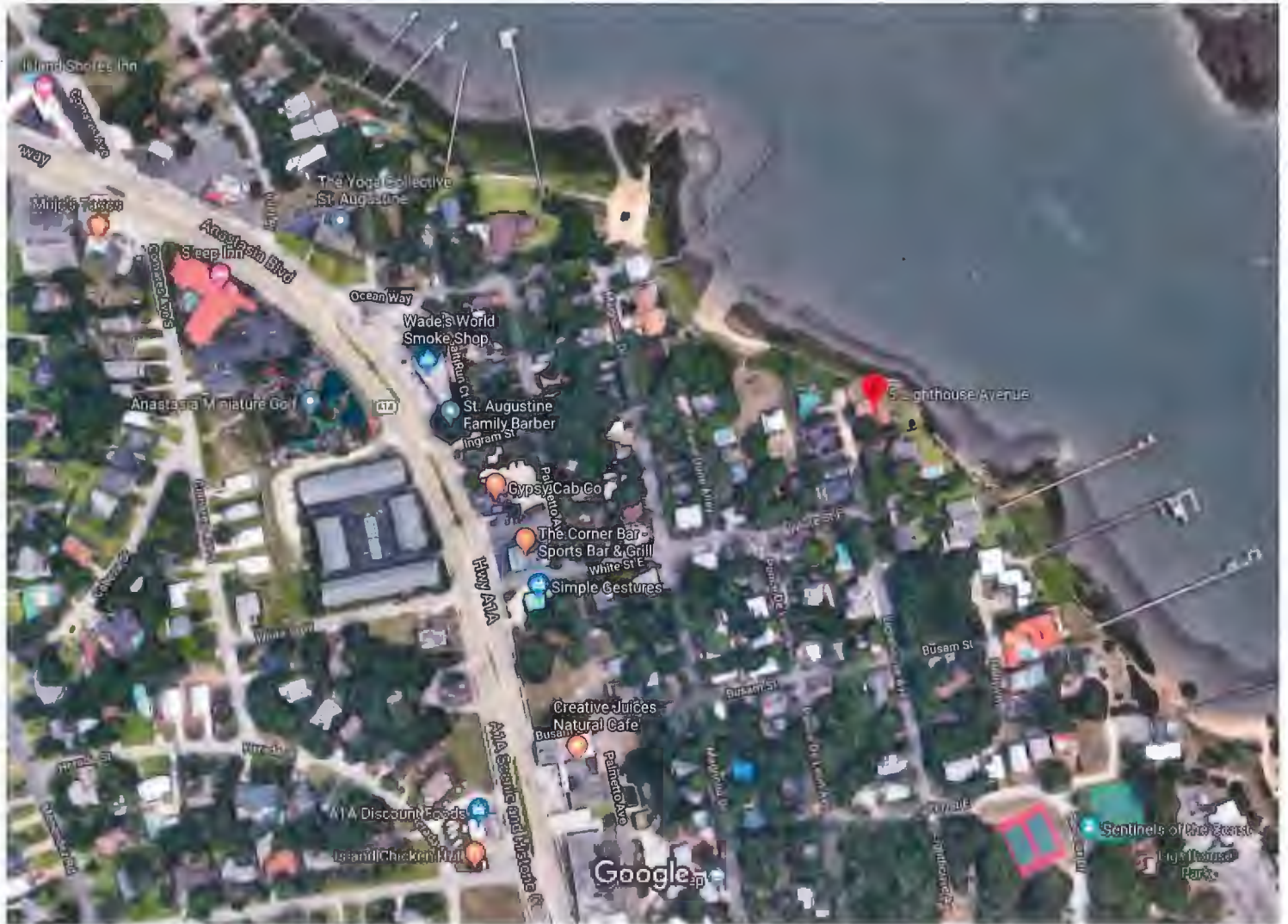
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Last Data Upload: 1/1/2019, 10:53:14 PM

Developed by
 Schneider
GEOSPATIAL

Attachment 3
Location Maps

Google Maps 5 Lighthouse Ave

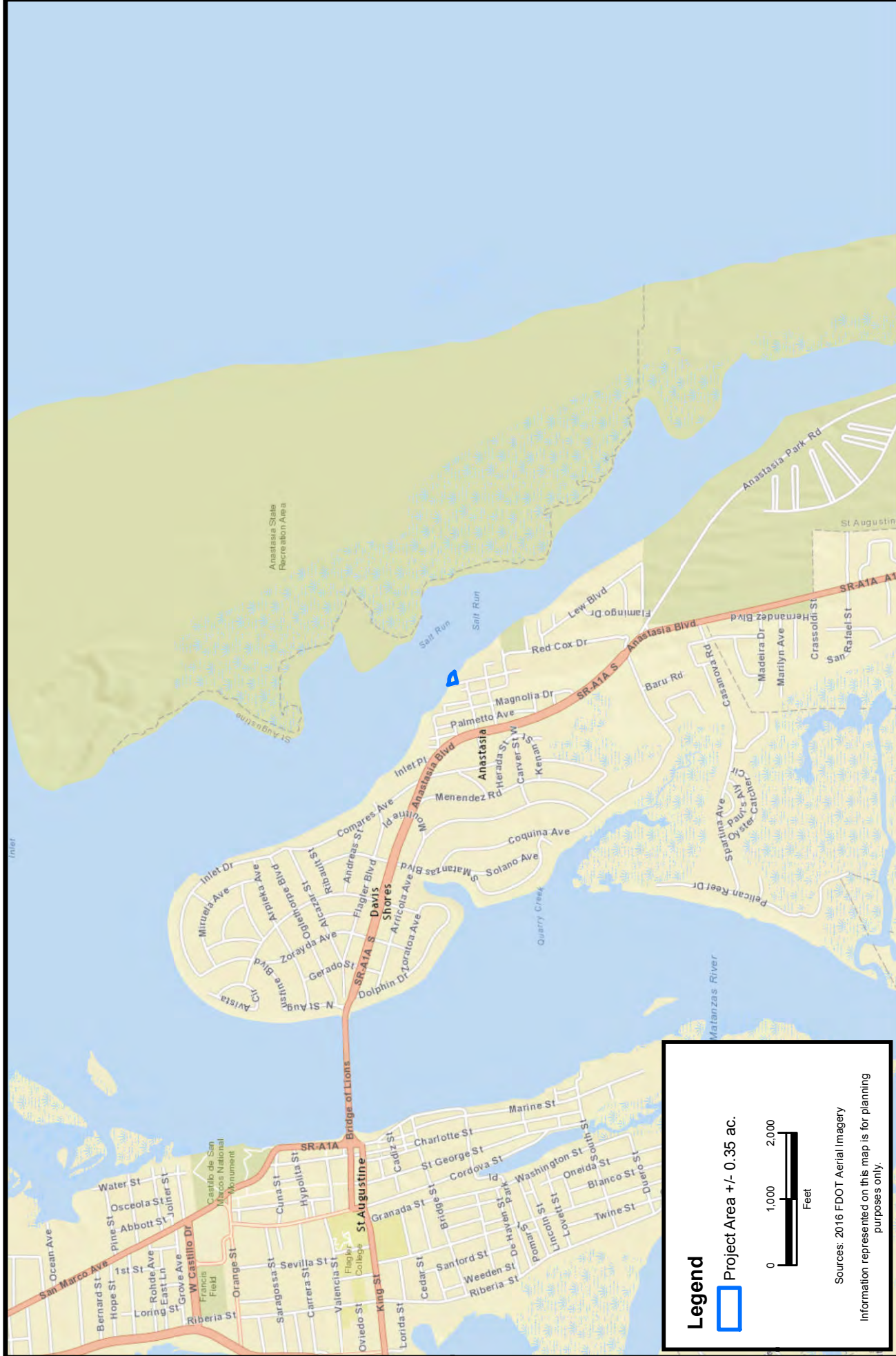


Imagery ©2019 Google, Map data ©2019 Google 200 ft

**5 Lighthouse Ave**

St. Augustine, FL 32080

Attachment 4
Dock Information



Legend
 Project Area +/- 0.35 ac.

Sources: 2016 FDOT Aerial Imagery
Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.

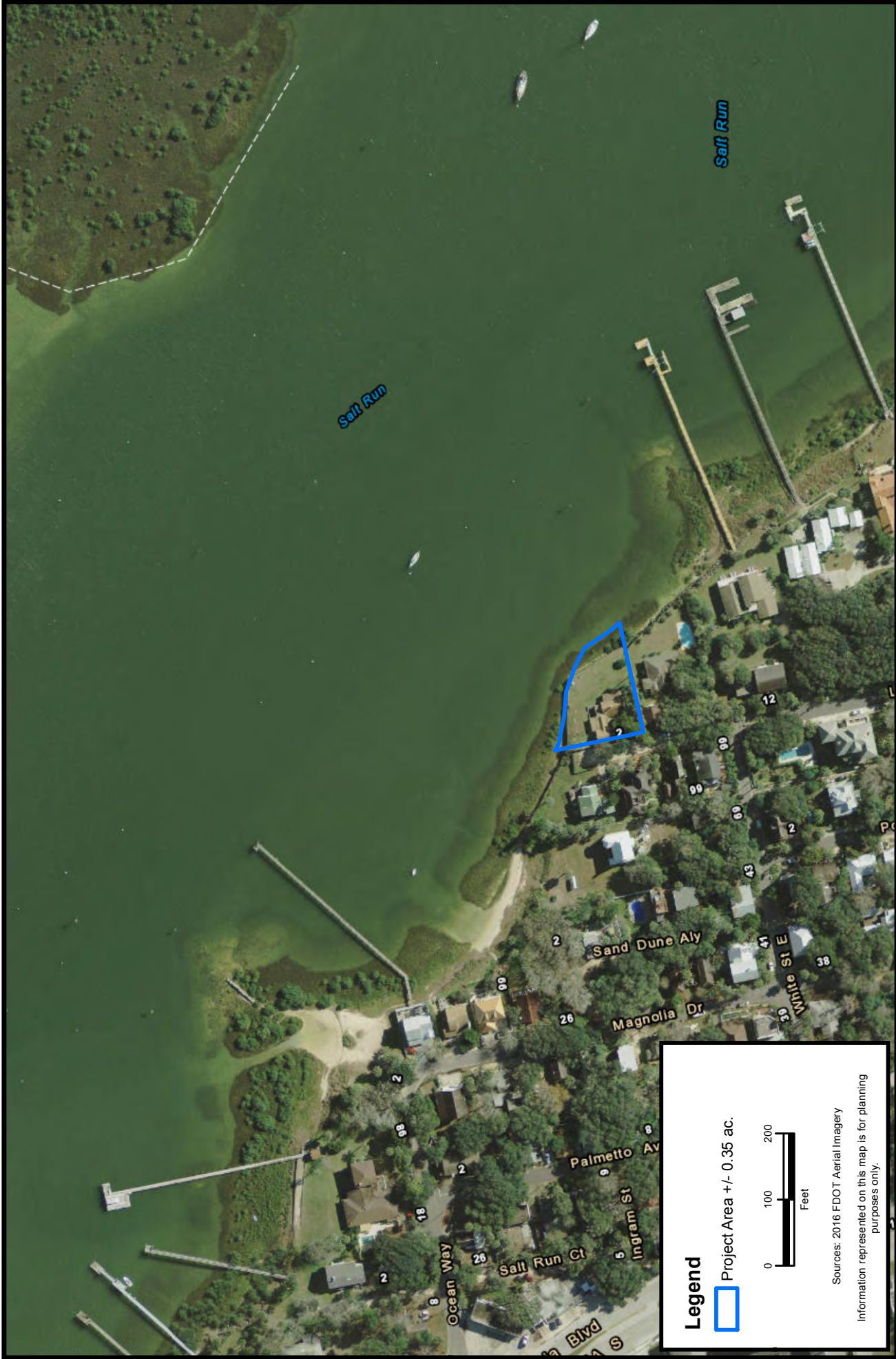
7 Waldo Street
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Location Map
Little Lighthouse
St. Augustine, FL

Project: 5.18397

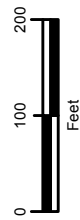
Date: Dec 28 2018

Figure: 1



Legend

 Project Area +/- 0.35 ac.



Sources: 2016 FDOT Aerial Imagery
Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.

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

Aerial Map
Little Lighthouse

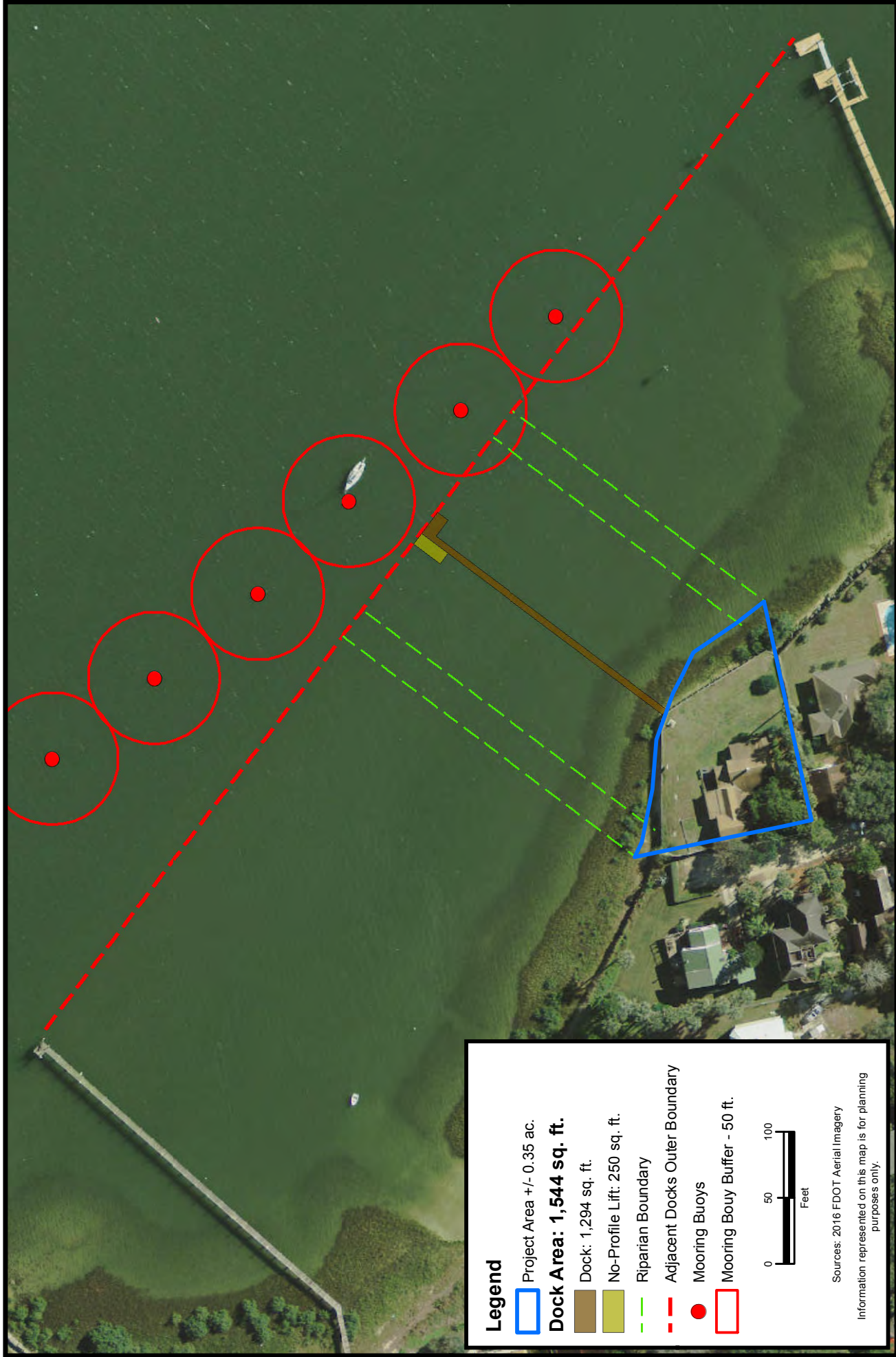
Project: 5.18397

St. Augustine, FL

Date: Dec 28 2018

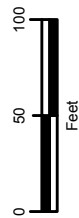
Figure:

2



Legend

- Project Area +/- 0.35 ac.
- Dock Area: 1,544 sq. ft.**
- Dock: 1,294 sq. ft.
- No-Profile Lift: 250 sq. ft.
- Riparian Boundary
- Adjacent Docks Outer Boundary
- Mooring Buoys
- Mooring Bouy Buffer - 50 ft.



Sources: 2016 FDOT Aerial Imagery
Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.

oES
7 Waldo Street
St. Augustine, FL 32084
904-540-1786
www.carterenv.com

Proposed Dock Alignment Little Lighthouse

Project:

5.18397

St. Augustine, FL

Date: Dec 28 2018

Figure:

3





Legend

- Project Area +/- 0.35 ac.
- Dock Area: 1,544 sq. ft.**
- Dock: 1,294 sq. ft.
- No-Profile Lift: 250 sq. ft.
- Riparian Boundary
- Adjacent Docks Outer Boundary
- Mooring Buoys
- Mooring Bouy Buffer - 50 ft.
- Depth at MLW

Sources: 2016 FDOT Aerial Imagery
Information represented on this map is for planning purposes only.

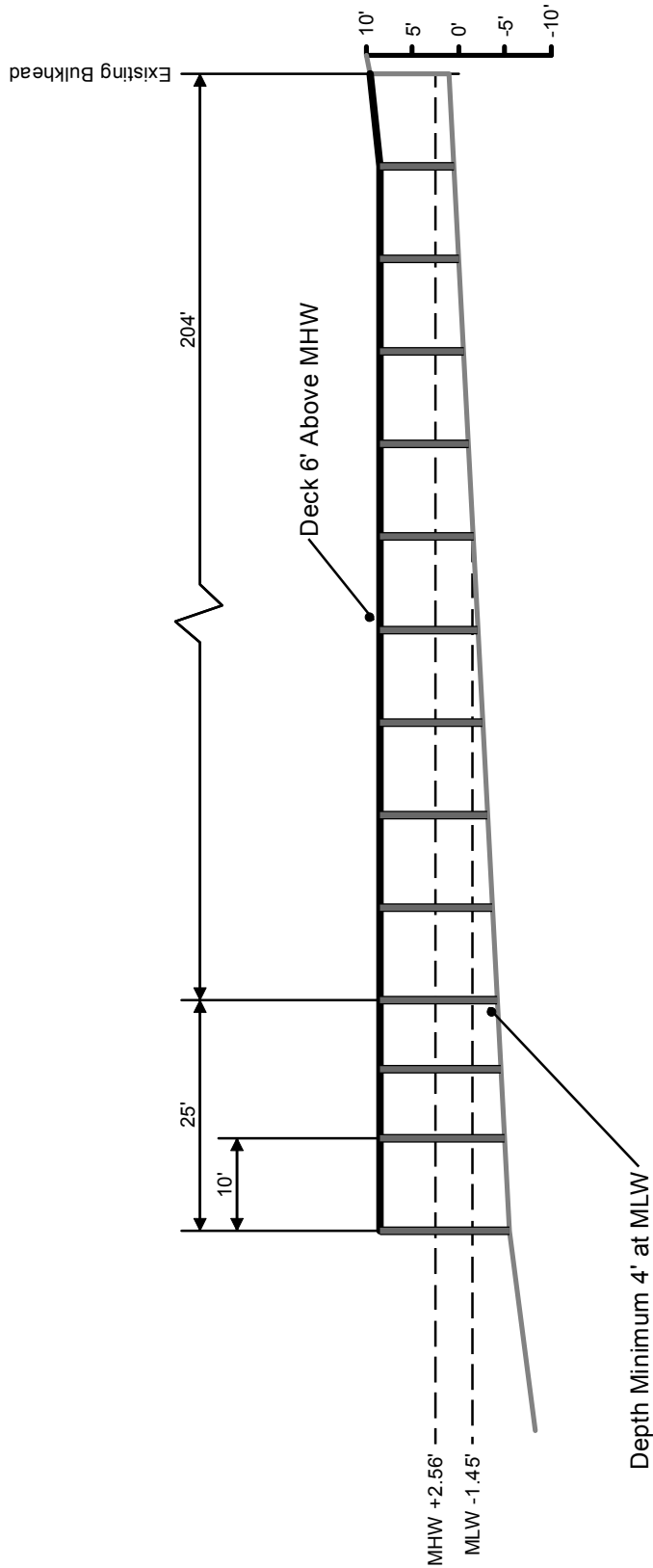
0 10 20
Feet

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

Proposed Dock Dimensions
Little Lighthouse

Project: 5.18397 St. Augustine, FL Date: Dec 28 2018

Figure: 4



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

Little Lighthouse

Project:

5.18397

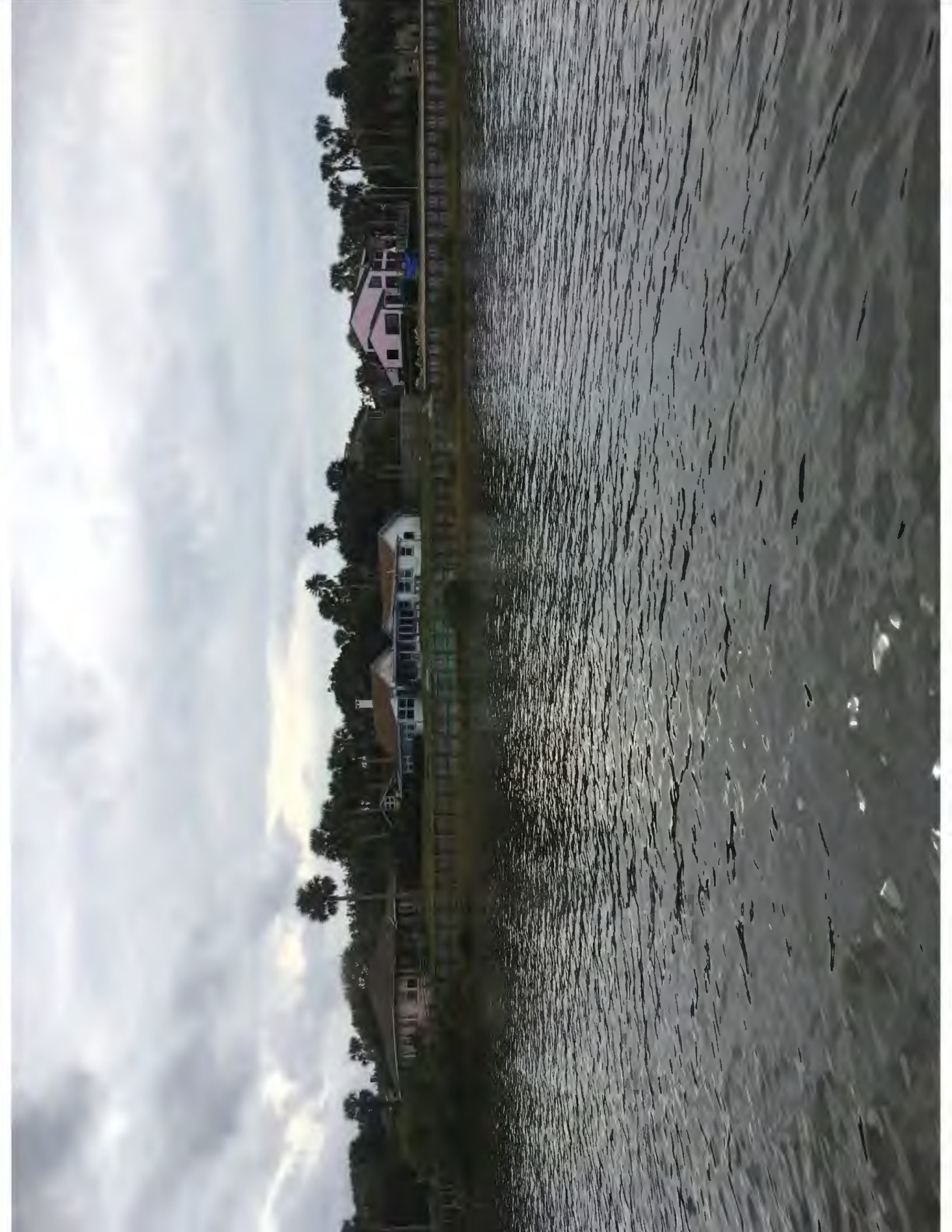
St. Johns County, FL

Date: Feb 04 2019

Figure:

5





CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: March 5, 2019

RE: **USE BY EXCEPTION #2019-0017**

AGENDA ITEM 5(a)

APPLICANT Kamala Corbett c/o Foley & Lardner LLP

OWNER J & BFLP Ltd.

LOCATION 160 King Street

REQUEST To approve a use by exception allowing a 3,500 square foot medical marijuana dispensary.

PLANS DATED February 20, 2019

LAND USE Commercial Medium Intensity
ZONING Commercial Medium-2 (CM-2)

SURROUNDING USE

South & West – Commercial

North & East – River

APPLICABLE CODES/ORDINANCES

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

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

(a) Zoning exceptions:

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

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

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

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

Sec. 28-209. - Commercial medium-two: CM-2.

Intent. This district is intended to provide a mix of commercial and residential uses that will encourage the restoration and reproduction of historic structures and maintain the historic and pedestrian scale of the neighborhood. Excluding

(3) *Permissible uses by exception:*

- a. As provided in section 28-347.
- b. Wholesale, warehouse, or storage use, to include mini-warehouses, and self-storage facilities.
- c. Building trades contractor with outside storage yard and heavy construction equipment.
- d. Boatyard.
- e. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating and candy manufacturing.
- f. Bulk storage yards, including bulk storage of flammable liquids.
- g. Open air theaters, but not drive-in theaters.
- h. Commercial, recreational and entertainment facilities such as museums, carnival or circus, shooting gallery, skating rink, pony ride, go-cart track, athletic complexes, arena, auditorium, convention center, dance hall, indoor theater and similar uses; provided, however, such uses do not have temporary facilities which exceed more than thirty-five (35) feet in height for more than thirty (30) days in any calendar year. For the purpose of this section, exceeding the height at any time during a twenty-four-hour period constitutes a day.
- i. Palmist, astrologist, psychics, clairvoyants, phrenologists and similar uses.
- j. Tattoo parlor or studio.
- k. Businesses that offer for sale new or used automobiles, trucks, boats and tractors.
- l. Uses and structures as for RG-1 (section 28-163).
- m. Facilities for sales, trade, gift, display, storage, delivery or on-site commercial consumption of legally available marijuana.

- (8) Vehicular access: Facilities for sales, trade, gift, display, storage, delivery or on-site commercial consumption of legally available marijuana shall require a condition of direct vehicular access to a roadway functional classification of principal arterial-urban U.S. Highway 1.

STAFF SUMMARY AND ANALYSIS

The applicant has requested an exception to allow for a medical marijuana dispensary at a parcel that has direct vehicular access to U.S. Highway 1. The use previously was a liquor store entirely within the 7,024 square feet of space. Plans call for dividing the building into three (3) separate units with the medical

marijuana dispensary maximum size being 3,500 square feet (revised illustration is 3,403 square feet) and will locate within one (1) unit; there are no proposed uses for the other two (2) units. This use would utilize a drive thru to dispense product and this would be located on the north side of the building at their unit (see attachment 3). Originally approved plans included a drive-thru for the liquor store.

This would be the second medical marijuana dispensary reviewed by the Board. The first one was approved at 2303 N. Ponce De Leon Boulevard in June 2018. Minutes of this meeting have been added as attachment 3 for reference.

Be aware the dispensary can only distribute medical marijuana to patients or caregivers that have a State issued Medical Marijuana Use Registry Identification (similar to a State driver's license) & has an order from a physician. There will be no growing at the site; product can only be brought to the site in accordance with State law. Only sales and storage will occur on the premises.

Under State law, only the following physician diagnosed medical conditions can use medical marijuana:

Cancer	Epilepsy
Glaucoma	Human Immunodeficiency Virus (HIV)
Acquired Immunodeficiency Syndrome (AIDS)	Post-Traumatic Stress Disorder (PTSD)
Amyotrophic Lateral Sclerosis (ALS)	Crohn's Disease
Parkinson's Disease	Multiple Sclerosis (MS)
Medical conditions of the same kind and class as comparable to those above this line.	A terminal condition diagnosed by a physician other than a qualified physician issuing the physical certification.
Chronic Malignant Pain	

Under State law the use is regulated to do the following:

1. Use cannot dispense more than seventy (70) day supply to a patient or caregiver.
2. An employee must enter their name and unique identifier before sale of any products.
3. Must verify the patient or caregiver has a valid registration in the Medical Marijuana Use Registry, a Medical Marijuana Use Registry ID card, amount/type of marijuana matches the physician certification in the Medical Marijuana Use Registry ,and that the prescription not already been filled.
4. Verify that dispersal patient or caregiver is eighteen (18) years of age.
5. It may not dispense or sell any other type of cannabis, alcohol, or illicit drug-related product, including pipes, bongs, or wrapping papers, other than a marijuana delivery device required for the medical use of marijuana and which is specified in a physician certification.
6. Must, upon dispensing the marijuana or marijuana delivery device, record in the registry the date, time, quantity, and form of marijuana dispensed; the type of marijuana delivery device dispensed; and the name and medical marijuana use registry identification number of the qualified patient or caregiver to whom the marijuana delivery device was dispensed.
7. Provide security that includes 24 hour cameras in controlled areas and entry/exit points which record in numerous directions with a minimum forty-five (45) day retainment, recorded images must have date/time stamps, adequate outdoor lighting, maintain a fully operational security alarm system that secures all entry points and perimeter windows and is equipped with motion detectors; pressure switches; and duress, panic, and hold-up alarms.

8. Not dispense from its premises or deliver between 9 p.m. and 7 a.m., but may perform all other operations and deliver marijuana to qualified patients 24 hours a day.
9. Store marijuana in a secured, locked room or a vault.
10. Require at least two of its employees, or two employees of a security agency with whom it contracts, to be on the premises at all times where cultivation, processing, or storing of marijuana occurs.
11. Require each employee or contractor to wear a photo identification badge at all times while on the premises and require each visitor to wear a visitor pass at all times while on the premises.
12. Report to local law enforcement within 24 hours after the medical marijuana treatment center is notified or becomes aware of the theft, diversion, or loss of marijuana.

Since this is a new use, the site must meet current regulations regarding landscaping and parking. In review of submitted items and site visit to the location it currently meets minimum parking requirements as a shopping center (1 per 300 square feet minus storage space). Minimum landscaping standards will be reviewed during the permitting phase and they will upgrade landscaping if needed on their plans at that time.

The applicant has indicated their basis for the exception is that the rising levels of physicians licensed to prescribe medical marijuana (currently at 1,662 in the County) and statewide patients (currently at 136,000) will create market demand to necessitate additional distributions centers and a second facility would help address this need. Also, replacing an abandoned liquor store with a licensed medical marijuana dispensary, is a much less intense commercial use than the prior use and if approved with a drive thru, it will provide a unique opportunity for people with mobility impairments to have access to their prescriptions without having to park and transfer from their vehicles to their personal mobility device.

Based on the information provided by the applicant, site visits, and State law cited within this report Staff believes there is no evidence that the use would be a detriment to the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. The site is located in a commercialized area with no residential uses and is bordered by a river and right-of-ways. 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** a permitted use by exception, as allowed by Sec. 28-209, in order to allow a 3,500 square foot medical marijuana dispensary located at 160 King Street.

SUPPLIMENTS

- Attachment 1 – Application & Applicant Narrative
- Attachment 2 – Property Appraiser Information & Location Map
- Attachment 3 – PZB Minutes from June 2018 for Trulieve.
- Attachment 4 – Site Plan / Floor plan

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



City of St. Augustine



PLAN REVIEW COMMENTS

Building and Planning Department – Entry Corridors

March 7, 2019

RE: 123 King Street

The subject building is located on King Street between Riberia Street and Martin Luther King Avenue. There is an existing building, parking lot, and driveway. The only information provided was a site plan showing the proposed parking lot re-design and extent of the building addition. The updated King Street Design Standards for Entry Corridors is currently in draft review, therefore the existing standards dated January 24, 2000 were used for this evaluation. *If the application does not continue forward in the active development process, any future development may be required to comply with updated design standards rendering this review obsolete.*

1. Please be aware a complete evaluation for compliance with the Design Standards for Entry Corridors (DSEC) requires additional materials, refer to page 40 of the DSEC or schedule an appointment with us to review.
2. The addition exceeds 500 square feet of new construction and therefore will require review by the Historic Architectural Review Board (HARB) for a Preliminary Design Approval. Applications, fee schedule, and plan requirements are available in our department and on-line.
3. Additions are described on page 24, 3.2.3 of the DSEC. In summary, additions should be compatible to the existing building and overall area character, and compatible in terms of mass, scale, materials, etc.
4. The typology recognized in the DSEC for this property is Traditional Commercial which calls for buildings to be situated close to the street front and have an overall horizontal design with storefront type façade. However, the existing building is set back and more like a Residential turned Commercial (residential conversion) structure in terms of typology. Resolving this inconsistency will require careful architectural design.
5. All site design features and elements will need to be provided to the HARB, please make an appointment to discuss your proposed plans so we can discuss how your project will be consistent with the DSEC and to answer any questions you may have.

Jenny Wolfe

Jenny Wolfe
Historic Preservation Officer
jwolfe@citystaug.com
904.209.4326

Attachment 1

Application & Applicant Narrative



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Kcorbett@foley.com

Application Fee: 5250 (plus advertising costs) Project Number: 2019-0017

Receipt Number: 1549376 Meeting Date: 2/8/19

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

1. NAME OF APPLICANT: Kamala Corbett Contact Number: 813-225-4102

Business (if applicable): Foley & Lardner LLP on behalf of Better Gro Companies, LLC d/b/a Columbia Care Florida

Address: 100 N Tampa Street, Ste 2700 City: Tampa State: FL Zip: 33602

2. NAME OF PROPERTY OWNER: J & Bflp Ltd 100% Contact Number: _____

Business (if applicable): _____

Address: PO BOX 593688 City: Orlando State: FL Zip: 32859

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: A-2 Block: A

Subdivision: Dancy Tract Resubdivision Parcel Number: 1110300000

4. PROJECT STREET ADDRESS: 160 King Street St. Augustine, FL

5. SPECIFIC PROPOSED USE: Medical Marijuana Dispensary

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☒ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☐ Other: _____

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7. DESCRIPTION OF ACTION REQUESTED: Better-Gro Companies, LLC d/b/a Columbia Care Florida ("Columbia Care") is licensed as a medical marijuana treatment center ("MMTC"). Columbia Care's MMTC license permits it to cultivate, process and dispense medical marijuana throughout the state of Florida. Columbia Care is requesting approval for an Exception to the standard zoning district to allow for a MMTC dispensary to be located within a portion of an existing building located at 160 King Street.

8. JUSTIFICATION FOR ACTION REQUESTED: Facilities for sales, trade, gift, display, storage, delivery or on-site commercial consumption of legally available marijuana are permitted by Exception when a site has direct vehicular access to a roadway functional classification of principal arterial-urban US Highway 1. Also, please see attached supplemental information regarding Columbia Care and the proposed 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: 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

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10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Signature of Applicant

Date

2-7-19

Signature of Property Owner

Date

Jacqueline H Bailes

1-9-19

VP of H+B Management Properties, Inc
the General Partner of J+BFLP, Ltd.



**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.

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Planning/Building Dept.

Kami Corbett

Print name of applicant

[Signature]

Signature of applicant

2-7-19

Date

SPECIAL EXCEPTION APPLICATION FOR 160 KING STREET

1. PROPOSED PROJECT

Better-Gro Companies, LLC, d/b/a Columbia Care Florida ("Columbia Care"), is licensed as a medical marijuana treatment center ("MMTC") pursuant to section 381.986, Florida Statutes. Columbia Care's MMTC license permits it to cultivate, process, and dispense medical marijuana throughout the state of Florida.

Columbia Care is seeking an Exception to allow for the operation of a MMTC in full compliance with Florida law in a portion of an existing building located at 160 Kings Street in City of St. Augustine. The building is a vacant, existing building that was formerly used as an ABC liquor store. Columbia Care is proposing to lease approximately 3,407 square feet from the current property owner. The proposed site plan is attached.

The existing zoning for the site is commercial, which is specifically designated to accommodate a concentrated business core and that allows for pharmacies by right. Similar to many pharmacies, Columbia Care is proposing a drive-thru window to better serve customers, including those suffering from physical ailments affecting their mobility. For security purposes, this drive-thru will include only a pass-through window placing the customer and the representative in direct contact. Remote drive thru services will not be utilized. The drive-thru will include security cameras and exterior lighting ensuring to ensure safety of customers and Columbia Care.

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2. PROPOSED OPERATOR

Columbia Care Florida is a wholly owned subsidiary of Columbia Care LLC, an entity with extensive expertise in the medical marijuana industry. Columbia Care, along with its medical marijuana cultivator, processor and dispensary affiliates, operates in 8 highly regulated jurisdictions across the country (encompassing 10 distinct cultivator licensees either currently operating or in the process of constructing cultivation facilities across 7 different states). With over 200,000 square feet of greenhouse and indoor cultivation facilities expected to produce several hundred pounds of medical cannabis and tens of thousands of medical cannabis product units per month, Columbia Care is a reliable and tested provider of pharmaceutical grade medical cannabis to dispensaries in every jurisdiction where it operates. The company already has more than 10 licensed dispensaries up and running, including locations in major metropolitan areas like Boston, Chicago, New York and Washington D.C.

Columbia Care is fortunate to have had the capacity to develop collaborative, working relationships with leading academic, patient advocacy, research, and healthcare organizations as well as partnerships with academic, agricultural, policy, sustainability, and economic programs at a number of the most highly regarded institutions in the United States. Since its inception,

Columbia Care has dedicated funding for research collaborations and initiatives with major academic medical centers across the country to enhance patient care, inform the policy debate, and empower stakeholders with data upon which they can draw objective conclusions. It has thus set itself apart from any other company in the medical marijuana arena by establishing "first-of-its-kind" research collaborations with some of the top medical and research institutions in the United States. Specifically, Columbia Care has established clinical partnerships with three of the top 15 research-focused medical schools in the United States (according to US News rankings).

Consistent with its mission, Columbia Care is committed to producing contaminant-free, pharmaceutical-grade medical marijuana products for patients seeking more effective medical alternatives to improve their lives. As a policy, Columbia Care does not serve recreational users or operate programs that lack a strictly medical focus. Having successfully cultivated tens of thousands of medical marijuana plants in both greenhouse and indoor facilities in both wholesale and vertically integrated models, and having successfully passed independently laboratory testing for hundreds of batches of medical marijuana, Columbia Care prides itself on having impeccable safety and compliance records in each of its markets. Columbia Care's business has been built upon disciplined operations, constant innovation, zero-tolerance compliance standards, and financial strength. Columbia Care has vast, legitimate experience cultivating, and its experience runs deeper than virtually every other competitor in the country. Columbia Care's cultivator affiliates are set to produce over 4 tons of medical marijuana in calendar year 2017 and expect to nearly double that figure in calendar year 2018 when it begins operating additional cultivation sites. Furthermore, Columbia Care's existing cultivation facilities across the country have successfully completed dozens of compliance and inventory audits with state regulators. One of Columbia Care's affiliates recently was awarded a Class 1 Schedule 1 Controlled Substance manufacturing license by a State Bureau of Narcotics Enforcement, underscoring Columbia Care's proven expertise in operational efficiency, inventory management, diversion control and security protocols.

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3. COMPLIANCE WITH STATE RULES REGULATIONS AND ST. AUGUSTINE CODE

Columbia Care will fully comply with all state regulations to ensure that all sales are legal and conducted in full compliance with the law.

Columbia Care will also fully comply with all City of St. Augustine codes and regulations governing the use and operation of an MMTC within the City limits.

4. SAFETY AND SECURITY

Columbia Care's MMTC will include stringent security measures, including 24/7 security. All entry points will be under surveillance 24 hours a day, 7 days a week in compliance with Florida Statutes

and will be outfitted with access control technology. In compliance with section 381.986, Florida Statutes, the MMTC will include:

- A fully operational security alarm system that secures all entry points and perimeter windows and is equipped with motion detectors and duress, panic, and hold-up alarms
- A video surveillance system that records continuously 24 hours a day and provides clear line of sight to:
 - point-of-sale rooms.
 - entrances and exits to the premises
- Video surveillance recordings will be retained for a minimum of 45 days or longer upon the request of a law enforcement agency
- Recorded images will clearly and accurately display the time and date.
- All security footage will be stored in a secured vault room.

All Medical marijuana products will be stored in a secured vault room in accordance with Columbia Care's internal policies and procedures and applicable Florida law.

Inventory at the proposed dispensary will be handled in compliance with CCF standard operating procedures, and each item will be tracked pursuant to Florida law. All medical marijuana products will be stored in the dispensary's vault room pursuant to Florida law

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REVISED NARRATIVE

The Applicant agrees to remove sheets A-006.00 thru A.-006.02 from the plans and acknowledges that there is a separate permitting process for permitting signage.

Compliance with Section 28-2 City of St. Augustine

Section 28-1 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.*

Justification

Approval of this application will promote public health, safety, moral, order, comfort and convenience and general welfare, by expanding consumer options beyond one single dispensary within the City limits. This site is appropriately located with access to US 1. It is approximately 2 miles from the other approved MMTC at 2303 N. Ponce De Leon Boulevard and is located on the opposite side of the San Sebastian Review.

Approval of this location will allow consumers the choice that is typically associated with the free market for all other retail goods. The sale of medical marijuana is highly regulated and while there is uniformity as to what types of product may be delivered and in what manner, consumers should be entitled to choice of customer experience.

In addition to the reason set for the above the Applicant will advance public, health, safety, moral, order and general welfare by strictly adhering to the following standards set forth in the Florida statutes and regulation governing MMTCs:

1. The MMTC will not disperse more than seventy (70) day supply to a patient or caregiver.
2. All employees will be required enter their name and unique identifier before sale of any products.
3. The MMTC will verify the patient or caregiver has a valid registration in the Medical Marijuana Use Registry, a Medical Marijuana Use Registry ID card, amount/type of marijuana matches the physician certification in the Medical Marijuana Use Registry, and that the prescription has not already been filled.
4. The MMTC will verify that dispersal patient or caregiver is eighteen (18) years of age.
5. The MMTC will not dispense or sell any other type of cannabis, alcohol, or illicit drug-related product, including pipes, bongs, or wrapping papers, other than a marijuana

delivery device required for the medical use of marijuana and which is specified in a physician certification.

6. The MMTC will, upon dispensing the marijuana or marijuana delivery device, record in the registry the date, time, quantity, and form of marijuana dispensed; the type of marijuana delivery device dispensed; and the name and medical marijuana use registry identification number of the qualified patient or caregiver to whom the marijuana delivery device was dispensed.
7. The MMTC will provide security that includes 24 hour cameras in controlled areas and entry/exit points which record in numerous directions with a minimum forty-five (45) day retainment, recorded images must have date/time stamps, adequate outdoor lighting, maintain a fully operational security alarm system that secures all entry points and perimeter windows and is equipped with motion detectors; pressure switches; and duress, panic, and hold-up alarms.
8. The MMTC will not dispense from its premises or deliver between 9 p.m. and 7 a.m., but may perform all other operations and deliver marijuana to qualified patients 24 hours a day.
9. The MMTC will store all medical marijuana in a secured, locked room or a vault.
10. The MMTC will have at least two of its employees, or two employees of a security agency with whom it contracts, to be on the premises at all times where cultivation, processing, or storing of marijuana occurs.
11. Each MMTC employee or contractor will be required to wear a photo identification badge at all times while on the premises and require each visitor to wear a visitor pass at all times while on the premises.
12. The MMTC must report to local law enforcement within 24 hours after the medical marijuana treatment center is notified or becomes aware of the theft, diversion, or loss of marijuana.

The medical marijuana market is young and expanding. Its popularity as a safe and reliable treatment option is on the rise. Each year the state mandated Physician Certification Pattern Review Panel issues an annual report (the "Annual Report"), which revealed that approximately 136,000 patients statewide received certificates from their doctor in the first nine months of 2018. As the rules and regulations become more stabilized, the number of physicians that are willing to prescribe this as a treatment option increases as well. The Annual Report shows that there are currently 1662 Physician Certifications for medical marijuana in the St. John's County.

Table 1. State and County Physician Certifications by Patient's Qualifying Condition from January 1, 2018 through September 30, 2018

Physicians by County	(a) Cancer	(b) Epilepsy	(c) Glaucoma	(d) Positive Status for HIV	(e) AIDS	(f) PTSD	(g) ALS	(h) Crohn's Disease	(i) Parkinson's Disease	(j) MS	(k) Medical Conditions of the Same	(l) Terminal Condition	(m) Chronic Non- Malignant Pain	Total
STATEWIDE	17,133	4,305	3,398	1,683	290	41,143	226	3,384	2,891	3,575	47,527	440	48,259	174,254
Palm Beach	1,777	305	329	145	28	3,477	16	353	329	301	2,147	28	6,735	15,970
Pasco	508	106	104	37	9	2,277	5	78	84	97	437	15	1,180	4,937
Pinellas	1,519	412	335	229	25	3,875	31	319	229	362	7,808	23	2,858	18,025
Polk	120	127	22	11	3	262		34	21	53	158	9	1,132	1,952
Santa Rosa	26	8	10	4		133		3	1	4	210	5	6	410
Sarasota	1,420	287	204	82	42	2,357	17	320	368	344	3,254	16	1,462	10,173
Seminole	185	42	20	22	7	503		45	30	38	376	11	1,104	2,383
St. Johns	123	47	25	11	2	276	2	38	14	18	753		353	1,662
St. Lucie	265	41	37	24	3	230	1	43	41	33	548	10	630	1,906
Sumter	4					7				1	1	2	3	18
Suwannee	1		1			8							2	12
Volusia	662	155	109	39		1,159	6	79	105	50	1,038	4	849	4,255
Walton	51	8	7	3		81		8	5	3	148		181	495
Washington	30	14	7	9		66		8	3	8	52		307	504
Not Practicing						2					16			18
Out of State	51	11	6	7		201		10	2	29	119		208	644

Columbia Care is confident that the market base is present to support another dispensary within the City limits of St. Augustine. The MMTC that was previously approved at 2303 N. Ponce De Leon location is only 1,150 square feet with limited parking. If that site remains as the only approved location within the City, it could become very difficult for them to adequately accommodate the growing demand particularly with the state limitation on the hours during which medical marijuana can be dispensed.

The subject site is an abandoned ABC Liquor Store, which is being repurposed with three new tenants. Replacing an abandoned liquor store with a licensed medical marijuana dispensary, is a much less intense commercial use than the prior use and if approved with a drive thru, it will provide a unique opportunity for people with mobility impairments to have access to their prescriptions without having to park and transfer from their vehicles to their personal mobility device.

There is no objective evidence to indicate that there is anything about a medical marijuana dispensary that threatens health safety, welfare or morals. The information in this application demonstrates that in addition to the evidence presented in conjunction with the application, there are adequate safeguards in place (e.g. the requirement to be located with access to US 1 and the state safety and security regulations) to ensure that the standard for the Zoning Exception have been satisfied.

Attachment 2

Property Appraiser Information & Location Maps



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 1110300000
 Location Address 160 KING ST
 SAINT AUGUSTINE 32084-0000
 Neighborhood Liquor Store Countywide (COM) (680.16)
 Tax Description* (2) DANCY TRACT LOT A-2 BLK A (EX R/W US 1 IN DB246/4C2) & (EX R/W KING ST IN OR660/1346) OR2344/1914
**The Description above is not to be used on legal documents.*
 Property Use Code Stores (1100)
 Subdivision Dancy Tract Resubdivision of Block 1
 Sec/Twp/Rng 37-7-30
 District City of St Augustine (District 452)
 Millage Rate 20.2171
 Acreage 1.800
 Homestead N

[View Map](#)

Owner

Owner Name J & Bflp Ltd 100%
 Mailing Address PO BOX 593688
 ORLANDO, FL 32859-3688

Valuation

	2019
Building Value	\$403,830
Extra Features Value	\$99,747
Total Land Value	\$675,741
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,179,318
Total Deferred	\$0
Assessed Value	\$1,179,318
Total Exemptions	\$0
Taxable Value	\$1,179,318

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	\$408,268	\$102,629	\$675,741	\$0	\$0	\$1,186,638	\$1,186,638	\$0	\$1,186,638
2017	\$481,624	\$92,909	\$675,741	\$0	\$0	\$1,250,274	\$1,250,274	\$0	\$1,250,274
2016	\$487,224	\$96,110	\$675,741	\$0	\$0	\$1,259,075	\$1,259,075	\$0	\$1,259,075
2015	\$492,824	\$99,311	\$675,741	\$0	\$0	\$1,267,876	\$1,267,876	\$0	\$1,267,876
2014	\$498,088	\$102,512	\$587,175	\$0	\$0	\$1,187,775	\$1,187,775	\$0	\$1,187,775
2013	\$503,622	\$105,712	\$587,175	\$0	\$0	\$1,196,509	\$1,196,509	\$0	\$1,196,509
2012	\$509,157	\$108,911	\$587,175	\$0	\$0	\$1,205,243	\$1,205,243	\$0	\$1,205,243
2011	\$436,643	\$112,111	\$665,465	\$0	\$0	\$1,214,219	\$1,214,219	\$0	\$1,214,219
2010	\$441,192	\$115,312	\$743,755	\$0	\$0	\$1,300,259	\$1,300,259	\$0	\$1,300,259

Building Information

Building	2	Roof Structure	Rigid Frame
Actual Area	7037	Roof Cover	Built Up, Concrete Tile
Conditioned Area	7037	Interior Flooring	Ceramic Tile
Actual Year Built	2002	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	Rigid Frame	100%

Category	Type	Pct
Roofing Cover	Built Up	80%
Roofing Cover	Concrete Tile	20%
Interior Walls	Drywall	100%
Interior Flooring	Ceramic Tile	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	13 Fixtures	100%
Electrical	Good	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	2" Fiberglass	100%
Floor System	Concrete Slab	100%
Condition	Very Good	100%

Description	Conditioned Area	Actual Area
BASE AREA	7037	7037
Total SqFt	7037	7037

Extra Features

Code Description	BLD	Length	Width	Height	Units
Curb	0	0	0	0	1138
Asphalt Paving	0	0	0	0	17223
Concrete Paving	0	0	0	0	1206
Bulkhead (High)	0	0	0	0	2472
Pole Light	0	0	0	0	25
Masonry Wall	0	48	6	0	288
Gate	0	14	6	0	84
Metal Fence 6'	0	320	0	0	320

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Stores	0	0	53172	SF	\$638,064
Stores	0	0	25118	SF	\$37,677

Sales

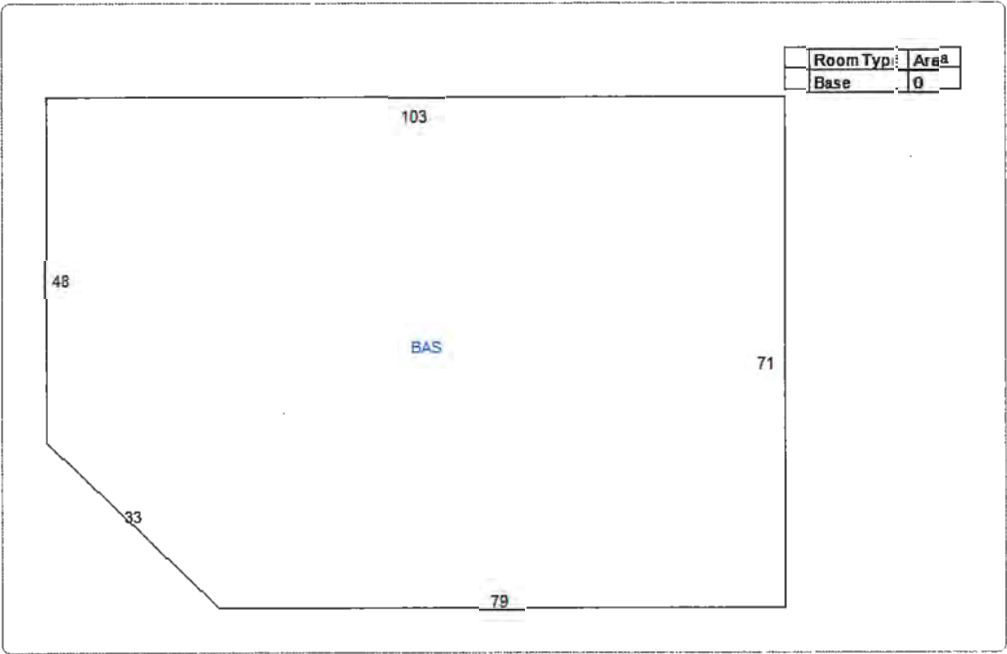
Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	12/13/2004	\$1,800,000.00	WD	2344	1914	Q	I	ABC LIQUORS INC	J & BFLP LTD
	3/1/1990	\$0.00		871	528	U	I		ABC LIQUORS INC
	3/1/1990	\$0.00		849	173	U	I		

Area Sales Report
[Recent Sales in Area](#)
Clerk of Court
[Clerk of Court](#)
Tax Collector
[My Tax Bill](#)
Tax Estimator
[Tax Estimator](#)

Map



Sketches



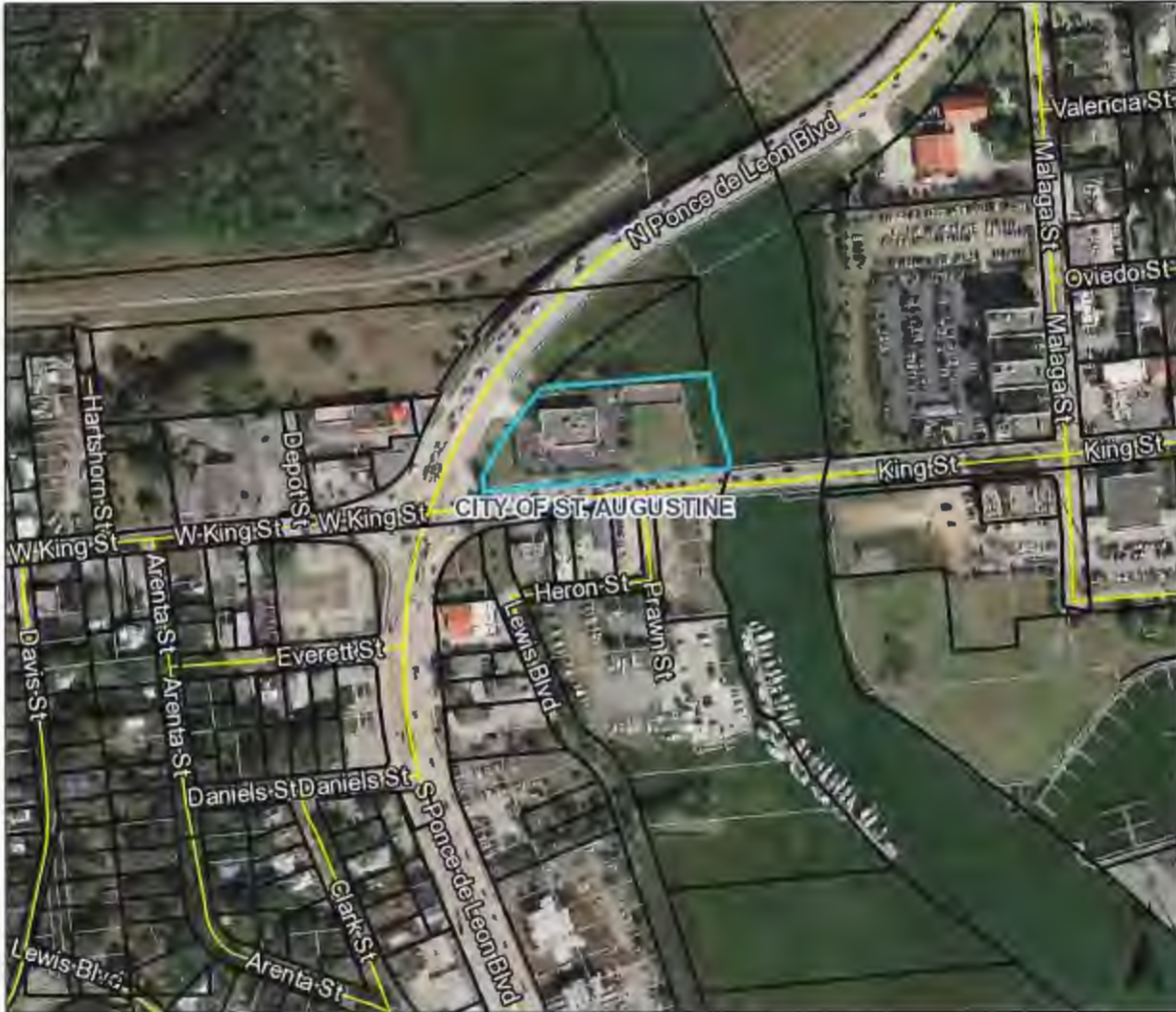
No data available for the following modules: Exemptions.

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: 2/8/2019, 10:51:22 PM

Version 2.2.0





Overview



Legend

- Parcels
- Cities

Parcel ID	1110300000	Physical Address	160 KING ST	Building Value	\$403,830	Last 2 Sales			
Property Class	1100 - Stores	Mailing Address	SAINT AUGUSTINE	Extra Feature Value	\$99,747	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	PO BOX 593688	Total Land Value	\$675,741	12/13/2004	\$1800000	01	Q
Acres	1.8		ORLANDO FL 32859-3688	Just Value	\$1,179,320	n/a	0	n/a	n/a
				Total Deferred	N/A				
				Assessed Value	\$1,179,320				
				Total Exemptions	N/A				
				Taxable Value	\$1,179,320				

Date created: 2/11/2019

Last Data Uploaded: 2/8/2019 10:51:22 PM

Developed by  **Schneider**
GEOSPATIAL

Google Maps 160 King St



Imagery ©2019 Google, Map data ©2019 Google 200 ft



160 King St
St. Augustine, FL 32084

Photos

Attachment 3

PZB Minutes from June 2018 for Trulieve

Agresta, Long, Ryan
NAYES: NONE
MOTION CARRIED UNANIMOUSLY

6. Use by Exception

**6. (a) 2018-0072 – George Hackney Inc.
d/b/a/ Trulieve – Applicant
J & J Mopar Inc. – Owner
2303 N. Ponce De Leon Boulevard**

To approve a use by exception, as allowed by Sec. 28-209, allowing a 1,150 square foot medical marijuana dispensary.

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 permitted use by exception, as allowed by Section 28-209, in order to allow a 1,150 square foot medical marijuana dispensary located at **2303 N. Ponce De Leon Boulevard** with the following condition:

- Applicant to lease additional area in railroad right-of-way or provide on-site for any necessary additional minimum parking of which any minimum parking issues must be satisfied before a building permit can be issued for the unit(s)

Victoria Walter and Virginia Hines reviewed the application with a presentation.⁴

The Board provided their ex parte communications

10 certified notices were sent, 1 was returned in favor, 2 returned opposed and 2 had comments and one hand-written letter in favor.

Public hearing was opened.

Lynnette Horwath spoke against the application citing concerns with negative impacts to community youth.

Dennis Maloney spoke in favor of the application as a current customer of the applicant.

Charles Pappis stated that a medical plaza would be a more positive location for the business.

Nicholas Andrews, commercial real estate/location expert for the applicant, said that the process he used to choose the subject location was in accordance with state and city laws.

B.J. Kalaidi had questions regarding the rear entrance and required amount of parking. She felt the location was not appropriate.

Ed Slavin spoke in favor of the application.

Clyde Taylor III spoke in favor of the application as neighboring business owner. He felt that it would benefit the community and supposed negative impacts were unfounded. He noted that the extra parking likely regarded the use of additional square footage that had not been used previously.

Public hearing was closed.

The Board discussed:

- Rear entrance and parking for employee use only
- Additional parking requirements if square footage used triggered the need
- Outward facing cameras would cover all parking lots and walkways leading to store front
- Hours of operation and traffic
- No use on premises or in public areas
- Square footage breakdown

⁴ Attached to original minutes

- Youth must be accompanied by a legal guardian who was a patient
- Signage did not include language indicating "marijuana" or any image indicating marijuana
- By ordinance, location had to have direct access to US1 for ease of law enforcement response
- Concerns for City liability should the application be approved
- Condition that applicant show consent for sub-lease
- Additional condition of complaint-driven review

MOTION

Mr. Shaffer MOVED to APPROVE Use by Exception application 2018-0072 to allow a medical marijuana dispensary conditional upon the applicant providing written consent of FDG, Flagler Station 2, LLC for the sub-lease of any part of their property relating to the business, leasing additional area in railroad right-of-way or provide on-site for any necessary additional minimum parking of which any minimum parking issues must be satisfied before a building permit can be issued for the unit(s), and that three or more complaints to the Police Department within one year would result in the applicant returning before the Board to review the Exception. The motion was SECONDED by Ms. Ryan.

VOTE ON MOTION:

AYES: Shaffer, Ryan, Zander, Misterly, Agresta, Long

NAYES: NONE

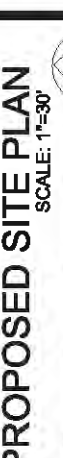
MOTION CARRIED UNANIMOUSLY

Attachment 4
Site Plan / Floor plan

KPMFranklin
ENGINEERS • PLANNERS • SURVEYORS
6900 HAZELTINE NATIONAL DRIVE, STE. 118
ORLANDO, FL 32822 | PHONE (407) 410-0624
CERTIFICATE OF AUTHORIZATION: 32058

ABC LIQUORS, INC.
8989 S. ORANGE AVE. - ORLANDO, FLA. 32824

BUILDING NO. 190 TENANTS
160 KING STREET, ST. AUGUSTINE, FLORIDA 32084-0000

SITE PLANS

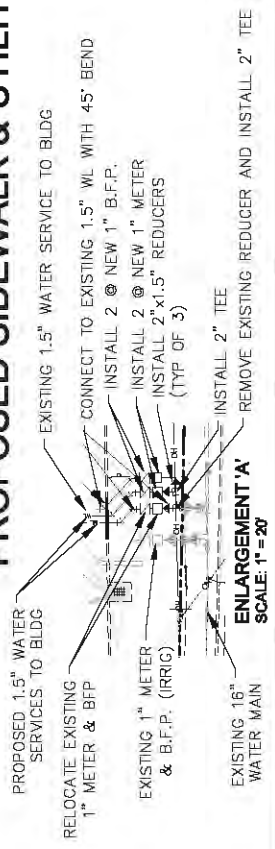
SITE AREA PER DEED:	92,076 SF (2.11 ACRES)
DEVELOPABLE AREA:	61,896 SF (1.42 ACRES)
MARSH / WATERS (N.L.C.)	30,180 SF (0.69 ACRES)
EXISTING IMPERVIOUS:	30,763 SF (0.706 ACRES)
EXISTING PERVIOUS:	31,133 SF (0.714 ACRES)
TOTAL (DEV. AREA):	61,896 SF (1.42 ACRES)
PROPOSED IMPERVIOUS:	31,279 SF (0.718 ACRES)
PROPOSED PERVIOUS:	30,617 SF (0.703 ACRES)
EXISTING BUILDING AREA:	7,024 SF (INCLUDING EXTERIOR WALLS)
PARKING:	USE - SHOPPING CENTER (PROPOSED & EXISTING)
REQUIRED	23 SPACES (7,024 SF @ 1700 SF = 23.41)
PROPOSED	23 AUTO SPACES (21 STANDARD, 2 HANDICAP)

TE ADDRESS: 160 KING STREET
 PARCEL ID: 1110300000
 ZONING: CM-2 (Commercial Medium Two)
 L.U.: COMMERCIAL MEDIUM INTENSITY
 OVERLAY DISTRICT: KING STREET ENTRY CORRIDOR

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS.
3. ELEVATIONS SHOWN ARE BASED ON NGVD 1929 VERTICAL DATUM PER APPROVED DESIGN PLANS FOR ABC STATION NO. 190, DATED JANUARY 2002 AS PREPARED BY DRMP, INC.
4. THIS PROPERTY IS LOCATED IN ZONE "X" SHADED DETERMINED TO BE 0.2% CHANGE FLOOD HAZARD AND ZONE "A" (EL. 7) FLOODPLAIN AS SHOWN ON FEDERAL INSURANCE RATE MAP PANEL 125145 0314L, EFFECTIVE DATE DECEMBER 7, 2018 (DATUM NAVD88).
5. CONTRACTOR SHALL SOD ALL AREAS DISTURBED BY CONSTRUCTION UNLESS SPECIFIED OTHERWISE ON THESE DRAWINGS.
6. DETECTABLE WARNINGS NOT REQUIRED WITHIN PROJECT PROPERTY LOCATIONS UNLESS OTHERWISE NOTED OR SPECIFIED FOR AT SPECIFIC LOCATIONS ON THESE DRAWINGS.
7. ALL HANDICAP PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 1:48 (2%) SLOPE IN ANY DIRECTION.
8. ALL HANDICAP PARKING AND ACCESSIBLE MEANS OF EGRESS MUST COMPLY WITH THE "DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN" AND THE 2017 FLORIDA BUILDING CODE - ACCESSIBILITY (6th edition).
9. ALL PROPOSED ON-SITE SIGNAGE AS DEFINED UNDER 1.0.0.C ARTICLE 10 SHALL BE APPROVED AND REBUILT UNDER SEPARATE PERMITS.



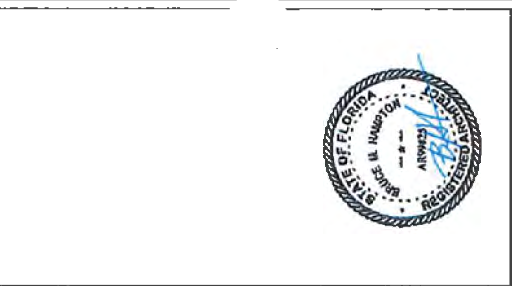
SITE AREA PER DEED:	92,079 SF (2.11 ACRES)	(*) PER SURVAMD PERMIT #42-100-64783-1
DEVELOPABLE AREA*	81,898 SF (1.42 ACRES)	
WAPSH / WATERS	30,180 SF (0.68 ACRES)	
EXISTING IMPROVISED:	30,763 SF (0.706 ACRES)	
IMPROVISED REMOVED:	57 SF	
IMPROVISED ADDED:	603 SF	
PROPOSED IMPROVISED:	31,276 SF (0.718 ACRES)	30,763 - 57 + 603 = 31,279 SF (NET INCREASE OF 516 SF)
PERMITTED* IMPROVISED:	0.92 ACRES	
PERMITTED* IMPROVISED:	0.50 ACRES	



Know what's below.

ELTON HAMPTON ARCHITECTS
103 Terrace Street
Boston, MA 02130
617-708-1071

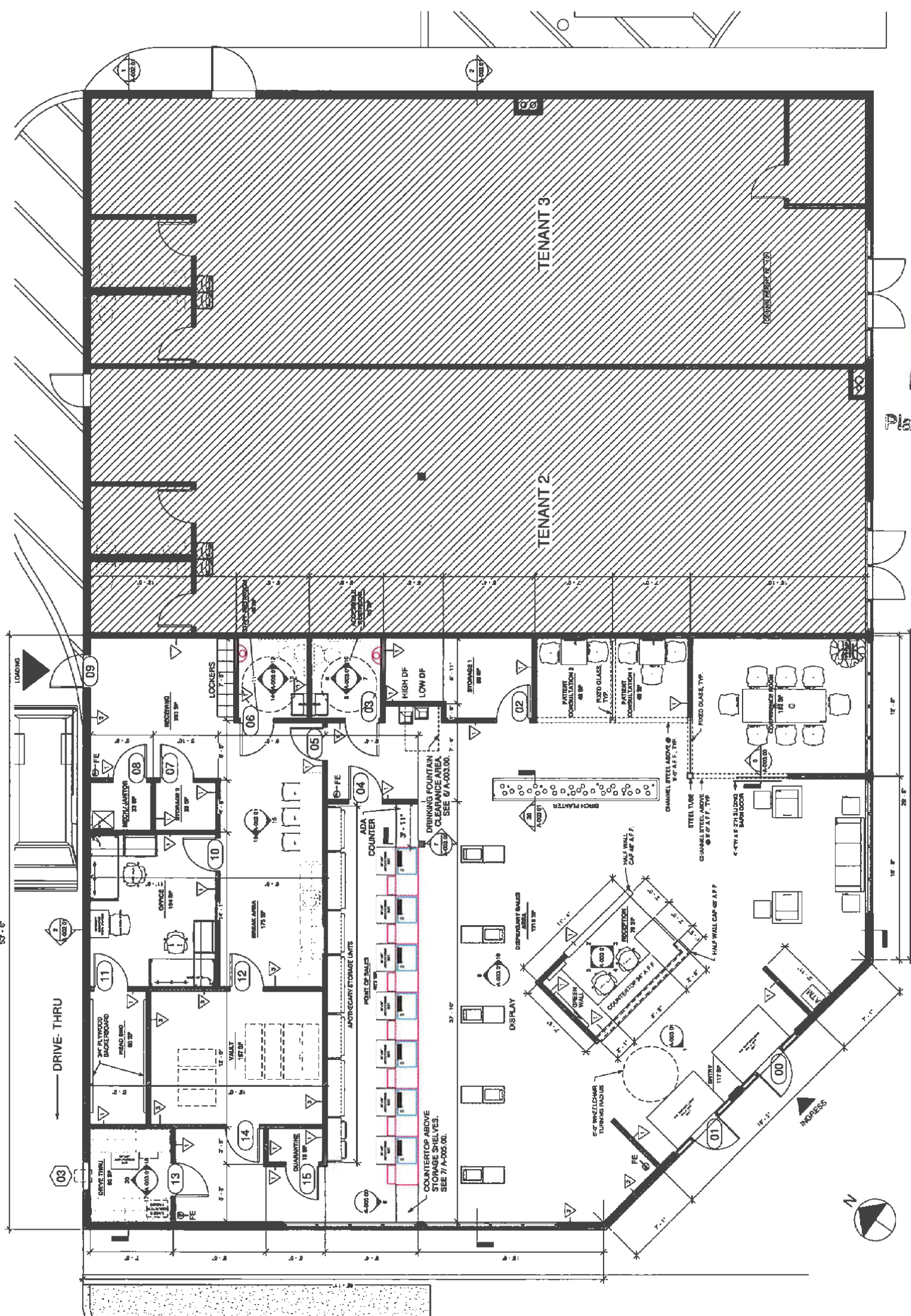
OWNER: **Columbia Care**
20 Industrial Avenue East
Lynn, MA 01904

[illegible]

PROJECT 160 King Street St. Augustine, FL 32084	Proposed Floor Plan
--	----------------------------

Date	01.22.19
Project number	CC
Career by	L.P. Worth
Checked by	B. Hampton
A-001.00	

Northridge Service / Northridge Mall August 1st / Northridge Mall - St. August 1st / August 1st 12:27-18:00	1 of
---	------



1 PROPOSED FLOOR PLAN
1/4" = 1'-0"

RECEIVED
FEB 08 2019
Planning/Building Dept.

CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: March 5, 2018

RE: **USE BY EXCEPTION #2019-0012**

AGENDA ITEM 5(b)

APPLICANT Gerald & Julie Ruling c/o Life's a Beach Auto

OWNER Vista Hotel IV Inc

LOCATION 164 San Marco Avenue

REQUEST To approve an exception to allow automobile rental and sales business on the premises.

PLANS DATED February 22, 2019

LAND USE Commercial Medium Intensity

ZONING Commercial Medium 2 (CM-2)

SURROUNDING USE

All Directions – Commercial

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).

Sec. 28-209. - Commercial medium-two: CM-2.

(3) *Permissible uses by exception:*

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

STAFF SUMMARY AND ANALYSIS

The applicant requests an exception to allow a 904 square foot automobile rental and sales business on the site. Site consists of a 14,281 square foot building with associated parking fields shared between this proposed business and already existing businesses. There has been no floorplan provided to verify the other types of businesses at the site and their footprints. This is needed to determine minimum parking standards at the site. Staff needs additional time to work with the applicant to establish this floorplan.

Also, the provided site plan doesn't reflect the true layout of the building or reflect the true layout of the parking field. Staff needs time to work with the applicant to correct the site plan.

Based on the evidence provided staff cannot determine if there is a detriment to the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare by granting the exception.

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 **CONTINUE** an exception to allow automobile rental and sales business on the premises.

SUPPLIMENTS

- Attachment 1 – Application
- Attachment 2 – Property Appraiser Information & Location Map
- Attachment 3 – Applicant Site Plans
- Attachment 4 – Previous Exception for Site.

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

Attachment 1

Application

RECEIVED

FEB 05 2019

Planning & Building Dept.



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Julie.ruling@gmail.com

Application Fee: \$250 (plus advertising costs) Project Number: 2019-0012

Receipt Number: 1547566 Meeting Date: March 5, 2019

Advertising Costs: \$ 55.65 Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Gerald + Julie Ruling Contact Number: 386-225-9745
Business (if applicable): Life's A Beach Auto
Address: 801 S. State St City: Bunnell State: FL Zip: 32110

2. NAME OF PROPERTY OWNER: VISTA Hotel IV inc Contact Number: _____
Business (if applicable): Hotel Vista
Address: _____ City: _____ State: _____ Zip: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: _____
Subdivision: _____ Parcel Number: _____

4. PROJECT STREET ADDRESS: 1164 San Marco

5. SPECIFIC PROPOSED USE: Auto Rental & Sales

6. ACTION REQUESTED:

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

7. DESCRIPTION OF ACTION REQUESTED: ~~Auto Used Auto Sales~~

Auto Rental and Sales

8. JUSTIFICATION FOR ACTION REQUESTED: _____

We want to Rent Vehicles as well as
be able to sell used autos

RECEIVED

FEB 22 2019

RECEIVED

FEB 05 2019

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

Planning/Building Dept.

Planning / Building Dept.

- (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 & Zoning Board concerning any part of the subject property within the past year?

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

11. AGREEMENT:

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

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

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

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

Signature of Applicant

Date

Signature of Property Owner

Date

narrative :

Previously this location was a dealership so we want to be able sell vehicles as well as rent to the public.

We want a family friendly spot where they can rent or purchase fun vehicles to drive around St. Augustine, and enjoy the sites. Normally while on vacation it is a time where families can play so why not be able to rent a fun Jeep convertible, or bike made for two. If they enjoy the ride, they will be able to purchase the vehicle as well.

Being located right across from the Old Jail we have a great opportunity to have family friendly vehicles so that the public can explore all the great areas of St. Augustine. This will give them the ability to travel to the Outlet malls, or go over the bridge to St. Augustine Beach and travel down A1A.

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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Profit Corporation
VISTA HOTEL VI, INC.

Filing Information

Document Number	P07000108134
FEI/EIN Number	26-1183308
Date Filed	09/28/2007
State	FL
Status	ACTIVE

Principal Address

10715 Deerwood Park Blvd
JACKSONVILLE, FL 32216

Changed: 03/16/2018

Mailing Address

32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Registered Agent Name & Address

Patel, Anish
1 Riberia Street
ST. AUGUSTINE, FL 32084

Name Changed: 01/04/2019

Address Changed: 01/04/2019

Officer/Director Detail

Name & Address

Title PD

PATEL, VIKESH K
32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Title VD

PATEL, ANISH K
32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

Title STD

PATEL, KALAVATI
32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

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Planning/Building Dept.

Title Director

Patel, Kantibhai M
32 Avendida Menendez Ave
St. Augustine, FL 32084

Annual Reports

Report Year	Filed Date
2017	01/17/2017
2018	03/16/2018
2019	01/04/2019

Document Images

01/04/2019 -- ANNUAL REPORT	View image in PDF format
03/16/2018 -- ANNUAL REPORT	View image in PDF format
01/17/2017 -- ANNUAL REPORT	View image in PDF format
03/01/2016 -- ANNUAL REPORT	View image in PDF format
03/23/2015 -- ANNUAL REPORT	View image in PDF format
04/18/2014 -- ANNUAL REPORT	View image in PDF format
03/05/2013 -- ANNUAL REPORT	View image in PDF format
04/12/2012 -- ANNUAL REPORT	View image in PDF format
04/21/2011 -- ANNUAL REPORT	View image in PDF format
03/31/2010 -- ANNUAL REPORT	View image in PDF format
04/14/2009 -- ANNUAL REPORT	View image in PDF format
05/06/2008 -- ANNUAL REPORT	View image in PDF format
09/28/2007 -- Domestic Profit	View image in PDF format

2019 FLORIDA PROFIT CORPORAT ANNUAL REPORT

DOCUMENT# P07000108134

Entity Name: VISTA HOTEL VI, INC.

Current Principal Place of Business:

10715 DEERWOOD PARK BLVD
JACKSONVILLE, FL 32216

Current Mailing Address:

32 AVENIDA MENENDEZ
ST. AUGUSTINE, FL 32084

FEI Number: 26-1183308

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

PATEL, ANISH
1 RIBERIA STREET
ST. AUGUSTINE, FL 32084 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: ANISH K PATEL

01/04/2019

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PD
Name PATEL, VIKESH K
Address 32 AVENIDA MENENDEZ
City-State-Zip: ST. AUGUSTINE FL 32084

Title VD
Name PATEL, ANISH K
Address 32 AVENIDA MENENDEZ
City-State-Zip: ST. AUGUSTINE FL 32084

Title STD
Name PATEL, KALAVATI
Address 32 AVENIDA MENENDEZ
City-State-Zip: ST. AUGUSTINE FL 32084

Title DIRECTOR
Name PATEL, KANTIBHAI M
Address 32 AVENDIDA MENENDEZ AVE
City-State-Zip: ST. AUGUSTINE FL 32084

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 an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: VIKESH K PATEL

PRESIDENT

01/04/2019

Electronic Signature of Signing Officer/Director Detail

Date

Attachment 2

Property Apprasier Information & Location Map



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 1897700000
Location Address 164 SAN MARCO AVE
 SAINT AUGUSTINE 32084-0000
Neighborhood Auto Service (Class C) Countywide (COM) (647.64)
Tax Description* CITY OF ST AUGUSTINE GARNETT ADDN ALL BLK 2 OR2857/1161
**The Description above is not to be used on legal documents.*
Property Use Code Sales & Service, Repair, Rental & Storage (Auto, Marine, Mobile Home & Farm Equipment) (2700)
Subdivision Garnett Division, Plan Of
Sec/Twp/Rng 47-7-30
District City of St Augustine (District 452)
Millage Rate 20.2171
Acreage 0.620
Homestead N

View Map

Owner

Owner Name Vista Hotel IV Inc 100%
Mailing Address 32 AVENIDA MENENDEZ
 SAINT AUGUSTINE, FL 32084-0000

Valuation

	2019
Building Value	\$41,563
Extra Features Value	\$10,490
Total Land Value	\$541,860
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$593,913
Total Deferred	\$85,609
Assessed Value	\$508,304
Total Exemptions	\$0
Taxable Value	\$508,304

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	\$31,413	\$8,077	\$541,860	\$0	\$0	\$581,350	\$462,095	\$119,255	\$462,095
2017	\$31,413	\$6,769	\$406,395	\$0	\$0	\$444,577	\$420,086	\$24,491	\$420,086
2016	\$31,413	\$6,769	\$406,395	\$0	\$0	\$444,577	\$381,896	\$62,681	\$381,896
2015	\$31,413	\$6,769	\$406,395	\$0	\$0	\$444,577	\$347,178	\$97,399	\$347,178
2014	\$35,208	\$6,769	\$273,639	\$0	\$0	\$315,616	\$315,616	\$0	\$315,616
2013	\$37,722	\$6,769	\$273,639	\$0	\$0	\$318,130	\$318,130	\$0	\$318,130
2012	\$77,322	\$20,307	\$234,118	\$0	\$0	\$331,747	\$331,747	\$0	\$331,747
2011	\$132,279	\$20,307	\$260,775	\$0	\$0	\$413,361	\$413,361	\$0	\$413,361
2010	\$138,578	\$20,307	\$289,750	\$0	\$0	\$448,635	\$448,635	\$0	\$448,635

Building Information

Building 1
Actual Area 14281
Conditioned Area 2514
Actual Year Built 1939
Use Repair Service Shops (Auto)
Style 06
Class N
Exterior Wall Concrete Stucco, Concrete Block

Roof Structure Wood Truss
Roof Cover Modular Metal
Interior Flooring Concrete Finish
Interior Wall
Heating Type None
Heating Fuel
Air Conditioning None
Baths

Category	Type	Pct
Exterior Wall	Concrete Stucco	20%
Exterior Wall	Concrete Block	80%

Category	Type	Pct
Roofing Structure	Wood Truss	100%
Roofing Cover	Modular Metal	100%
Interior Flooring	Concrete Finish	100%
Heating Type	None	100%
Air Conditioning	None	100%
Frame	Masonry	100%
Plumbing	10 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Floor System	Concrete Slab	100%
Condition	Poor	100%

Description	Conditioned Area	Actual Area
UNFINISHED GARAGE	0	10447
UNFINISHED ATTIC	0	1320
AVERAGE FINISHED OFFICE	240	240
AVERAGE FINISHED OFFICE	2274	2274
Total SqFt	2514	14281

Extra Features

Code Description	BLD	Length	Width	Height	Units
Asphalt Paving	0	0	0	0	4670
Concrete Paving	0	0	0	0	3287
Steel Door	0	10	10	0	2032

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Sales & Service (Automotive)	0	0	27093	SF	\$541,860

Sales

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	1/23/2007	\$2,781,400.00	WD	2857	1161	Q	I	BOZARD LAND LLC	VISTA HOTEL IV INC
	3/30/2006	\$0.00	AF	2674	810	U	I	BOZARD JOSEPHINE TRUSTEE	BOZARD JOSEPHINE MC RAE TRUST
	3/30/2006	\$100.00	WD	2674	801	U	I	BOZARD JOSEPHINE TRUSTEE	BOZARD LAND LLC (12 PARCELS)

Area Sales Report

Recent Sales in Area

Clerk of Court

[Clerk of Court](#)

Tax Collector

[My Tax Bill](#)

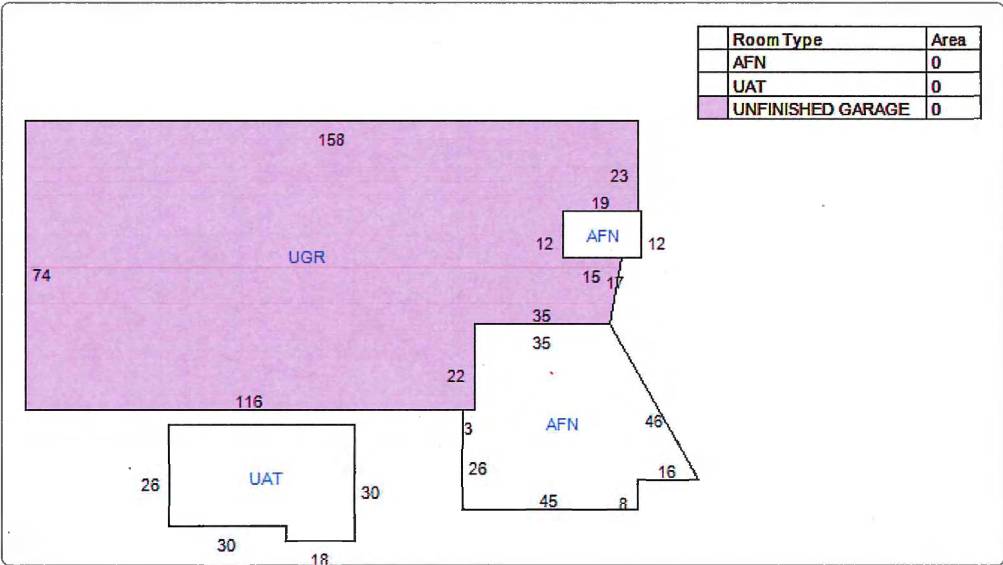
Tax Estimator

[Tax Estimator](#)

Map



Sketches

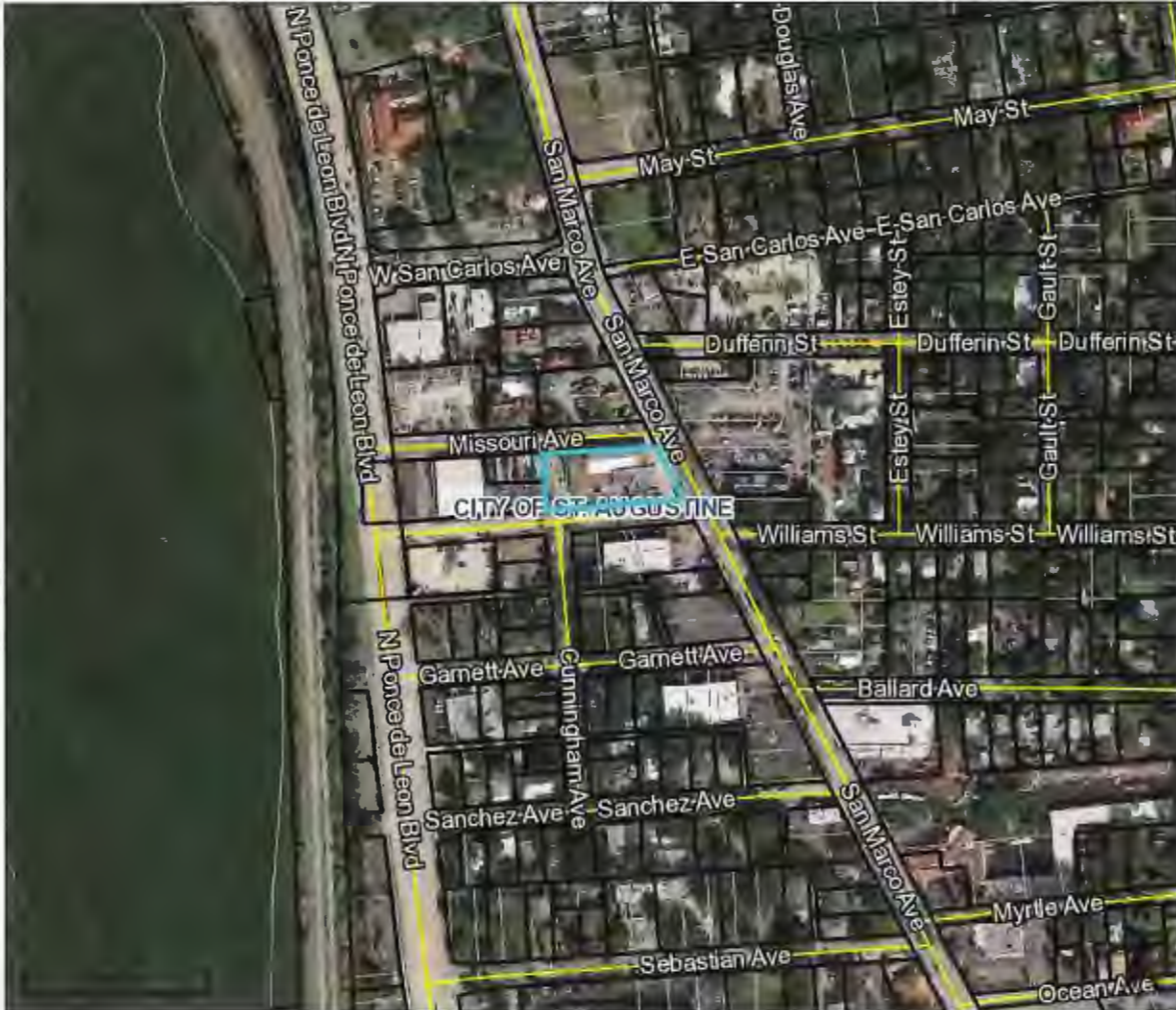


No data available for the following modules: Exemptions.

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: 2/6/2019, 11:32:49 PM

Developed by
 **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Cities

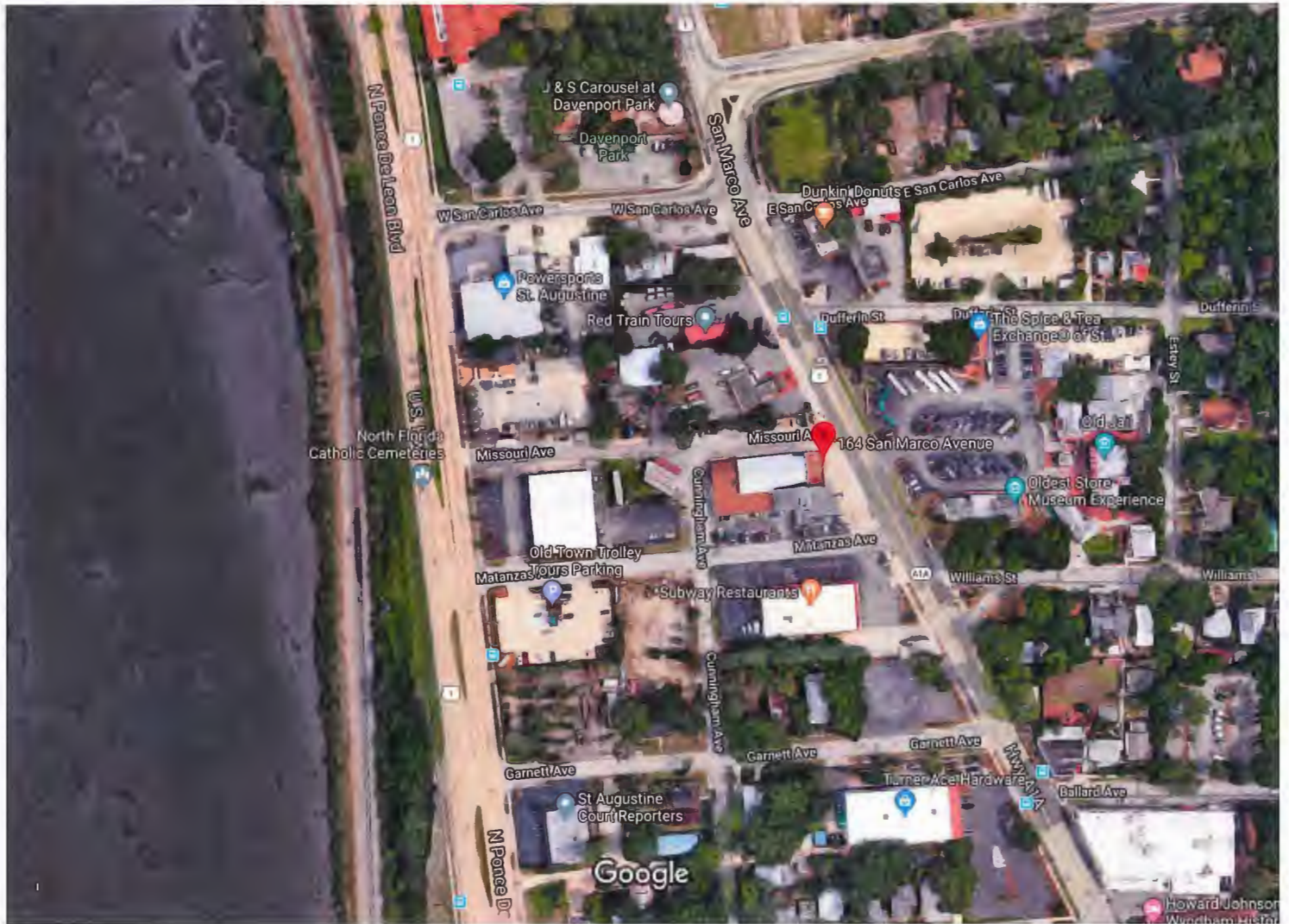
Parcel ID	1897700000	Physical Address	164 SAN MARCO AVE	Building Value	\$41,563	Last 2 Sales			
Property Class	2700 - Sales & Service (Automotive)	Mailing Address	SAINT AUGUSTINE VISTA HOTEL IV INC	Extra Feature Value	\$10,490	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	32 AVENIDA MENENDEZ SAINT AUGUSTINE FL 32084-0000	Total Land Value	\$541,860	1/23/2007	\$2781400	05	Q
Acres	0.62			Just Value	\$593,913	n/a	0	n/a	n/a
				Total	\$85,609				
				Deferred Assessed Value	\$508,304				
				Total	N/A				
				Exemptions					
				Taxable Value	\$508,304				

Date created: 2/7/2019

Last Data Uploaded: 2/6/2019 11:32:49 PM

Developed by  **Schneider**
GEOSPATIAL

Google Maps 164 San Marco Ave



Imagery ©2019 Google, Map data ©2019 Google 100 ft



164 San Marco Ave

St. Augustine, FL 32084

 WM5J+63 St. Augustine, Florida

Photos

Attachment 3
Applicant Site Plans

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--- = USE, PROPOSED

Google Maps 167 Florida A1A



Image capture: May 2017 © 2018 Google

St. Augustine, Florida

Google, Inc.

Street View - May 2017



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Google Maps Matanzas Ave



Image capture: Dec 2016 © 2018 Google

St. Augustine, Florida

Google, Inc.

Street View - Dec 2016



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Planning/Building Dept.

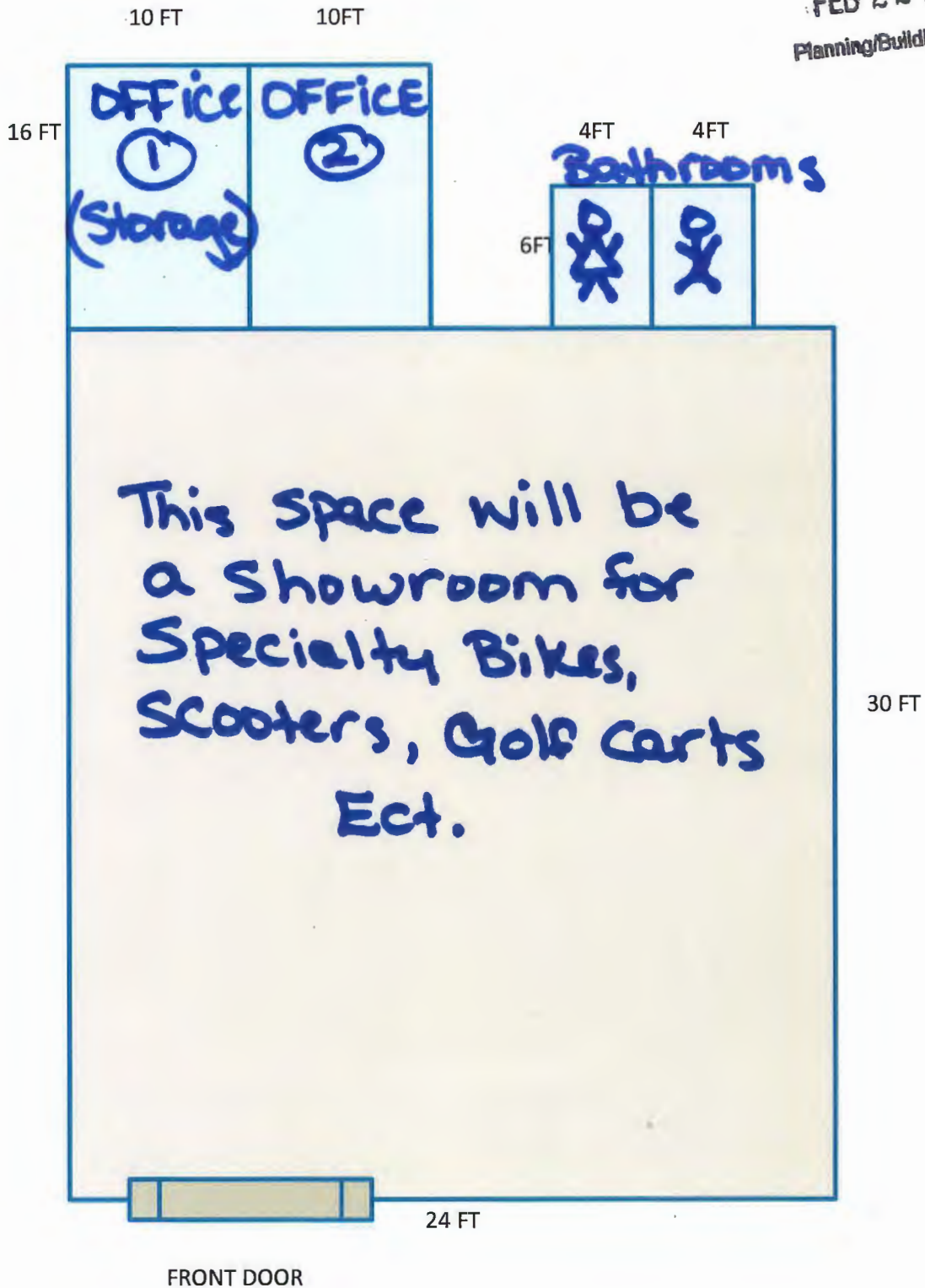
INSIDE SHOWROOM

904

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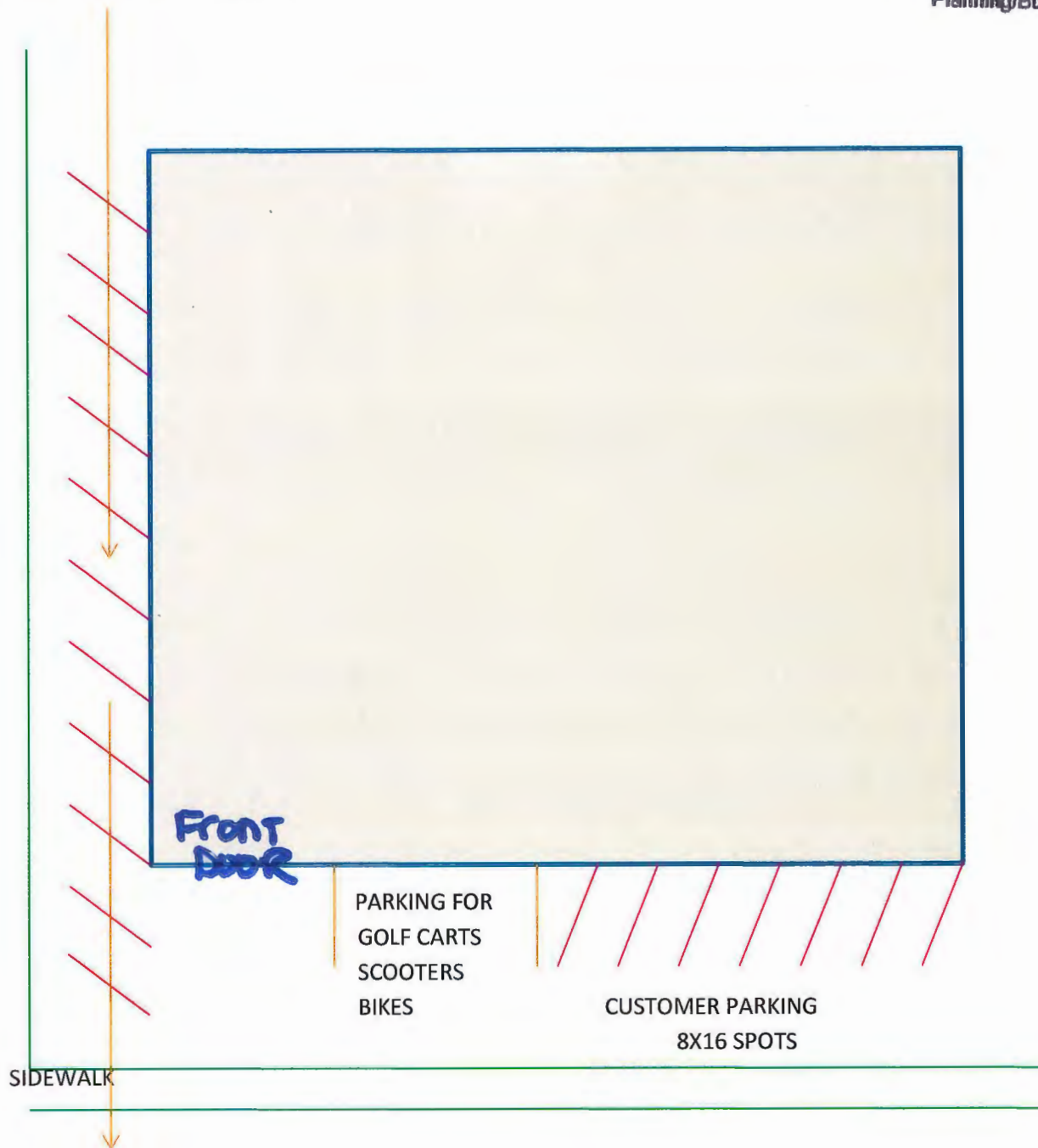


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Planning/Building Dept.

PARKING FOR THE RENTAL JEEPS



SIDEWALK

HANDICAP PARKING ALONG THE SIDE OF BUILDING
MORE THAN 6 FEET TO PULL VEHICLE OUT

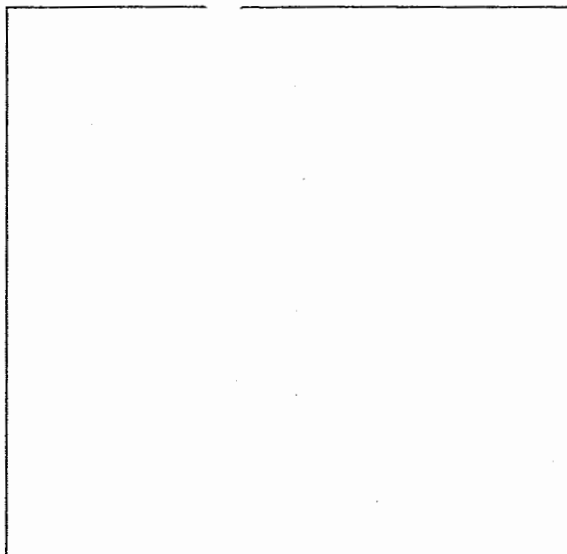
Attachment 4
Previous Exception for Site

This instrument prepared by:
City of St. Augustine
75 King Street
Post Office Drawer 210
St. Augustine, FL 32085

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

ORDER TO APPROVE
ZONING EXCEPTION

CASE NO. 2012-0040



IN THE MATTER OF:

APPLICANT: Mark Allen
First Coast Powersports Group
P.O. Box 3178
Ponte Vedra, FL 32004

OWNER: Vista Hotels IV, Inc.

RE: Zoning Exception under Section 28-29 of the City of St. Augustine Code, to allow motorcycles, powersports and boat sales and repairs as a permissible use by exception.

DESCRIPTION OF SITE OF ZONING EXCEPTION:

164 San Marco Avenue

LEGAL DESCRIPTION: City of St Augustine Garnett Addn All Blk 2 OR2857/1161

PARCEL NUMBER: 189770-0000

THE PLANNING AND ZONING BOARD HAS HEARD TESTIMONY AND EXAMINED EVIDENCE AT A PUBLIC HEARING HELD ON MAY 1, 2012, AND BASED ON THE TESTIMONY AND EVIDENCE, THE BOARD HAS DETERMINED AS FOLLOWS:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Applicant is the legal owner, occupant, and/or representative of the owner/occupant of the subject property and duly submitted an application with the owner's knowledge, and was duly notified of the hearing, in accordance with Chapter 28 of the Code of the City of St. Augustine. The applicant and/or representative was present at the May 1, 2012 Planning and Zoning Board meeting and testified under oath.

2. A public hearing was held, with notice given as required by law, and members of the public testified under oath.
3. The subject property has a land use designation of Commercial Medium Intensity and a zoning classification of Commercial Medium two (CM-2).
4. The above-described zoning exception is an exception under Section 28-29 of the Code of the City of St. Augustine.

ORDER

1. Based upon the evidence presented the Planning and Zoning Board determined that the requested action meets the requirements of Section 28-29 (a), City of St. Augustine Code, and grants the Applicant's request for a zoning exception to allow motorcycles, powersports and boat sales and repairs as a permissible use by exception.
2. That the following conditions are applied to the zoning exception granted herein, as follows:
 - Landscaping planters shall be installed adjacent to the building
3. That the exception **shall not** be transferable to subsequent owners.

DONE AND ORDERED, at a public hearing on the 1st day of May, A.D., 2012, in the Alcazar Room, 75 King Street, St. Augustine, Florida.

ZONING EXCEPTION REQUEST APPROVED

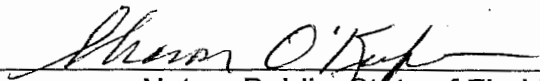


DAVID TONER, ACTING CHAIRMAN
PLANNING AND ZONING BOARD
CITY OF ST. AUGUSTINE, FLORIDA

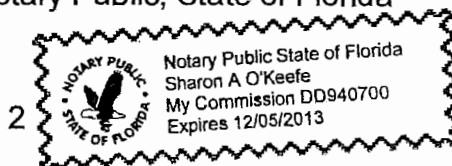
STATE OF FLORIDA
COUNTY OF ST. JOHNS

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

Witness my hand and official seal, this 8th day of MAY,
A.D., 2012.



Notary Public, State of Florida

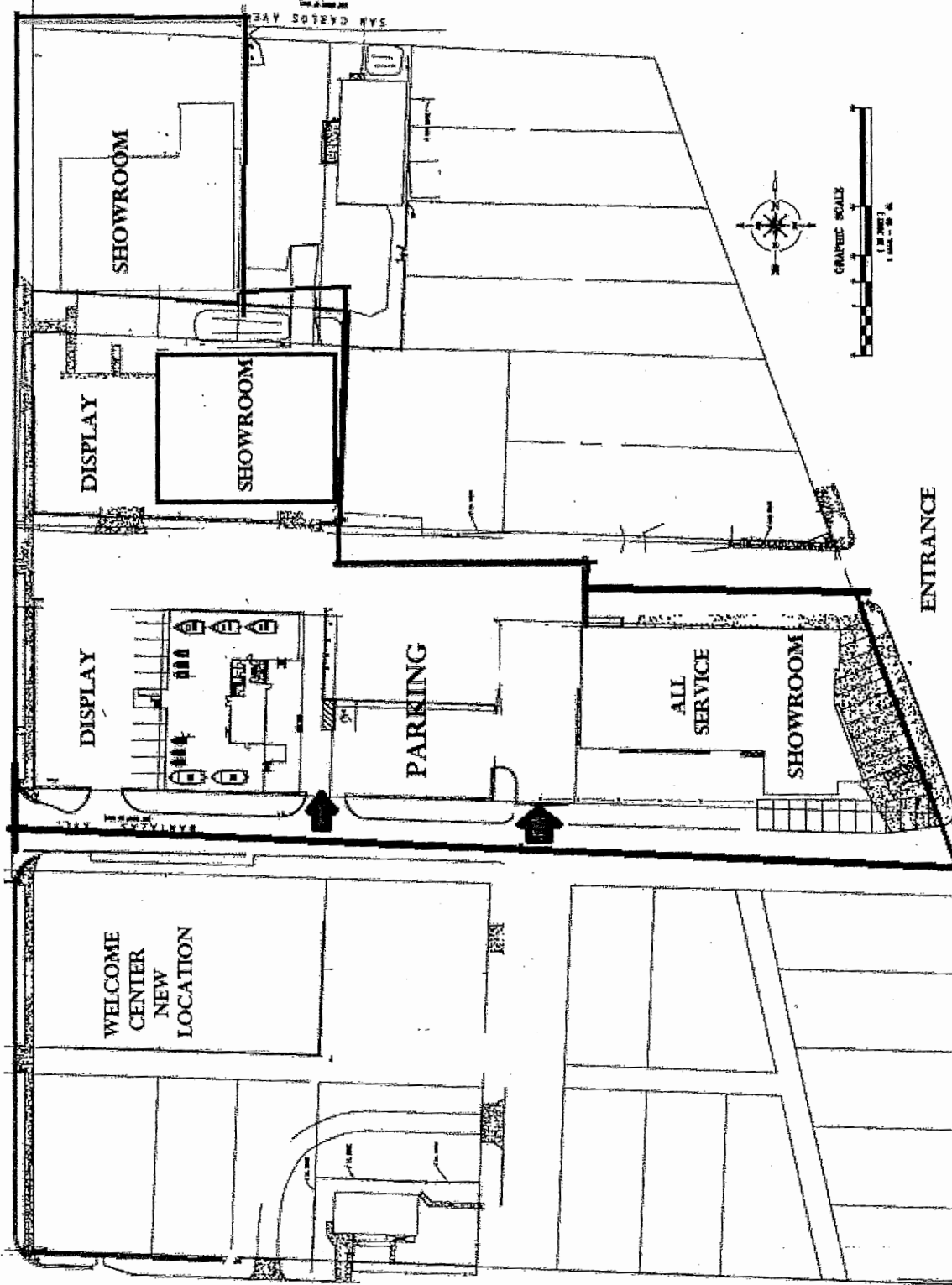


N PONCE DE LEON BLVD (US-1)

1700

1800

1860



GRAPHIC SCALE
1" = 20' 0"

ENTRANCE

160/164 SAN MARCO AVE (AIA)

ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

CITY OF ST. AUGUSTINE

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: March 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
<u>Local roadway</u>	<u>D</u>	<u>D</u>

	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		<u>C</u>
--	--	----------

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

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 – Applicant Powerpoint Presentation

Attachment 5 – 2030 Comprehensive Plan Maps and Staff Generated Maps.

Attachment 6 - 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



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

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").

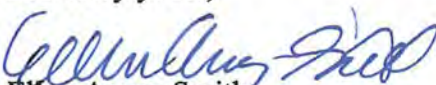
The Diocese has operated the Property for primarily religious purposes, with some public events, for decades. When the City of St. Augustine adopted its Comprehensive Plan, it gave the Property Future Land Use Map designations of Public/Semi-Public, Residential Low Density and Open Land. Those categories 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

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JAN 03 2019

ST. AUGUSTINE, FLORIDA



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 Wheelstone 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 APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

[Signature]
Signature of Applicant

11/30/18
Date

[Signature]
Signature of Property Owner

11/30/18
Date



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JAN 08 2017

Planning & Zoning 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.

Ellen Avery-Smith

Print name of applicant

Ellen Avery-Smith

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 Within the 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. - E. Estep

Signature of Owner

Felipe J. Estevez

Print Name of Owner

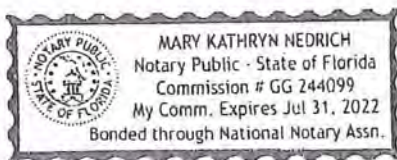
(904) 262-3200

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





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 Within the 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

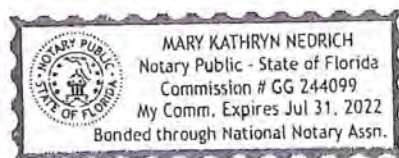
Sworn to and subscribed before me on this 30 day of November 2018

Notary Public: _____

Mary Kathryn Nedrich

My Commission expires on

7/31/22





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 Within the 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]

Signature of Owner

Felipe J. Estvez

Print Name of Owner

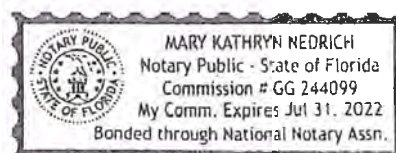
(904) 262-3250

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



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JAN 08 2019

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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St. Johns County, FL

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Summary

Parcel ID 1908900000
 Location Address 34 OCEAN AVE
 SAINT AUGUSTINE 32084-0000
 Neighborhood Church COSA (Commercial) (622.02)
 Tax Description* WILLIAMS ADDITION CITY E55 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 11625 Old St Augustine Rd 100%
 Mailing Address 11625 OLD ST AUGUSTINE RD
 JACKSONVILLE, FL 32258-0000

Valuation

Building Value	2019
Extra Features Value	\$100,416
Total Land Value	\$13,653
Agricultural (Assessed) Value	\$85,800
Agricultural (Market) Value	\$0
Just (Market) Value	\$0
Total Deferred	\$199,869
Assessed Value	\$0
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	Roof Structure	Gable Hip
Actual Area	1740	Roof Cover	Composite Shingle
Conditioned Area	2820	Interior Flooring	Pine Wood
Actual Year Built	1925	Interior Wall	

Use Office Buildings
 Style 01
 Class N
 Exterior Wall Aluminum Vinyl

Heating Type Air Duct
 Heating Fuel
 Air Conditioning Central
 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%

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 Planning & Zoning Dept.

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



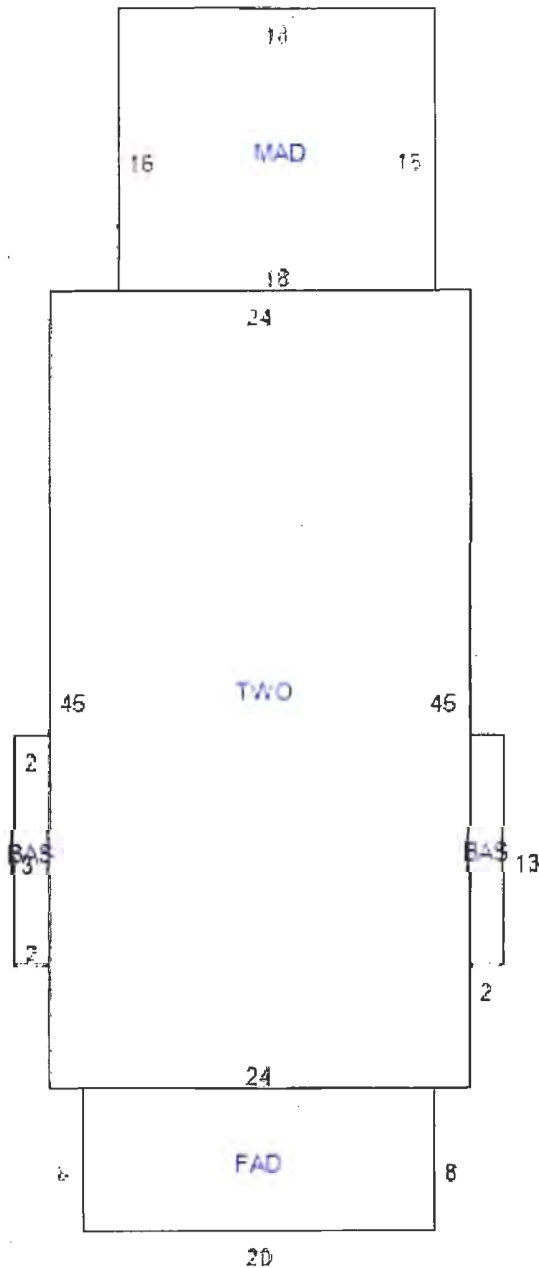
Sketches

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JAN 03 2018

Planning/Development

Room Type	Area
FAD	0
Base	0
TWO	0
MAD	0



No data available for the following modules: Sales.

The St. Johns County Planning Department Office will review and act to update the information for the following items: New and existing building footprints, property lines, and other information.

Last Data Upload: 12/18/2018 10:55:08 PM





St. Johns County, FL

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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**[Clerk of Court](#)**Tax Collector**[My Tax Bill](#)**Tax Estimator**[Tax Estimator](#)**Map**

No data available for the following modules: Building Information, Sales, 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: 11/20/2018 10:53:08 PM

Developed by





St. Johns County, FL

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2018 TRIM Notice

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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

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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 OR 2784/816 & 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

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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 Vacant Institutional (7000)
 Code
 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

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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

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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	Roof Structure	Wood Truss
Actual Area	468	Roof Cover	Clay Tile
Conditioned Area	468	Interior Flooring	Concrete Finish

Actual Year Built 1915
 Use Churches
 Style 04
 Class N
 Exterior Wall Concrete Block

Interior Wall Minimum
 Heating Type None
 Heating Fuel
 Air Conditioning None
 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

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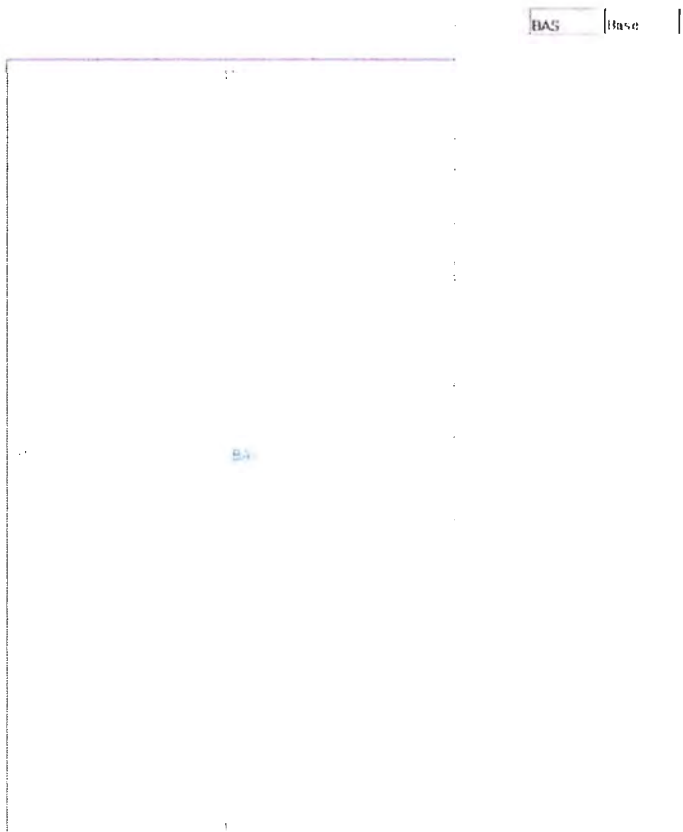
Tax Estimator

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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	Roof Structure	Wood Truss
Actual Area	7683	Roof Cover	Composite Shingle
Conditioned Area	6733	Interior Flooring	Carpet, Ceramic Tile

Actual Year Built 1952
 Use Stores (Retail)
 Style 04
 Class N
 Exterior Wall Concrete Stucco

Interior Wall Drywall
 Heating Type Air Duct
 Heating Fuel
 Air Conditioning Central
 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
Asphalt 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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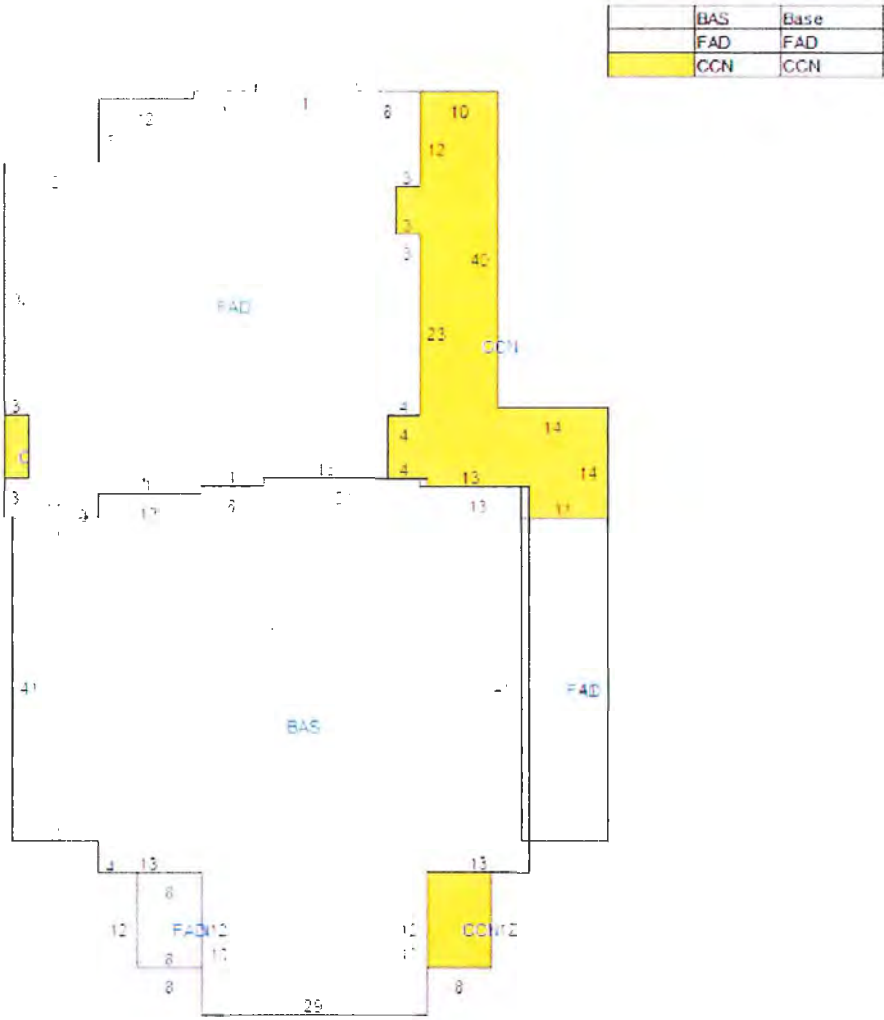
Tax Estimator

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Map



Sketches



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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 Churches (7100)
Code
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

Building Value	2019
Extra Features Value	\$738,190
Total Land Value	\$68,326
Agricultural (Assessed) Value	\$1,223,906
Agricultural (Market) Value	\$0
Just (Market) Value	\$0
Total Deferred	\$2,030,422
Assessed Value	\$0
Total Exemptions	\$2,030,422
Taxable Value	\$2,030,422
	\$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
 Actual Year Built 1965
 Use Churches
 Style 04
 Class N
 Exterior Wall Stone

Interior Flooring Ceramic Tile
 Interior Wall
 Heating Type Air Duct
 Heating Fuel
 Air Conditioning Central
 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
 Actual Area 4948
 Conditioned Area 4070
 Actual Year Built 2010
 Use Religious Schools
 Style 04
 Class N
 Exterior Wall Stone, Concrete Stucco

Roof Structure Rigid Frame
 Roof Cover Built Up
 Interior Flooring Ceramic Tile
 Interior Wall Drywall
 Heating Type Air Duct
 Heating Fuel
 Air Conditioning Central
 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
Asphalt 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

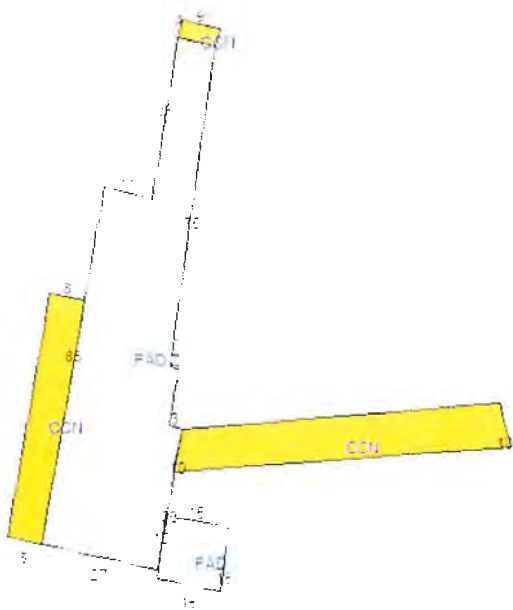
Tax Estimator

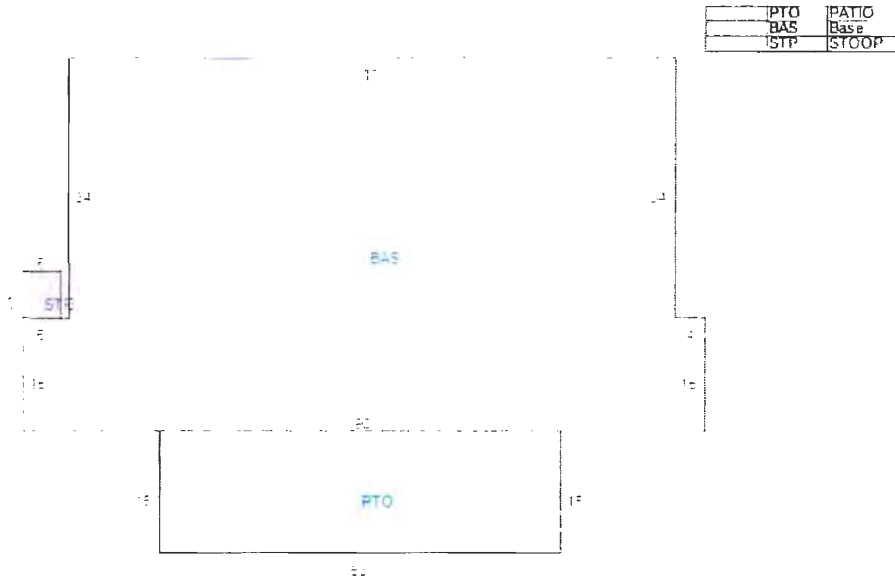
Map



Sketches

CCN	CCN
FAD	FAD





No data available for the following modules: Sales.

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

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St. Johns County, FL

Quick Links

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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

Building Value	2019
Extra Features Value	\$0
Total Land Value	\$0
Agricultural (Assessed) Value	\$442,090
Agricultural (Market) Value	\$0
Just (Market) Value	\$0
Total Deferred	\$442,090
Assessed Value	\$0
Total Exemptions	\$442,090
Taxable Value	\$442,090
	\$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

Quick Links

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[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	Roof Structure	Wood Truss
Actual Area	3928	Roof Cover	Composite Shingle
Conditioned Area	1406	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

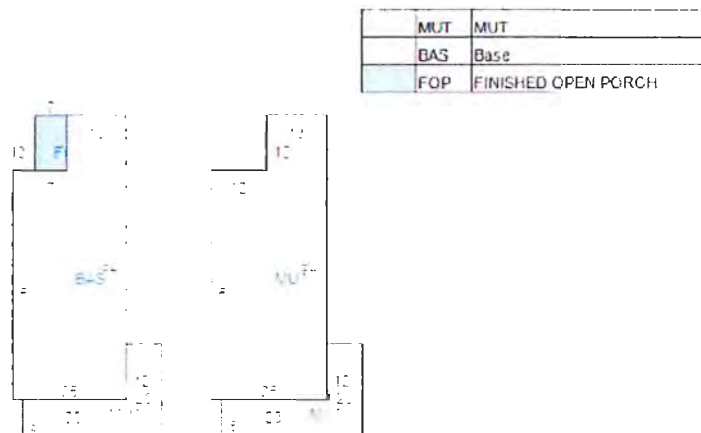
Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	1/1/1979	\$0.00		422	77	U	I		TANNER PAUL BISHOP OF DIOCESE
	1/1/1979	\$40,000.00		422	75	U	I		

Area Sales Report
[Recent Sales in Area](#)
Clerk of Court
[Clerk of Court](#)
Tax Collector
[My Tax Bill](#)
Tax Estimator
[Tax Estimator](#)

Map



Sketches



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

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Developed by



Attachment 3

Applicant Current-Proposed Land Use Maps

RECEIVED

JAN 03 2011

AERIAL MAP

Planning/Building Dept.




**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 03 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

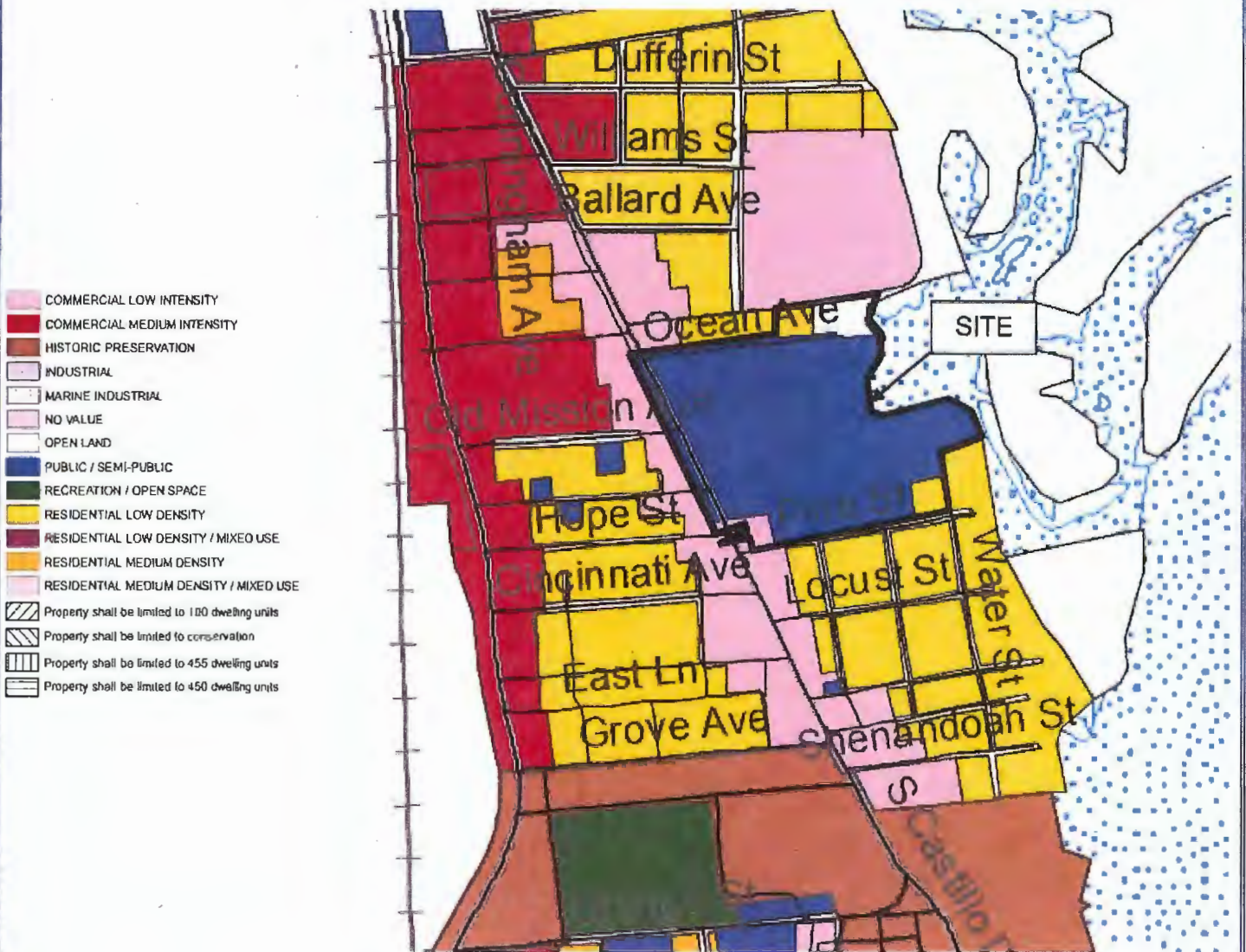
RECEIVED

JAN 03 2013

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

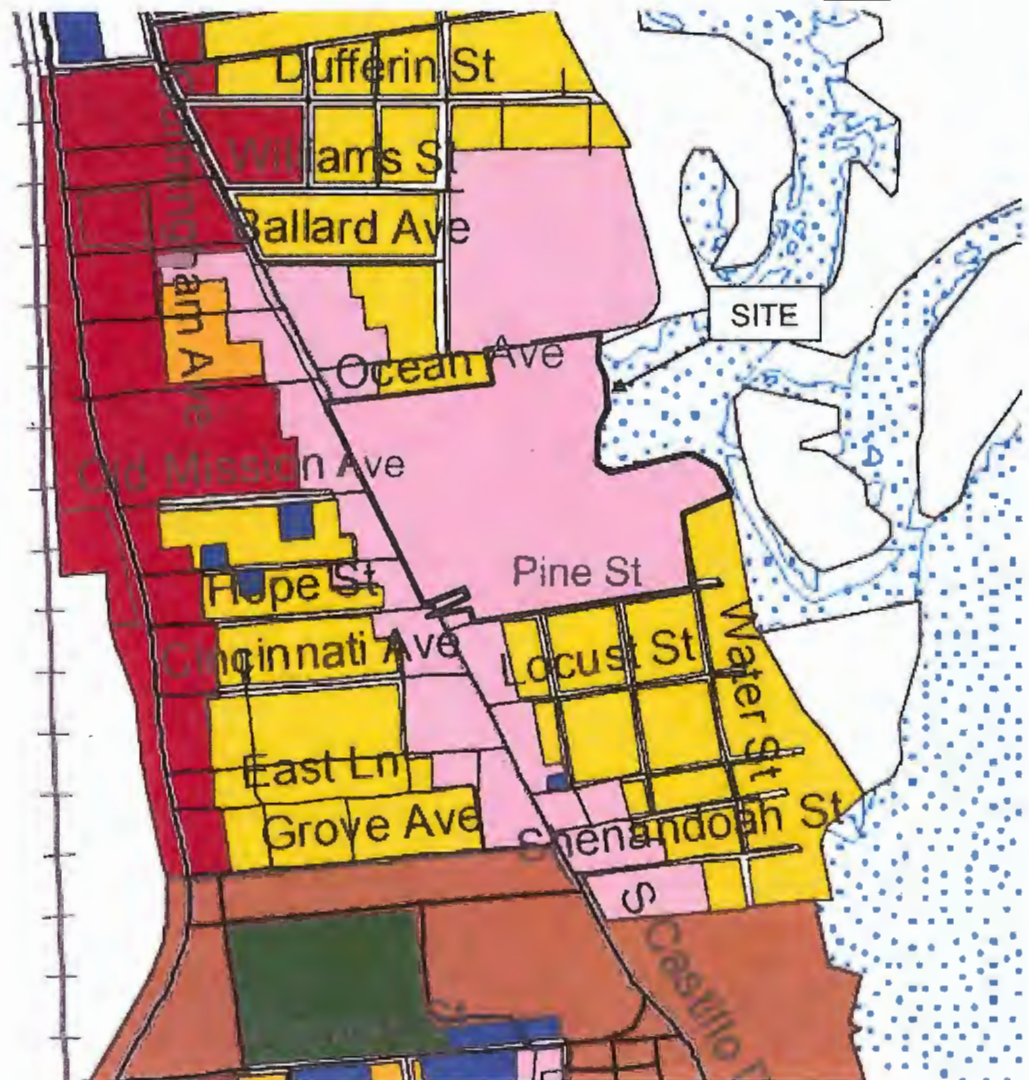
JAN 03 2011

Planning/Building Dept

N

PROPOSED FUTURE LAND USE MAP

- 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
- Property shall be limited to 100 dwelling units
- Property shall be limited to conservation
- Property shall be limited to 455 dwelling units
- Property shall be limited to 450 dwelling units



**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
Applicant PowerPoint

THE SHRINE OF OUR LADY OF LALECHE AT MISSION NOMBRE DE DIOS

COMPREHENSIVE PLAN AMENDMENT
#2018-0170

REZONING
#2018-0171

CITY OF ST. AUGUSTINE - PLANNING AND ZONING BOARD
MARCH 5, 2019

MEET THE TEAM

- **Owner/Applicant:**
 - Diocese of St. Augustine
- **Civil Engineer:**
 - Matthews Design Group
- **Legal:**
 - Rogers Towers, P.A.

Mission Property



Mission Property History

- The Mission Property has been used as a church and for religious purposes since 1565.
- The Mission Property has been used for community events, other than religious events, for decades.
- In 1990, long after the Diocese began operating the Mission Property for church and community events, the City of St. Augustine gave a majority of the property a Future Land Use Map [FLUM] designation of Public/Semi-Public.
 - The Public/Semi-Public FLUM designation is for governmental use.
 - It does not allow church use or community events.
 - The Mission Property's present operations are not consistent with the land's current FLUM designations.
- The parking lot on the Mission Property has long been used by residents and tourists, not just for church attendees.
 - This is also not consistent with the land's FLUM designations.

Mission Property History

- Hurricanes Matthew and Irma destroyed one of the buildings on the Mission Property.
 - In order to rebuild the structure, the Diocese had to obtain an exemption from the City's special event venue regulations under federal (Religious Land Use and Institutionalized Persons Act of 2000) and state (Florida's Religious Freedom Restoration Act) laws for religious protections.
 - See letters to/from City on next two slides.
 - Brought to light “non conforming” use of Mission Property and hence the need for these applications.

Letter to City of St. Augustine

ROGERS TOWERS

ATTORNEYS AT LAW

Ellen Avery-Smith

904-824-0879 x5297
EAvarysmith@rdaw.com

101 Wilmot Place - Suite 210
St. Augustine, Florida 32086

904-825-4070 Fx
www.rtdaw.com

July 31, 2018

VIA ELECTRONIC AND U.S. MAIL

Isabelle Lopez, Esq.
City Attorney
City of St. Augustine
75 King Street
St. Augustine, Florida 32084

Re: The Shrine of Our Lady of La Leche at Mission Nombre de Dios

Dear Ms. Lopez:

Our client, the Bishop of the Diocese of St. Augustine (the "Owner"), is the owner of the property located east of San Marco Avenue and south of Ocean Avenue commonly known as The Shrine of Our Lady of La Leche at Mission Nombre de Dios (the "Property" or the "Shrine and Mission"). I am writing to obtain your concurrence that a building proposed to be constructed on the Property is exempt from certain City of St. Augustine land use and zoning regulations by virtue of the federal Religious Land Use and Institutionalized Persons Act of 2000 and the Florida Religious Freedom Restoration Act, as set forth more fully herein.

The Owner operated a Mission outbuilding on the Property for many years but was forced to demolish the structure after it was damaged during Hurricanes Matthew and Irma. The Owner is attempting to obtain City of St. Augustine approval to construct a replacement pavilion building (the "Pavilion") on the site. A site plan depicting the proposed Pavilion is enclosed.

The Pavilion will be approximately 2,000 square feet in size and will be used as a sitting and meeting space for daily pilgrimage, spiritual retreats, and other religious occasions and programs related to the Shrine and Mission. Groups using the facility will include ministry and leadership from the Diocese of St. Augustine and other parishes of the Catholic church who visit the Shrine and Mission for spiritual enrichment and fellowship. No non-religious outside parties will be permitted to use the Pavilion.

The federal Religious Land Use and Institutionalized Persons Act of 2000, codified at 42 United States Code Section 2000c, *et seq.*, and the Florida Religious Freedom Restoration Act, Chapter 761, Florida Statutes, prohibit a local government from substantially burdening a person's exercise of religion, even if the burden results from a rule of general applicability, including land use and zoning regulations.

In the case of the Pavilion, the City is attempting to impose City Code provisions related to zoning district permitted use, building setback, maximum lot coverage by buildings and

Isabelle Lopez, Esq.
July 31, 2018
Page 2

mechanical equipment setback and screening; Special Event Venue use and parking requirements; and Conservation Overlay Zone Development criteria on the Owner. Pursuant to the above-referenced federal and state laws, the City is precluded from imposing those land use and zoning regulations on the Owner for the proposed Pavilion.

On behalf of the Owner, we would appreciate your office determining that the proposed construction of the Pavilion on the Property is exempt from the City's zoning district, Special Event Venue and Conservation Overlay Zone Development criteria pursuant to the federal Religious Land Use and Institutionalized Persons Act of 2000 and the Florida Religious Freedom Restoration Act.

If you need any additional information related to this request, please do not hesitate to contact me. Thank you for your assistance in this matter.

Sincerely yours,


Ellen Avery-Smith

cc: Joanne Stark
Charles David
Chris Butternore
Fremont Latimer

Response from City of St. Augustine



City Attorney

1-800-201-8
400 years

August 14, 2018

Ellen Avery-Smith
Rogers Towers
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086

RE: THE SHRINE OF OUR LADY OF LA LECHE AT MISSION NOMBRE DE DIOS

Dear Ms. Avery-Smith,

I am writing in response to your letter dated July 31, 2018. You have asked us to determine if the proposed construction of the Pavilion on the Property of the Shrine of Our Lady of La Leche at Mission Nombre de Dios is exempt from the City's zoning district, special event venue, and conservation overlay zone development criteria pursuant to the federal Religious Land Use and Institutionalized Persons Act (RLUIPA) of 2000 and the Florida Religious Freedom Restoration Act (FRFRA) (collectively, the Acts).

Your client wishes to build an enclosed pavilion that will be used for "sitting and meeting space for daily pilgrimage, spiritual retreats, and other religious occasions and programs related to the Shrine and Mission." You have additionally stated that "[n]o non-religious outside parties will be permitted to use the Pavilion." At the outset, I would note that the RLUIPA and FRFRA statutes are substantially similar, and both "federal and state courts have applied the same analysis under FRFRA and RLUIPA." (*Westgate Tabernacle, Inc. v. Palm Beach County*, 14 So. 3d 1027 (4th DCA 2009)).

Under the Acts, government regulations which "substantially burden" the free exercise of religion are subject to strict scrutiny. (See *Warner v. City of Boca Raton*, 887 So. 2d 1023 (Fla. 2004)). *Warner* held that the substantial burden under the free exercise of religion under FRFRA is, "one that either compels the religious adherent to engage in conduct that his religion forbids or forbids him to engage in conduct that his religion requires."

Furthermore, the Acts do not provide an end-around of the permitting process. In *Westgate Tabernacle*, the church was required to obtain permits from the county for its facility intended to house the homeless, even though the county did not dispute that the activity was motivated by the church's deeply cherished religious beliefs. The court even acknowledged that, even though obtaining the permit would require substantial renovations, the requirement to obtain the permit would not pose a substantial burden to its religious exercise.

However, the Acts do provide some relief for the applicant. Namely, the applicant "need only demonstrate to the decision-making body that its proposal is consistent with the county's land use plan"; that the uses are specifically authorized as special exceptions and unusual uses in the applicable zoning district; and that the requests meet with the applicable zoning code standards of review. If this is accomplished, then the application must be granted unless the opposition carries its burden, which is to demonstrate that the applicant's requests do not meet the standards and are in fact adverse to the public interest." (See *Jesus Fellowship, Inc. v. Miami-Dade County*, 752 So. 2d 708 (3rd DCA 2000)).

The case law cited above makes clear that the proposed construction is not exempt from the City's zoning district, special event venue, and conservation overlay zone development criteria. In accordance with *Westgate Tabernacle*, you must follow the administrative procedures established above by the City's Code of Ordinances. In turn, the city will adhere to the requirements established above in *Jesus Fellowship, Inc.* Any future requests for development, such as a proposed parking facility, would need to be processed as normal.

However, as I understand your request, you are not, in fact, asking for exemptions from the Code and have not made a request that would need to go to the Planning and Zoning Board for approval. Your request in this instance does not violate the Code with respect to zoning use, building setback, maximum lot coverage, parking requirements, or conservation overlay zone requirements. The only questionable issue is the special event venue, but as long as the property is only used for religious uses and is not used for special events, as you have committed in your letter, then it is not a special event venue as defined by Section 28-2 of the Code. Under the Acts, the proposed pavilion can be used for religious uses and sacraments, but not for other special events as defined. If the facility is used for non-religious special events, the City could bring a Code Enforcement action.

Thus, it is my opinion that, only with respect to the proposed building, it is not a special events venue as defined by the Code, and construction may proceed upon receipt of any and all legally-required permits.

Thank you,


John Cary
Assistant City Attorney

Planned Improvements- Mission Grounds

- Diocese wants to construct an amphitheater on the Mission Property
 - Approximately 800 seats
 - Altar at center, so no stage
 - Not open to public – only for Church/religious uses

Mission Grounds-Site Plan



Mission Grounds- Amphitheater



15755 Redwood Highway, Suite 400
San Francisco, CA 94134
415.774.1100 | www.kasper.com

DRIVE: LAMAR AVENUE
MISSION
GROUNDS -
AMPHITHEATER

100 San Marco Ave.
St. Augustine, FL 32084

PROJECT NO. 150172
DATE FEB 21, 2012

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

RENDERINGS_ARCHIVE

A10.2

DATE: 02/21/12
DRAWN BY: JMM
CHECKED BY: JMM
SCALE: 1/8"=1'-0"

SCHEMATIC

© 2012



Future Improvements- Mission Grounds

- In future, Diocese may need to construct a parking garage on site of existing parking lot to accommodate Church services and activities on the Mission Property.
- The garage may be open to the public in order to help alleviate parking problems throughout the downtown area.

Mission Grounds- Parking Garage



100 San Marco Ave.
St. Augustine, FL 32084
904.826.1111
www.kasperarchitects.com

MISSION
GROUNDS -
AMPHITHEATER

100 San Marco Ave.
St. Augustine, FL 32084

PROJECT NO.	15017.6
DATE	FEB 21, 2019
DESIGNER	
ARCHITECT	
ENGINEER	
LANDSCAPE	
INTERIOR	
EXTERIOR	
MECHANICAL	
ELECTRICAL	
PLUMBING	
HAZARDOUS WASTE	
ASBESTOS	
LEAD	
PCB	
OTHER	

SITE PLAN

A1.1A

PROJECT NO. 15017.6
DATE FEB 21, 2019
DESIGNER
ARCHITECT
ENGINEER
LANDSCAPE
INTERIOR
EXTERIOR
MECHANICAL
ELECTRICAL
PLUMBING
HAZARDOUS WASTE
ASBESTOS
LEAD
PCB
OTHER



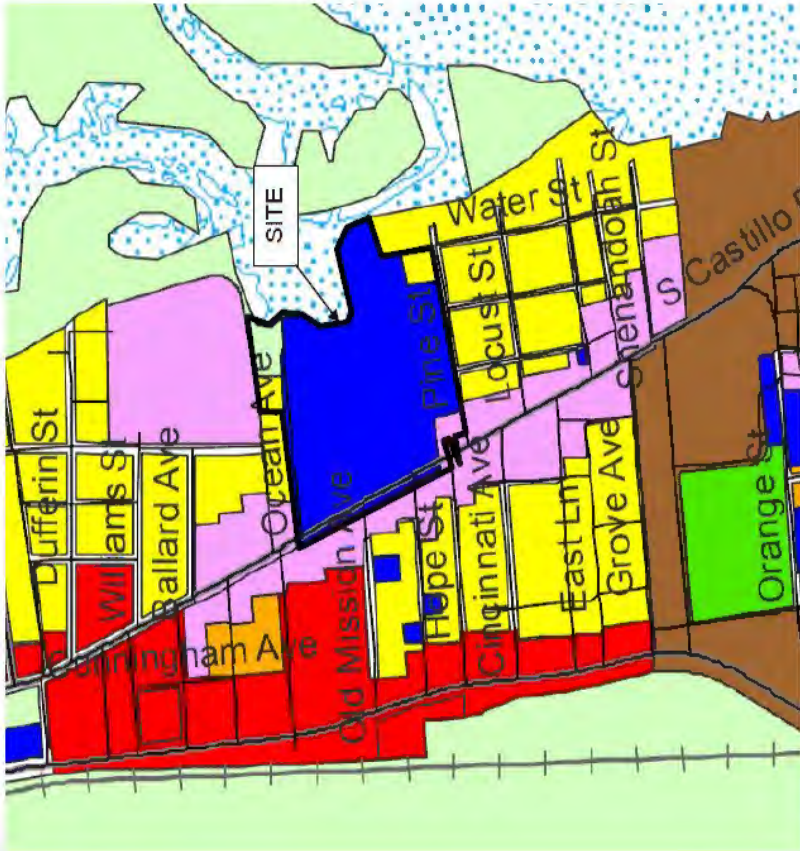
① ARCHITECTURAL SITE PLAN
P15017.6

COMPREHENSIVE PLAN AMENDMENT

2018-0170

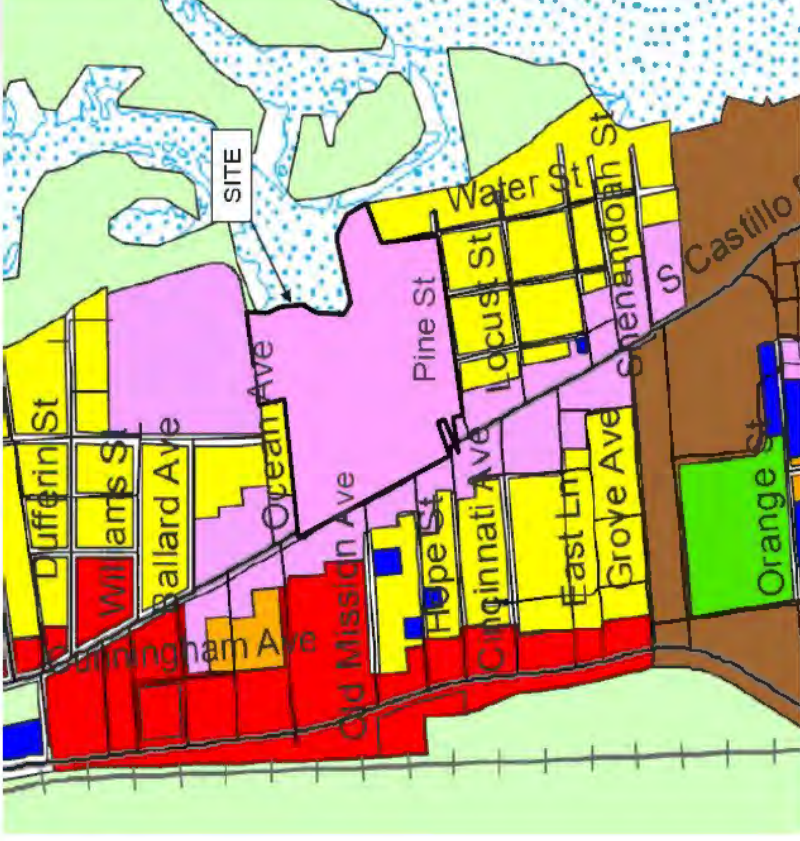
- Comprehensive Plan Amendment application requests to:
 - Amend the FLUM designations from Public/Semi-Public, Open Land and Residential Low Density to Commercial Low Intensity to allow Church use.
- Applicant desires the requested designations in order to provide a category that is consistent with the existing Church, Mission, community activities and other uses that already occur on the site to update the Property's FLUM designation to match historic uses of the site.

FUTURE LAND USE MAPS



Existing

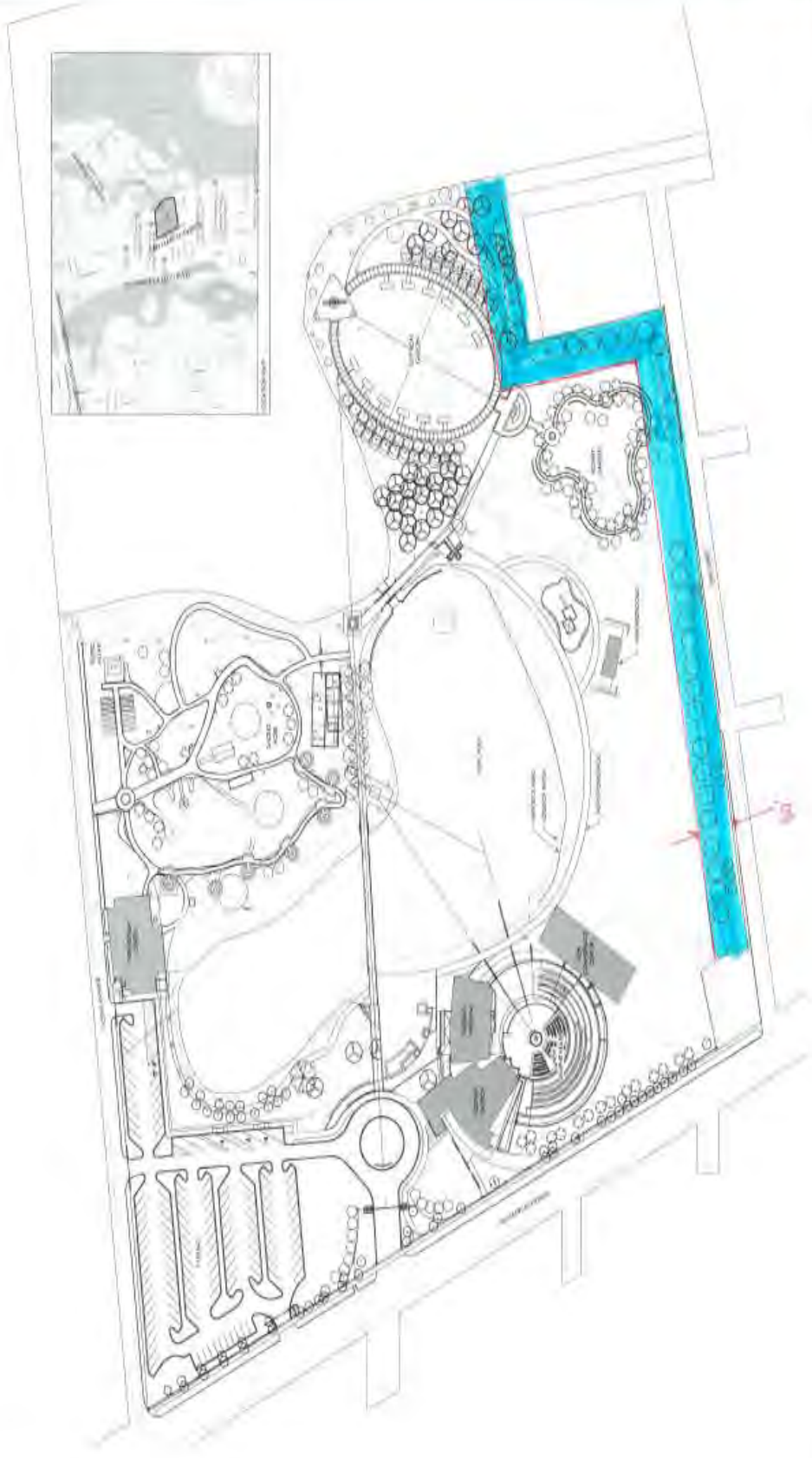
[Public/Semi-Public, Residential Low Density and Open Land]



Proposed

[Commercial Low Intensity]

COMPREHENSIVE PLAN TEXT AMENDMENT



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.

CITY OF ST. AUGUSTINE

2030 COMPREHENSIVE PLAN

FLU Objective 3

Reduce uses which are inconsistent with the Future Land Use plan. The measurable target for this objective is the number of nonconforming uses citywide as measured by the land use and building condition survey.

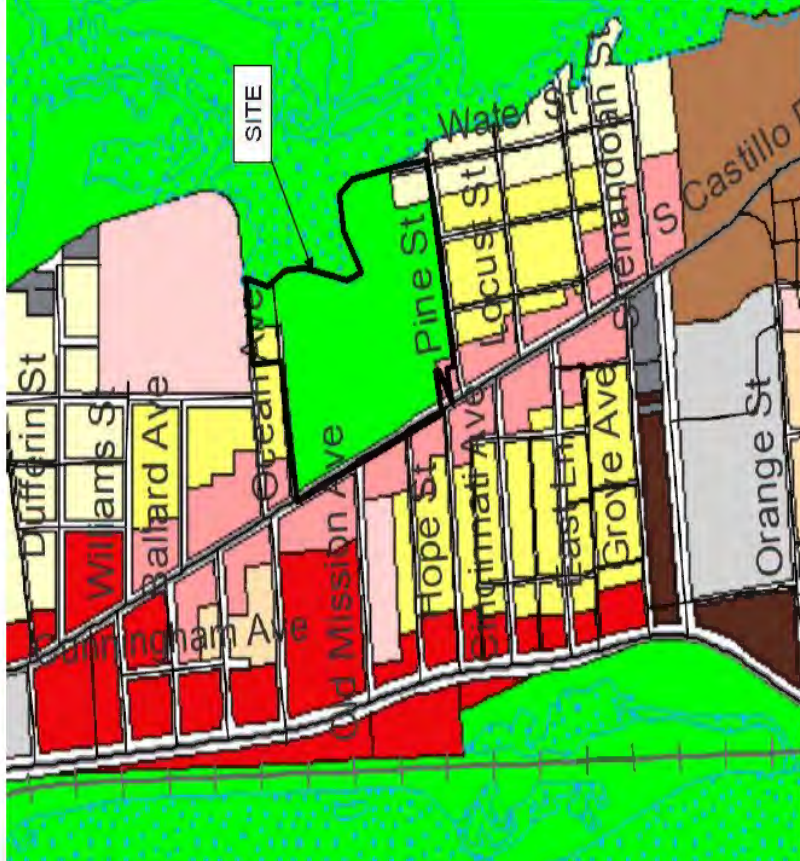
FLU Policy 3.1

Identify existing nonconforming land uses in all areas of the city, including the coastal high hazard area and coastal planning area, during the land use and building condition survey conducted every five years. Continue to enforce the existing provisions of the City Code related to discouraging and phasing out existing nonconforming uses.

REZONING 2018-0171

- Rezoning application requests to:
 - To approve a rezoning from Open Land and Residential Single-Family-Two to Commercial Low-Two
- Applicant desires the rezoning in order to allow 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.

ZONING MAPS



Existing

[Open Land, Residential Single-Family-Two (RS-2)
and Commercial Low-Two (CL-2)]



Proposed

[Commercial Low-Two (CL-2)]

CITY OF ST. AUGUSTINE

ZONING DISTRICTS

- The CL-2 Zoning District is the least intensive district that allows Churches as a permitted use and Special Event Venues by exception.
- Residential zoning districts do not allow Churches.
- The CL-1 Zoning District does not allow Special Event Venues by exception.

SITE PLAN



MISSION GROUNDS FENCE

MISSION GROUNDS FENCE

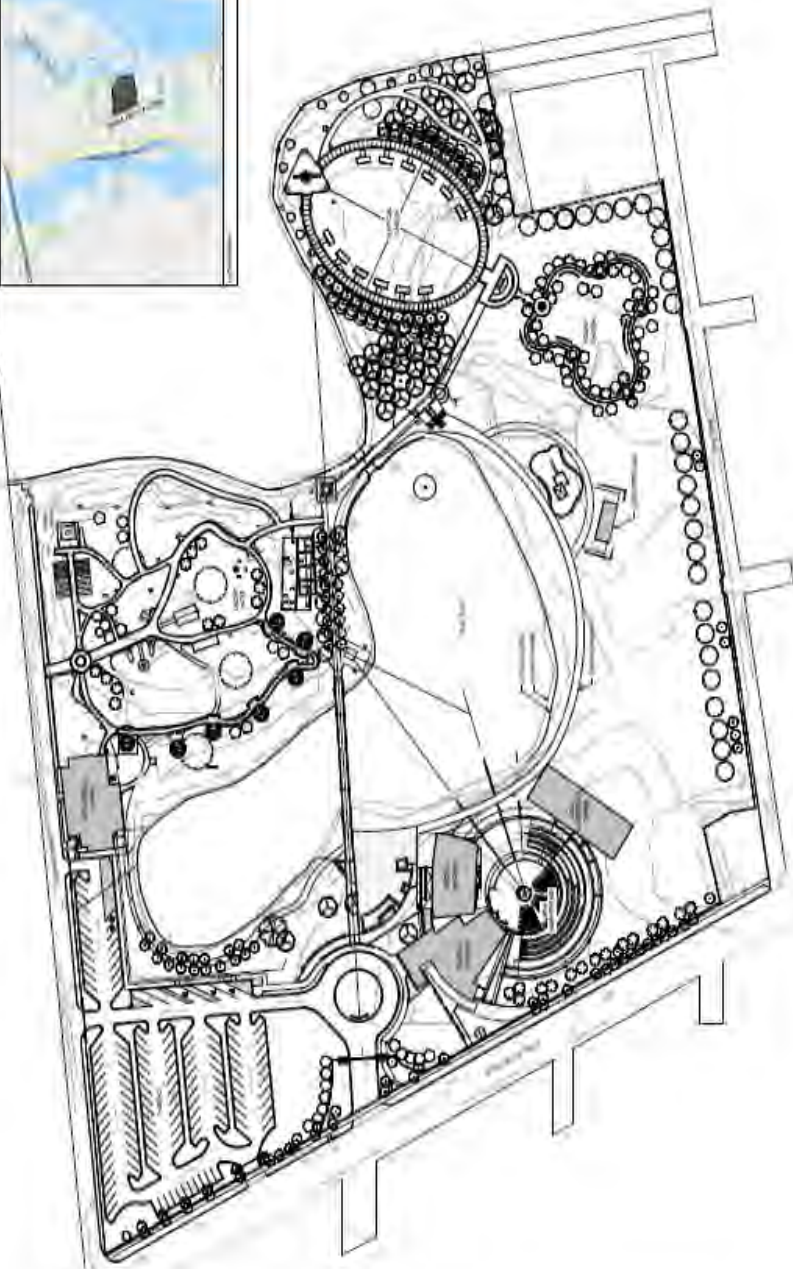
MISSION GROUNDS FENCE

NO.	DATE	REVISION
1	10/10/17	1
2	10/10/17	2
3	10/10/17	3
4	10/10/17	4
5	10/10/17	5
6	10/10/17	6
7	10/10/17	7
8	10/10/17	8
9	10/10/17	9
10	10/10/17	10

SITE PLAN

A1.0

MISSION GROUNDS FENCE



Some of these facilities will be available for occasional use by the general public, just as the Mission Property has hosted such events for years. However, the Diocese would not be able to construct these facilities on the Mission Property under its current FLUM and zoning designations.

COMPREHENSIVE PLAN AMENDMENT 2018-0170

AND REZONING 2018-0171

- The Diocese is not proposing to change its use of the Mission Property for church and community-related activities.
- It is only seeking to comply with the City's current regulations.
- Please approve both applications.

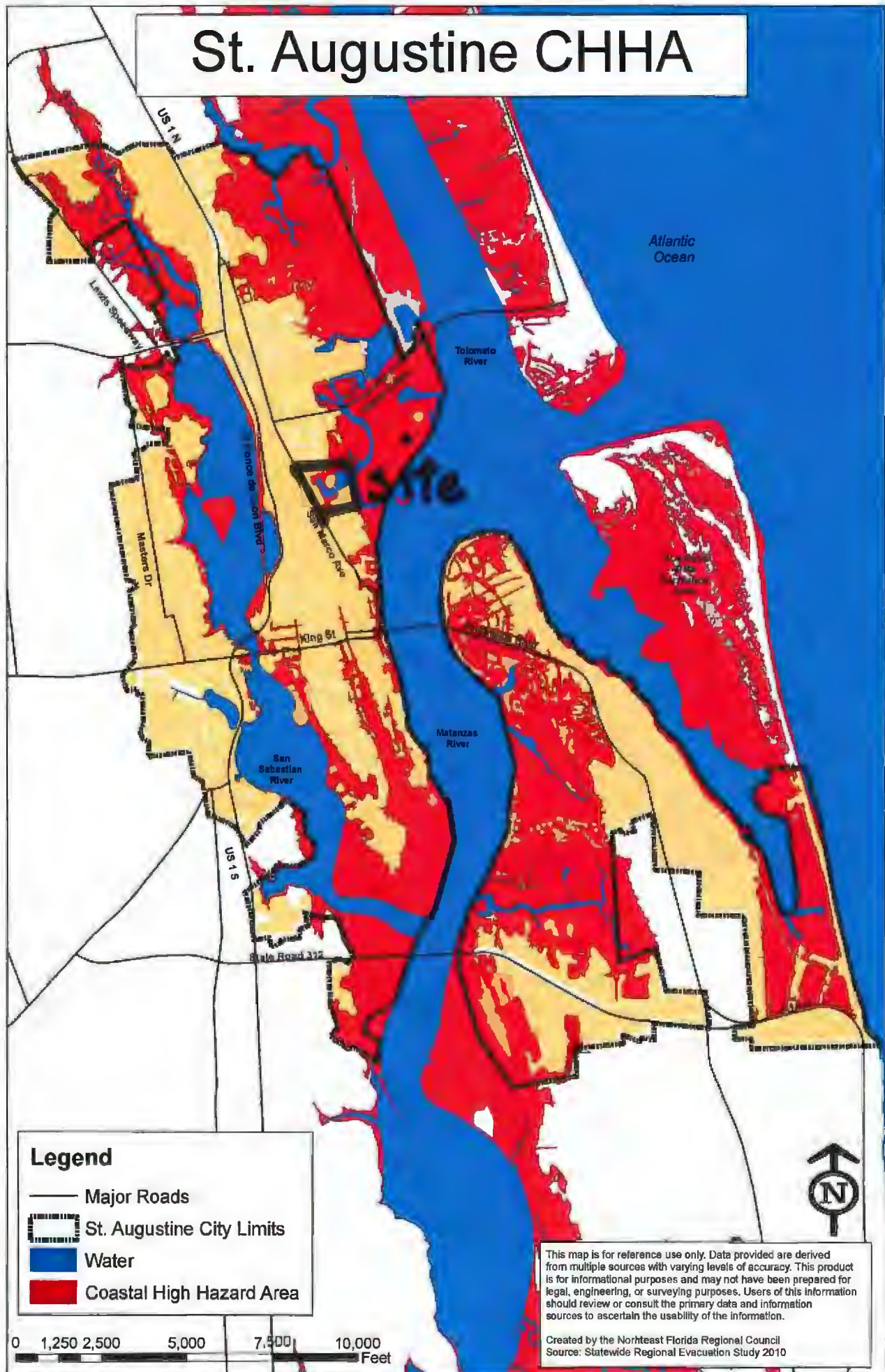
COMPREHENSIVE PLAN AMENDMENT 2018-0170 AND REZONING 2018-0171



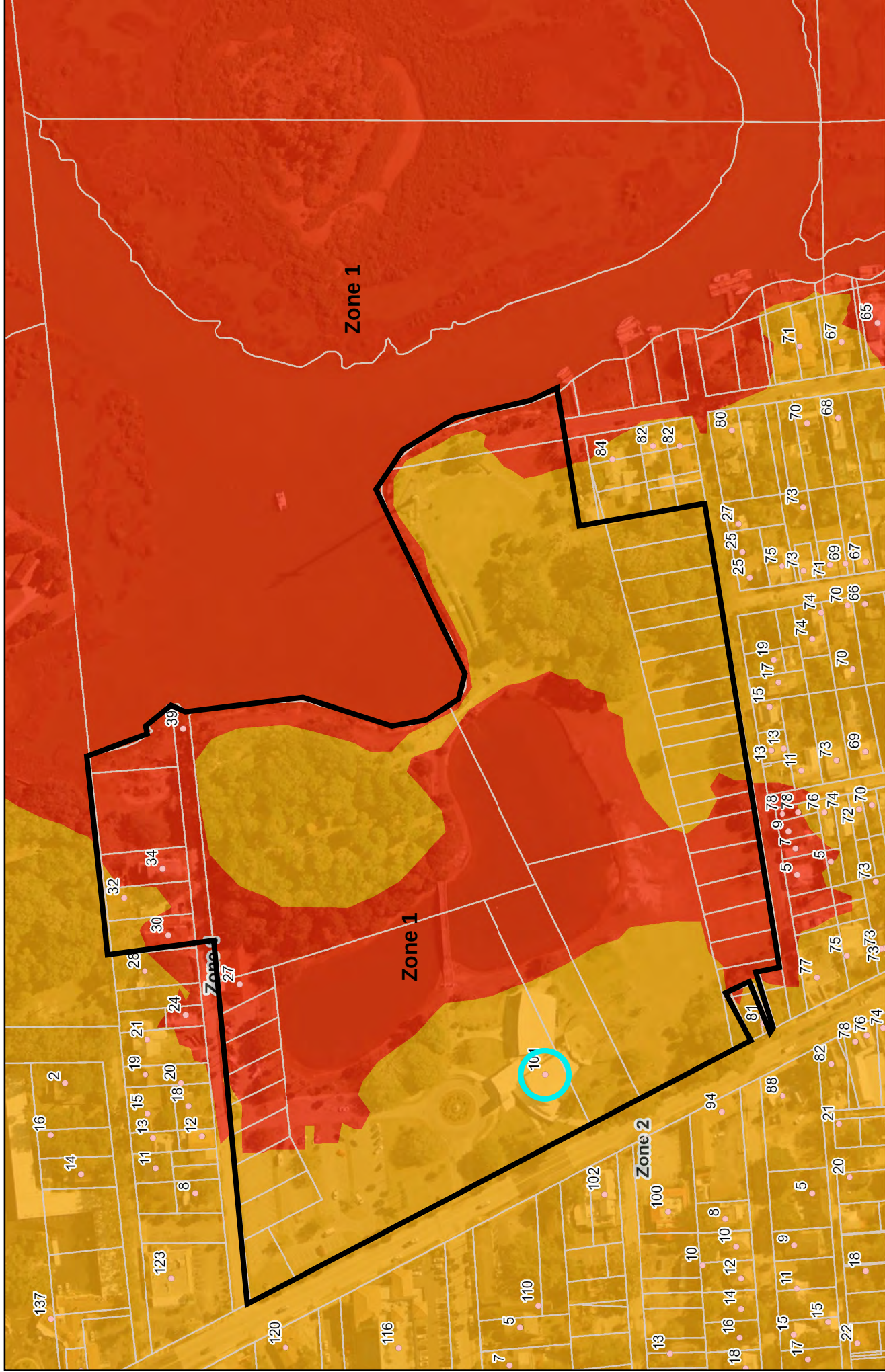
ROGERS TOWERS

Attachment 5
2030 Comprehensive Plan Maps
& Staff Created Maps

St. Augustine CHHA



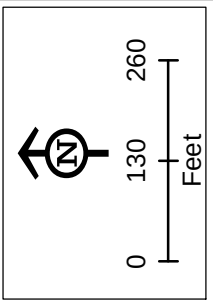
Map FLU-5 Coastal High Hazard Area



Map created with St. Johns County's iMap

DISCLAIMER:
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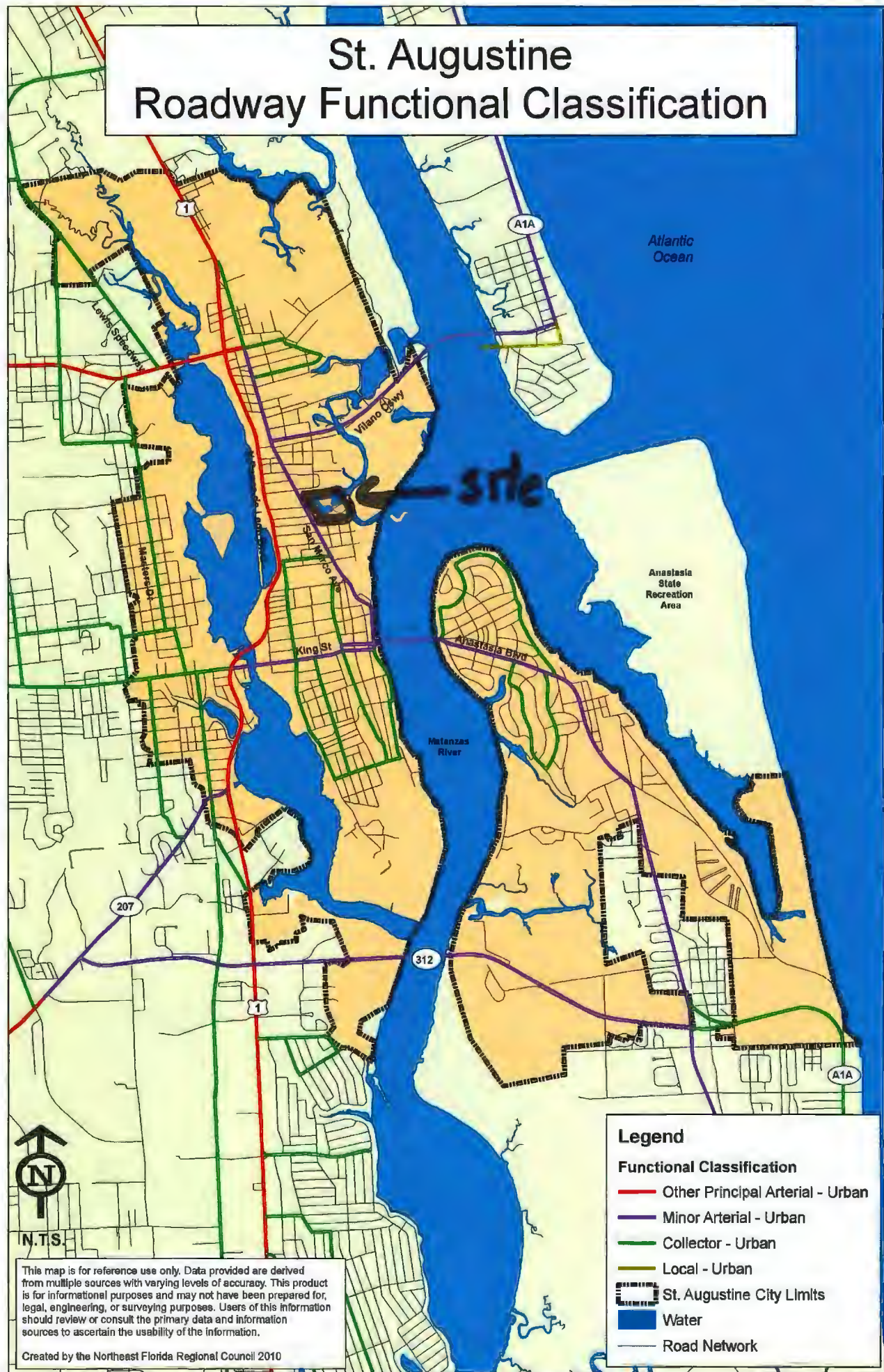
Date: 1/25/2019



Storm Surge Map

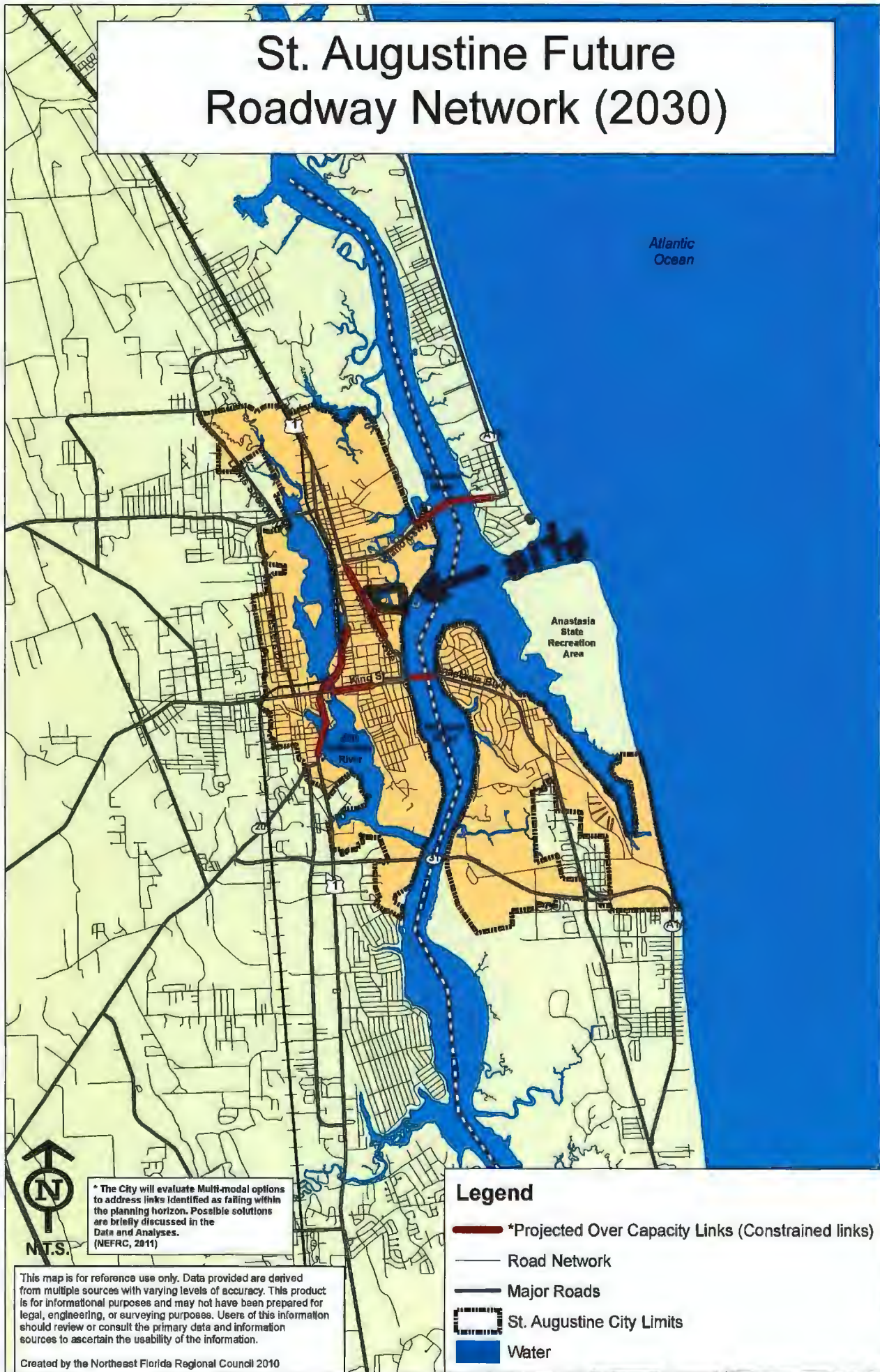
Coastal High Hazard Area (Zone 1)

St. Augustine Roadway Functional Classification



Map T-5 Functional Classification

St. Augustine Future Roadway Network (2030)



This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. This product is for informational purposes and may not have been prepared for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Level of Service



Segment Break



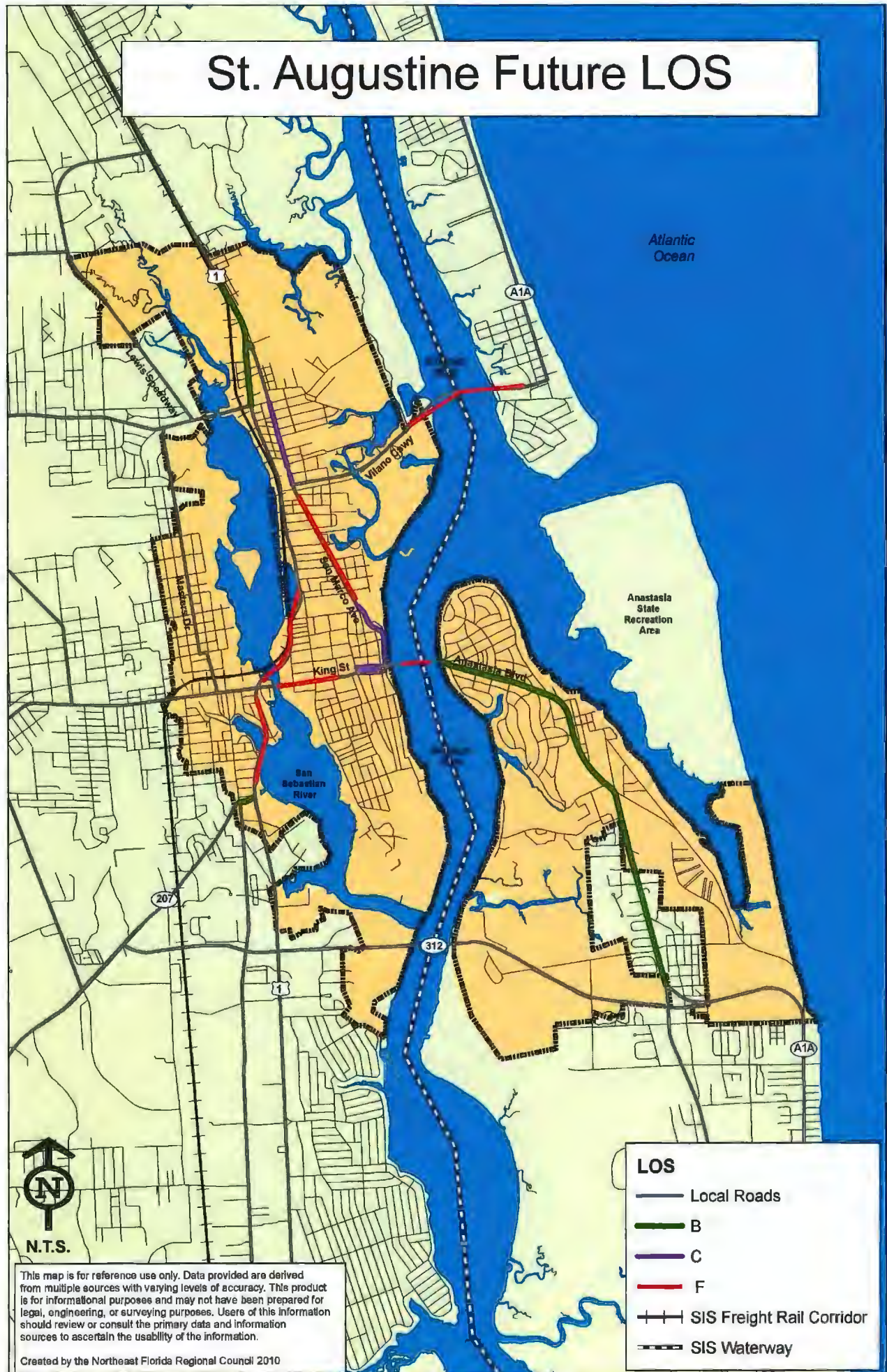
N.T.S.

SOURCE 5:
Florida Department of
Transportation
Office of
Transportation Statistics
U.S. Geological Survey
2009 AADT Counts
FDOT 2009 LOS Handbook
06/01/10

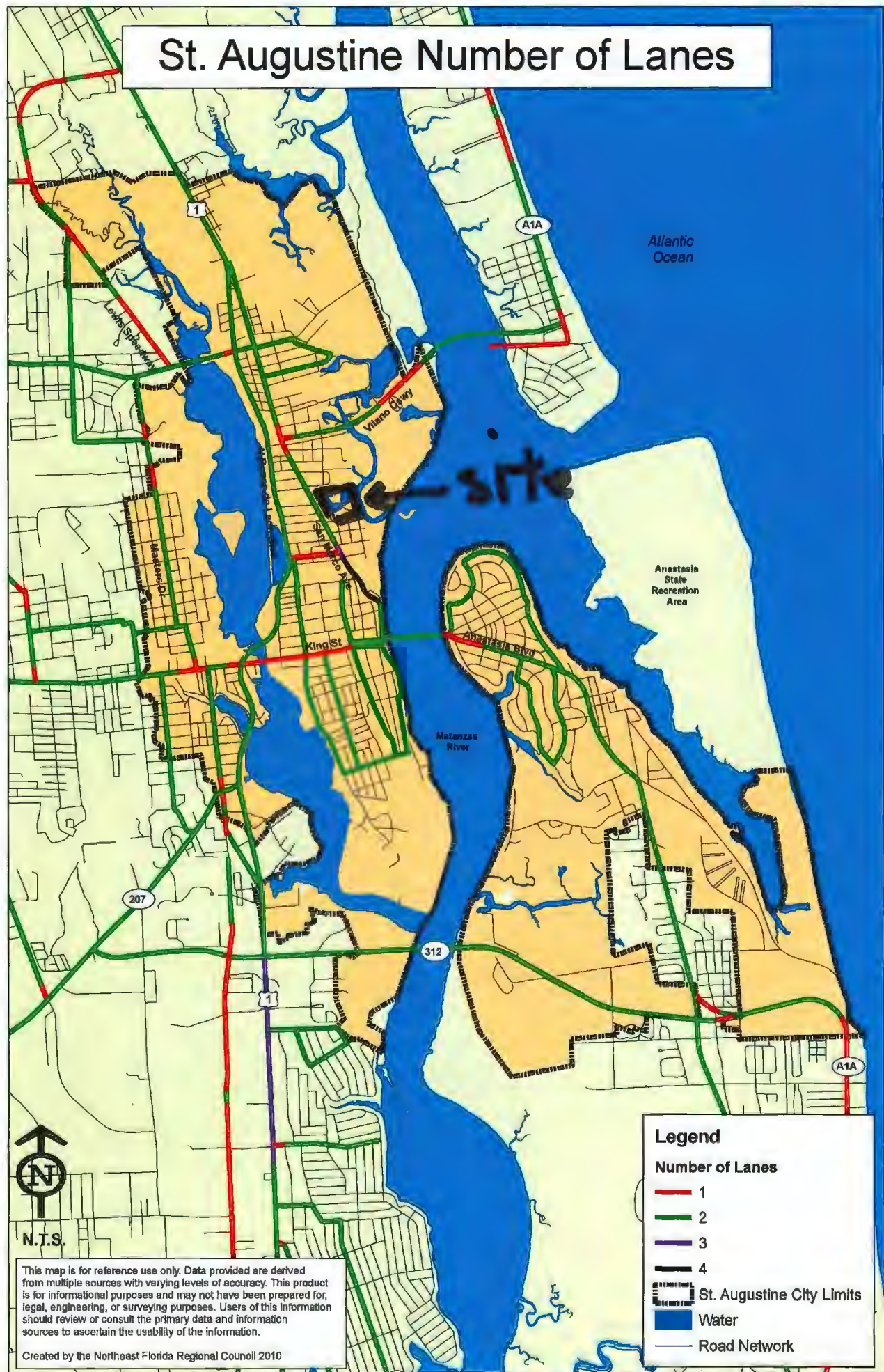


This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. This product is for informational purposes and may not have been prepared for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

St. Augustine Future LOS



St. Augustine Number of Lanes



Map T-12| Number of Lanes

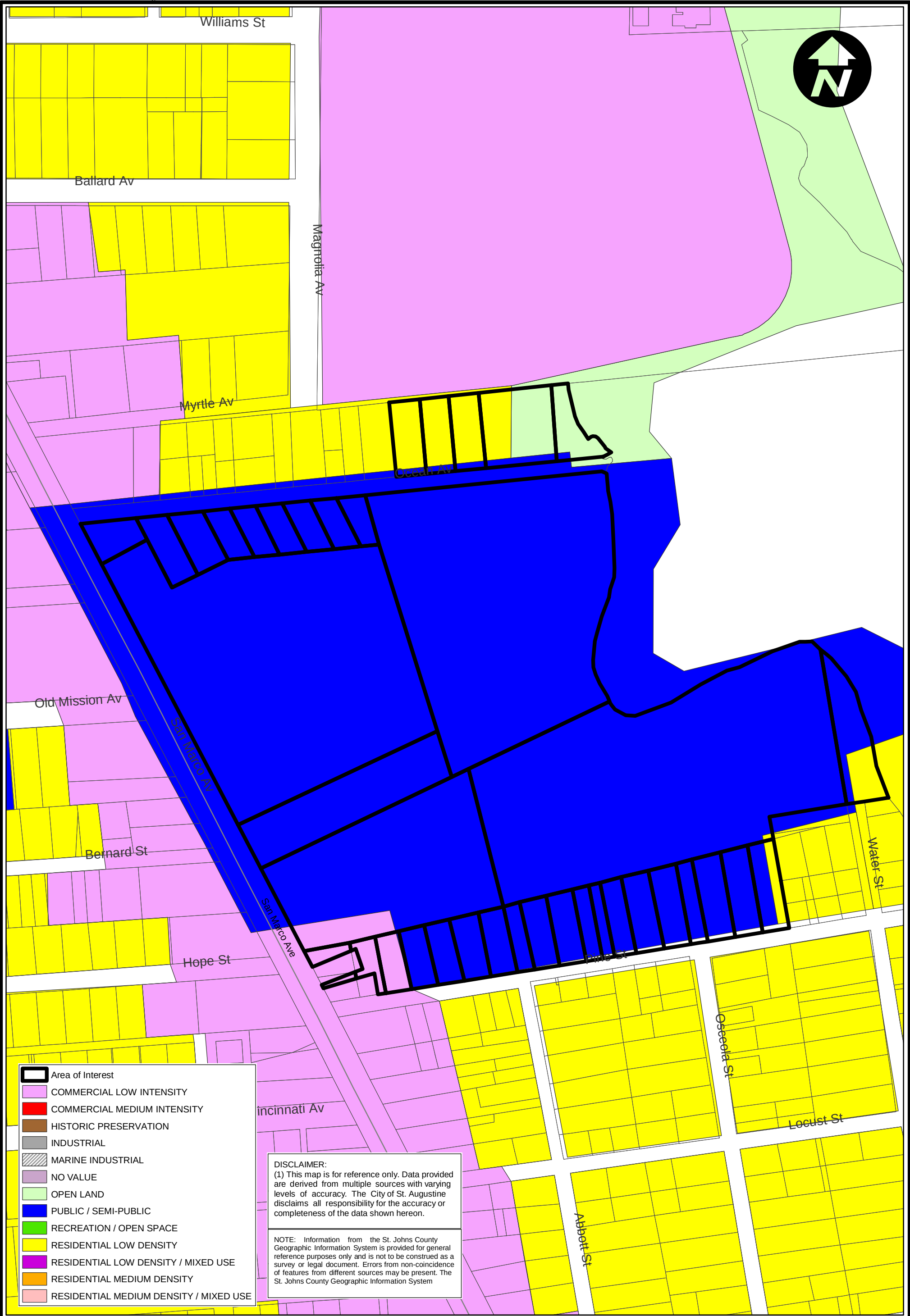
Attachment 6

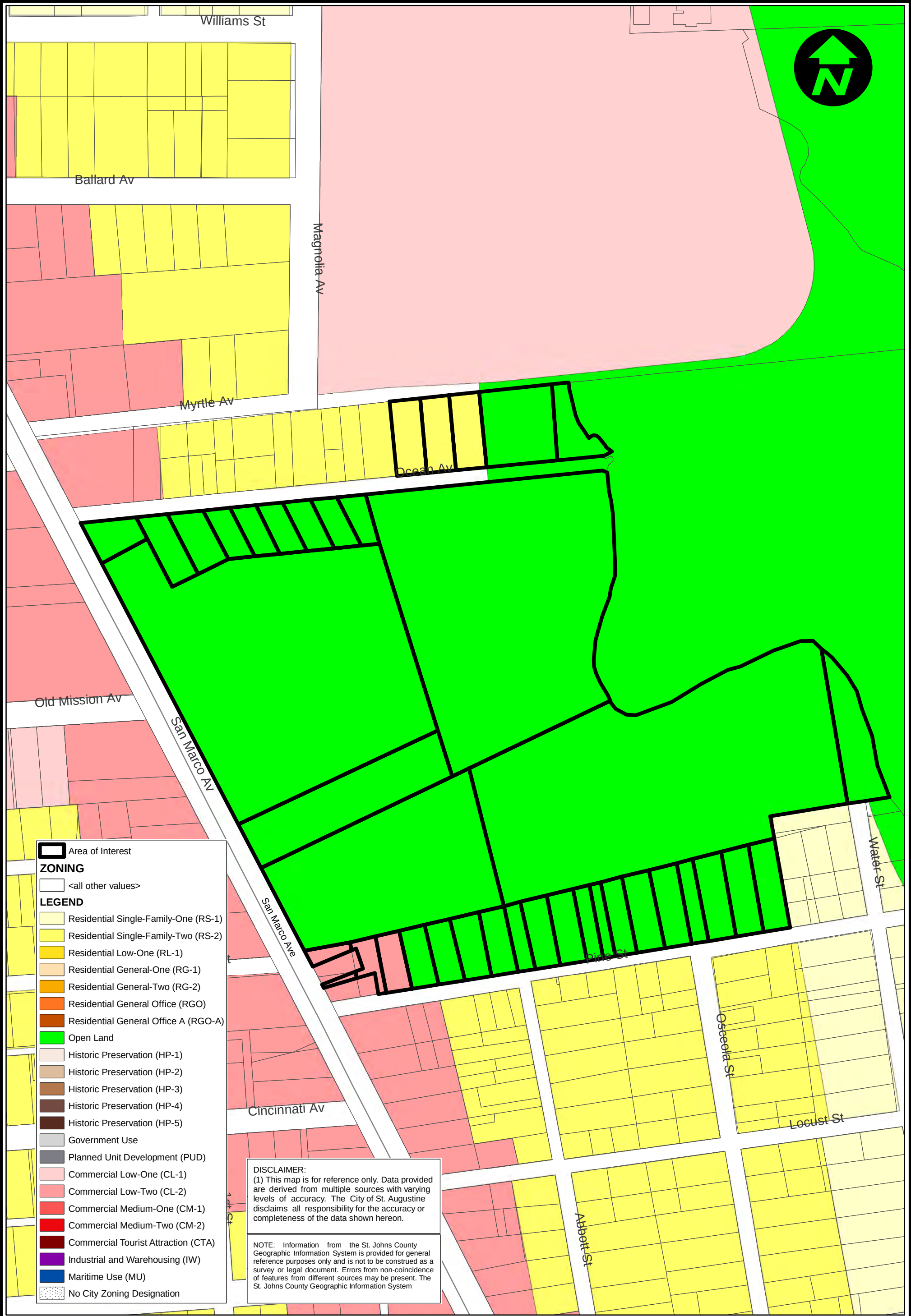
Staff Maps



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

STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: March 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 (Prop. and part. Exist.)
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, watersheds, 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.	
	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.
		Child care center, home occupations or private school, as provided section 28-347.
		Multiple-family dwellings as for RG-1. Hotels and motels without kitchenettes (maximum of fifty (50) units) Shopping plaza.
Residential Single Family 2 (Existing)	Open Rural (Existing)	Commercial Low 2 (Proposed and partially existing)

Residential Single Family 2 (Existing)	Open Rural (Existing)	Commercial parking lots, automobile parking garages.
		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 text – subtraction of permitted use by right; **Blue Text** – Use by exception; **Green text**– addition of permitted use by right.

This chart reflects the zoning standards that exist and will change if rezoned to CL-2, with blue text 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 were 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 – Applicant Powerpoint
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



ATTORNEYS AT LAW

Ellen Avery-Smith

904.824.0879, x5207
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January 3, 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").

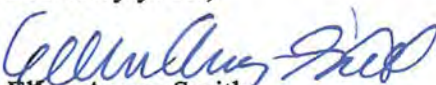
The Diocese has operated the Property for primarily religious purposes, with some public events, for decades. When the City of St. Augustine adopted its Comprehensive Plan, it gave the Property Future Land Use Map designations of Public/Semi-Public, Residential Low Density and Open Land. Those categories 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

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ST. AUGUSTINE, FLORIDA



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

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Planning/Building Dept.

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 APPLICATIONS:

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

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

11. AGREEMENT:

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

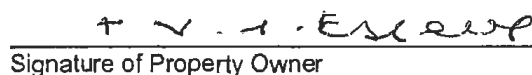
Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

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

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


Signature of Applicant

11/30/18
Date


Signature of Property Owner

11/30/18
Date



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Permitting Division

**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

Ellen Avery-Smith

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 Within the 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: Felipe J. Estvez
Signature of Owner

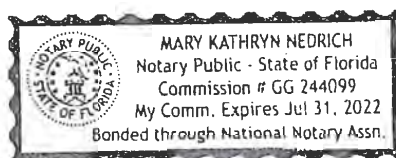
Felipe J. Estvez
Print Name of Owner

(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





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 Within the 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. Esterez

Print Name of Owner

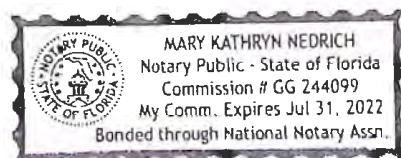
(904) 262-3200

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





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 Within the 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) 262-3250

Telephone

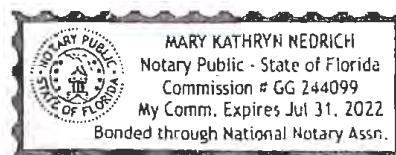
Sworn to and subscribed before me on this 30 day of November 2018

Notary Public:

Mary Kathryn Nedrich

My Commission expires on

7/31/22



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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



St. Johns County, FL

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Summary

Parcel ID 1908900000
 Location Address 34 OCEAN AVE
 SAINT AUGUSTINE 32084-0000
 Neighborhood Church COSA (Commercial) (622.02)
 Tax Description* WILLIAMS ADDITION CITY E55 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 11625 Old St Augustine Rd
 Mailing Address 11625 OLD ST AUGUSTINE RD
 JACKSONVILLE, FL 32258-0000

Valuation

Building Value	2019
Extra Features Value	\$100,416
Total Land Value	\$13,653
Agricultural (Assessed) Value	\$85,800
Agricultural (Market) Value	\$0
Just (Market) Value	\$0
Total Deferred	\$199,869
Assessed Value	\$0
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	Roof Structure	Gable Hip
Actual Area	1740	Roof Cover	Composite Shingle
Conditioned Area	2820	Interior Flooring	Pine Wood
Actual Year Built	1925	Interior Wall	

Use Office Buildings
 Style 01
 Class N
 Exterior Wall Aluminum Vinyl

Heating Type Air Duct
 Heating Fuel
 Air Conditioning Central
 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%

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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

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Tax Estimator

[Tax Estimator](#)

Map



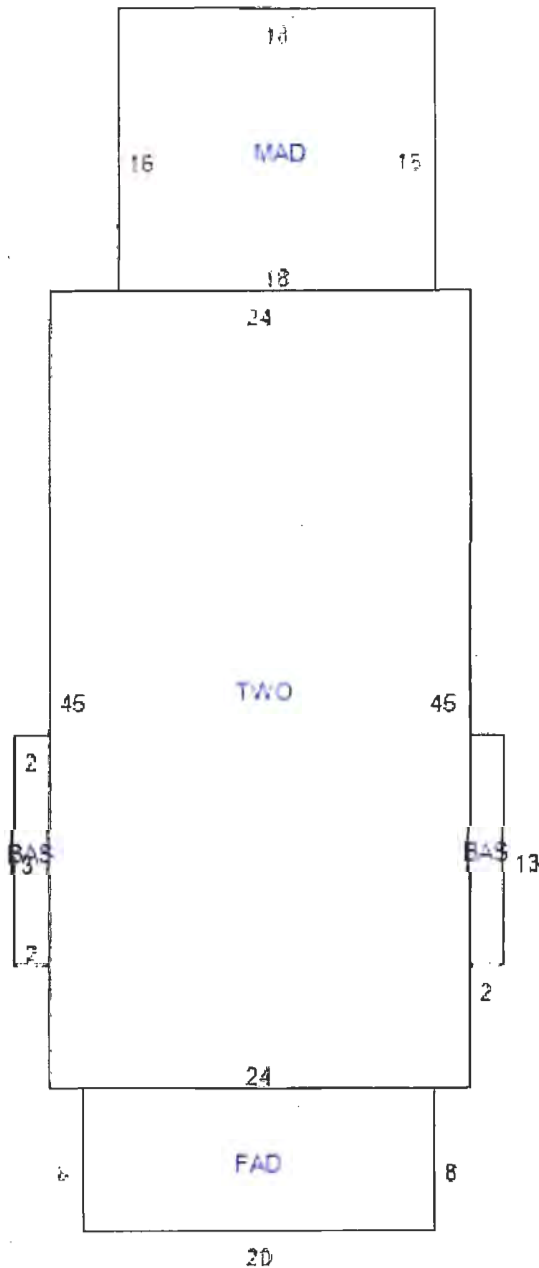
Sketches

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Planning & Development

Room Type	Area
FAD	0
Base	0
TWO	0
MAD	0



No data available for the following modules: Sales.

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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**[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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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**[My Tax Bill](#)**Tax Estimator**[Tax Estimator](#)**Map**

No data available for the following modules: Building Information, Sales, Sketches.

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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 OR 2784/816 & 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

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Clerk of Court

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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 Vacant Institutional (7000)
 Code
 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](#)**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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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](#)**Clerk of Court**[Clerk of Court](#)**Tax Collector**[My Tax Bill](#)**Tax Estimator**[Tax Estimator](#)**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	Roof Structure	Wood Truss
Actual Area	468	Roof Cover	Clay Tile
Conditioned Area	468	Interior Flooring	Concrete Finish

Actual Year Built 1915
 Use Churches
 Style 04
 Class N
 Exterior Wall Concrete Block

Interior Wall Minimum
 Heating Type None
 Heating Fuel
 Air Conditioning None
 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

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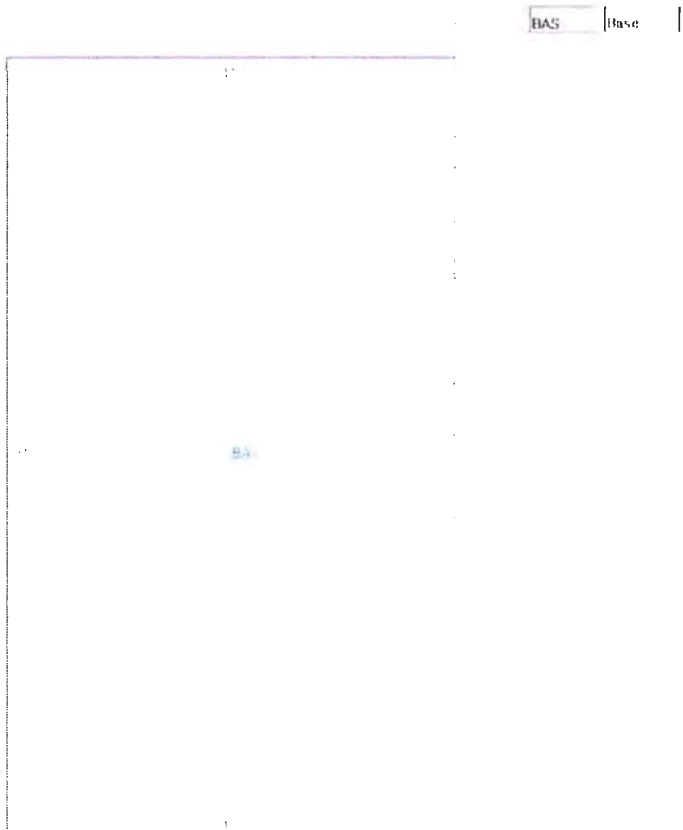
Tax Estimator

[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	Roof Structure	Wood Truss
Actual Area	7683	Roof Cover	Composite Shingle
Conditioned Area	6733	Interior Flooring	Carpet, Ceramic Tile

Actual Year Built 1952
 Use Stores (Retail)
 Style 04
 Class N
 Exterior Wall Concrete Stucco

Interior Wall Drywall
 Heating Type Air Duct
 Heating Fuel
 Air Conditioning Central
 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
Asphalt 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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	BAS	Base
	FAD	FAD
	CCN	CCN

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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

Building Value	2019
Extra Features Value	\$738,190
Total Land Value	\$68,326
Agricultural (Assessed) Value	\$1,223,906
Agricultural (Market) Value	\$0
Just (Market) Value	\$0
Total Deferred	\$2,030,422
Assessed Value	\$0
Total Exemptions	\$2,030,422
Taxable Value	\$2,030,422
	\$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
 Actual Year Built 1965
 Use Churches
 Style 04
 Class N
 Exterior Wall Stone

Interior Flooring Ceramic Tile
 Interior Wall
 Heating Type Air Duct
 Heating Fuel
 Air Conditioning Central
 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
 Actual Area 4948
 Conditioned Area 4070
 Actual Year Built 2010
 Use Religious Schools
 Style 04
 Class N
 Exterior Wall Stone, Concrete Stucco

Roof Structure Rigid Frame
 Roof Cover Built Up
 Interior Flooring Ceramic Tile
 Interior Wall Drywall
 Heating Type Air Duct
 Heating Fuel
 Air Conditioning Central
 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
Asphalt 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

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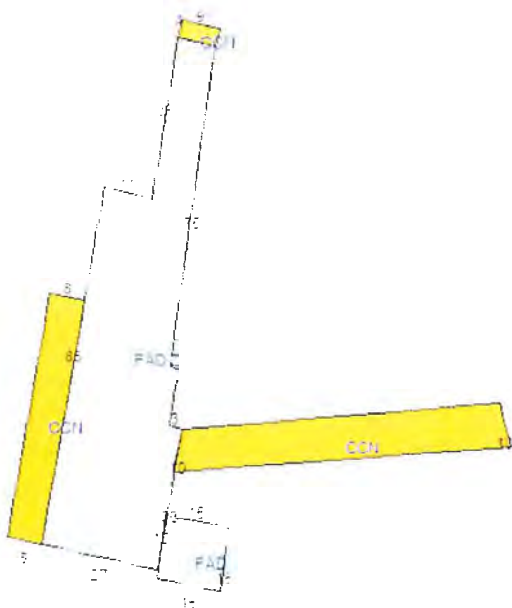
[Tax Estimator](#)

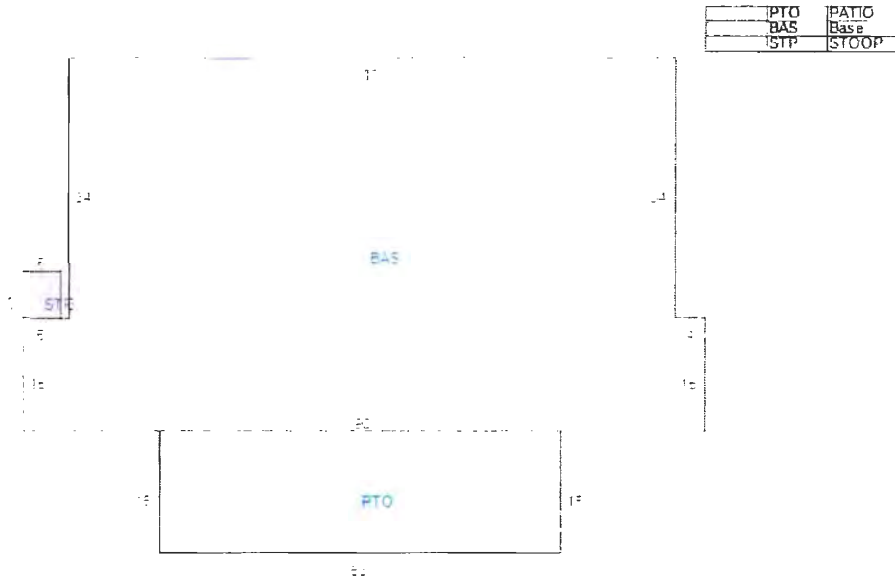
Map



Sketches

CCN	CCN
FAD	FAD





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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

Building Value	2019
Extra Features Value	\$0
Total Land Value	\$0
Agricultural (Assessed) Value	\$442,090
Agricultural (Market) Value	\$0
Just (Market) Value	\$0
Total Deferred	\$442,090
Assessed Value	\$0
Total Exemptions	\$442,090
Taxable Value	\$442,090
	\$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

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Map



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St. Johns County, FL

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[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	Roof Structure	Wood Truss
Actual Area	3928	Roof Cover	Composite Shingle
Conditioned Area	1406	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

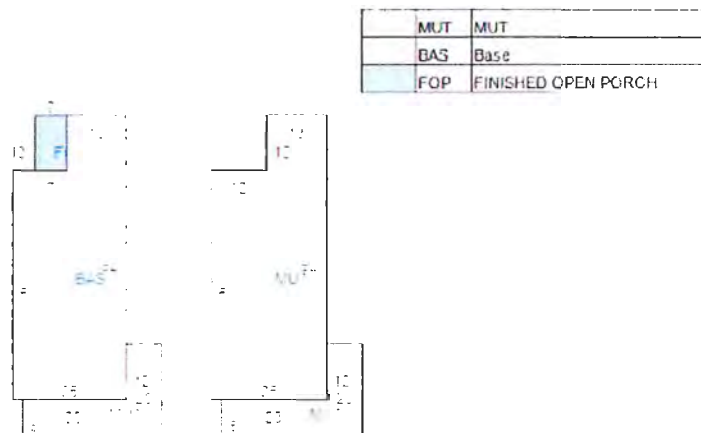
Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	1/1/1979	\$0.00		422	77	U	I		TANNER PAUL BISHOP OF DIOCESE
	1/1/1979	\$40,000.00		422	75	U	I		

Area Sales Report
[Recent Sales in Area](#)
Clerk of Court
[Clerk of Court](#)
Tax Collector
[My Tax Bill](#)
Tax Estimator
[Tax Estimator](#)

Map



Sketches



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: 11/20/2018 10:53:08 PM

Developed by



Attachment 3

Applicant Current-Proposed Zoning Maps

RECEIVED

JAN 03 2019

Planning/Building Dept.

LOCATION MAP

Planning/Building Dept.




**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

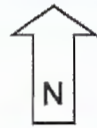
ST. AUGUSTINE, FL 32092
PARCEL ID: 195850 0000, 195930 0000, 195920
0000, 192070 0000, 192080 0000, 192090 0000,
190900 0000, 190910 0000, 190880 0000, 190890
0000, & 195960 0000

RECEIVED

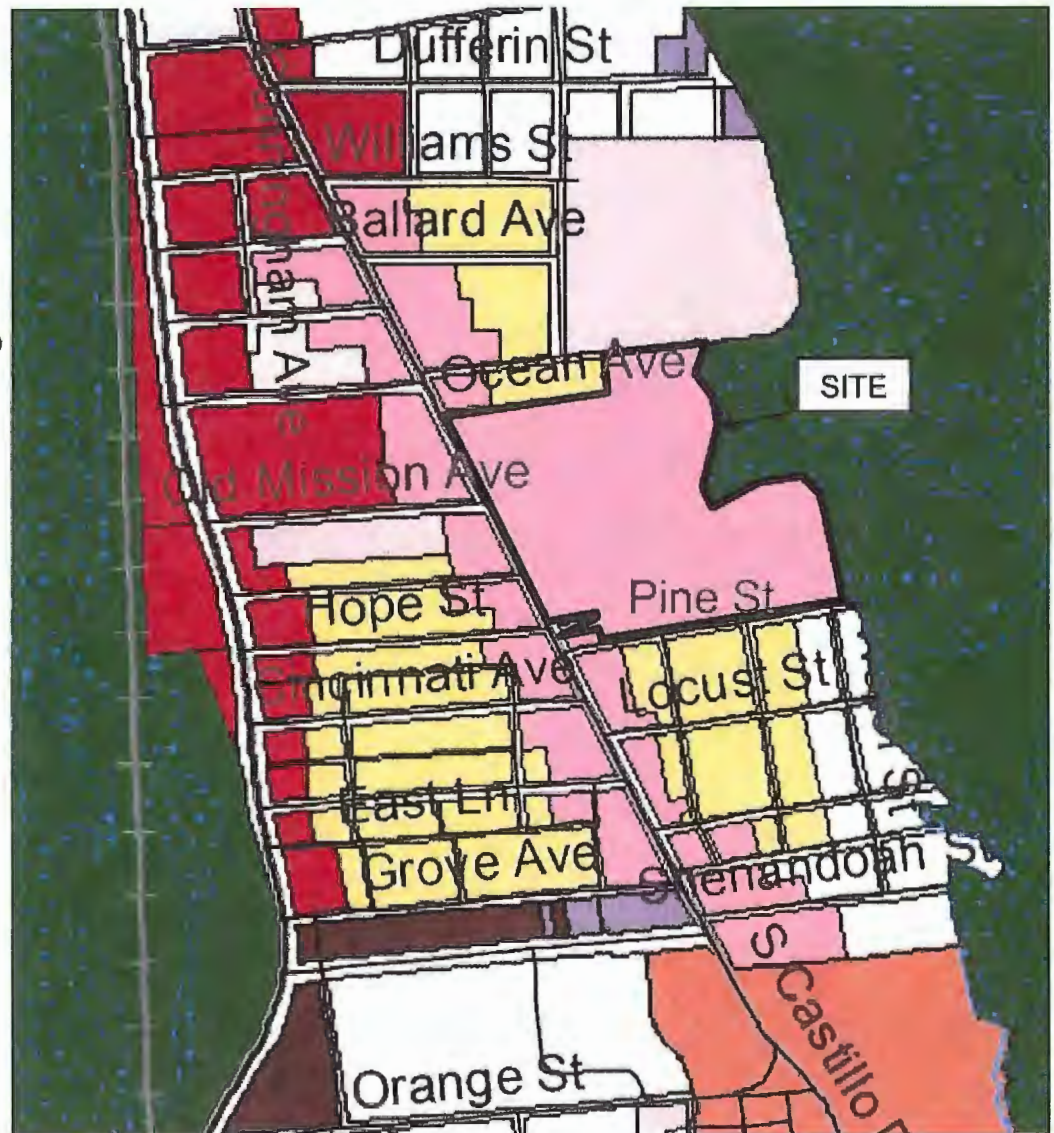
JAN 03 2019

Planning/Building Dept.

PROPOSED 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 Tourist Attraction (CTA)
- Industrial and Warehousing (IW)
- Maritime Use (MU)
- No City Zoning Designation




**MATTHEWS
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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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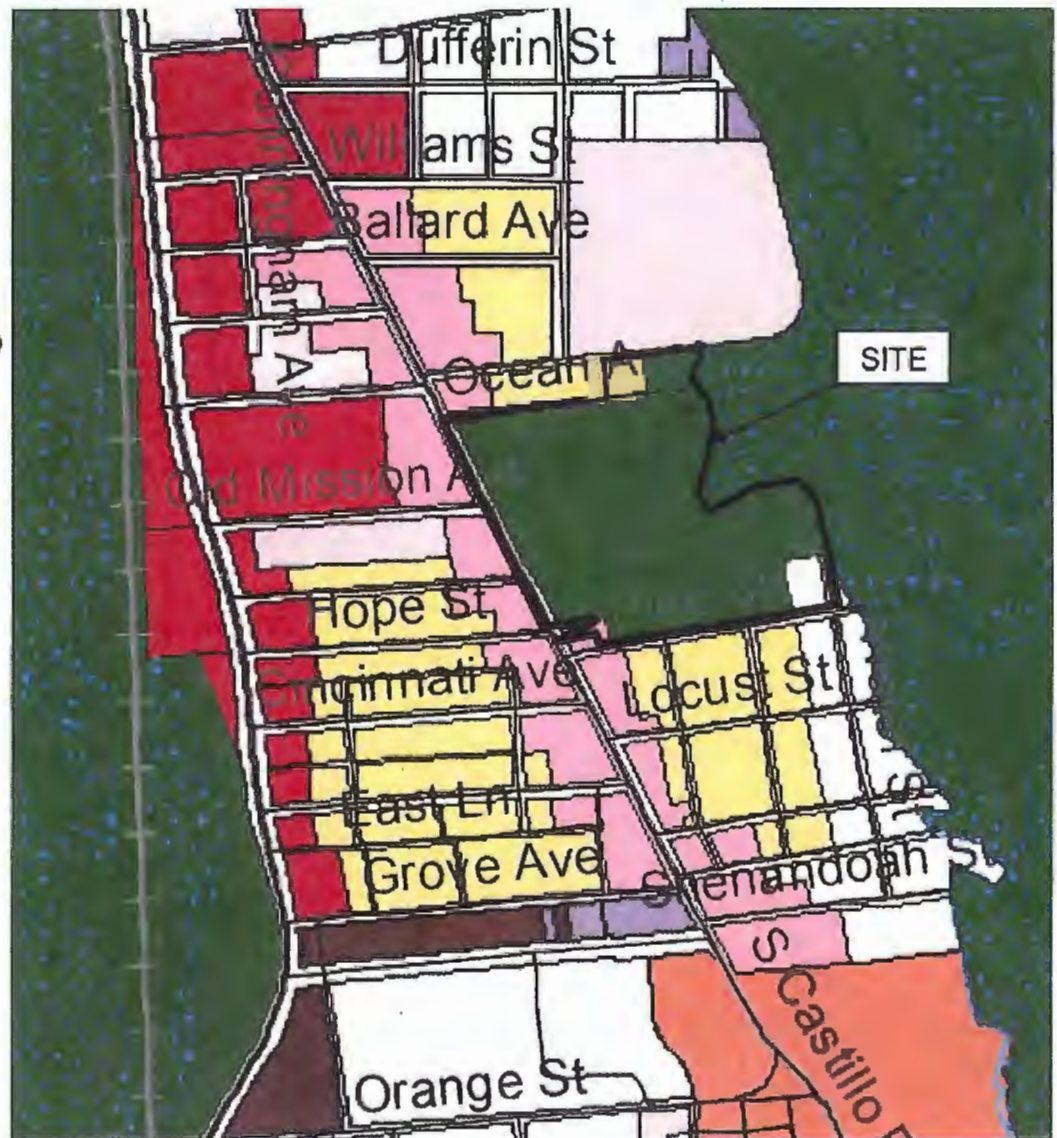
JAN 03 2019

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 Tourist Attraction (CTA)
- Industrial and Warehousing (IW)
- Maritime Use (MU)
- No City Zoning Designation




**MATTHEWS
DESIGN GROUP**

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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**

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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

Applicant Powerpoint Presentation

THE SHRINE OF OUR LADY OF LALECHE AT MISSION NOMBRE DE DIOS

COMPREHENSIVE PLAN AMENDMENT
#2018-0170

REZONING
#2018-0171

CITY OF ST. AUGUSTINE - PLANNING AND ZONING BOARD
MARCH 5, 2019

MEET THE TEAM

- **Owner/Applicant:**
 - Diocese of St. Augustine
- **Civil Engineer:**
 - Matthews Design Group
- **Legal:**
 - Rogers Towers, P.A.

Mission Property



Mission Property History

- The Mission Property has been used as a church and for religious purposes since 1565.
- The Mission Property has been used for community events, other than religious events, for decades.
- In 1990, long after the Diocese began operating the Mission Property for church and community events, the City of St. Augustine gave a majority of the property a Future Land Use Map [FLUM] designation of Public/Semi-Public.
 - The Public/Semi-Public FLUM designation is for governmental use.
 - It does not allow church use or community events.
 - The Mission Property's present operations are not consistent with the land's current FLUM designations.
- The parking lot on the Mission Property has long been used by residents and tourists, not just for church attendees.
 - This is also not consistent with the land's FLUM designations.

Mission Property History

- Hurricanes Matthew and Irma destroyed one of the buildings on the Mission Property.
 - In order to rebuild the structure, the Diocese had to obtain an exemption from the City's special event venue regulations under federal (Religious Land Use and Institutionalized Persons Act of 2000) and state (Florida's Religious Freedom Restoration Act) laws for religious protections.
 - See letters to/from City on next two slides.
 - Brought to light “non conforming” use of Mission Property and hence the need for these applications.

Letter to City of St. Augustine



ATTORNEYS AT LAW

Ellen Avery-Smith

904-824-0879 x5297
EAverson@rogerslaw.com

101 Wilmot Place - Suite 210
St. Augustine, Florida 32086
904-825-4070 Fxs
www.rtlaw.com

July 31, 2018

RECEIVED
AUG 02 2018
CITY ATTORNEY'S OFFICE

VIA ELECTRONIC AND U.S. MAIL

Isabelle Lopez, Esq.
City Attorney
City of St. Augustine
75 King Street
St. Augustine, Florida 32084

Re: The Shrine of Our Lady of La Leche at Mission Nombre de Dios

Dear Ms. Lopez:

Our client, the Bishop of the Diocese of St. Augustine (the "Owner"), is the owner of the property located east of San Marco Avenue and south of Ocean Avenue commonly known as The Shrine of Our Lady of La Leche at Mission Nombre de Dios (the "Property" or the "Shrine and Mission"). I am writing to obtain your concurrence that a building proposed to be constructed on the Property is exempt from certain City of St. Augustine land use and zoning regulations by virtue of the federal Religious Land Use and Institutionalized Persons Act of 2000 and the Florida Religious Freedom Restoration Act, as set forth more fully herein.

The Owner operated a Mission outbuilding on the Property for many years but was forced to demolish the structure after it was damaged during Hurricanes Matthew and Irma. The Owner is attempting to obtain City of St. Augustine approval to construct a replacement pavilion building (the "Pavilion") on the site. A site plan depicting the proposed Pavilion is enclosed.

The Pavilion will be approximately 2,000 square feet in size and will be used as a sitting and meeting space for daily pilgrimage, spiritual retreats, and other religious occasions and programs related to the Shrine and Mission. Groups using the facility will include ministry and leadership from the Diocese of St. Augustine and other parishes of the Catholic church who visit the Shrine and Mission for spiritual enrichment and fellowship. No non-religious outside parties will be permitted to use the Pavilion.

The federal Religious Land Use and Institutionalized Persons Act of 2000, codified at 42 United States Code Section 2000c, *et seq.*, and the Florida Religious Freedom Restoration Act, Chapter 761, Florida Statutes, prohibit a local government from substantially burdening a person's exercise of religion, even if the burden results from a rule of general applicability, including land use and zoning regulations.

In the case of the Pavilion, the City is attempting to impose City Code provisions related to zoning district permitted use, building setback, maximum lot coverage by buildings and

Isabelle Lopez, Esq.
July 31, 2018
Page 2

mechanical equipment setback and screening; Special Event Venue use and parking requirements; and Conservation Overlay Zone Development criteria on the Owner. Pursuant to the above-referenced federal and state laws, the City is precluded from imposing those land use and zoning regulations on the Owner for the proposed Pavilion.

On behalf of the Owner, we would appreciate your office determining that the proposed construction of the Pavilion on the Property is exempt from the City's zoning district, Special Event Venue and Conservation Overlay Zone Development criteria pursuant to the federal Religious Land Use and Institutionalized Persons Act of 2000 and the Florida Religious Freedom Restoration Act.

If you need any additional information related to this request, please do not hesitate to contact me. Thank you for your assistance in this matter.

Sincerely yours,


Ellen Avery-Smith

cc: Joanne Stark
Charles David
Chris Butternore
Fremont Latimer

Response from City of St. Augustine



City Attorney

1-800-201-8
400 years

August 14, 2018

Ellen Avery-Smith
Rogers Towers
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086

RE: THE SHRINE OF OUR LADY OF LA LECHE AT MISSION NOMBRE DE DIOS

Dear Ms. Avery-Smith,

I am writing in response to your letter dated July 31, 2018. You have asked us to determine if the proposed construction of the Pavilion on the Property of the Shrine of Our Lady of La Leche at Mission Nombre de Dios is exempt from the City's zoning district, special event venue, and conservation overlay zone development criteria pursuant to the federal Religious Land Use and Institutionalized Persons Act (RLUIPA) of 2000 and the Florida Religious Freedom Restoration Act (FRFRA) (collectively, the Acts).

Your client wishes to build an enclosed pavilion that will be used for "sitting and meeting space for daily pilgrimage, spiritual retreats, and other religious occasions and programs related to the Shrine and Mission." You have additionally stated that "[n]o non-religious outside parties will be permitted to use the Pavilion." At the outset, I would note that the RLUIPA and FRFRA statutes are substantially similar, and both "federal and state courts have applied the same analysis under FRFRA and RLUIPA." (*Westgate Tabernacle, Inc. v. Palm Beach County*, 14 So. 3d 1027 (4th DCA 2009)).

Under the Acts, government regulations which "substantially burden" the free exercise of religion are subject to strict scrutiny. (See *Warner v. City of Boca Raton*, 887 So. 2d 1023 (Fla. 2004)). *Warner* held that the substantial burden under the free exercise of religion under FRFRA is, "one that either compels the religious adherent to engage in conduct that his religion forbids or forbids him to engage in conduct that his religion requires."

Furthermore, the Acts do not provide an end-around of the permitting process. In *Westgate Tabernacle*, the church was required to obtain permits from the county for its facility intended to house the homeless, even though the county did not dispute that the activity was motivated by the church's deeply cherished religious beliefs. The court even acknowledged that, even though obtaining the permit would require substantial renovations, the requirement to obtain the permit would not pose a substantial burden to its religious exercise.

However, the Acts do provide some relief for the applicant. Namely, the applicant "need only demonstrate to the decision-making body that its proposal is consistent with the county's land use plan"; that the uses are specifically authorized as special exceptions and unusual uses in the applicable zoning district; and that the requests meet with the applicable zoning code standards of review. If this is accomplished, then the application must be granted unless the opposition carries its burden, which is to demonstrate that the applicant's requests do not meet the standards and are in fact adverse to the public interest." (See *Jesus Fellowship, Inc. v. Miami-Dade County*, 752 So. 2d 708 (3rd DCA 2000)).

The case law cited above makes clear that the proposed construction is not exempt from the City's zoning district, special event venue, and conservation overlay zone development criteria. In accordance with *Westgate Tabernacle*, you must follow the administrative procedures established above by the City's Code of Ordinances. In turn, the city will adhere to the requirements established above in *Jesus Fellowship, Inc.* Any future requests for development, such as a proposed parking facility, would need to be processed as normal.

However, as I understand your request, you are not, in fact, asking for exemptions from the Code and have not made a request that would need to go to the Planning and Zoning Board for approval. Your request in this instance does not violate the Code with respect to zoning use, building setback, maximum lot coverage, parking requirements, or conservation overlay zone requirements. The only questionable issue is the special event venue, but as long as the property is only used for religious uses and is not used for special events, as you have committed in your letter, then it is not a special event venue as defined by Section 28-2 of the Code. Under the Acts, the proposed pavilion can be used for religious uses and sacraments, but not for other special events as defined. If the facility is used for non-religious special events, the City could bring a Code Enforcement action.

Thus, it is my opinion that, only with respect to the proposed building, it is not a special events venue as defined by the Code, and construction may proceed upon receipt of any and all legally-required permits.

Thank you,


John Cary
Assistant City Attorney

Planned Improvements- Mission Grounds

- Diocese wants to construct an amphitheater on the Mission Property
 - Approximately 800 seats
 - Altar at center, so no stage
 - Not open to public – only for Church/religious uses

Mission Grounds-Site Plan

ARCHITECTURAL SITE PLAN
1" = 50'-0"

18178 Jackson Parkway, Suite 101
 Jacksonville, FL 32208
 904.683.7321 1.800.653.9700
 www.kempco.com
 P. 30000 Bld. 4.12.00000023

MISSION
GROUNDS -
AMPHITHEATER

100 San Marco Ave.
St. Augustine, FL 32084

PROJECT NO.:	15017.8
DATE	FEB 21, 2019
PRICE SHEET	
1	
2	
3	
4	
5	
6	
7	
8	

SITE PLAN

A1.1B

DRAWN BY:	AJAY
CHECKED BY:	CHANDRA
Schematic	

Mission Grounds- Amphitheater



15333 Redwood Highway, Suite 400
San Francisco, CA 94404
415.774.1100 | www.kasper.com
© Kasper + Partners, Inc. 2012

ERIC L. KASPER, ARCHITECT
MISSION
GROUNDS -
AMPHITHEATER

100 San Marco Ave.
St. Augustine, FL 32084

PROJECT NO. 150172
DATE FEB 21, 2012

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

RENDERINGS_ARCHIVE

A10.2

DATE: 02/21/12
DRAWN BY: JMM
CHECKED BY: JMM
SCALE: 1/8" = 1'-0"

Schematic

© 2012



Future Improvements- Mission Grounds

- In future, Diocese may need to construct a parking garage on site of existing parking lot to accommodate Church services and activities on the Mission Property.
- The garage may be open to the public in order to help alleviate parking problems throughout the downtown area.

Mission Grounds- Parking Garage



100 San Marco Ave.
St. Augustine, FL 32084
904.826.1111
www.kasperarchitects.com

MISSION
GROUNDS -
AMPHITHEATER

100 San Marco Ave.
St. Augustine, FL 32084

PROJECT NO.	15017.6
DATE	FEB 21, 2019
DESIGNER	
ARCHITECT	
ENGINEER	
LANDSCAPE	
INTERIOR	
EXTERIOR	
MECHANICAL	
ELECTRICAL	
PLUMBING	
HAZARDOUS WASTE	
ASBESTOS	
LEAD	
PCB	
OTHER	

SITE PLAN

A1.1A

DESIGNED BY
KASPER ARCHITECTS
SCHEMATIC



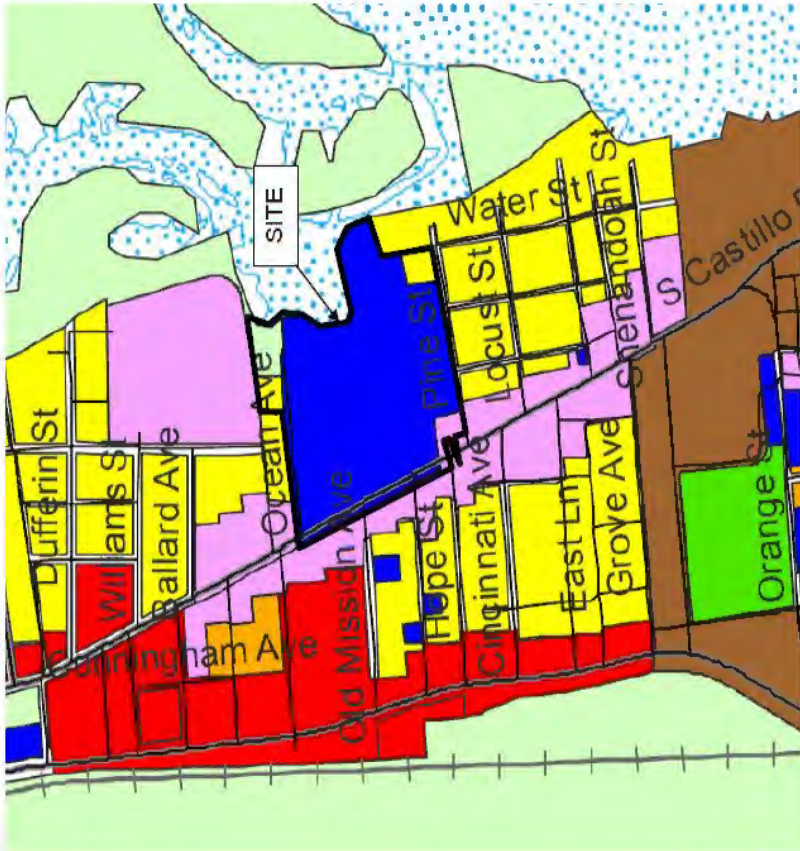
① ARCHITECTURAL SITE PLAN
P15017.6

COMPREHENSIVE PLAN AMENDMENT

2018-0170

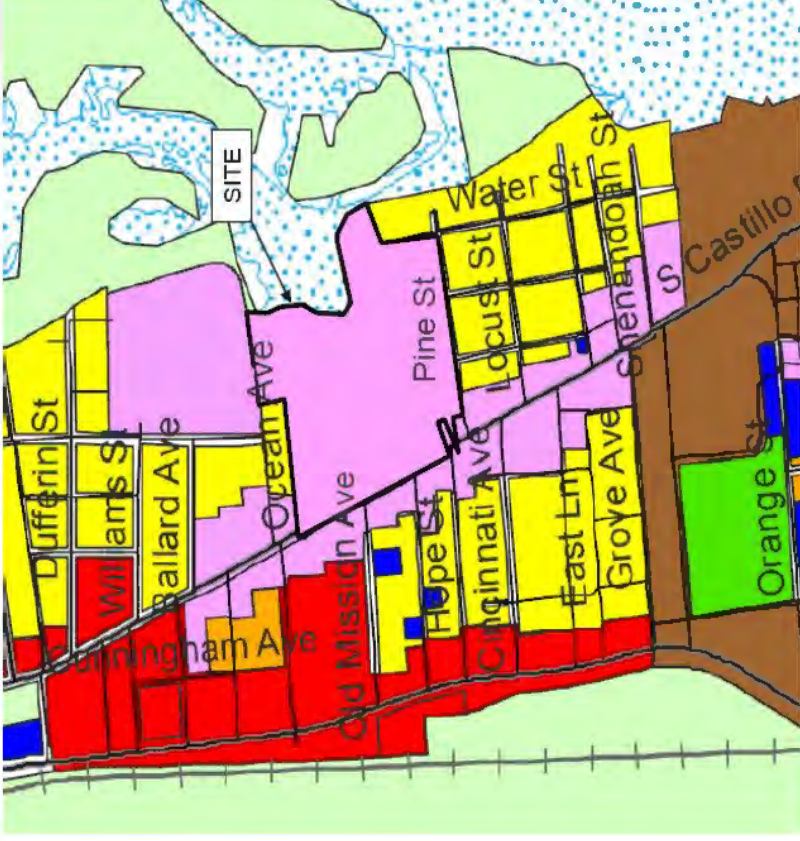
- Comprehensive Plan Amendment application requests to:
 - Amend the FLUM designations from Public/Semi-Public, Open Land and Residential Low Density to Commercial Low Intensity to allow Church use.
- Applicant desires the requested designations in order to provide a category that is consistent with the existing Church, Mission, community activities and other uses that already occur on the site to update the Property's FLUM designation to match historic uses of the site.

FUTURE LAND USE MAPS



Existing

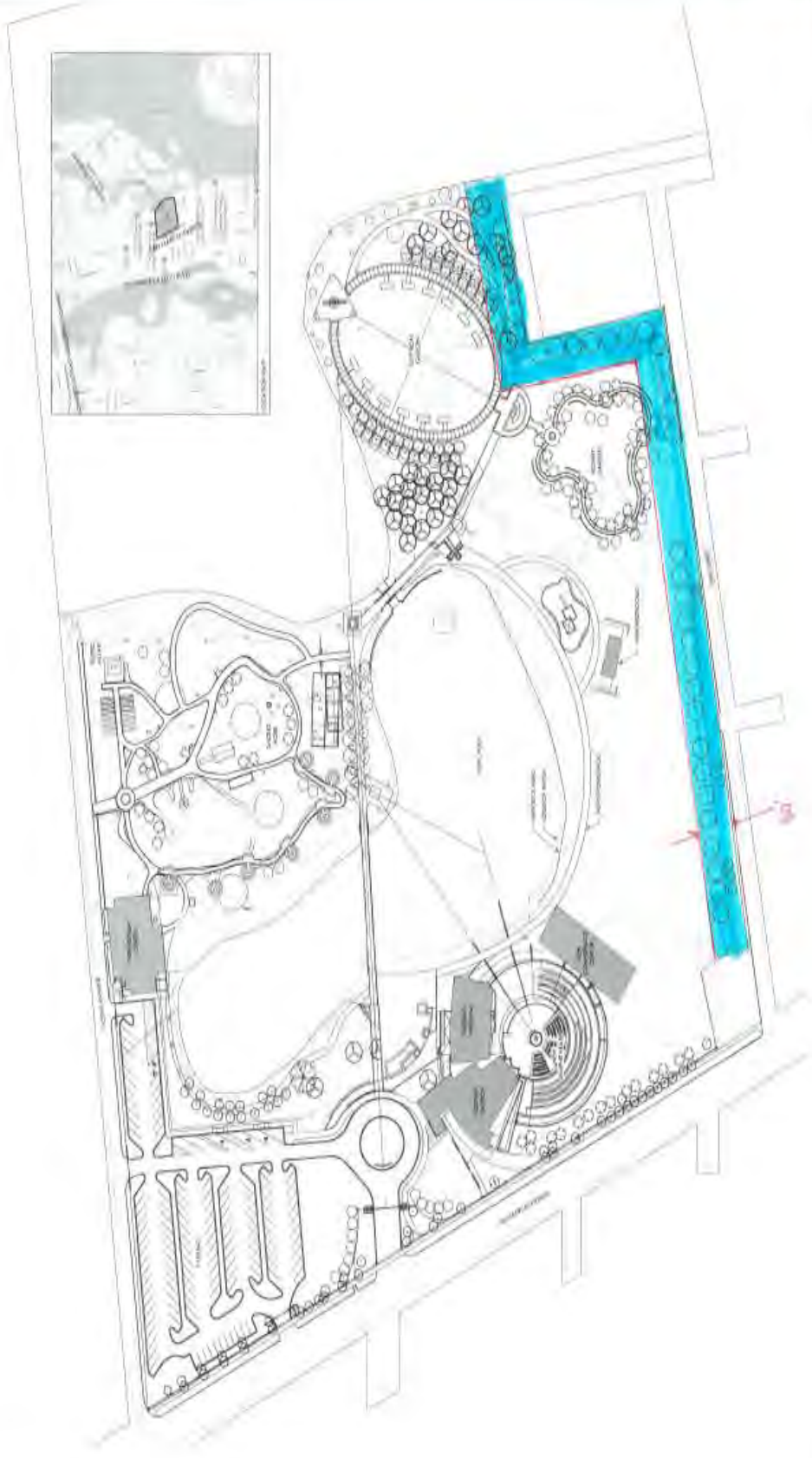
[Public/Semi-Public, Residential Low Density and Open Land]



Proposed

[Commercial Low Intensity]

COMPREHENSIVE PLAN TEXT AMENDMENT



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.

CITY OF ST. AUGUSTINE

2030 COMPREHENSIVE PLAN

FLU Objective 3

Reduce uses which are inconsistent with the Future Land Use plan. The measurable target for this objective is the number of nonconforming uses citywide as measured by the land use and building condition survey.

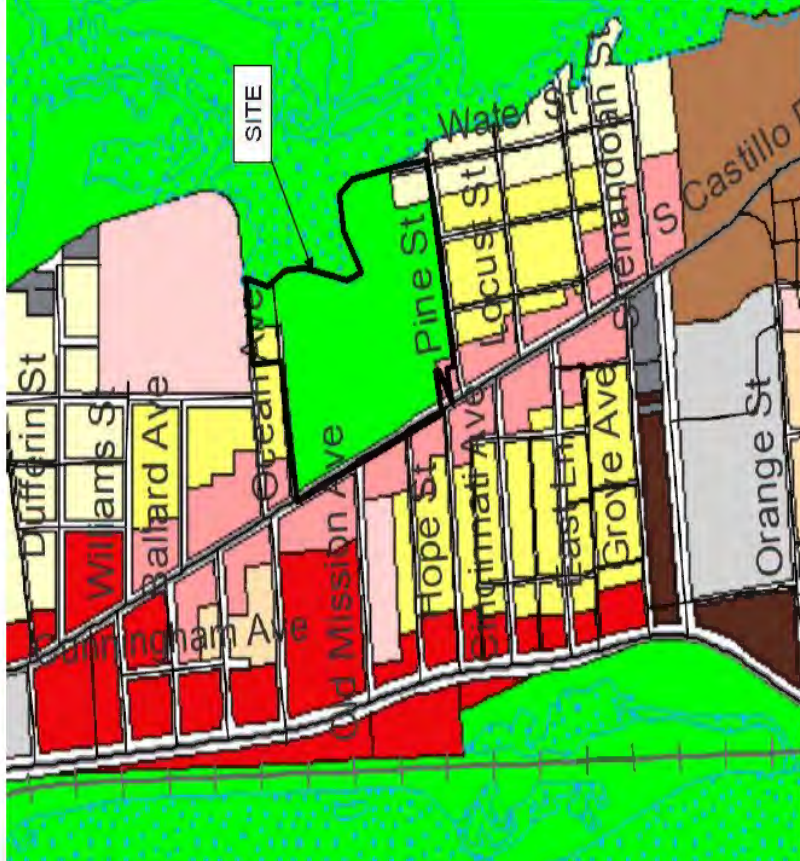
FLU Policy 3.1

Identify existing nonconforming land uses in all areas of the city, including the coastal high hazard area and coastal planning area, during the land use and building condition survey conducted every five years. Continue to enforce the existing provisions of the City Code related to discouraging and phasing out existing nonconforming uses.

REZONING 2018-0171

- Rezoning application requests to:
 - To approve a rezoning from Open Land and Residential Single-Family-Two to Commercial Low-Two
- Applicant desires the rezoning in order to allow 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.

ZONING MAPS



Existing

[Open Land, Residential Single-Family-Two (RS-2)
and Commercial Low-Two (CL-2)]



Proposed

[Commercial Low-Two (CL-2)]

CITY OF ST. AUGUSTINE

ZONING DISTRICTS

- The CL-2 Zoning District is the least intensive district that allows Churches as a permitted use and Special Event Venues by exception.
- Residential zoning districts do not allow Churches.
- The CL-1 Zoning District does not allow Special Event Venues by exception.

SITE PLAN



Figure 1

1

MISSION
GROUND
FENCE

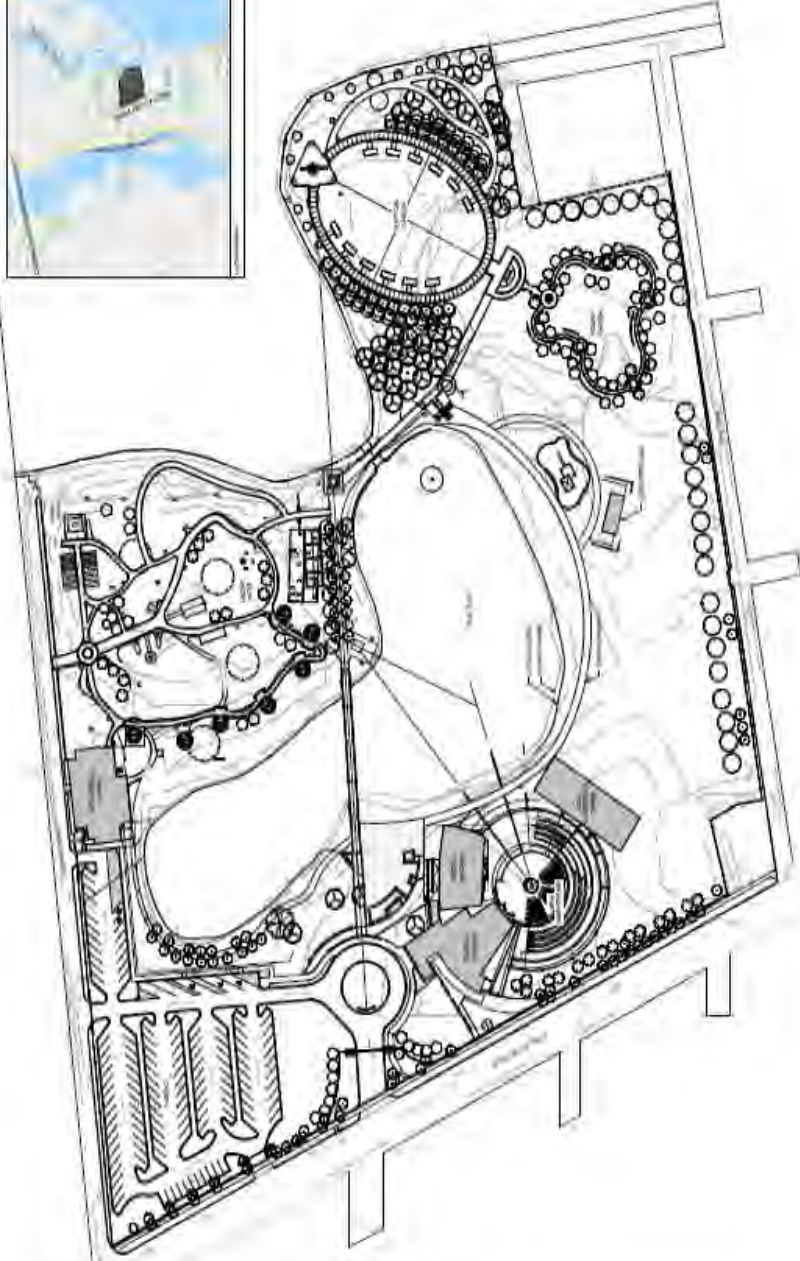
1

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340	341	342
343	344	345
346	347	348
349	350	351
352	353	354
355	356	357
358	359	360
361	362	363
364	365	366
367	368	

SITE 24A

A1.0

References



Some of these facilities will be available for occasional use by the general public, just as the Mission Property has hosted such events for years. However, the Diocese would not be able to construct these facilities on the Mission Property under its current FLUM and zoning designations.

COMPREHENSIVE PLAN AMENDMENT 2018-0170

AND REZONING 2018-0171

- The Diocese is not proposing to change its use of the Mission Property for church and community-related activities.
- It is only seeking to comply with the City's current regulations.
- Please approve both applications.

COMPREHENSIVE PLAN AMENDMENT 2018-0170 AND REZONING 2018-0171



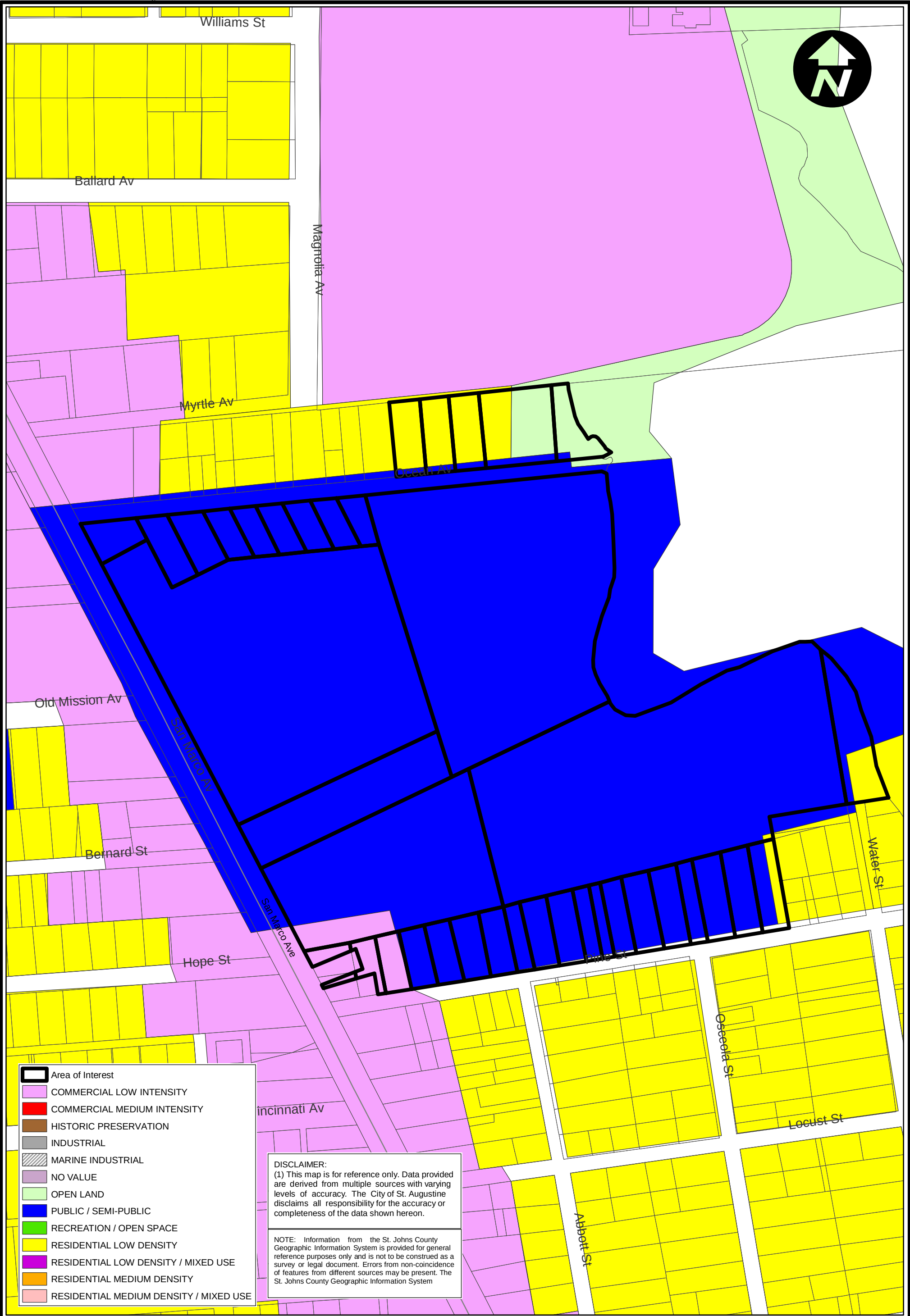
Attachment 5

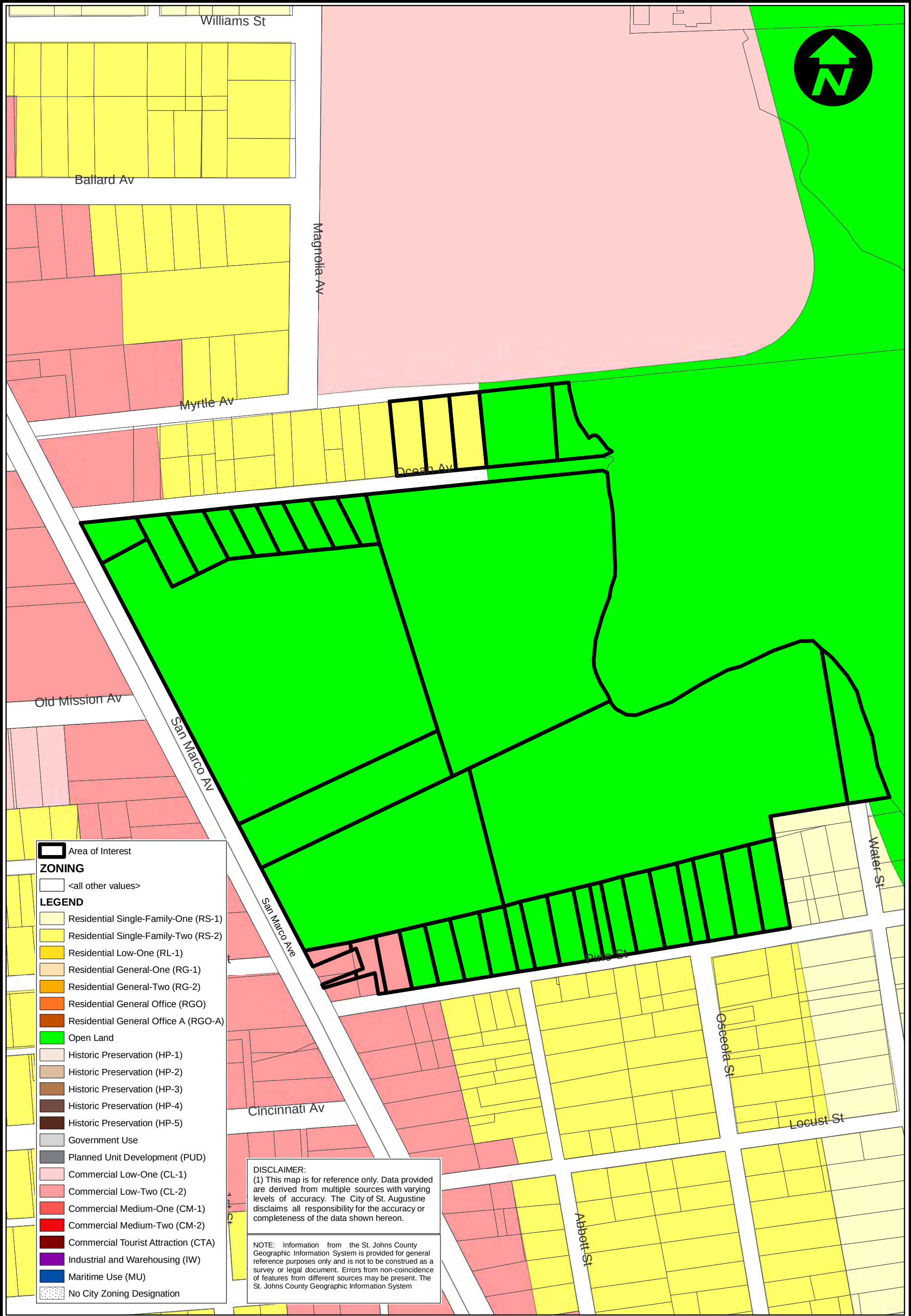
Staff Maps



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

MEMORANDUM

TO: Planning and Zoning Board

DATE: March 5, 2019

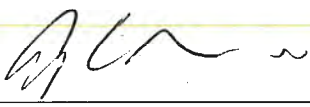
RE: Other Business: **Item 8a**
Discussion and recommendation to amend the text of Future Land Use Policy 1.3 related to the definition of the Public/Semi-Public Land Use Category

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.

This item was discussed at the February 5, 2019 PZB meeting, and several recommendations were made by the Board. Please find attached proposed language that has been revised based on the Board's discussion in February 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.

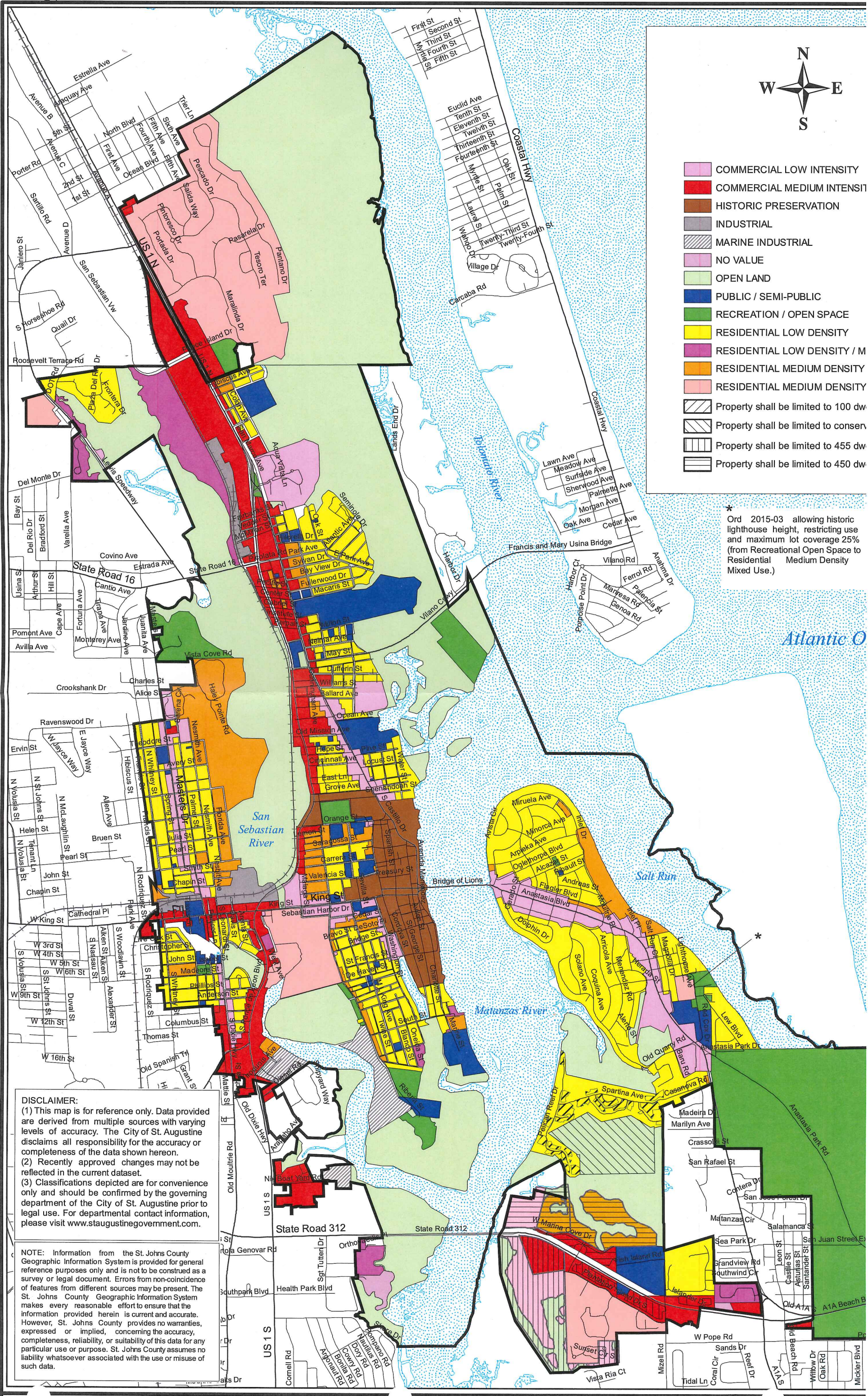
...

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 other supportive health care units; nursing 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.



PZB WRITTEN RESPONSE FORM

Meeting Date: March 5, 2019

Item on Agenda: 4 (a)

Property Address: 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.)

Applicant's Name: Ryan Carter C/o Carter Environmental

Services

BDAC File Number: 2018-0167

Continued from the January 8, 2019 PZB meeting.

Total Number Sent: 15

0 In Favor

1 Opposed

0 Had Comments

Please see attached several emails in opposition of this item.



LEGAL NOTICE OF PUBLIC HEARING

RECEIVED

"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 JANUARY 8, 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:

CONSERVATION OVERLAY ZONE DEVELOPMENT

1622100016 LEGAL DESCRIPTION: 3-1F PTS OF GLS 2 & 3 LYING S OF SR312 - DEED PARCELS 1 & 2 (EX ANY PT OF PARCEL 2 OUTSIDE CITY LIMITS OF CITY OF ST AUG) (EX PT IN OR3015/910) OR1956/19 & 1956/27(Q/C) & 1956/33(Q/C) TO APPROVE REMOVAL OF PRESERVED TREES (OAKS & CEDARS) FOR A LINEAR RETENTION POND TO SERVE THE NEIGHBORING PARCEL LOCATED AT PIN#: 1622100021 WITH ITS LEGAL DESCRIPTION: 3-1K PTS OF GLS 3 & 4 LYING S OF SR 312 OR3015/910

APPLICANT'S NAME: RYAN CARTER C/O CARTER ENVIRONEMENTAL SERVICES, INC.

APPLICATION NUMBER: 2018-0167

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 January 7, 2019.**

SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

_____ OPPOSED TO APPLICATION

COMMENTS: _____

 SIGNATURE

 PRINT NAME

_____ ADDRESS

Case: 2018-0167

Tracey Mullins

From: Amy Skinner
Sent: Friday, January 04, 2019 9:09 AM
To: Grant Misterl you; Karen Zander; Maurice Morissette; Jon DePreter; John Blow; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Tree removal NO

-----Original Message-----

From: edith haise [mailto:edimarie22@yahoo.com]
Sent: Thursday, January 03, 2019 6:10 PM
To: Amy Skinner <askinner@citystaug.com>; mauricepmorissette@gmail.com; karen@97park.com; gmisterly@gmail.com; sshipp@gmail.com; jondepreter@gmail.com; jcblow@aicw.org; opsahl@OpsahlLaw.com
Subject: Tree removal NO

You MUST vote to DENY request to build retention ditch and remove trees on fish island (Item 7d-2018-0167). When is enough enough with removing natural habitat on this small island and building HUGE communities such as Antigua. What a horrible eyesore driving towards 312 bridge. Shame on all who allowed that.

Edie Haise
352 Islander Circle
St Augustine, FL. 32080

Sent from my iPad

Tracey Mullins

From: Amy Skinner
Sent: Friday, January 04, 2019 9:30 AM
To: Grant Misterl you; Karen Zander; Jon DePreter; John Blow; Maurice Morissette; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Oppose Fish Island Tree Removal and Retention Pond

From: Patty Scott [mailto:psscott17@gmail.com]
Sent: Friday, January 04, 2019 8:07 AM
To: Opsahl@opsahllaw.com; jcbow@aicw.org; Karen@97park.com; gmisterly@gmail.com; jondepeter@gmail.com; sship@gmail.com; Amy Skinner <askinner@citystaug.com>
Subject: Oppose Fish Island Tree Removal and Retention Pond

Dear Planning and Zoning Board Members,

I am writing to express my strong opposition to the proposed project by Fish Island Development LLC., that is scheduled to be considered during the Planning and Zoning Board meeting on January 8, 2019.

Fish Island Development LLC is requesting approval to remove a large number of preserved trees on Fish Island Land in order to build a "temporary" linear retention pond to serve the soon to be constructed Fish Island Village, described as a 20,056 sf commercial office center on 3.3 acres of land to be located south of SR 312 – at the corner of SR 312 and Plantation Drive.

This new request to remove preserved trees in Conservation Overlay Zone 3, if approved, will result in **bulldozing and removing all trees** in a linear path of destruction 50 ft wide, totaling some 57,000 sf over 1.33 acres through the well-established tree canopy, upland buffer, and wildlife habitat on Fish Island land.

I join the Friends of Fish Island in advocating for the preservation of all Fish Island land. We oppose this incremental encroachment of development on Fish Island land, the removal of such a large amount of preserved trees, the destruction of the upland buffer, and decimation of the last remaining wildlife refuge for animals fleeing Antigua.

Another horrible development like "Antigua" on the South side of SR 312 will harm the environment and degrade the water quality of the Matanzas River. Our Matanzas River is one of the few remaining waterways in Florida with good water quality, but it faces serious threats from stormwater runoff from rampant development and destruction of upland buffers from projects like the one proposed for Fish Island.

This proposed development will also cause more traffic congestion and it will be an eyesore for the beautiful and historic city of St. Augustine.

Thank you for your time and attention to this important issue.

Sincerely,

Patty Scott

PS My family and I currently live in Palm Coast, but I'm a former resident of St. Augustine, and we are moving back to St. Augustine in 2019. I plan to go fishing in the flats near Fish Island, and will be using the 312 bridge regularly. I am concerned about this issue for environmental reasons, traffic congestion, and overall quality of life.

Tracey Mullins

From: Amy Skinner
Sent: Friday, January 04, 2019 9:31 AM
To: Grant Misterl you; Karen Zander; Jon DePreter; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish Island

From: Clint Porter [mailto:star1100rider@gmail.com]
Sent: Friday, January 04, 2019 8:22 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island

To ALL Board Members:

ENOUGH IS ENOUGH. It will be an absolute travesty to allow more development along SR312. We fully encourage each of you to recognize some sense of concern for the citizens of which you serve. WE'VE HAD ENOUGH!

Please vote NO to any development of the Fish Island area.

Thank you very much,

Clint & Nell Porter
76 Lighthouse Ave
St. Augustine, FL 32080
Phone: 904-825-0163

Tracey Mullins

From: Amy Skinner
Sent: Friday, January 04, 2019 9:31 AM
To: Grant Misterl you; Karen Zander; Jon DePreter; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish Island

From: dennis x [mailto:plantmojoman@hotmail.com]
Sent: Friday, January 04, 2019 8:56 AM
To: Amy Skinner <askinner@citystaug.com>
Cc: Debbie Wicker <debcwicker@gmail.com>
Subject: Fish Island

Dear Board, Unfortunately I live out of town for a portion of the year and am unable to attend the meeting on Tuesday 1/8; which will address the subject of Fish Island. I just want to have it on the record that I and my wife STRONGLY OPPOSE any more clear cutting of this and other 'protected' native tree and wildlife sensitive areas. If it is 'protected' it should be end of discussion. What has been done already is a travesty, but to continue with this 'self-perpetuating zoning' and construction will only add to the ecological disaster we continue to create. We are turning some of our shorelines and marshes into subdivided, cookie-cutter, characterless tax bases. When are we going to realize that some areas of this country should not be raped and developed. Hopefully, not like other areas of Florida and the Country, when its too late! Lets take the lead and show others how things should be done; and not base everything on tax dollars generated. Submitted with sincerity, Dennis Simeone 40 Magnolia Drive St Augustine Florida Taxpayer.

Tracey Mullins

From: Amy Skinner
Sent: Friday, January 04, 2019 11:33 AM
To: Grant Misterl you; Karen Zander; Jon DePreter; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: For Mr. Morissette - Re: Bulldozing on Fish Island - Item 7(d) 2018-0167

From: Barbara Olson [mailto:blynnolson@gmail.com]
Sent: Friday, January 04, 2019 11:25 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: For Mr. Morissette - Re: Bulldozing on Fish Island - Item 7(d) 2018-0167

Dear Mr. Morissette,

I am a homeowner in Menendez Park, about 2 miles south of Fish Island. This email is to express grave concern about the negative impact of removing oak and cedar trees, disrupting wildlife and other environmental impact should creation of a linear retention pond be permitted on Fish Island. The P&Z is being asked to grant approval for this on Tuesday, 1/8/19 (Item 7d 2018-0167).

It is my understanding that this 50ft wide retention pond is being requested to support a commercial building campus proposed at the corner of SR 312 and Plantation Drive.

Before moving forward with the largely irrevocable act of removing over 55,000 square feet of mature tree canopy, I would respectfully ask that you and other members of the P&Z commission city staff and interested parties to assure the following occur:

1. Identification and full vetting of alternatives to the proposed linear retention pond that would not involve disruption of the tree canopy cover. It would be important to know how could other, existing retention ponds be optimized.
2. Involvement of an arborist to fully address the impact of tree removal, relative to other options.
3. An archeological survey to better understand the history of the land.

The experience of seeing the impact on the land and wildlife at Antigua, across 312, has been a sad one. Please take time and fully consider each and every step of development of this land, where the ecosystem contributes to our wellbeing in such important and irreplaceable ways.

With thanks and very best wishes,

Barbara Olson

1824 Old Beach Road
St Augustine FL 32080

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Tracey Mullins

From: Amy Skinner
Sent: Friday, January 04, 2019 1:40 PM
To: Grant Misterl you; Karen Zander; Jon DePreter; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish Island
Attachments: PZB letter.docx

From: Elsie Scarano [mailto:ekscarano@gmail.com]
Sent: Friday, January 04, 2019 12:46 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island

January 4, 2019

Dear St. Augustine PZB members:

We are very upset about two items on the PZB agenda on January 8., namely 2018-0167 regarding removal of trees on Fish Island.

We moved to St. Augustine over a year ago because of its beautiful historic buildings and natural beauty. Since then we have witnessed the destruction of the natural beach waterfront with the massive Embassy Suites hotel and the destruction of trees and over development of Antigua on State Road 312. Now, there is a request for further development on Fish Island across the highway and the destruction of more trees.

We urge the Board to refuse this request in an effort to protect our environment. We fear removing the trees will increase the threat of flooding in the area and further development will create serious traffic congestion and destroy the natural habitat.

We appreciate your hard work on behalf of our beautiful community.

Elsie and Joseph Scarano

Tracey Mullins

From: Amy Skinner
Sent: Friday, January 04, 2019 1:40 PM
To: Grant Misterl you; Karen Zander; Jon DePreter; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Add my name please to NO development of any kind on Fish Island

-----Original Message-----

From: Pam Kleinsasser [mailto:motion8ster@gmail.com]
Sent: Friday, January 04, 2019 1:19 PM
To: Amy Skinner <askinner@citystaug.com>; karen@97Park.com; gmisterly@gmail.com; sshipp@gmail.com; jondepeter@gmail.com; jcbow@aicw.org; opsahl@Opsahllaw.com
Subject: Add my name please to NO development of any kind on Fish Island

Dear PZB members, I urge you deny the request to remove trees and build a retention ditch on Fish Island, item 7(d) 2018-0167.

Is nothing sacred anymore other than money? I think there is.

Sincerely,

Pam Kleinsasser
6906 Sea Place Ave
St Augustine FL 32086

Sent from my iPad

Tracey Mullins

From: Amy Skinner
Sent: Thursday, January 03, 2019 5:34 PM
To: Grant Misterl you; Karen Zander; Jon DePreter; John Blow; opsahl@theomlawfirm.com; sarah shipp ryan; Maurice Morissette
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish Island Retention Ditch [Item 7(d) 2018-0167]

-----Original Message-----

From: Janet Patten [mailto:janet911@gmail.com]
Sent: Thursday, January 03, 2019 4:34 PM
To: karen@97Park.com; gmisterly@gmail.com; sarah shipp ryan <sshipp@gmail.com>; jondepoter@gmail.com; jcbow@aicw.org; opsahl@OpsahlLaw.com; Amy Skinner <askinner@citystaug.com>
Subject: Fish Island Retention Ditch [Item 7(d) 2018-0167]

Dear Members of the PZB,

Let me take this opportunity in the New Year to thank you for your service on the Planning and Zoning Board and your commitment to St. Augustine and its citizens. I realize your service is completely voluntary and I commend you for your dedication to our community.

As one of your early actions, I urge you to vote against the above agenda item, 7(d), to clear cut nearly 58,000sq. ft. of tree canopy containing preserved Oak and Cedar trees on Historic Fish Island without even an arborist report. The proposed 50 foot wide retention ditch on 1.3 acres is THREE times the size of the proposed commercial building. Certainly there must exist a more efficient and environmentally friendly solution. For example, there is practically another retention pond across the street or scale down the size of the building and parking lot to provide storm water retention on site.

Furthermore, this same parcel site numbered: 1622100021 and applicant was considered by the PZB on August 7, 2017, only five months ago and was unanimously rejected by the board and never referenced in the pending application. As you may be aware, there has been a groundswell of community and grassroots support and actions to preserve Fish Island for future generations. The proposed application would bulldoze over historically rich Fish Island while disturbing wildlife and environmentally sensitive wetlands on the banks of the Matanzas River.

Climate change is real and here now and cannot be ignored any further. I would hope the Board would take into overall consideration the irreversible damage this application does to our environment and the Matanzas River which is the ONLY healthy river system left in the entire state of Florida. We constantly see the damage the Antigua development has done to the northeast section of SR 312 and the Matanzas and it should never be repeated on the other side of the highway — the remainder of Fish Island. The destruction of the land for Antigua has forced wildlife into residential neighborhoods, i.e., bobcats in Davis Shores.

When I purchased property in St. Johns County over 40 years ago, I was attracted to its rich historic charm and pride in maintaining its sensitive lands and water. I never dreamed I would have to watch it being eroded. I trust you will do the right thing and vote against this application of Fish Island Development, LLC. Again I thank you for your service to our community.

Janet Patten
7265 A1A South

Tracey Mullins

From: Amy Skinner
Sent: Wednesday, January 02, 2019 8:34 AM
To: Grant Misterl you; Karen Zander; Jon DePreter; John Blow; mauricepmorrisette@gmail.com; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish island
Attachments: image1.png; ATT00001.txt; image2.png; ATT00002.txt; image3.png; ATT00003.txt; image4.png; ATT00004.txt

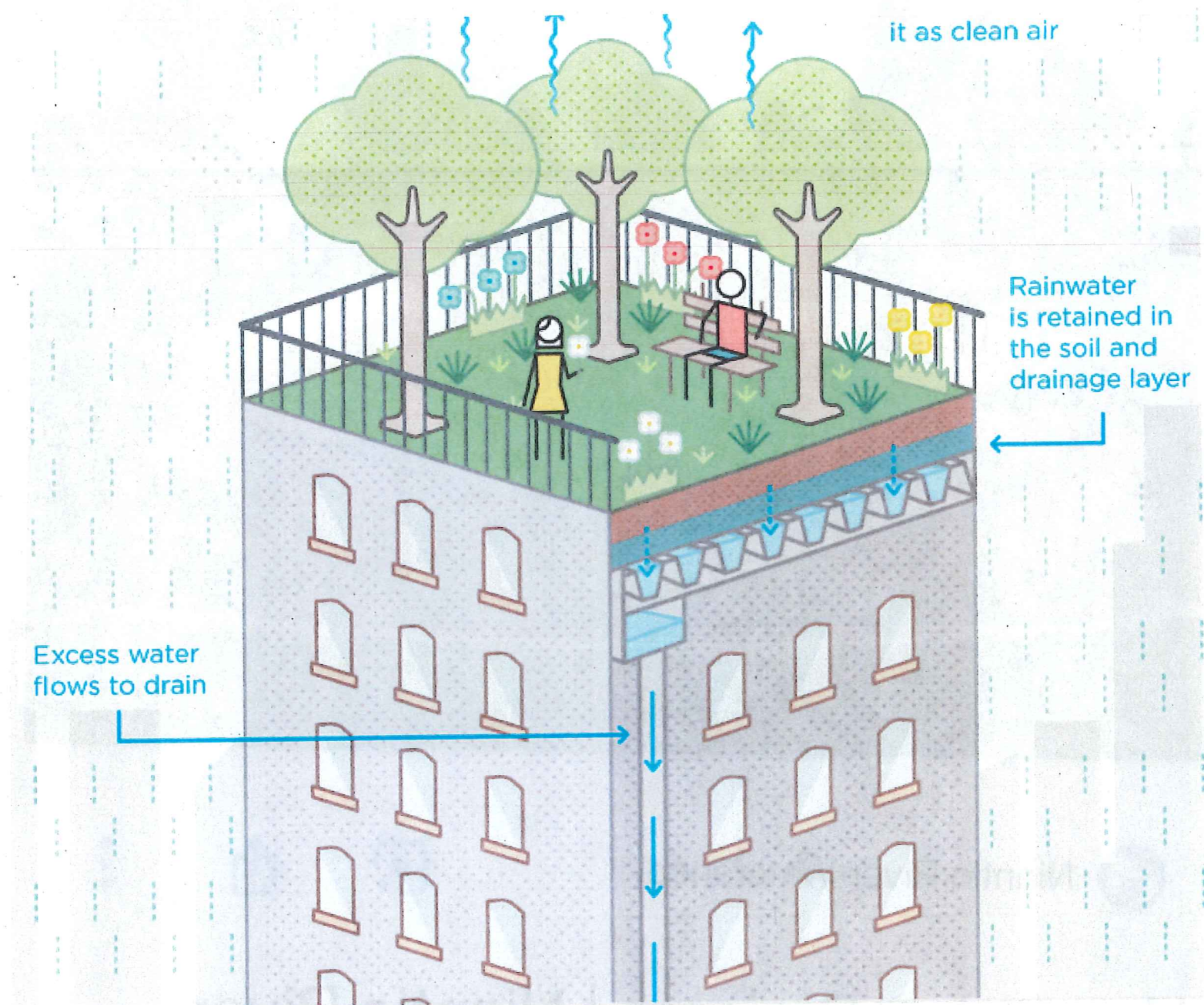
-----Original Message-----

From: Rebecca [mailto:rebeccacady@comcast.net]
Sent: Friday, December 28, 2018 6:58 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish island

To all committee members,

My thoughts on the request "to remove preserved trees for a linear retention pond to serve the neighboring parcel located at 162210-002" would be a negative response. The parcel referenced is zoned commercial and borders 312 and plantation drive. However, also referenced is the Fish Island Parcel of land. On the same PZB agenda there is a request to cut down trees at 700 Plantation Drive. The net result will be another Antigua like result not to mention even more traffic.

I have lived on Anastasia island for over 30 years. To look at a huge condominium at the foot of 312 has saddened tremendously. Please do not take any more trees down. Retention ponds are an obsolete way to negate overflow. Green roofs, rain gardens, bio retention swales, and underground storage systems(under paved surfaces) are more ecological way. I will be at the meeting for this subject. I have been a citizen here since 1979. My deceased husbands family since 1940s. Here are alternatives used all over the world.



Urban Water Melbourne - Ci...



Green roofs - City of Melbourne

Urban Water

12981-CoM-Green-roofs-for-stormwater-retention-1090px



Niantic River Watershed



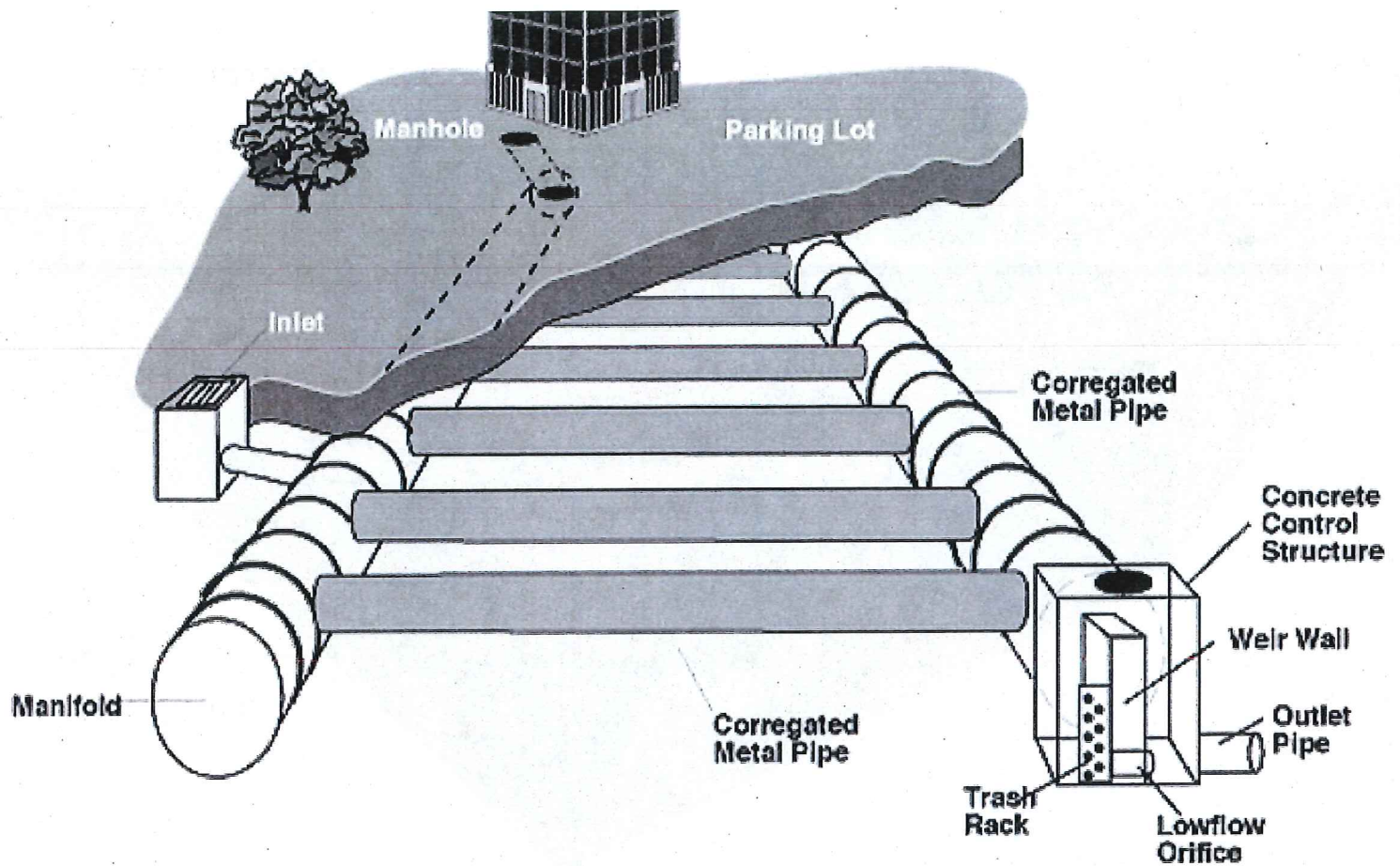
Upcoming Projects | Niantic River Watershed

A bio-retention basin at Doyle-Hollis Park in Emeryville, CA.

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Stormwater Management - Underground Storage

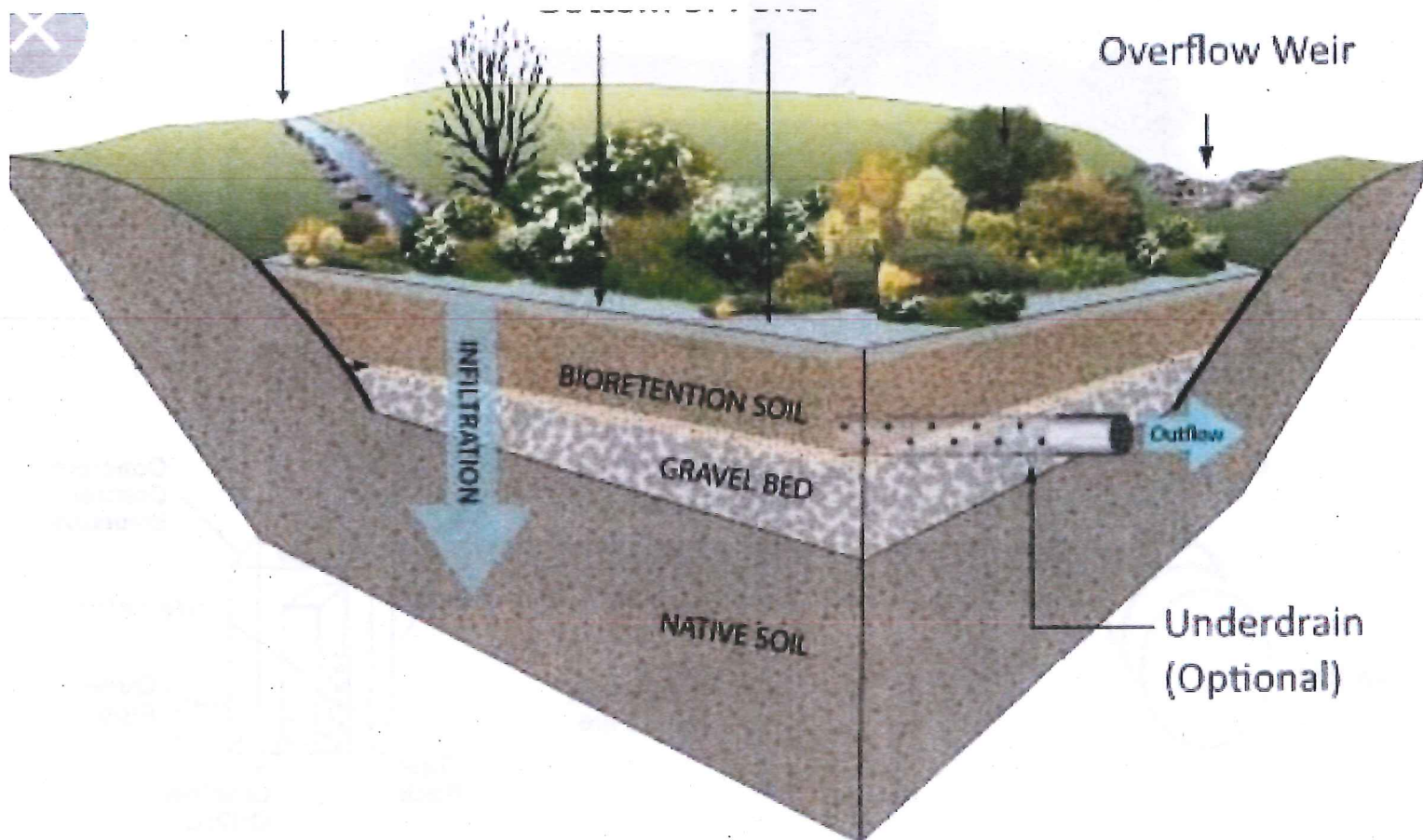
Typical Underground Stormwater Storage System

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BEST MANAGEMENT PRACTICES
FOR DETENTION POND MANAGEMENT



Tracey Mullins

From: Amy Skinner
Sent: Friday, January 04, 2019 2:33 PM
To: Grant Misterl you; Karen Zander; Jon DePreter; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish Island

-----Original Message-----

From: Frances Bacon [mailto:fabbacon@gmail.com]
Sent: Friday, January 04, 2019 2:31 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island

Please do not allow the removal of any natural habitat in this area. Once you remove the trees, you have destroyed the wildlife's homes.

These trees have been designated as preserved for a reason. Once taken down, gone forever.

Frances Bacon
1340 Corunna St.
St. Augustine, Florida 32080-5605
Sent from my iPhone

Tracey Mullins

From: Amy Skinner
Sent: Wednesday, January 02, 2019 8:36 AM
To: Grant Misterl you; Karen Zander; Jon DePreter; John Blow; mauricepmorrisette@gmail.com; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Conservation Overlay Zone Development 2018-0167

From: Maureen Long [mailto:modriver1@live.com]
Sent: Tuesday, January 01, 2019 11:05 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Conservation Overlay Zone Development 2018-0167

To All City Of St. Augustine Planning and Zoning Board Members,

The request by Fish Island Development LLC for the removal of 111 preserved trees for a linear retention pond to serve the neighboring parcel 1622100021 is too extreme for the 1.99 acres of land in question. The preservation of the forest canopy in the area along with the threat to local wildlife living within far outweighs the need for this road and ditch to be cut through for the sake of storm water runoff for an office complex. There are nearby retention ponds as well as the implementing of an additional retention pond on the edge of the Parcel that could accommodate the runoff from the site.

The historic and archeological value of the Fish Island Plantation Property is also a major consideration when discussing any excavation on this area of Anastasia Island. Not to mention the negative impacts on the local wildlife that use the forest as their refuge, along with those survivors who have relocated to Fish Island after their homes were destroyed by the Antiqua Townhomes.

The entire Fish Island Plantation Property from the 312 Bridge southward is a floodplain and the forest provides a buffer to the existing developments to the east and would be the only protection in the event of a hurricane or severe tropical storm. We all remember the yachts that were sitting in the trees where the proposed linear detention pond will spill out into the Matanzas River.

In regards to the Conservation Overlay Zone Development (d) 2018-0167 coming before your Board Tuesday, January 8th, 2018 in reviewing all of the available data obtained from the City of St. Augustine Staff Report and Recommendations to your Board along with the SJRWMD Permit reports, we have concerns on several issues that we have listed below:

A. City of St. Augustine Staff Report and Recommendation

Section 11-29. Staff Summary and Analysis:

- 1.a. An Arborist report has not been provided.
- 1.c. The statement that the removal of the trees will not have a detrimental effect on erosion and moisture retention.
- 1.e. Most of the trees being removed are preserved trees, again no Arborist report has been submitted.
- 1.f. We disagree with all statements regarding environmental impact, especially in regards to mitigation plantings and the time it will take for the new trees to grow to maturity.

B. The A3- Application to Planning and Zoning Board by Ryan Carter, regarding Parcel #1622100016, line 10 states that has any application been submitted to the PZB concerning any part of the subject property within the last year, dated 12/06/18, he checked the NO box. Records show this Parcel was brought before the PZB for Rezoning & Preliminary Subdivision Plat on July 3rd, 2018 and again on August 7th, 2018.

C. SJRWMD Permit Number:102001-9 states Wetlands: No

D. SJRWMD Application #102001-9 states that "There are **no wetlands** or surface waters in the proposed project area or immediately adjacent that could be subject to secondary impacts. There are no direct or secondary wetland or surface water impacts associated with this project."

1. The map used in 11/05/18 Correspondence: Plans Parcel 1 before 1.98 acre cut out clearly shows wetlands in the proposed construction area.

2. In several e-mail correspondences between Abbey Civil Engineers, Inc. and SJRWMD, between July 2018 and November 2018, numerous questions were asked by Chou Fang about 2007 previous drainage easement being reviewed and not approved by the district as well as groundwater drainage and base flood elevations.

Thank you for your time on this matter,
Maureen and Jim Long
1821 Castile St.
St. Augustine FL 32080
904-461-3994

Tracey Mullins

From: Amy Skinner
Sent: Friday, December 28, 2018 8:55 AM
To: Grant Misterl you; Karen Zander; Jon DePreter; John Blow;
mauricepmorisette@gmail.com; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish Island

From: sushi3510@aol.com [mailto:sushi3510@aol.com]
Sent: Thursday, December 27, 2018 11:46 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island

Please do not allow any development at Fish Island south of 312. All you need to do is look north across 312 and imagine all of those future residents trying to get out to 312. Allowing development at Fish Island will back up Plantation Island and all of the medical offices in that area.

Charles C. Willoughby
703-307-9652
sushi3510@aol.com

248 Joey Dr
St Augustine, FL 32080

Tracey Mullins

From: Amy Skinner
Sent: Friday, December 28, 2018 8:54 AM
To: Grant Misterl you; Karen Zander; Jon DePreter; John Blow;
mauricepmorissette@gmail.com; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish Island

-----Original Message-----

From: Markus Hastings [mailto:mathstings@yahoo.com]
Sent: Thursday, December 27, 2018 6:03 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island

Hi PZB members. Add my name to the list of many people who are disgusted and dismayed at the clear cutting of trees for development at Fish Island.

Please don't allow this. Our natural environment is critical to the ecological balance Saint Augustine needs to protect us as much as possible against flooding and other natural disasters. Also, it moves us another step closer to being just another shithole like Sunrise or Fort Lauderdale.

Regards,
Mark Hastings
Sunset Park
Saint Augustine

Tracey Mullins

From: Amy Skinner
Sent: Thursday, December 27, 2018 2:01 PM
To: Grant Misterl you; Karen Zander; Jon DePreter; John Blow; mauricepmorissette@gmail.com; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Preserving Fish Island, etc.

From: hilly Zee [mailto:hillyzd@yahoo.com]
Sent: Thursday, December 27, 2018 1:34 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Preserving Fish Island, etc.

Attn PZB members:

As a St Augustine resident, I'd like to add my objection to plans for any further destruction to the natural beauty and habitat that exists along the Metanzas river by the 312 bridge.

We watched in horror as woods were cleared for the abysmal eyesore that is Antigua. My heart sinks every time I go over the bridge.

PLEASE PLEASE PLEASE do not allow any sort of damage to the remaining woods and marsh lands!

I have attended several meetings regarding development of Fish Island, and was relieved to hear that the proposed new gated community was denied, for now. One thing I have not been able to ascertain is...Who owns that land? And what do they want for it? I, for one, (and I'm guessing many many more residents) would be willing to do whatever it takes to preserve that area, if given the facts and opportunity. We love it here precisely because of the remaining natural beauty. PLEASE DON'T DESTROY WHAT'S LEFT!

Thank you for your attention to this.

Hilly Zee
304 B St.
St Augustine

[Sent from Yahoo Mail on Android](#)

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 10:17 AM
To: Grant Misterl you; Karen Zander; jondepoter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish Island

-----Original Message-----

From: scott smithner [mailto:smithnerscott@gmail.com]
Sent: Monday, January 07, 2019 10:02 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island

I don't want to see further development on Fish Island, such as Antigua.

Thanks,
Scott Smithner
41 Weeden St, St Augustine

Sent from my iPhone

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 11:42 AM
To: David Harrell; Tracey Mullins
Subject: FW: "Don't Destroy Fish Island"

From: Jeff Corcoran [mailto:jsmcork@yahoo.com]
Sent: Monday, January 07, 2019 11:35 AM
To: Amy Skinner <askinner@citystaug.com>; karen@97Park.com; gmisterly@gmail.com; sshipp@gmail.com; jondepreter@gmail.com; jcblow@aicw.org; opsahl@OpsahlLaw.com
Cc: jsmcork@yahoo.com
Subject: "Don't Destroy Fish Island"

To: Planning and Zoning Board

Re: Fish Island Development LLC requesting approval to remove a large number of preserved trees on Fish Island to build a temporary linear retention pond

Please do not destroy Fish Island to build a temporary retention pond. Please deny this request and ask the applicant to find a less invasive way to mitigate the storm water.

I advocate for the preservation of all Fish Island land. I oppose this incremental encroachment of development on Fish Island land, the removal of such a large amount of preserved trees, the destruction of the upland buffer, and any decimation of the last remaining wildlife refuge for animals fleeing Antigua.

Thank you in advanced for your attention to this matter.

Sincerely,

Susan Corcoran

Resident of St. Augustine, Florida

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 11:52 AM
To: Grant Misterl you; Karen Zander; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish Island

From: kit cooper [mailto:kitcooper888@yahoo.com]
Sent: Monday, January 07, 2019 11:47 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island

To Planning and Zoning Board:

PLEASE don't sell out to potential developers of Fish Island who want to devastate our historic St. Augustine for profit. Will there be any "green" left surrounding St. Augustine or will we be like South Florida, ie, strip malls and condos?

Antiqua is shockingly intrusive with questionable building heights: painful to look at. Many St. Augustine residents will be attending the January 8 PZB meeting . Whose interests will the PZB be representing?

Kit Cooper

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 11:57 AM
To: David Harrell; Tracey Mullins
Subject: FW: Jan 8 PZB mtg - Item 7(d) 2018-0167 - Fish Island - OPPOSED

From: Kathryn Schirmacher [mailto:wudang88@aol.com]
Sent: Monday, January 07, 2019 11:52 AM
To: gmisterly@gmail.com; sshipp@gmail.com; Karen@97Park.com; jondepoter@gmail.com; jcblow@aicw.org; opsahl@OpsahlLaw.com; Amy Skinner <askinner@citystaug.com>
Subject: Jan 8 PZB mtg - Item 7(d) 2018-0167 - Fish Island - OPPOSED

Dear PZB Members,

I urge you to DENY the request to remove trees and build a retention ditch on Fish Island.

I am in favor of preserving all Fish Island land, and vehemently oppose removal of preserved trees, destruction of the upland buffer, and eliminating the last remaining wildlife refuge for animals fleeing Antigua across SR 312.

Thank you.

Sincerely,

Kathryn Schirmacher
27 Locust St.
St. Augustine

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 11:58 AM
To: David Harrell; Tracey Mullins
Subject: FW: Fish Island Development

From: Michael Read [mailto:mickread@gmail.com]
Sent: Monday, January 07, 2019 11:55 AM
To: Amy Skinner <askinner@citystaug.com>; karen@97park.com; gmisterly@gmail.com; sshipp@gmail.com; jondeprieter@gmail.com; jcblow@aicw.org; opsahl@opsahlaw.com
Subject: Fish Island Development

Please deny the request of Fish Island Development LLC to remove trees and build a retention ditch on Fish Island. [Item7(d)2018-0167].

Don't cave in to developers and sacrifice long-term sustainability and beauty for short-term profit! Remember, trees produce oxygen. The fewer the trees, the less oxygen in our atmosphere and the greater amount of carbon dioxide. Consequent increased warming of our atmosphere will increase the number and power of hurricanes, and increase flooding. Think of our future!

Thank you,
Michael Read

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 9:05 AM
To: Grant Misterl you; Karen Zander; jondepoter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Please do not allow the removal of trees from Fish Island

From: Brian Paradise [mailto:bgparadise@comcast.net]
Sent: Saturday, January 05, 2019 4:41 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Please do not allow the removal of trees from Fish Island

Dear Board members,
Please deny any removal of trees from Fish Island.
Thanks.
Brian Paradise

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 9:06 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: Request to build retention ditch on Fish Island

From: Gail Payette [mailto:stillchicklet@bellsouth.net]
Sent: Sunday, January 06, 2019 10:55 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Request to build retention ditch on Fish Island

Please deny the request of Fish Island Development LLC to remove trees and build a retention ditch on Fish Island.

We're already losing the natural beauty of the island thanks to the Antigua "project" and the wild creatures are losing their homes.

What ever happened to St. Augustine and Anastasia Island? They're disappearing thanks to all the permits given to developers.

Most sincerely, Gail Payette, 959 Fish Island Place, St. Augustine, Florida 32080

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 9:07 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: Fish Island "Temporary" Retaining Ditch

From: John Totushek [mailto:john tote03@yahoo.com]
Sent: Sunday, January 06, 2019 12:03 PM
To: Amy Skinner <askinner@citystaug.com>; karen@97Park.com; gmisterly@gmail.com; sshipp@gmail.com; jondepreter@gmail.com; jcbow@aicw.org; opsahl@OpsahlLaw.com
Subject: Fish Island "Temporary" Retaining Ditch

Dear PZB,

As a concerned citizen on Anastasia Island, I am requesting the board reject the application for the above. The developer will have to construct a permanent retaining pond to handle the runoff from the project and it would seem a better course of action to build that structure now rather than this large ditch.

This method would also allow the board to see how runoff would be handled on the larger development so that the "temporary" ditch did not become a permanent one.

Sincerely,

John and Jan Totushek

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 9:07 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: Fish Island

From: denise rohdin [mailto:deniserohdin@gmail.com]
Sent: Sunday, January 06, 2019 12:59 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island

Dear CITY OF ST AUGUSTINE PLANNING AND ZONING BOARD (PZB)

AGENDA ITEM (d) 2018-0167
Ryan Carter –Applicant
Fish Island Development LLC – Owner

I don't want to see another development like "Antigua" on the South side of SR 312.

The PZB on August 7, 2018 unanimously denied an older request. Fish Island Development LLC is now making this new request to the PZB in order to build a "temporary" linear retention pond to serve the soon to be constructed Fish Island Village, described as a 20,056sf commercial office center on 3.3 acres of land to be located south of SR 312 – at the corner of SR 312 and Plantation Drive.

I don't want this request to remove preserved trees in Conservation Overlay Zone 3, approved, as it will result in bulldozing and removing all trees in a linear path of destruction 50ft wide, totaling some 57,000sf over 1.33 acres through the well-established tree canopy, upland buffer, and wildlife habitat on Fish Island land.

I advocate for the preservation of all Fish Island land. We oppose this incremental encroachment of development on Fish Island land, the removal of any preserved trees, the destruction of the upland buffer, and any decimation of the last remaining wildlife refuge for animals fleeing Antigua.

I don't want to see another development like "Antigua" on the South side of SR 312.

Denise Rohdin

Maker & Artist

207~660~2369

deniserohdin@gmail.com

Hold something in your hands each day that was created by hand.

Denise Rohdin

Maker & Artist

207~660~2369

deniserohdin@gmail.com

Hold something in your hands each day that was created by hand.

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 9:09 AM
To: David Harrell; Tracey Mullins
Subject: FW: Concern over Fish Island

From: Leonard Kay [mailto:lccr1leonard@yahoo.com]
Sent: Sunday, January 06, 2019 9:14 PM
To: Amy Skinner <askinner@citystaug.com>; karen@97Park.com; gmisterly@gmail.com; sshipp@gmail.com; jondeprieter@gmail.com; jcblow@aicw.org; opsahl@OpsahlLaw.com
Subject: Concern over Fish Island

Being a long time resident of Anastasia Island, I am very disappointed with the potential commercial construction being discussed for Fish Island. The removal of significant number of trees that is being proposed in order to construct a retention ditch for such a development is a first step in causing irreversible damage to the natural beauty of the Island, its historical significance, its wildlife and the shoreline of the River. I strongly urge the board to reject this proposal.

Leonard and Camille Kay

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 9:10 AM
To: David Harrell; Tracey Mullins
Subject: FW: Deny tree removal for Fish Island village

From: Judith Seraphin [mailto:judith@globalwrap.com]
Sent: Sunday, January 06, 2019 11:03 PM
To: Amy Skinner <askinner@citystaug.com>; karen@97Park.com; gmisterly@gmail.com; sshipp@gmail.com; jondepreter@gmail.com; jcblow@aicw.org; opsahl@OpsahlLaw.com
Subject: Deny tree removal for Fish Island village

Commissioners,

Please, please, please deny the request to remove trees to create a retainage pond on Fish Island, for the Fish Island Village.

This very important mature tree canopy area should not be destroyed. Losing 57,000 sq. ft of woodland to more homes and development is not the legacy we want to leave for our children. Please stop Fish Island. Soon there will be no trees left, just houses, office buildings, shopping centers etc.

It is difficult to drive over the 312 bridge now, and more traffic is impacting everyone's quality of life.

Thank You,

Judith Seraphin

102 South Street

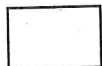
St Augustine FL 32084

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 9:10 AM
To: Grant Misterl you; Karen Zander; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: fish island

From: elisa nevel [mailto:elisanevel@gmail.com]
Sent: Monday, January 07, 2019 7:07 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: fish island

PLEASE DENY the fish island request as another negative impact on our environment. It has to stop that money is changing forever our natural special areas that protect our shores and inland forests



Virus-free. www.avast.com

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 9:10 AM
To: David Harrell; Tracey Mullins
Subject: FW: Fish Island

From: David Lowther [mailto:dlowther@coordinatesolutions.com]
Sent: Monday, January 07, 2019 7:25 AM
To: Amy Skinner <askinner@citystaug.com>; karen@97Park.com; gmisterly@gmail.com; sshipp@gmail.com; jondeprieter@gmail.com; jcblow@aicw.org; opsahl@OpsahlLaw.com
Subject: Fish Island

PZB Members,

I support for the preservation of Fish Island.
Please deny the request to remove trees and build a retention ditch Item 7(d) 2018-0167.

Thank you,

Dave Lowther
268 St George Street

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 9:26 AM
To: David Harrell; Tracey Mullins
Subject: FW: request to remove trees and build a retention ditch on Fish Island [Item 7(d) 2018-0167].

-----Original Message-----

From: Sue Agresta [mailto:sagresta@comcast.net]
Sent: Monday, January 07, 2019 9:23 AM
To: Amy Skinner <askinner@citystaug.com>; karen@97Park.com; gmisterly@gmail.com; sshipp@gmail.com; jondeprieter@gmail.com; jcbow@aicw.org; opsahl@OpsahlLaw.com
Subject: request to remove trees and build a retention ditch on Fish Island [Item 7(d) 2018-0167].

Unfortunately I cannot attend the PZB meeting Tuesday, January 8th, but am concerned that no arborist report accompanies the above application. The PZB mandates applications in conservation zones include an arborist report and yet this large area of tree removal simply extrapolates from a relatively small sampling. I do not think it serves the City well to allow shortcuts when dealing with sensitive areas and would suggest continuing this request until the necessary information is supplied.

Sincerely,

Sue Agresta
168 Oneida Street

Tracey Mullins

From: Amy Skinner
Sent: Friday, January 04, 2019 3:52 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: Oppose Fish Island Tree Removal and Retention Pond

From: Curtis Finney [mailto:tyrolmt@comcast.net]
Sent: Friday, January 04, 2019 3:42 PM
To: Opsahl@opsahllaw.com; jcblow@aicw.org; Karen@97park.com; gmisterly@gmail.com; jondepreter@gmail.com; sshipp@gmail.com; Amy Skinner <askinner@citystaug.com>
Subject: Oppose Fish Island Tree Removal and Retention Pond

Dear Planning and Zoning Board Members,

We are writing this letter to express our opposition to the proposal by Fish Island Development, LLC. The proposed development, a "temporary" linear pond , just doesn't make sense. If approved, this linear path will remove preserved and protected trees and impact wildlife, and water quality, destroying the upland buffer and last remaining refuge for wildlife that had to flee Antigua.

As a member of Friends of Fish Island, we join others in opposing this incremental encroachment of development on Fish Island land. We respectfully request that you NOT approve this linear path of destruction. Thank you for your time and attention to this matter.

Sincerely,
Erin and Curtis Finney

Tracey Mullins

From: Amy Skinner
Sent: Friday, December 28, 2018 3:28 PM
To: Grant Misterl you; Karen Zander; Jon DePreter; John Blow; mauricepmorrisette@gmail.com; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Hearing to Remove Preserved Trees for a Linear Retention Pond to Serve the Neighboring Parcel Located at 162210-002

From: Barbara Isacson [mailto:barbaraisacson@gmail.com]
Sent: Friday, December 28, 2018 1:54 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Hearing to Remove Preserved Trees for a Linear Retention Pond to Serve the Neighboring Parcel Located at 162210-002

TO: Grant Misterly, Chair; Karen Zander, Vice-Chair; Maurice Morisette; Christina Opsahl; J. Carl Blow; Jon DePreter; Sarah Shipp Ryan

I am very disturbed that a request was made to remove preserved trees for a linear retention pond to serve the neighboring parcel located at [162210-002](#). The parcel referenced is zoned commercial and borders 312 and Plantation Drive. However, also referenced is the Fish Island Parcel of land. On the same PZB agenda there is a request to cut down trees at 700 Plantation Drive. The net result will be another Antigua like result not to mention even more traffic.

Residents on Anastasia Island are very angry about the possible development of this Fish Island property where deer and other animals live along with eagles who make their nests in the preserved trees.

It is bad enough that we have to look at that monstrosity of condo buildings, 4 stories high, next to the 312 Bridge that are taller than the 35 foot height restriction we have in St. Augustine. I would like to know who approved this height variance and allowed the builder to build these buildings so close to the 312 bridge. All the way from A1A, you can see these massive, hideous structures.

Our lovely island has been ruined by the Embassy Suites Hotel's height and massive size and now this new development with its massive condo buildings that stick out like a sore thumb from every angle. I moved to Anastasia Island because it was not built up like Jacksonville Beach, Palm Coast, Ormond Beach and Daytona. Now, I am regretting my decision as this island is going to be one big traffic jam on SR 312 and A1A South with approximately 900 more cars coming and going from Antiqua along with the Embassy Suites Hotel guests coming and going on the island.

We need to put a stop to these destructive decisions by our planning board. Many residents will be attending your meeting on January 8, 2018 to make our voices heard to stop this development.

Sincerely,
Barbara Isacson

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 3:13 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: Fish Island

From: Judy Shannon [mailto:Judith.Shannon@live.com]
Sent: Monday, January 07, 2019 2:47 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island

Please help the community to preserve the beauty and ecological importance of Fish Island. Clear cutting the tree canopy for a “ditch” is folly.

Thank you, Judith Shannon

Judy

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 3:14 PM
To: Grant Misterl you; Karen Zander; jondepoter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: PLEASE!!! NO MORE LAND CLEARING! DENY! DENY! DENY!

From: adixon5966@aol.com [mailto:adixon5966@aol.com]
Sent: Monday, January 07, 2019 3:02 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: PLEASE!!! NO MORE LAND CLEARING! DENY! DENY! DENY!

Sent via the Samsung Galaxy S7, an AT&T 4G LTE smartphone

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 3:15 PM
To: Grant Misterl you; Karen Zander; jondepoter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish Island Massacre

From: Nana Royer [mailto:nanaroyer@gmail.com]
Sent: Monday, January 07, 2019 3:02 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island Massacre

PZB members,

I cannot be at the meeting tomorrow, and I am asking that you please deny the request by Fish Island Development to remove trees and build a retention ditch on Fish Island. Any natural biodiverse areas remaining are precious and need to be secured.

Thank you

Nana Royer
6 Willow Dr
St Augustine, FL 32080

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 3:15 PM
To: David Harrell; Tracey Mullins
Subject: FW: Fish Island Village hearing, Jan 8

-----Original Message-----

From: Mary Kellough [mailto:lkellough@comcast.net]
Sent: Monday, January 07, 2019 3:02 PM
To: Amy Skinner <askinner@citystaug.com>; karen@97park.com; gmisterly@gmail.com; shipp@gmail.com; jondeprieter@gmail.com; jcbow@aicw.org; opsahl@opsahlaw.com
Subject: Fish Island Village hearing, Jan 8

Please say No to any development on Fish Island for 3 reasons:

- 1) It is an Historical Site dating back to the first Spanish period (isn't St Augustine a history destination?)
- 2) Fish Island is a bald eagle habitat with a beautiful tree canopy. Isn't our natural beauty a vacation focus?
- 3) Coastal marsh, grass and other natural barriers are vital to protecting coastal communities from increasingly destructive storms.

Please, No development on Fish Island!

A resident of the City of St Augustine Beach

Mary Kellough

Sent from my iPhone

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 5:23 PM
To: David Harrell; Tracey Mullins
Subject: FW: Fish Island - Item7(d) 0167

From: RICHARD & DEENA GALANTOWICZ [mailto:regdmg@bellsouth.net]
Sent: Monday, January 07, 2019 5:20 PM
To: Amy Skinner <askinner@citystaug.com>; karen@97Park.com; gmisterly@gmail.com; jcblow@aicw.org; opsahl@OpsahlLaw.com; sshipp@gmail.com; jondepreter@gmail.com
Subject: Fish Island - Item7(d) 0167

Dear Board Members:

I am writing to ask that you deny Fish Island Development's request to build a "temporary" linear retention pond to serve their Fish Island Village development (*Item: 7(d) 2018-0167*).

My wife and I have been residents of St. Augustine Beach for 28 years, and I served on the SAB PZB for ten years. In addition, I worked in the conservation and land planning fields for almost 50 years. We travel the 312 Bridge many times a week and have been shocked by the massive scale of the recent apartment development on the north side of 312. It would be even more distressing to also witness any destruction of the existing natural area on the south side. The size of the requested retention pond, requiring the destruction of over an acre of trees and wildlife habitat, hardly seems like a temporary move, but more like the first step leading to the destruction of more of the Fish Island habitat. We must not destroy more flood plain areas with development.

Therefore, we ask you to deny the request to remove existing tree cover, and we urge you to do all you can in the future to prevent the development of Fish Island.

Richard Galantowicz

49 Ocean Ct.
St. Augustine Beach

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 1:11 PM
To: Grant Misterl you; Karen Zander; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: January 8, 2019 Planning & Zoning Board Meeting

From: Diane Blewett [mailto:blewettrealty@gmail.com]
Sent: Monday, January 07, 2019 12:53 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: January 8, 2019 Planning & Zoning Board Meeting

I am writing to respectfully request that the Board deny approval of Agenda items 7.(d) and 7.(f) or anything that could be construed as a gateway to allow moving forward on development of Fish Island.

Prior meetings have established Historical, Ecological, and Environmental reasons why development of Fish Island should be denied. I won't repeat those.

It is my understanding that the PZB approved development of Fish Island over 10 years ago. Since that period of time, there have been dramatic increases in the population of St. Johns County (population has doubled in the last 17 years). These population increases have had a major impact on traffic. This is especially true on SR 312 (a designated Evacuation Route from Anastasia Island).

The Antigua development is located directly opposite the proposed Fish Island development. Since this is still under construction, no impact of increased traffic has yet been added to the already congested traffic on SR 312 from A1A to and through US 1. A new Traffic Impact Analysis (TIA) which would include Antigua and other recent developments might be in order.

The Tipping Point is the critical point in an evolving situation that leads to a new and irreversible development. Is this that point?

Diane Blewett
17 Anastasia Lakes Dr.
904-669-7512

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 1:12 PM
To: David Harrell; Tracey Mullins
Subject: FW: Future of Our Community

From: Lisa McGreevy [mailto:l.mcgreevy@att.net]
Sent: Monday, January 07, 2019 1:09 PM
To: Amy Skinner <askinner@citystaug.com>; Sarah Shipp Ryan <sshipp@gmail.com>; Grant Misterl You <gmisterly@gmail.com>; 97Park <karen@97park.com>; jcblow@aicw.org; opsahl@opsahlaw.com; jondepreter@gmail.com
Subject: Future of Our Community

Thank you for your service to our community. As you begin 2019, we ask that you look at ways that our community can be preserved. We are rapidly losing tree canopy to development along with other land that until now has not yet been developed.

Many in our community and indeed in the entire county are frustrated at the rapid pace of growth that we are currently experiencing. We recognize that much of this growth was zoned many years ago, but the rapid pace of this development is having an adverse impact on those who currently live here as well as those who visit.

We have been fortunate to be able to share our beautiful city with many visitors who come here to experience the history and our picturesque town. Continued loss of open space, trees and wetlands and river views will not accrue to the value proposition of making residents and visitors happy.

There are several proposals today before you in which you could ask the developers to help keep our town beautiful.

1. Fish Island Villages: It is difficult to understand why a 50 foot wide, 1.3 acre drainage ditch is needed for storm water. None of the existing properties have such a ditch. The irreparable damage caused by this proposed ditch is very hard to justify as it will be visually unpleasing, destroy the tree canopy, further uproot wildlife and disturb this beautiful land. Please guard against another Antigua.

While most of us would prefer no building at the corner of 312 and Plantation Island Drive South, we understand that it has already been zoned for development. I respectfully ask that you request the developer to mitigate the storm water in another fashion as well as modify the building and parking lot design to fit with the adjacent buildings. Vegetation buffers would also help mitigate the impact of this new building.

2. 700 Plantation Drive: The request to take down 50% of tree canopy is understandable in order to build a commercial building. However, I would ask that you require a tree/vegetation barrier be enacted on the 312 side of the property. One of the major gateways to our Island is the 312 corridor and keeping it beautiful will benefit all of us who use that road.

As you know there is building citizen backlash against the "unbridled" growth in this area. How can we as a community come together to mitigate the repercussions of this growth? We stand ready to help.

Lisa and Terry McGlynn

410 Ocean Breeze Lane

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 8:55 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: Preservation of Fish Island

-----Original Message-----

From: Gail Logan [mailto:lolly3@bellsouth.net]
Sent: Tuesday, January 08, 2019 8:36 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Preservation of Fish Island

As a resident and nature lover, I am asking that you deny the application to build a temporary linear pond (bulldozing numerous trees in the process) on Fish Island south of the 312 bridge ... and ultimately, to deny construction there. Please, please preserve that portion of the land, the trees and creatures that live there. The development just north of the 312 bridge is a nightmare!

Thank you,
Gail Logan

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 8:55 AM
To: Grant Misterl you; Karen Zander; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish Island retention pond

From: Walter Coker [mailto:wecoker@gmail.com]
Sent: Tuesday, January 08, 2019 8:26 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island retention pond

Dear Board Members,
I urge you to deny the removal of protected trees for the proposed linear retention pond in the Fish Island Village development. Our remaining precious tree canopy becomes more and more valuable as it is rapidly removed from surrounding areas. Please protect it!

Thank-you,

Walter Coker

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 8:56 AM
To: Grant Misterl you; Karen Zander; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish Island

-----Original Message-----

From: Melinda Strock [mailto:strockmm@bellsouth.net]
Sent: Tuesday, January 08, 2019 8:25 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island

Please do not allow the Fish Island Village or the temporary linear retention pond for any development of Fish Island. Why are we determined to ruin any of what is left of our historic city. Developers don't care and those newcomers to our ancient city don't either. Some of us care not only about our history, but also the mess this will create on 312. Makes many of us wonder about the qualifications of those who are supposed to be thinking about all of the aspects of a development like this. This property should be protected and the owner should be seeking a purchaser from one of the groups who protect precious pieces of land like this. I am from a family who have been here for many years - we expect some progress, but this is not progress - Please protect what we have left - Jesse Fish was an important part of our history and so is this property.
Melinda Wiles Strock

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 8:56 AM
To: Grant Misterl you; Karen Zander; jondepoter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish island

-----Original Message-----

From: Susan Marcoccio [mailto:susanmarcoccio@gmail.com]
Sent: Tuesday, January 08, 2019 8:09 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish island

We severely oppose the clear-cutting and any destruction and/or development of the land south of the 312 bridge, known as Fish Island. At your meeting today please vote to preserve this area.

Regards,
Donald & Susan Marcoccio
534 Turnberry Lane
St. Augustine

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 8:56 AM
To: David Harrell; Tracey Mullins
Subject: FW: Please Keep St Augustine Natural-please deny the retention pond

-----Original Message-----

From: Kevin McDonough [mailto:rhode2ohio@yahoo.com]
Sent: Tuesday, January 08, 2019 8:06 AM
To: Amy Skinner <askinner@citystaug.com>; karen@97park.com; gmisterly@gmail.com; sshipp@gmail.com; jondepoter@gmail.com; jcbow@aicw.org; opsahl@opsahlaw.com
Subject: Please Keep St Augustine Natural-please deny the retention pond

We commend you for your past decision against the destruction of Fish Island and we beseech you to continue a smart growth approach to development and preserve those few remaining special natural areas of St Augustine.

We are from Palm Coast but we love St Augustine and St Augustine is what makes this part of Florida so special. The history and culture and the natural beauty of the area is what we love. It is not the new Walmart or strip mall that makes it special. Over-development creates a homogenized mess and destroys the sense of place that separates northeast Florida from other parts of Florida that have been lost.

We ask the leaders and elected officials of St Augustine do our part locally in fighting climate change and protect the tree canopy that helps prevent global warming and offsets the carbon dioxide we pour into the atmosphere. Every small step adds up to big results.

We ask that you vote against the request of Fish Island Development, LLC to destroy over an acre of mature trees for the sake of a temporary linear retention pond.

We appreciate your consideration of our opinion.

Sincerely,

MaryLee & Kevin McDonough
6 Kingfisher Lane
Palm Coast, FL
rhode2ohio@yahoo.com

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 8:57 AM
To: David Harrell; Tracey Mullins
Subject: FW: [ActiononUnbridledGrowthSJC] Objection to application to cut down trees for a temporary retaining pond on Fish Island

From: skchambers001@bellsouth.net [mailto:skchambers001@bellsouth.net]
Sent: Tuesday, January 08, 2019 7:21 AM
To: ActiononUnbridledGrowthSJC@yahoogroups.com
Cc: john.carl.blow@gmail.com; gmisterly@gmail.com; sr@sarahryanarchitect.com; karen@97park.com; mauricepmorrisette@gmail.com; jondeprieter@gmail.com; opsahl@theomlawfirm.com; Amy Skinner <askinner@citystaug.com>
Subject: Re: [ActiononUnbridledGrowthSJC] Objection to application to cut down trees for a temporary retaining pond on Fish Island

Please add my name to Ms. Hope's opposition letter below. It is unfathomable that this is even being considered.

Sharon Chambers
1810 Shore Drive
St. Augustine, Florida 32086

Sent from my iPhone

On Jan 7, 2019, at 10:47 PM, 'Ruth Hope' Ruth.Hope@verizon.net [ActiononUnbridledGrowthSJC] <ActiononUnbridledGrowthSJC@yahoogroups.com> wrote:

I am writing to register my opposition to the latest developer request for Fish Island.

I oppose the proposal to cut down over 100 irreplaceable mature trees to construct a 50-foot, 1.3 acre "temporary linear retaining pond" for a new commercial building at 312 and Plantation Drive. Wanton destruction of natural habitat for a temporary retaining pond is unconscionable and not what is needed in St Augustine where we have just lost acres of mature trees clear cut by the Antigua development. Construction of a high-density community by the Fish Island Marina and SR 312 is not just an eyesore, a loss of natural habitat and buffer against storm surges, it is placing the more than 100 homes in danger of rising seas, and tidal surges at both King tides and storms.

Fish Island is the last remaining natural area in St Augustine and is also a historical site that should be saved as a natural and historic preserve for the benefit of wildlife, current residents and visitors to St Augustine and St Johns County, and future generations of residents and visitors.

I urge members of the PZB to say no to this latest application that would destroy one of the treasures in our natural resources.

Sincerely, Ruth Hope

Dr Ruth Hope

133 Neptune Rd

St Augustine

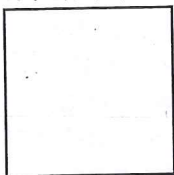
FL 32086

Phone: [+1-703-283-6157](tel:+1-703-283-6157)

Alternative email: ruth.hope100@gmail.com

Posted by: "Ruth Hope" <ruth.hope@verizon.net>

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Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 8:57 AM
To: Grant Misterl you; Karen Zander; jondepoteater@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish Island

From: Jeffrey Sturtevant [mailto:jsturtevant@hotmail.com]
Sent: Tuesday, January 08, 2019 7:02 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island

Good morning,

Please deny D.R. Horton's request to remove 100 trees on Fish Island for a 'temporary' retention pond. The damage done will be permanent.

In fact, I'm opposed to any development on Fish Island. I believe it should be preserved in its entirety.

Please don't make the same mistake as what happened with Antigua. That development is the biggest eyesore I've seen to date.

Thank-you,

Jeff Sturtevant
St. Augustine Beach

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 9:00 AM
To: David Harrell; Tracey Mullins
Subject: FW: Objection to application to cut down trees for a temporary retaining pond on Fish Island

From: Ruth Hope [mailto:ruth.hope@verizon.net]
Sent: Monday, January 07, 2019 10:48 PM
To: john.carl.blow@gmail.com; gmisterly@gmail.com; sr@sarahryanarchitect.com; karen@97park.com; mauricepmorrisette@gmail.com; jondeprieter@gmail.com; opsahl@theomlawfirm.com
Cc: Amy Skinner <askinner@citystaug.com>
Subject: Objection to application to cut down trees for a temporary retaining pond on Fish Island

I am writing to register my opposition to the latest developer request for Fish Island.

I oppose the proposal to cut down over 100 irreplaceable mature trees to construct a 50-foot, 1.3 acre "temporary linear retaining pond" for a new commercial building at 312 and Plantation Drive. Wanton destruction of natural habitat for a temporary retaining pond is unconscionable and not what is needed in St Augustine where we have just lost acres of mature trees clear cut by the Antigua development. Construction of a high-density community by the Fish Island Marina and SR 312 is not just an eyesore, a loss of natural habitat and buffer against storm surges, it is placing the more than 100 homes in danger of rising seas, and tidal surges at both King tides and storms.

Fish Island is the last remaining natural area in St Augustine and is also a historical site that should be saved as a natural and historic preserve for the benefit of wildlife, current residents and visitors to St Augustine and St Johns County, and future generations of residents and visitors.

I urge members of the PZB to say no to this latest application that would destroy one of the treasures in our natural resources.

Sincerely, Ruth Hope

Dr Ruth Hope
133 Neptune Rd
St Augustine
FL 32086

Phone: [+1-703-283-6157](tel:+1-703-283-6157)

Alternative email: ruth.hope100@gmail.com

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 9:01 AM
To: Grant Misterl you; Karen Zander; jondepoter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish Island

-----Original Message-----

From: Frances Cubbedge [mailto:cubb601@att.net]
Sent: Monday, January 07, 2019 9:02 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island

To whom It May Concern:

Please do not remove any more trees and destroy the eco system on Fish Island. The last of our natural marshes. I am a St Augustine native and my ancestors are among the original Menorcans. We are horrified at what the politicians are doing to our beautiful St. Augustine and surrounding area, breaks my heart.

Sue Cubbedge

Sent from my iPad

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 9:01 AM
To: David Harrell; Tracey Mullins
Subject: FW: Save Fish Island from being developed for a retention pond

From: SaveFishIsland [mailto:savefishisland@gmail.com]
Sent: Monday, January 07, 2019 8:28 PM
To: gmisterly@gmail.com; jcblow@aicw.org; jondepreter@gmail.com; Karen@97Park.com; Opsahl@OpsahlLaw.com; Amy Skinner <askinner@citystaug.com>; sshipp@gmail.com
Subject: Save Fish Island from being developed for a retention pond

Dear PZB Members:

On behalf of the Friends of Fish Island, we write to respectfully ask you to oppose the building of a 1.33 acre temporary linear retention pond on Fish Island.

This proposed 50 foot wide ditch would have a major impact on the beauty of this special land and would affect the natural habitat, wildlife and ecology.

We ask that you deny this request and instead direct the developers to find an alternate way to mitigate the storm water.

Please preserve this special piece of land. The path of destruction caused by the building of Antigua continues to be shocking.

Fish Island is precious and we are grateful that the PZB has also recognized the historical and ecological importance of this land.

Please preserve the tree canopy as well as the historical and ecological significance of Fish Island.

Respectfully submitted,

Lisa McGlynn
on behalf of Friends of Fish Island

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 9:01 AM
To: Grant Misterl you; Karen Zander; jondepote@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Please save Fish Island

From: Dawn [mailto:d.seefried@comcast.net]
Sent: Monday, January 07, 2019 8:35 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Please save Fish Island

Please deny this application and save Fish Island. We don't need any more buildings, people or traffic congestion. Let the beauty of the Island remain and allow the wildlife to live in this beautiful open area. Please save our trees!!

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 9:01 AM
To: David Harrell; Tracey Mullins
Subject: FW: Fish Island situation

From: barb berg [mailto:bberg36@gmail.com]
Sent: Monday, January 07, 2019 8:25 PM
To: Amy Skinner <askinner@citystaug.com>; karen@97park.com; gmisterly@gmail.com; sshipp@gmail.com; jondepreter@gmail.com; Jcblow@aicw.org; opsahl@opsahllaw.com
Subject: Fish Island situation

Dear PZB,

I don't understand why we are approving so much development right along the river!!! It's so crazy! We have so much traffic on the 312 bridge already that it boggles most of us who watched the housing go up on the north side and wonder, how the heck is that going to work?

And now? We are still discussing removing the natural protection that IS this Island and put in a "Fish Island Village"? It's just so unproductive to take out nature, basically making this beautiful city safe and awesome to be in, and create more buildings and more traffic without the infrastructure to support this area of development.

I honestly don't understand why anyone could possibly think this is okay. Please preserve our precious trees and not allow a retention pond or anything that's going to create more traffic and more destruction. I would request that nothing get built on that property and leave it to enforce and enhance what we all love about living here!

I am unable to make the meeting tomorrow, but please know as a St. John's county resident and someone who could greatly be impacted by these new developments, I strongly ask and urge you to deny this request.

Thank you for your time.

Sincerely,
Barb Berg

6100 A1A S, Unit 217
St. Augustine, FL 32080

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 9:02 AM
To: Grant Misterl you; Karen Zander; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish Island

From: Beach Bunny [mailto:beachbunny710@gmail.com]
Sent: Monday, January 07, 2019 8:06 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island

As a native St. Augustinian, I emlore you to please preserve this last remaining eco natural parcel of fish Island for trees, plants and wildlife and the beautification of our city. Thank you for your utmost consideration of this matter.

Sincerely,
Julie Wingo-Washington

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 9:02 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: Fish Island

From: Willemijntje Hoogerwerf [mailto:wahooger@yahoo.com]
Sent: Monday, January 07, 2019 7:40 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island

To whom it may concern,

Please preserve Fish Island. Saint Augustine as we know it, will never be the same without it. Wildlife has no places to go. Save our city. The construction set by Horton is appalling. Stop the process. Please.

Sandra Hoogerwerf, MD
941 North Griffin Shores Drive
Saint Augustine, FL 32080

[Sent from Yahoo Mail for iPhone](#)

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 9:02 AM
To: David Harrell; Tracey Mullins
Subject: FW: URGENT JAN. 8: ITEM (d) FISH ISLAND -- PLEASE DENY!!!

From: Waldhari [mailto:19.riverofmay.90@gmail.com]
Sent: Monday, January 07, 2019 6:31 PM
To: Amy Skinner <askinner@citystaug.com>; karen@97park.com; gmisterly@gmail.com; sshipp@gmail.com; jondeprieter@gmail.com; jcbow@aicw.org; opsahl@opsahllaw.com
Subject: URGENT JAN. 8: ITEM (d) FISH ISLAND -- PLEASE DENY!!!

Dear PZ&B Members:

For your information. URGENT.

The Fish Island issue before you today Is not only about the location of clearing trees and retention pond.

It's ALL about DRAINAGE and the lack of PROTECTION OF NATIONAL REGISTER RESOURCES..

This project will ADVERSELY IMPACT Fish Island because water will funnel from the development to the existing retention pond and this DRAINAGE WILL IMPACT that part of Fish Island which is IN THE NATIONAL REGISTER.

Both the U. S. Army Corps of Engineers and the Florida Dept. of State MUST be involved in the planning and permitting processes. That is, EACH AGENCY MUST ACT.. BOTH institutions dropped the ball.

The Corps of Engrs notified the FL DOS of the project, asking whether this project would have any impacts.ON CULTURAL RESOURCES.

The FL DOS had 30 days to respond and DID NOT.

This clusterf*** provided NO OVERSIGHT for Fish Island. As a NATIONAL REGISTER SITE, it trips involvement and ACTIONS for protection from the feds and the state.

NO ONE followed through. Not at the Corps, not at the FL DOS.

UPSHOT: The Corps of Engineers GAVE PERMITS TO THE DEVELOPER TO PROCEED. WITHOUT the state performing a cultural review. They now CAN do whatever they wish. **NO OVERSIGHT ON CULTURAL RESOURCES AT ALL.** This alone negates in toto the issue before you today. Please DENY it. Fully.

This total breakdown in TWO government agencies is enough to stop this outrage with YOU.

This is a HUGE STORY.

Full caps due to my utter frustration and rage.

January 8, 2019, will NOT be a day of infamy.

I will call and email Jessica Clark at once.

There is no justification for allowing this significant site to be loop-holed.

Thank you.

Clara Waldhari
St. Augustine

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 9:50 AM
To: Grant Misterl you; Karen Zander; jondepere@ gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Preservation of all Fish Island land

From: Kim Graf [mailto:Kim.Graf@blueprinttrial.com]
Sent: Tuesday, January 08, 2019 9:14 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Preservation of all Fish Island land

To whom it may concern,

I beg you to consider a different alternative to bulldozing trees on fish island for a retention pond. We are quickly destroying the beauty, habitat of so many animals and the reason so many want to come to St Augustine. Not just for the city but our beautiful natural Florida. - please oppose the proposed 50 foot 1.3 acre "temporary linear retaining pond" that is being proposed for a new commercial building at 312 and Plantation Drive. This will cut down over 100 trees for this "temporary" ditch.

Please advocate for the preservation of all Fish Island land and oppose this incremental encroachment of development on Fish Island land, the removal of such a large amount of preserved trees, the destruction of the upland buffer, and any decimation of the last remaining wildlife refuge for animals fleeing Antigua.

We are asking the PZB to preserve Fish Island and deny this application. If a building is going to be built (already zoned) why can't they mitigate storm water in some other way.

Thank you and thank you for generations to come,

Kimberly Graf

32084

Fish Island's Historical Past: A Citizen's Perspective on
What We Stand To Lose

By Susan M. Hill and Jon D. Hodgin

September 2018

St. Augustine, Florida

To: Ms. Opsahl
From: Sun Hill

Fish Island's Historical Past: A Citizen's Perspective on What We Stand To Lose

What We Stand to Lose

Sometimes we don't realize the value of something until we stand to lose it, forever. Such is the case with Fish Island, that pristine piece of Old Florida that we have all grown so accustomed to seeing, alongside the Matanzas, in all of its splendor. Flocks of Roseate Spoonbills, gathering at dusk along its wetlands are a common sight, and one that, perhaps, we have taken for granted. Looking across the 312 Bridge to the decimation being done from the development called, Antigua, one can't help but wonder: When will be the last time we see them there? The detrimental impact of development upon this area will be immense and irreversible.

D.R. Horton, the largest home developer in the country, plans to decimate Fish Island, by clear-cutting and filling some 73 acres for a housing development. Fish Island has been listed on the National Register of Historic Places (8SJ62NR) since 1972, due to its importance in Florida's history. This document, signed by Governor Reubin Askew, reads in part, "...in Recognition of Its Significance and to Encourage Its Preservation."

Most people we speak to haven't heard the story of Fish Island, which exists only in bits and pieces dating from the 1700s to the present. It lies within the written descriptions of historians and scholars, in newspaper articles and in letters, in Spanish census records, in the records of Spanish tariffs, in archeological surveys, in cultural resource assessments, in published and unpublished first hand accounts, in letters written by Fish himself, in maps from the 1700s, in documents from the State of Florida, in letters written by previous landowners, and of course, in the lives of those who lie buried within its own hallowed grounds.

It is no wonder that this story remains largely untold, as we found no signs of any comprehensively written narrative, encompassing all of the pieces of the history of Fish Island.

In an effort to further inform this discussion, we have tried to connect the dots of this story based on a review of records, including those from the Fish Island files at the St Augustine Historical Society Research Library (SAHS-RL), as well as, other

scholarly sources. We have tried to both understand and underscore the less talked about, and yet, very relevant parts of the history, as accurately as the sources allow. Some sources conflict on exact dates, and in this case, we have included both. For clarity, we have italicized direct quotations. This written perspective contains both sourced material and our own perspectives.

In the Introduction we have provided a brief overview of Jesse Fish's early years. We have then emphasized in greater detail the two critical aspects of Fish Island's history that have not been adequately recognized, and consequently remain largely unknown to the community. The first is the significance of Jesse Fish's very large orange plantation, "El Vergel", as the actual site of the first commercial orange grove in our State and in the Nation. The second is the abundance of historic evidence pointing to the likelihood that unmarked burials (dating back to the 1700s) of a number of African slaves and others still exist on Fish Island.

Introduction

The story of Fish Island encompasses parts of three distinct historical periods in St Augustine: The First Spanish Period (1565–1763); the English Period (1763-1784); and the Second Spanish Period (1784-1821).

The story begins in New York in 1724 or 1726, the date Jesse Fish was born. (1, 4) He was of English descent, and as a young boy of ten or twelve, he set sail out of New York with the Walton & Company of New York, a shipping company, who since 1726 held the contract to bring food provisions and supplies to the Spanish Garrison in St Augustine. (2,3) In explaining his young age at employment, it's been suggested that Fish's father had died while working for the firm, and that *"Jesse was employed in his place as an act of kindness."*(4)

Jesse Fish arrived in St. Augustine in 1736, where he resided for the next 54 years until his death on February 8, 1790 on Fish Island. (1) He was reportedly sent to St Augustine by the Walton Company in order to learn the Spanish language, laws, and customs while living with a prominent local Spanish family, the Herreras. (1,3) He became so proficient in these areas, that within a few years he obtained the commission as *"Agent of Supplies"*, the company's sales representative in Spanish Florida, a role in which he remained until 1763. (1,3,4). There is much written about what transpired with Jesse Fish in 1763 and thereafter. He resided in El Vergel beginning in the First Spanish Period, through the English Period, and until his death in the Second Spanish Period.

In 1763, at the end of the First Spanish Period, when Florida was occupied by the British, all Spanish Floridians were given 18 months to leave, but many were landowners, and they were also permitted to sell their properties within that time frame. Jesse Fish, though raised in Spanish Florida, was of British descent, not a

Spaniard, and so was permitted to stay. A representative of the Spanish government, Senore de la Puente in early 1764, after being unable to sell the Spaniard's properties quickly enough, transferred most of the ex-patriots' land deeds to Jesse Fish, who supposedly had a confidential agreement to act on their behalf as their agent, by selling or renting their properties and then sending money back to them in Cuba or to other places. This arrangement and whether Fish acted in good faith remained a point of controversy for years until his death and afterwards, resulting in many land disputes and court cases involving his descendants.

Because of the massive land transfer that he acquired after the 1763 exodus of Spaniards, Jesse Fish became the owner of most of the properties in St. Augustine, in addition to lands we believe that he already owned on Anastasia Island. Following the transfer of properties from the departing Spaniards to him in early 1764, a map of the City, shows Jesse Fish as the owner of the majority of properties in St. Augustine. It is unclear whether he may at times have resided in any of the St. Augustine homes he had acquired. We can speculate that if he educated his children, they would have presumably attended school in St. Augustine. At the end of his life, he reportedly had lost everything but El Vergel, due to the payments of his debts. He is said to have died penniless and a recluse on Fish Island, where he was also buried.

He had married 17-year-old Sarah Warner, the daughter of the Harbor Master in 1768 when he was in his forties. They had two children, Jesse Fish, Jr. and Phoebe Furman Fish, before the marriage ended in separation blamed (according to several accounts) on her "madcap" behavior. At his death, his descendants included his wife and children, and Clarissa Fish, "a certain black woman" said to be the "servant" to Jesse Fish Jr., and mother to their seven children, Sophia, Betsy, John, Maisy, Diana, Harriet, and Phebe. (12)

By comparison, there is far less available documentation about the details of what transpired in Jesse Fish's life during the years between 1748 and 1763. It has been reported that he was held as a prisoner of war by the Spanish starting in 1739 during Spain's war with the British under King George, and he is said to have arrived back to live as a free man in St. Augustine *"in 1748, following the end of hostilities"*. (5) Jesse Fish has been described in many ways: as a scoundrel, a spy, a slaver, the savior of St. Augustine, and a land grabber, just to name a few.

We surmise from what we have read that during the years subsequent to his return to St. Augustine from his imprisonment, Jesse Fish became engaged in business dealings on several different fronts. He is on record as continuing to work many years as a shipping agent for the Walton Company, at times traveling and actually sailing ships for them. It seems likely that during these years he also became engaged in overseeing the establishment and growth of his very large, commercial, orange plantation on Santa Anastasia Island, and the records that we found of his slave imports begin in 1752. (10)

Fish Island, is the last remaining undeveloped parcel of Jesse Fish's original 10,000 plus acre land holdings on Anastasia Island, and the site of the remains of his former Plantation home, a blockhouse, a coquina block well, two tombs, a wharf, a channel system and of his previous orange groves. As previously mentioned, this area has been listed on the National Register of Historic Places since 1972, because of its relevance to Florida's history.

Site of Florida's First Orange Grove

On the parcel we now call Fish Island, sometime in the mid-1700s or later, Jesse Fish established a "world famous" and very large Plantation, called El Vergel. In a resolution passed by the Directors of the St Augustine Historical Society on February 10, 1975, they state in part, *"...Whereas, Fish Island has been identified by historians as the location of Florida's first orange grove. NOW, THEREFORE, BE IT RESOLVED by the Directors of St Augustine Historical Society that Fish Island is worthy of preservation...."*

It's well documented that Jesse Fish exported tens of thousands of oranges and hundreds of barrels of juice, and was known for the high quality of his fruit, as far away as London, where it was *"preferred before all others in the making of shrub"* (8). El Vergel enjoyed *"international renowned"*, had 3000 mature orange trees (9), and Jesse Fish is referred to by historians as *"Florida's first orange baron"* (8). On Census records his profession is simply listed as *"Planter"*. (13)

Florida is synonymous with the orange, so relevant and storied, that our State flower remains the orange blossom. It is depicted on our welcome signs, our license plates, and made nationally famous by our beloved "Orange Bowl" in Miami. The commercial citrus industry is crucial to Florida's economy and has earned a lasting place in Florida's history.

There are conflicting reports on the actual year of El Vergel's establishment, how Jesse Fish first acquired it, and when and where it began appearing on early maps of Spanish Florida. (5) Some place its beginnings around 1763 at the end of the First Spanish Period, and suggest that Fish *"laid claim to an old Spanish estate"* on Anastasia Island involving 10,000 acres, which included Fish Island, or that it was included as part of the transfer of lands from departing Spaniards (6) Others characterize the date of its establishment as *"unclear"*. (5,6) In many accounts its date of establishment is not addressed.

Based on the available records that we have reviewed, which are summarized below, we feel there is reason to believe that Jesse Fish first established El Vergel, his Plantation Home and his many acres of orange groves on the parcel of land we now call Fish Island, in or about the mid-18th century, 1748 -1750.

In 1789 the Governor of Florida, referring to the year 1763, writes of Fish, "*At the time of the cessation of the Province to the English (which occurred in 1763), Fish was already established in his residence, that he himself had prepared and planted on Anastasia Island, where he now lives. His principal and nearly only product was oranges and its juice with exportation of which during the time of the British Government he did important trade.*" (2) This description given in 1789, the year before his death (1790), places Fish as "*already established*" at El Vergel by the end of the first Spanish Period. It confirms that by 1763 he was already living there in his residence on Anastasia Island, where he had planted and, eventually, produced oranges and juice for exportation.

In 1805 Andre Michaux, the Botanist to King Louis the XVI of France, in referencing his visit to Jesse Fish describes Fish's "*five hectares of orange trees on Anastasia Island*" (7) writing, "*They are sweet, very large, have a thin skin, and are more esteemed than those brought from the West Indies. It is fifty years since the seeds of this species were brought from India, and given to an inhabitant of this island, who has increased them so much as to have made an orchard of them of forty years. I had the opportunity of seeing this fine plantation when I was in Florida in 1788.*" (1,7) As a point of clarification one hectare contains 2.47 acres, which gives us some idea of the size of the groves, present at Michaux's visit to El Vergel in 1788.

Michaux's reference to Fish's oranges and his having made an "*orchard of them of forty years*", if accurate, would date the beginning of El Vergel to 1748 or there about. Michaux also described that Fish had lived on the "*isle of St Anastasia*" for 52 years. (7) This would be consistent with other reports, including Fish's own, that he came to St Augustine in 1736. (2)

It is further explained that in 1763 at the end of the First Spanish Period in St Augustine, Fish acquired "*by deed*" land (including "*185 houses and a larger number of lots in St Augustine*") from the departing Spaniards, and in addition to the "*10,000 acres on Anastasia Island where he lived, Fish also owned more than 850 acres in different tracts most of which were on Moosa Creek... Fish claimed that he purchased the land on Anastasia Island from the Spaniards during the First Spanish Period.*" (7) This explanation seems to distinguish the lands he owned on Anastasia Island, which would encompass some 10,000 plus acres, including what we now call Fish Island, as separate from the property Fish acquired from the departing Spaniards at the end of the First Spanish Period in 1763, and is consistent with the previous two accounts.

Others describing the size of the Planation have described that by the close of the British Period (1784), "*El Vergel Plantation consisted of, in part, 3000 mature citrus trees, orchards, and 200 horses*". (5) Interestingly, Census records also document "*wild horses*" existing on Anastasia Island in the 1700s.

During Michaux's visit to Fish Island in 1785, he also is said to have described El Vergel, *"as a paradise that had withstood pillages by pirates and survived domination by two countries, England and Spain."* (7) In thinking about that statement for just a moment, this pristine island and all of the history that lies within has survived the *"pillages by pirates and domination by two countries, England and Spain"*, and now it faces decimation by a housing developer, D.R. Horton.

Fish Island is likely the actual site of the very beginning of the commercial orange industry, of any size and stature, in Florida and in the Nation. We join many others who have advocated that Fish Island and its significant history be preserved, not demolished.

Unmarked Burial Sites on Fish Island

We submit that there is ample historical evidence that over the course of some 40 years on this very large Plantation, many African Slaves lived and worked in the orange groves of Jesse Fish's, El Vergel, and some surely must have died there. In keeping with the known slave burial practices of the time, presumably, some would have then been buried on Fish Island in unmarked graves.

We believe the existence of unmarked burial sites of African slaves on Fish Island is not just likely, but probable, based on the records we have reviewed. Jesse Fish reportedly remained, a Protestant until the end of his life, according to census records and by other accounts. (13) This would have made it unlikely that he would have allowed his slaves to be baptized as Catholics, as was the practice of most Catholic slave owners in Spanish Florida. Catholic Baptism provided a path for both African Slaves and Freed Slaves to be buried in Catholic cemeteries.

Halbirt first introduced the probability that slave quarters and unmarked slave burials exist on Fish Island. According to Carl Halbirt's 2001 "Cultural Resource Assessment of Fish Island: The 18th-Century Plantation Home of Jesse Fish (8s)62), commissioned by the City of St Augustine: *"In addition to Fish's remains, the possibility exists for slave burials on the island, but their location is unmarked and unknown at this time. At least 17 slaves lived at the plantation and its probable that there was some mortality."*(p.38)

Halbirt further describes, *"Between 100 to 300 feet north of the main house is the area of the proposed slave or workers quarters."* (p.57) Halbirt states, *"Finally, monitoring should occur for all ground-penetrating construction or tree removal activities both within and outside the protected zones to insure that any significant archeological features (e.g., prehistoric or historic burials) undocumented during archeological field testing are recorded and, if need be properly conserved..."* (p.58). Halbirt also recommends the use of *"...remote sensing equipment (e.g. ground penetrating radar) to determine if additional gravesites are nearby."* (p.57)

The "Dorr Map" dated 1759, shows 8 tiny buildings on Fish Island, located north of the main house, which are speculated to have been slave quarters. (14)

During the period between 1752 and 1763 Jesse Fish is also recorded as being the owner of 133 African Slaves imported into Florida. 95 were males and 38 were females, and included in this number were 56 children, who were 12 years of age or younger. The youngest was a 5 year-old girl. Her name was Melchora. These records are sourced from the "Book of Indultos (1752-63, Cuba 472.AGI)" and found in Appendix 9 "Slave Imports Into Florida 1752-63", found on pp.269-274, in the book entitled, "Black Society in Spanish Florida", written by Jane Landers.

In her book, Landers, who is the foremost scholar of this aspect of our History, states that *"Jesse Fish, introduced most of the African-born slaves registered in the decade preceding Spain's loss of Florida (1752-63)"*. There is a precipitous increase in the numbers of slaves Jesse Fish imported in the year 1763 (see Graph, Appendix 1), leading to speculation that he imported slaves in order to sell them, which remains a possibility. He has also been characterized as a *"slaver"*, who kept the company of others, also so described.

We found no records of slave sales by Fish in either his accounting books or mentioned in other sources. Using slave labor on Plantations was also a common practice in the St Augustine area, and given the sheer size of El Vergel, it is highly unlikely that Jesse Fish could have cared for and managed these groves without some help. It is possible that Jesse Fish imported slaves either to trade for profit, to use as his labor force, or to replenish his labor force because of slave mortality on his plantation, El Vergel. These three possibilities are not mutually exclusive, and we believe that it is more likely than not, that African Slave deaths and their unmarked burials occurred on El Vergel over the course of some forty years.

Towards the end of his life in 1790, Jesse Fish self-reported owning slaves at his home on Anastasia Island, as recorded on 3 available census records as follows: 1783: sixteen slaves; 1786: fourteen slaves - *"None baptized"*; and 1787: seventeen slaves. (13) As mentioned, it is specifically recorded in the 1786 Census record beside his 14 slaves: *"None Baptized"*, confirming our suspicion that it would have been most unlikely for a Protestant to baptize his slaves in the Catholic faith. That same year, Fish also recorded for the census *"another Negro (male) added, free, Catholic, called Diego"* (13) Being unbaptized would have prohibited slaves from being buried in a Catholic cemetery at that time in St Augustine, also increasing the likelihood of their burials having been on Fish Island.

Nowhere are better primary source descriptions of the history of slavery in Spanish Florida found, than in Jane Landers book entitled, "Black Society in Spanish Florida". Reading this makes real the trauma and inhumanity they suffered. Landers describes people by their names. She speaks of the process of registering slaves through a *"tribunal consisting of the Spanish Governor, the royal treasurer, the royal accountant"*, during which each enslaved person was physically examined, assigned

a name and a "*pieza*" or value of either a whole, 2/3, 1/2 or 1/3, for which an import tax was then collected. (11)

She does not spare the reader with euphemistic language. Landers states, "*The final act was to brand the slaves with 'RF', usually on the left shoulder*", proof that the Royal duty had been paid. Landers reports that even children, including the youngest of Fish's listed Slaves, Melchora, were not spared and that many enslaved children were recorded to have had signs of physical injuries and abuse. (11)

That some mortality was probable, as Halbirt first mentioned, is underscored by these descriptions and the harsh conditions of plantation life for slaves in Spanish Florida. According to information available from the "Report of the Database Project of Enslaved Americans", en-slaved persons who worked on Plantations reportedly had high mortality rates "*from the regular violence, poor nutrition, and excruciating labor of plantation life*". It was a common practice to bury African Slaves in unmarked graves on the premises of the Plantations on which they lived and died.

We have also found records describing four additional burials on Fish Island, including those of two Protestants, and a mother and a father, who met their untimely death there. This confirmed what we had been told about Protestants who died in St Augustine being "*rowed over*" to Fish Island for burial, prior to the days of the Huguenot Cemetery.

The evidence of two Protestant burials on Fish Island: excerpted from the respective records found in the SAHS Research Library include a William Williams who "*died in night of 28th of November... he was buried at El Vergel of Jesse Fish, as he was a Protestant*", (believed to be around 1807); and of a Samuel Williams (date unknown), according to a typed letter signed by his grand-daughter, Victoria Margaret Williams on February 14, 1917. She describes in her letter that her Grand-father Samuel Williams put into port at St Augustine, contracted pneumonia, and died, but was buried on Fisher's Island (hand written above the typed Fisher's is the word "*Fish's*") because he could not receive Christian Burial in St. Augustine, "*as he was not a Catholic*".

In her unpublished manuscript, "Florida in 1870 and 30 years Later", on pages 16 and 17 Alice E. Browne describes walking Fish Island and meeting a mother and her six children who having no other place to go, were living there in the ruins of the old Plantation. She continues in her description of the "*fate of the family who preceded the present one in occupancy of the premises*", describing that a lightening strike had killed the parents, leaving six children behind, until a passing boat came ashore and found the children alone with the two dead parents. She states, "*...the dead parents were found. They gave the latter decent burial and took the little orphans up to St Augustine...*" (15), suggesting that the deceased mother and father were buried on Fish Island. Given the circumstances, it is unlikely that they would have been placed in graves marked by a stone tomb.

Conclusions

Up until this point in time, The City of St Augustine Commission, the University of Florida (UF), and the State of Florida have gone to great lengths in forming alliances to preserve the history of this City, we all love so much. They have made the compelling case that all of its parts are significant, precious, and should be preserved, and not forgotten.

Would the City and the UF Historic St Augustine alliance allow a developer to pour thousands of tons of fill and concrete over either the Tolomato or Huguenot Cemeteries, burying them and hiding any sign of their very existence forever?

Most people would say, No; a reasonable assumption, given how the City Commission and the University of Florida Historic St Augustine alliance have approached the issue of the Confederate monuments downtown, which serve to memorialize those who died in the Civil War. In response to requests to take down the monuments, instead, they have chosen to preserve them and to add contextualization, as accurate reminders of our divided and tumultuous history.

Our understanding is that the General Loring Monument, standing in the yard of the UF-controlled Government House, also contains his remains. Ironically, in 1827 Ralph Waldo Emerson, about his trip to St. Augustine, is said to have described *"slaves he saw auctioned in the Government House yard, including the sale of four children without the mother who had been kidnapped therefrom"*. (16) Many voices have argued against disturbing the remains of just one man, an acknowledgement of a shared belief in our society, that hallowed ground should not be disturbed.

Why then would the City of St Augustine and the University of Florida, in their roles as preservers, conveyors, and guardians of our history, stand by, and allow a developer D. R. Horton to pour thousands of tons of fill dirt and concrete over those souls still buried on Fish Island?

According to Chapter 872.05 of the 2018 Florida Statutes, *"It is the intent of the Legislature that all human burials and human skeletal remains be accorded equal treatment and respect based upon common human dignity without reference to ethnic origin, cultural background, or religious affiliation. This section applies to all human burials, human skeletal remains, and associated burial artifacts not otherwise protected under chapter 497 or other state law and found upon or within any public or private land in the state, including submerged lands."*

An unmarked human burial is defined in the following way:

(f) *"Unmarked human burial" means any human skeletal remains or associated burial artifacts **or any location**, including any burial mound or earthen or shell monument,*

where human skeletal remains or associated burial artifacts are discovered or believed to exist on the basis of archaeological or historical evidence, excluding any burial marked or previously marked by a tomb, monument, gravestone, or other structure or thing placed or designed as a memorial of the dead.

We feel the parameters outlined in this Statute are pertinent to the abundance of historical evidence (just described), pointing to the likelihood of unmarked human burials on Fish Island. We urge the City, the University of Florida, and the State to afford the same treatment and respect (based on a shared societal value of common human dignity) to those unmarked human burials of African Slaves and others on Fish Island, as they have already shown in preserving the General Loring Confederate memorial. Allow them to rest, undisturbed, in this place, Michaux, so long ago, described as a "Paradise".

The Dr. Robert B. Hayling Freedom Park Memorial faces Fish Island, as if he is looking across the Matanzas River directly at the past; an odd coincidence or meant to be?

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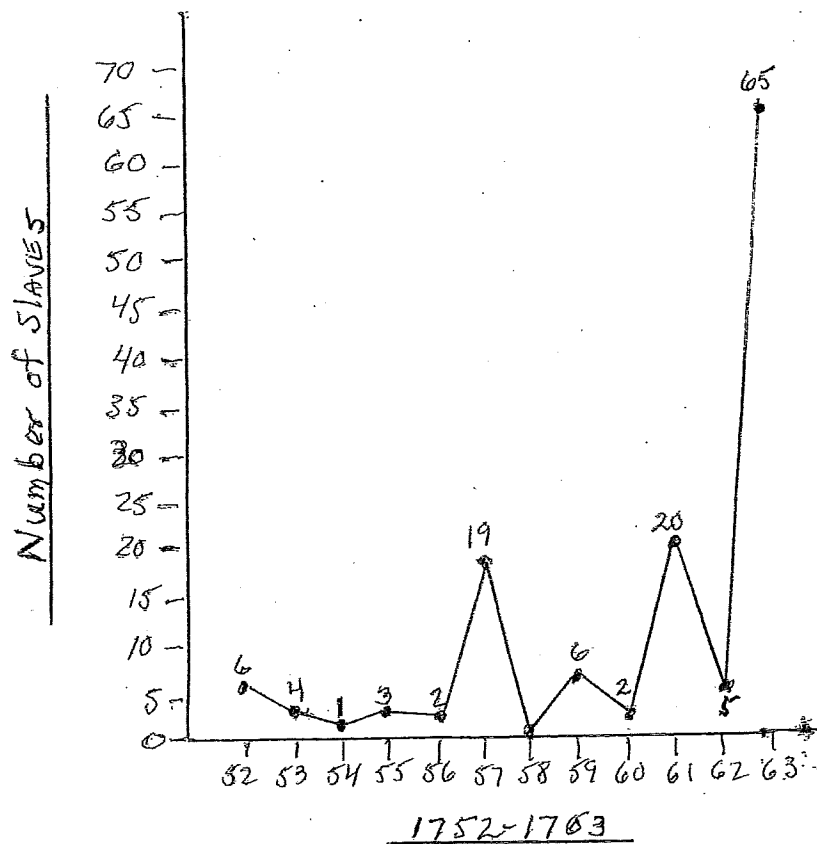
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APPENDIX 1.

JESSE FISH SLAVE IMPORTS
INTO FLORIDA



Fish Island's Historical Past: A Citizen's Perspective on What We Stand To Lose

(Addendum to the First Edition)

September 14, 2018

In St. Augustine today, there continues to be debate over just where Jesse Fish's slaves who lived, worked, and died on El Vergel were buried. Some point to the Tolomato cemetery, citing the policy in Spanish Florida that all slaves would be baptized in the Catholic faith, opening the path to burial in the Black section of the Tolomato graveyard, while many when writing about his Plantation, "El Vergel", omit this topic entirely. Given the census record of 1786 which lists Jesse Fish as a Protestant and his slaves as 'None Baptized', burial in the Tolomato Cemetery would not have been permitted. (13)

The number and the whereabouts of these unmarked burial sites have remained unanswered questions, but ones that we feel are of great importance to Fish Island and to our Historic community of St. Augustine. Since writing the first edition of Fish Island's Historical Past: A Citizen's Perspective on What We Stand To Lose, we have discovered additional historical documentation that we believe (absent the actual discovery of archeological human remains) may serve in putting these questions to rest.

From the available records pertaining to Jesse Fish's slaves, we know that just during the ten-year period from 1752-1763, he imported and is registered as the owner of 133 African slaves. (10) Historian Jane Landers, the foremost authority and author of Black Society in Spanish Florida, identifies Jesse Fish as introducing *"most of the African-born slaves registered in the decade preceding Spain's loss of Florida (1752-63)"*. (10) In addition, in the three available Census records for the years 1783, 1786, and 1787 he is listed as owning sixteen, fourteen, and seventeen Slaves, respectively. As previously described, in the Census record for the year 1786, his Slaves were noted as, "None Baptized", making burial in the Tolomato Catholic Cemetery forbidden. (13)

These available records total 180 Slaves that Jesse Fish is on record as owning in just a 13-year period (during the First and Second Spanish Periods). We recognize that the census records may or may not include the same individuals, as Slaves are not listed by name. We found no available records on Fish's Slaves prior to 1752 or for the twenty-year period between 1763 and 1783, during the English occupation. It is well-documented that Jesse Fish's very large commercial orange Planation, El Vergel, had a thriving export business during the English Period from 1763-1784 (3), making the likelihood of an ongoing Slave labor force on El Vergel, during that twenty year period, inevitable. It is also worth noting that the overall importation of African Slaves into Florida generally increased even more during the period of

British occupation than in the First Spanish Period. Consistent with these known trends, we can speculate that Fish's slave ownership and Slave labor force may have similarly increased in volume during the English Period, although no records were found to verify this.

We also cannot be sure that all of Jesse Fish's registered African Slaves worked at El Vergel, as he was associated with known Slave traders and may, himself, have also been engaged in Slave trading for profit (though we found no records of any Fish Slave sales either in Fish's accounting records or from other sources). We do know the number of Slaves reported on the census records in 1783, 1786, and 1787, occurred in the years towards the end of his life (in 1790) and in what, were also likely the declining years of productivity at El Vergel, raising the possibility that these Census records may underrepresent the number of Slaves at El Vergel during its earlier peak years of productivity.

It is difficult to accurately project the number of Slaves that Jesse Fish may have owned and used as his labor force at El Vergel during the twenty years of English occupation, for which records are absent. Assuming that the record of Jesse Fish's registered African Slave Imports in Florida between 1752 and 1763 may predict a subsequent trend in his importation of Slaves, we used the aggregate number of 133 Slaves owned during this ten year period, as starting point, and then extrapolated this number over the next twenty-year period of British occupation. In doing so, we estimate that some 400 African Slaves may have worked at El Vergel during the course of some thirty years (through the end of the English Period). This sum does not include the number of Slaves found in the three available Census records from the Second Spanish Period. We know that Jesse Fish lived only 6 years during the Second Spanish Period before his death in 1790.

We recognize that these extrapolated numbers likely still underestimate the actual number of African Slaves who may have lived and worked on El Vergel during the lifetime of the Plantation. We believe that the period between 1752 and 1763 may represent only the very beginning of El Vergel, and does not reflect what surely would have been the growing Slave labor force needed in later years for an expanding commercial orange Plantation, as it became more established, and its product became world renowned and in high demand. (8, 9)

Jesse Fish's Slave imports spiked sharply in 1763, during the eleven-month British occupation of Havana, which brought "the remarkable increase in slave importations into Cuba", and which increased the availability of Slaves to Florida. (10, see also Appendix 1.). Landers writes, "...during Florida's British period (1763-84) planter/slave traders imported thousands of slaves directly from Africa to work the large rice and indigo plantations they established in the new colony." (10) This has been described as the "Africanization of Florida during the British tenure (1763-84)." (10)

In keeping with these known trends, it makes sense that Jesse Fish's imports and use of Slave labor on the outlying Plantation of El Vergel, may have also increased significantly during the twenty years of British occupation. It is extremely unlikely that no mortality occurred in a group of some 400 African Slaves, (which is probably an underestimate of the actual number of Slaves), working on the Plantation of El Vergel over a forty-year period. Instead, it is very probable that mortality did occur and that some of these individuals remain buried on Fish Island in unmarked graves.

With regard to answering the question of where these burials of African Slaves may be located, records generated by The Catholic Church play a major role. In her book, "Black Society in Spanish Florida", Jane Landers provides a description about the state of Catholicism in 1788. She writes, *"In 1788, Fray Cyril de Barcelona, the bishop of Tricaly, and auxiliary bishop of Cuba, reportedly conducted an ecclesiastical visitation of the recovered colony."* In his seventy-one page report he is said to have listed concerns related to Catholics becoming "lax" in their practice of Catholicism due to contact with all of the English in Florida. Landers goes on to say, *"Although Catholicism was the official religion, Spanish officials permitted Protestant colonists and slaves to practice their faith privately, and many did so. Cyril made great effort to convert the English and their slaves, but found the English unmotivated. Only 98 English had adopted the Catholic faith in 1789."* (10, p.117)

This description seems to verify that not all slaves were baptized Catholic in Spanish Florida, despite great pressure from the diocese to have slaveholders do so. It further clarifies that despite laws to the contrary, *"Spanish officials permitted Protestant colonists and slaves to practice their faith privately, and many did so."*(10) This verifies that in fact, it was not uncommon during the Second Spanish Period for the Unbaptized Slaves of Protestant owners to practice their own faith, rather than convert to Catholicism. As mentioned in the first edition, Jesse Fish is identified on census records as Protestant, and this was also recognized in a document from a Spanish official. (13, 3)

Landers continues her description that the Bishop was distressed, *"...that almost all the slaves or the majority of all blacks living in the province, lived without the sacrament of baptism..."* He is said to have conducted a *"census of the slaves and counted 284 residing in the City and 367 in the countryside, 354 of which belonged to English owners (in the main, Protestants)."* He is said to have given the Priests two months to enforce the "diocesan statute" and the *"royal cédulas"*, requiring the Catholic owners to instruct their slaves and have them baptized. In addition, for new owners who did not comply, he threatened "the penalty of excommunication".

Landers states, *"However, blacks who lived most of their lives on the outlying plantations of Protestants tended either to remain outside any Christian church or to be Protestants."*(10, p.117) This description further corroborates that, in fact, the large majority of the slaves (*"...that almost all the slaves or the majority of all blacks living in the province ..."*) of Protestant owners, remained unbaptized, and in

particular, those "*blacks who lived most of their lives on the outlying plantations of Protestants*" (such as El Vergel) were even more likely to either be Protestant or not belong to any Christian Church.

It would seem that El Vergel, located along the east bank of the Matanzas River, and requiring travel by boat into St Augustine at the time, would therefore qualify as an outlying plantation. Landers also describes that only emergency visits were made by Priests to outlying plantations, stating, "*It is doubtful that many rural planters actually transported their slaves into St Augustine for the religious instruction required by the Cuban synods, and only adults on death's door were baptized without it.*" (10, p.120)

With regards to burials, there is a distinct difference between "urban Black Catholic" Slaves and Plantation Slaves. Landers states that for "*urban black Catholics*", and due to the warm climate, "*prompt interments*" were necessary, and usually occurred within a day of death at the Tolomato cemetery. One quarter of the cemetery was set aside "*for blacks at a cost of three pesos for a plot*", but was free for "*paupers without a casket*". (10, p.130) This underscores yet another barrier for Protestant plantation slaves be buried in St Augustine; this in addition to the difficult and lengthy voyage by dugout that would have been required to bring their bodies into town and the necessary urgency of needing prompt internments due to the warm climate.

Landers reports that in addition to the Tolomato graveyard, some black Catholics were buried "*at battle sites or on the rural plantations where they died*". Landers specifies, "*Slaves professing Protestant beliefs (which included most of the plantation slaves) could not be buried in holy ground and were, instead, usually interred in plantation graveyards.*" (10, p.130) Collectively, these additional individual descriptions further support our initial and ongoing hypothesis that those Slaves of the Protestant, Jesse Fish (who were not baptized) are buried somewhere on Fish Island, the site of the El Vergel Plantation, where they lived, worked, and died.

Together with the previously described records of two Protestant burials and the the burials of two parents, said to have met their untimely death on Fish Island, and absent any evidence to the contrary, **we believe this body of historical documentation makes a compelling argument that Fish Island is, indeed, hallowed ground. We submit that it is a place of unmarked burials, and is a historically significant site in the African Diaspora in St Augustine, the First Continuous European Settlement in the New World, spanning three distinct historical periods.**

For these reasons we advocate that Fish Island, which has been listed on the National Register of Historic Places since 1972 be preserved in its undeveloped state in perpetuity, identified as the site of unmarked African Slave and Protestant burials, recognized as part of the Black Heritage Trail in Florida for its significance

in the history of the Plantation life of African Slaves, and also marked as the site of El Vergel, Florida's first orange grove and the beginning of the commercial citrus industry in the State of Florida and the Nation.

We implore our elected officials and the State of Florida to immediately intervene and prevent D.R. Horton, the largest home developer in the United States from clear-cutting and filling this land for a housing development, which would desecrate this ground and forever bury its history.

Source

3. Translated Response Letter of Juan Ayala de Escubar, Governor of Florida to Minister of Justice; 1789; SAHS Research Library Fish File
8. McPhee, ORANGES, 1967)
9. Architectural Survey of Anastasia Island
Structure, St. John's County, Florida, Grant No.
F1402, 2015
10. Landers, Jane. Black Society in Spanish Florida, 1999, pp117&130, p158,
p.176
13. Spanish Florida Census Records: 1783 Ph.37,
1786 Family No.23 -page 8, 1787 p, 9 of Ph.31 -
page5; from The Study of the Fish Family With
DE LA PUENTE Notes by Eleanor Philips Barnes,
June 1952; found in SAHS Research Library Fish
files.

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 4:50 PM
To: David Harrell; Tracey Mullins
Subject: FW: Fish Island

-----Original Message-----

From: Katherine Thomes [mailto:kthomes0ms@gmail.com]
Sent: Tuesday, January 08, 2019 4:41 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island

Dear board, I wish to express my interest in conserving wild spaces in the St Augustine area. Please do not approve further development on Fish Island. Antigua is an eyesore. Please do not compound that problem. St Augustine's appeal depends on natural spaces. We are not south Florida.

Respectfully,

Katherine Thomes
325 Altara Drive
32086

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 1:11 PM
To: David Harrell; Tracey Mullins
Subject: FW: Fish Island Property

-----Original Message-----

From: Beth Puttick [mailto:puttickbeth@yahoo.com]
Sent: Tuesday, January 08, 2019 10:03 AM
To: Amy Skinner <askinner@citystaug.com>; mauricepmorisette@gmail.com; karen@97Park.com; gmisterly@gmail.com; sshipp@gmail.com; jondeprieter@gmail.com; jcblow@aicw.org; opsahl@OpsahlLaw.com
Subject: Fish Island Property

Please consider the negative impact that anymore development of this land will have on the local environment. The uniqueness of our community is quickly disappearing with each bit of land clearing and new building. Many species of animals depend on the small amount of land left for their survival.

Thank you
Beth Puttick

Sent from my iPhone

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 1:11 PM
To: David Harrell; Tracey Mullins
Subject: FW: Fish Island

From: Erin Gunia [mailto:guniabeach@yahoo.com]
Sent: Tuesday, January 08, 2019 10:03 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island

Good Morning-

Please do not allow any further development in the Fish Island area. It is completely unnecessary. Driving west on 312 is already heart wrenching enough seeing the monstrosity of common looking condos on the north side. All of the development going on in the city and in the county is without character and definitely without the essence of the Oldest City in the Nation. I beg you to preserve that natural habitat for the animals and plants that live there as well as for our children who need to see trees and wildlife. The children need to learn the value of preservation. We need to show them that when we say "conservation area" that we will not rezone it and rename it to make money. More condos and buildings will just take away from the specialness of St. Augustine. There won't be anything left to visit or to remain here for if we just end up a city of modern and plain buildings. Look at Daytona. Do you want to live in a city like that? I have grown up here. I have been here since 1980. When are we going to say "enough is enough"?! The money coming in from tourism should be sufficient for the city. Why do we need to bow down to developers that will only literally destroy what all of us love and value? Please truly represent those that voted you into your position. The residents are crying out "No!" to further development. Please keep part of St. Augustine natural. Nothing in the city will be "the oldest" if we keep building new bland and tasteless buildings everywhere. The displacement of the animals and loss of trees is upsetting and the lack of control over our own city is terrifying to say the least. There is no NEED for that land to be developed. There is only a want from someone who wants to profit off of our land and then move on to the next project or city. Please do the right thing with your decision today. No more development in Fish Island. No more development of natural habitats and conservation areas on Anastasia Island.

Thank you,
Erin Gunia

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 1:12 PM
To: David Harrell; Tracey Mullins
Subject: FW: Save Fish Island

From: Sandy Bond [mailto:dr_sandybond@yahoo.com]
Sent: Tuesday, January 08, 2019 10:23 AM
To: karen@97Park.com; Amy Skinner <askinner@citystaug.com>; gmisterly@gmail.com; sshipp@gmail.com; jondepereira@gmail.com; jcbow@aicw.org; opsahl@OpsahlLaw.com; Jane West Lawer St Augustine Beach <janewestlaw@gmail.com>
Cc: Jen Lomberg <jen@matanzasriverkeeper.org>
Subject: Save Fish Island

Dear PZB & City members,

I understand that on the agenda for today's meeting at 2pm is a proposal from the Fish Island developers to allow extensive tree clearing on Fish Island to allow a large draining ditch/retention pond to serve the proposed Fish Island Village.

I urge you to DENY the request to remove the trees and build the retention ditch. This is a well established tree canopy and wildlife habitat that should be preserved. Trees help mitigate pollutants (& reduce/absorb climate warming CO2), reduce the heat island effect of too much pavement and protect wildlife, whilst also stabilizing soil and moisture levels.

I thought that the Fish Island development had been denied. Why is the developer continuing to make proposals that impinge on what should be a protected area of pristine land at the water's edge? The ecological and historic value of this area is significant and should be permanently preserved. I further understand from historical records that there are Tolomato and Huguenot cemeteries on this land that most definitely should NOT be disturbed, removed or built over. And what of the bald eagles that nest in the area, don't they deserve protection?

Any development on this piece of land that is surrounded by water would not only directly impact on the water quality of the river, but due to the low lying nature of the land and proximity to the marsh that makes it susceptible to flooding would necessitate enormous amounts of landfill to be brought onto the site to build up the land to make it suitable for development, obliterating any of the natural features on the land. Together with the Antigua development the traffic congestion to and from the island would be significant. Something that needs to be considered during hurricane season when the 312 bridge is a major point of evacuation.

PLEASE DO NOT ALLOW the FISH ISLAND DEVELOPMENT TO PROCEED IN ANY FORM!!

Kind regards

Dr Sandy Bond

Phone: 1 904 315 0908

www.DrSandyBond.com

<http://www.americanvaluationpartners.com/bond.html>



Virus-free. www.avast.com

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 1:15 PM
To: David Harrell; Tracey Mullins
Subject: FW: Item 7d 2018-0167

-----Original Message-----

From: Suzanne Story [mailto:suzannefl44@gmail.com]
Sent: Tuesday, January 08, 2019 12:53 PM
To: Amy Skinner <askinner@citystaug.com>; karen@97park.com; gmisterly@gmail.com; sship@gmail.com; jondepreter@gmail.com; jcblow@aicw.com; opsahl@opsahlaw.com
Cc: Trevor Shea <trevorlshea@icloud.com>
Subject: Item 7d 2018-0167

Please deny the proposal for land clearing and retention that will threaten Fish Island and the already strained ecosystem of St Augustine. Without prudent conservation, our area will become just another grotesque Florida tourist trap which will continue to force development and ruin the oldest city in the US. Don't put the blood of Fish Island and the ancillary effects of destruction here be on your hands. Have the moral fortitude to resist shortsighted, little researched commercial plans. Do not let greed and disregard win the day on this decision. Protect Fish Island!

Sent from my iPhone

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 1:15 PM
To: David Harrell; Tracey Mullins
Subject: FW: ***Fish Island development***

From: Cindy Ward [mailto:cindyward123@gmail.com]
Sent: Tuesday, January 08, 2019 1:05 PM
To: Opsahl@opsahlaw.com; jcbloew@aicw.org; Karen@97park.com; gmisterly@gmail.com; jondeprieter@gmail.com; sship@gmail.com; Amy Skinner <askinner@citystaug.com>
Subject: ***Fish Island development***

Dear Planning and Zoning Board Members,

I am writing to express my strong opposition to the proposed project by Fish Island Development LLC., that is scheduled to be considered during the Planning and Zoning Board meeting on January 8, 2019.

Fish Island Development LLC is requesting approval to remove a large number of preserved trees on Fish Island Land in order to build a "temporary" linear retention pond to serve the soon to be constructed Fish Island Village, described as a 20,056 sf commercial office center on 3.3 acres of land to be located south of SR 312 – at the corner of SR 312 and Plantation Drive.

This request to **bulldozing and remove** trees to create basically a 50 foot wide ditch totaling approximately 57,000 sf over about 1.33 acres is obscene and unnecessary, in my view. The proposed zone is a well-established tree canopy, upland buffer, and wildlife habitat on Fish Island land proper.

The Friends of Fish Island are advocating for the preservation of all of Fish Island land and I wholeheartedly agree with the opposition of this trench. This incremental encroachment of development on Fish Island land serves not the community, but the pockets of the developers and the removal of such a large amount of preserved trees, the destruction of the upland buffer, and decimation of the last remaining wildlife refuge for animals fleeing Antigua is a tragedy that I believe we will all regret.

The rapid development of "Antigua" on the South side of SR 312 is a blight on our shoreline and a sad representation of the potential to the south side of the bridge. This project will harm the environment and degrade the water quality of the Matanzas River. My husband and I live in the community of St. Augustine South and frequently fish, float, kayak, and paddleboard on what was a pristine stretch of river. We recently witnessed approximately 12 manatees cavorting in the branch off the river where Antigua is located; prior to development. Our Matanzas River is one of the few remaining waterways in Florida with good water quality, but it faces serious threats from stormwater runoff from rampant development and destruction of upland buffers from projects like the one proposed for Fish Island.

With this potential development will undoubtedly be an increase in traffic congestion. The visual impact for the beautiful and historic city of St. Augustine is already self evident.

Thank you for your time and attention to this important issue.

Sincerely,

Cindy Ward

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 14, 2019 10:16 AM
To: David Harrell; Tracey Mullins
Subject: FW: Fish Island

From: Judy Shannon [mailto:Judith.Shannon@live.com]
Sent: Saturday, January 12, 2019 12:18 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Re: Fish Island

Thank you for helping to save our trees on Fish Island. It's a small but gratifying victory against a national corporate entity which seems determined to get its own way, regardless of the potential damage to our community and our ecology.
Thank you! Judith Shannon

On Jan 7, 2019, at 2:46 PM, Judy Shannon <askinner@citystaug.com> wrote:

Please help the community to preserve the beauty and ecological importance of Fish Island. Clear cutting the tree canopy for a "ditch" is folly.
Thank you, Judith Shannon

Judy

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Judy

Tracey Mullins

From: Amy Skinner
Sent: Friday, January 11, 2019 9:00 AM
To: David Harrell; Tracey Mullins
Subject: FW: Fish Island

From: Keith W Schlegel [mailto:KSchlegel@frostburg.edu]
Sent: Friday, January 11, 2019 8:53 AM
To: Amy Skinner <askinner@citystaug.com>
Cc: gmisterly@gmail.com; sship@gmail.com; Karen@97Park.com; jondeprieter@gmail.com; jcblow@aicw.org; opsahl@OpsahlLaw.com
Subject: Fish Island

Having been unable to attend last week's Planning and Zoning Board meeting, I write now to encourage you to deny/resist the recent request (and any additional requests) made to begin developing yet another parcel in the Fish Island area of Anastasia Island. This project may seem small compared to the huge, indeed *monstrous* development of Antigua, but the truth is that because of the massively negative effects of Antigua, this area cannot withstand more loss of land to development. Every additional car will stress incrementally the safety of the 312 bridge, especially, of course, during any hurricane evacuation, and even the preliminary preparations for the drainage ditch will distress anew the already distressed animal population in the Fish Island, which is already fleeing into the ever smaller reserves of tree canopy and into neighborhoods.

Thank you for your attention.

Keith W. Schlegel
4250 A1A S
Unit B36
St. Augustine, Fl. 32080
904-295-2447

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 1:11 PM
To: David Harrell; Tracey Mullins
Subject: FW: Fish Island Property

-----Original Message-----

From: Beth Puttick [mailto:puttickbeth@yahoo.com]
Sent: Tuesday, January 08, 2019 10:03 AM
To: Amy Skinner <askinner@citystaug.com>; mauricepmorisette@gmail.com; karen@97Park.com; gmisterly@gmail.com; sshipp@gmail.com; jondeprieter@gmail.com; jcbow@aicw.org; opsahl@OpsahlLaw.com
Subject: Fish Island Property

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Thank you
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Sent: Tuesday, January 08, 2019 10:23 AM
To: karen@97Park.com; Amy Skinner <askinner@citystaug.com>; gmisterly@gmail.com; sshipp@gmail.com; jondepreter@gmail.com; jcbow@aicw.org; opsahl@OpsahlLaw.com; Jane West Lawer St Augustine Beach <janewestlaw@gmail.com>
Cc: Jen Lomberk <jen@matanzasriverkeeper.org>
Subject: Save Fish Island

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I urge you to DENY the request to remove the trees and build the retention ditch. This is a well established tree canopy and wildlife habitat that should be preserved. Trees help mitigate pollutants (& reduce/absorb climate warming CO2), reduce the heat island effect of too much pavement and protect wildlife, whilst also stabilizing soil and moisture levels.

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PLEASE DO NOT ALLOW the FISH ISLAND DEVELOPMENT TO PROCEED IN ANY FORM!!

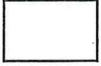
Kind regards

Dr Sandy Bond

Phone: 1 904 315 0908

www.DrSandyBond.com

<http://www.americanvaluationpartners.com/bond.html>



Virus-free. www.avast.com

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 1:15 PM
To: David Harrell; Tracey Mullins
Subject: FW: Item 7d 2018-0167

-----Original Message-----

From: Suzanne Story [mailto:suzannefl44@gmail.com]
Sent: Tuesday, January 08, 2019 12:53 PM
To: Amy Skinner <askinner@citystaug.com>; karen@97park.com; gmisterly@gmail.com; sship@gmail.com; jondeprieter@gmail.com; jcbloew@aicw.com; opsahl@opsahlaw.com
Cc: Trevor Shea <trevorlshea@icloud.com>
Subject: Item 7d 2018-0167

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Sent from my iPhone

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To: David Harrell; Tracey Mullins
Subject: FW: ***Fish Island development***

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To: Opsahl@opsahlaw.com; jcblow@aicw.org; Karen@97park.com; gmisterly@gmail.com; jondeprieter@gmail.com; sshipp@gmail.com; Amy Skinner <askinner@citystaug.com>
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Thank you for your time and attention to this important issue.

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From: Amy Skinner
Sent: Tuesday, January 08, 2019 3:33 PM
To: Grant Misterl you; Karen Zander; jondepreter@gmail.com; John Blow; Maurice Morisette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Agenda Items

From: David Lowther [mailto:dlowther@coordinatesolutions.com]
Sent: Tuesday, January 08, 2019 3:18 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Agenda Items

PZB,

Too late, but:
2018-0169 - Oppose – no increase in height, no encroach into setback.

Others:
2018-0152, 0163 - I'd like you to oppose these also.
2018-0167 – Oppose – removal of preserved trees.
2018-0157 – Oppose – removal of tree canopy.
2018-0168 - Oppose – removal of tree canopy.
2018-0154 – Oppose – no PUDs in HP1

Dave Lowther

PZB WRITTEN RESPONSE FORM

Meeting Date: March 5, 2019

Item on Agenda: 4 (b)

Property Address: 21 (aka 19) Barcelona Aveue

Applicant's Name: Alantis Holdings, LLLP

BDAC File Number: 2019-0002

Continued from the February 5, 2019 PZB meeting.

Total Number Sent: 20

0 In Favor

6 Opposed

4 Had Comments



RECEIVED

JAN 28 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:

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:

Removing 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.

SIGNATURE

Richard H. Burklew, Jr.
20 Barcelona Avenue, St. Aug 32080

PRINT NAME

Richard H. Burklew, Jr.

ADDRESS

Case: 2019-0002



RECEIVED

JAN 28 2019

LEGAL NOTICE OF PUBLIC HEARING

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SURROUNDING PROPERTY OWNER**RESPONSE FORM**

____ IN FAVOR OF APPLICATION

✓ OPPOSED TO APPLICATION

COMMENTS: Removing the cedar + 50% of the tree canopy will adversely affect the aesthetics of our street. If a house is built on such a small lot it will change the character of this old neighborhood + add to parked cars on the street.

SIGNATURE

PRINT NAME

ADDRESS

Case: 2019-0002

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APPLICANT'S NAME: ATLANTIS HOLDINGS LLLP
APPLICATION NUMBER: 2019-0002

FEB 04 2019

Planning/Building Dept.

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

____ IN FAVOR OF APPLICATION

☒ 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 Timothy C Ramsey
Tracy L Ramsey Tracy L Ramsey
SIGNATURE PRINT NAME

1 Fancher Ct
ADDRESS
St Augustine, FL 32080

Case: 2019-0002

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RECEIVED

FEB 01 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

☒ OPPOSED TO APPLICATION

COMMENTS: _____

SIGNATURE

10 Casanova Rd.

ADDRESS

St. Augustine, FL 32080

PRINT NAME

Andrew Eldridge

Case: 2019-0002



RECEIVED

JAN 31 2019

LEGAL NOTICE OF PUBLIC HEARING

Planning/Building Dept.

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SURROUNDING PROPERTY OWNER**RESPONSE FORM**

____ IN FAVOR OF APPLICATION

✓ OPPOSED TO APPLICATION

COMMENTS: _____

SIGNATURE

PRINT NAME

ADDRESS

Case: 2019-0002

15 CASANOVA RD
 ST. AUG, FL 32080

RESPONSE FORM

___ IN FAVOR OF APPLICATION

☒ OPPOSED TO APPLICATION

COMMENTS:

The cedar tree is damaged on one side from a fire 10 years 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 19 Rolleston Gail Rolleston I see bud

SIGNATURE

PRINT NAME

19 Barcelona Ave
ADDRESS

RECEIVED

FEB 01 2019

Case: 2019-0002

Planning/Building Dept.

house on the lot. it's interesting that they
can build on this tiny lot.

PZB WRITTEN RESPONSE FORM

Meeting Date: March 5, 2019

Item on Agenda: 4 (c)

Property Address: 5 Lighthouse Avenue

Applicant's Name: Ryan Carter C/o Carter Environmental
Services, Inc.

BDAC File Number: 2019-0009

Total Number Sent: 20

3 In Favor

2 Opposed

4 Had Comments

Attached email responses.



RECEIVED

FEB 28 2019

LEGAL NOTICE OF PUBLIC HEARING

Planning/Building Dept.

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APPLICANT'S NAME: RYAN CARTER C/O CARTER ENVIRONMENTAL SERVICES, INC.

APPLICATION NUMBER: 2019-0009

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SURROUNDING PROPERTY OWNER**RESPONSE FORM**☒

IN FAVOR OF APPLICATION

☐ OPPOSED TO APPLICATION

COMMENTS: _____

SIGNATURE

105 Busan St 32080

ADDRESS

PRINT NAME

Edward A. Mussallem

Case: 2019-0009

☒ IN FAVOR OF APPLICATION

☐ OPPOSED TO APPLICATION

COMMENTS:

Should be allowed.

[Signature]
SIGNATURE

Ernest Little
PRINT NAME

5 Lighthouse Ave
ADDRESS

St. Aug. FL 32080

Case: 2019-0009

RECEIVED
FEB 25 2019
Planning/Building Dept.



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APPLICANT'S NAME: RYAN CARTER C/O CARTER ENVIRONMENTAL SERVICES, INC.

APPLICATION NUMBER: 2019-0009

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RECEIVED

SURROUNDING PROPERTY OWNER

RESPONSE FORM

MAR 04 2019

Planning/Building Dept.

☒ IN FAVOR OF APPLICATION

☐ OPPOSED TO APPLICATION

COMMENTS: See attached letter date 03/02/2019.

Dan Steggr
SIGNATURE

DAN STEGGR
PRINT NAME

25 MAGNOLIA DR
ADDRESS

ST. AUGUSTINE, FLA 32080

Case: 2019-0009

03/02/2019

To Whom It May Concern,

In reference to application number 2019-0009 regarding placement of new dock at 5 Lighthouse Ave, we DO NOT object to the construction of this dock.

Our primary concerns are related to the dock's physical orientation based on the results of a lawsuit processed in the early 1990's. The applicant was involved with these proceedings and we feel he will follow the guidelines established by the final judgment of the lawsuit. But, to ensure the board has full knowledge of the history of dock permitting in this area, we have copies of the AMENDED FINAL DECLARATORY JUDGMENT issued by Judge Peggy Ready for Case No. CA90-1077 filed Jan 10, 1994 and the Loren Jones survey (dated Dec 4, 1992) (used as a reference in the FINAL JUDGMENT). If review of these documents is desired, please contact us at the phone numbers listed below.

Because the disputed dock was allowed to remain, adjacent property owners desiring the same convenience should be granted permission to build a dock. Again, our only concerns are the riparian lanes described in the final judgment should be used to define the location and orientation of these docks.

Dan Steger
25 Magnolia Dr.
St. Augustine, Fla 32080
(H)904-829-6745
(M)904-806-0100
(E)swworks@comcast.net

RECEIVED
MAR 04 2019
Planning/Building Dept.



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APPLICATION NUMBER: 2019-0009

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

RECEIVED

MAR 04 2019

Planning/Building Dept.

_____ IN FAVOR OF APPLICATION

_____/_____/_____ OPPOSED TO APPLICATION

COMMENTS: Please see attached letter.

Pilar Belmonte Hartmann PILAR BELMONTÉ HARTMANN
SIGNATURE PRINT NAME

7 LIGHTHOUSE AVE
ADDRESS ST AUGUSTINE, FL
32080

Case: 2019-0009

Greetings,

February 28, 2019

I am replying to the Conservation Overlay Zone Development which is seeking approval of a new dock and associated boat lift located at 5 Lighthouse Avenue, application number: 2019-0009.

Our family has owned our house and property next door, 7 Lighthouse Avenue, for more than 50 years, and we have seen many changes along this fragile environmental waterfront. Among these have been the addition of (mostly unused) private docks and boat lifts which have obscured the beautiful views of a natural wilderness unlike any in the area. Not only are the docks a visual distraction during the day, but nightfall often includes the painfully bright addition of dock lighting, a disservice and nocturnal disruption not only to us and others in the area, but to the natural aquatic habitat as well.

Therefore, I would like to request a study as to the impact of the dock's positioning, the length of the structure, and its lighting.

Will the dock provide an impediment to the navigational waterway? Is it possible for the dock to be shortened and/or have its placement moved further northwest, thus decreasing the navigational risk to watercraft within the progressive narrowing of the waterway? This revised placement of the dock would also be less likely to interfere with the city's current positioning of the mooring buoys and their buffers. In addition, the dock would also have less of an impact upon our view.

Finally, I would strongly urge that a request for environmentally friendly indirect lighting be considered.

I feel if done correctly the dock can be an exemplary environmental example of mutual coexistence and stewardship with the increasingly fragile ecosystem of Salt Run and its inhabitants, aquatic or otherwise....

Respectfully yours,



Pilar Belmonte Hartmann
7 Lighthouse Avenue, St Augustine, FL 32080
904-829-3167
828-254-9630
punchph@aol.com

RECEIVED
MAR 04 2019
Planning/Building Dept.

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CONSERVATION OVERLAY ZONE DEVELOPMENT

TO APPROVE PLACEMENT OF A NEW DOCK WITH ASSOCIATED BOAT LIFT IN CONSERVATION OVERLAY ZONE 1 LOCATED AT 5 LIGHTHOUSE AVENUE AND DESCRIBED BY LEGAL DESCRIPTION AS 1/40 CARVERS SUB ANASTASIA N1/2 OF LOT 3 & ALL OF LOTS 4 & 5 BLK 3 OR8726 COURT ORDER & OR878/1833(Q/C) & 1183 /1540 PIN 1570400000.

APPLICANT'S NAME: RYAN CARTER W/O CARTER ENVIRONMENTAL SERVICES, INC.

APPLICATION NUMBER: 2019-0700

In accordance with Florida Statute 286.0105: "If any person desires to present any objection made by PZB with respect to any matter considered at this scheduled meeting or hearing, the person who makes a request of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record shall be used as the basis for any and all evidence upon which the application is to be based.

In accordance with the Americans with Disabilities Act, persons seeking a special accommodation to participate in this proceeding should contact the individual or agency sending notice of this hearing, or contact the City of St. Augustine at the address given on the notice. Telephone 904-825-1007; 1-800-955-8771 (TDD) or 1-800-768-1110 (for Florida Relay Services).

To obtain additional information regarding the City of St. Augustine Planning and Building Department at 904-209-4331 or email dharrell@citystaug.com. 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 March 4, 2019.

RESPONDING PROPERTY OWNER

RESPONSE FORM

____ IN FAVOR OF APPLICATION

☒ OPPOSED TO APPLICATION

COMMENTS: See attached letter.

SIGNATURE

PRINT NAME

ADDRESS

Case: 2019-0009

7 Lighthouse Ave.
St. Augustine, FL
32080

David Belmonte

RECEIVED

MAR 04 2019

Planning/Building Dept.

2/28/19

To whom it may concern,

Thank you for allowing our voices in opposition to, or mitigation of the construction of a new private dock, application/case number 2019-0009. The proposed new dock is located at 5 Lighthouse Avenue, St. Augustine fronting the inlet Salt Run and north of the historic lighthouse by about 200 yards.

In the 50+ years we have lived in our home we have seen the construction of private docks in many if not most of the homes on Salt Run. So I will not belabor the points outlined by other family members about the design and construction. Instead, I would like to add my voice regarding such concerns as outlined by them. Since the proposed dock has met the standards for construction and the environment, I am of the assumption that what remains most likely open to discussion are the finer details regarding the location or design.

My two biggest concerns are location and lighting, both of which can be intrusive of our north waterfront view, as well as other neighbors to the south of us, if not addressed at the meeting. Should the property owner chose to locate the dock around the yard's corner in a more north-facing location from their bulkhead that would be ideal, solving both concerns. Realizing that location change may not be on the table by the owner, it would be very beneficial to everyone if any lighting employed is subdued, all the while following regulations for safety and channel marking.

Thank you for your consideration.

The best,



David Belmonte

7 Lighthouse Avenue
St. Augustine, FL 32080

RECEIVED
MAR 04 2019
Planning/Building Dept

Tracey Mullins

From: David Harrell
Sent: Monday, March 04, 2019 2:47 PM
To: Tracey Mullins
Subject: FW: Conservation Overlay Zone Development, Application Number: 2019-0009

FYI

From: punchph@aol.com [mailto:punchph@aol.com]
Sent: Monday, March 04, 2019 2:38 PM
To: David Harrell; ryan@carterenv.com
Subject: Conservation Overlay Zone Development, Application Number: 2019-0009

Please see the following letter, dated February 28 2019, sent to the Planning and Building Department of St Augustine, Florida.

Thank you,

Pilar Belmonte Hartmann

Greetings,

February 28, 2019

I am replying to the Conservation Overlay Zone Development which is seeking approval of a new dock and associated boat lift located at 5 Lighthouse Avenue, application number: 2019-0009.

Our family has owned our house and property next door, 7 Lighthouse Avenue, for more than 50 years, and we have seen many changes along this fragile environmental waterfront. Among these have been the addition of (mostly unused) private docks and boat lifts which have obscured the beautiful views of a natural wilderness unlike any in the area. Not only are the docks a visual distraction during the day, but nightfall often includes the painfully bright addition of dock lighting, a disservice and nocturnal disruption not only to us and others in the area, but to the natural aquatic habitat as well.

Therefore, I would like to request a study as to the impact of the dock's positioning, the length of the structure, and its lighting.

Will the dock provide an impediment to the navigational waterway? Is it possible for the dock to be shortened and/or have its placement moved further northwest, thus decreasing the navigational risk to watercraft within the progressive narrowing of the waterway? This revised placement of the dock would also be less likely to interfere with the city's current positioning of the mooring buoys and their buffers. In addition, the dock would also have less of an impact upon our view.

Finally, I would strongly urge that a request for environmentally friendly indirect lighting be considered.

I feel if done correctly the dock can be an exemplary environmental example of mutual coexistence and stewardship with the increasingly fragile ecosystem of Salt Run and its inhabitants, aquatic or otherwise....

Respectfully yours,

Pilar Belmonte Hartmann
7 Lighthouse Avenue, St Augustine, FL 32080
904-829-3167
828-254-9630
punchph@aol.com

My name is Sara Belmonte Walters and my family has owned our home at 7 Lighthouse Avenue for over 50 years. It sits due south of 5 Lighthouse Avenue where the proposed dock would be built. We have loved the panoramic and pristine views of Salt Run, Conch Island, the salt marshes and Vilano Beach to the north for four generations. When we moved here, the only man made structure in our our view was the pier at the Lighthouse park to our south. Sadly, throughout the years this view has gotten more and more obstructed by docks and their boats to the south, however we still have and treasure the pristine view to the northeast and north. We are asking that permission for this dock is declined. Our small home was built in 1907 as a summer and weekend cottage with 40 windows to capture nature's air conditioning. The docks built to our

south have already changed the view to nine of our windows. Unfortunately, this proposed long dock with its boat lift and lights would interfere with our last cherished view through eighteen of our windows.

With a boat launch less than 1900 feet away, across from the Lighthouse, I fail to see the need, the rise in property taxes and the increased risk to our fragile environment for a personal dock.

Other than the eyesore of yet another long dock extending into the progressive narrowing of Salt Run necessitating numerous dredgings over the years, my concerns include the fragility of the abundant sea life, the oyster beds which help filter the water and the bright lighting needed for navigational safety. The property of 5 Lighthouse Avenue is on a point, not in a cove making it the first obstacle for boats and jet skiers heading south. My biggest concern is the proposed placement of

the dock running west to east which would place it sideways inviting a direct hit to the length of the dock from the winds of frequent northeasters and/or hurricanes without any manmade or natural buffers for protection. The recent increase in stronger hurricanes could break the dock apart causing the boat and/or parts of the dock to slam into our bulkhead creating damage with the possibility of the debris going up into our yard if Salt Run and its waves rise high enough.

If this proposed dock is passed, can it be built more northwest instead of due east to decrease its obstruction on our view? Can it be built shorter? Is there a way to lessen the light pollution, which can interrupt the reproduction of sea life while still allowing for navigational passage? Are there any studies showing the cumulative impact to the sea life, the oyster beds, and the narrowing of Salt Run from ALL the countless numbers of docks that

have been built in the past 50 years, not just a study done each time one is built? What responsibility would the dock owners have if their dock and/or boat causes damage to our bulkhead and property?

Thank you for your time and consideration with this environmentally sensitive matter.

Sara Belmonte Walters
7 Lighthouse Avenue
St. Augustine, Florida 32080
(904) 829-3167

PZB WRITTEN RESPONSE FORM

Meeting Date: March 5, 2019

Item on Agenda: 5 (a)

Property Address: 160 King Street

Applicant's Name: Kamala Corbett C/o Foley & Lardner LLP

BDAC File Number: 2019-0017

Total Number Sent: 7

1 In Favor

0 Opposed

1 Had Comments

Attached email responses.



RECEIVED

FEB 22 2019

LEGAL NOTICE OF PUBLIC HEARING

"IMPORTANT NOTICE: Now that the hearing date has been set and a legal notice has been published, 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 MARCH 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:

USE BY EXCEPTION

TO APPROVE A USE BY EXCEPTION ALLOWING A 3,500 SQUARE FOOT MEDICAL MARIJUANA DISPENSARY LOCATED AT 160 KING STREET AND DESCRIBED BY LEGAL DESCRIPTION AS (2) DANCY TRACT LOT A-2 BLK A (EX R/W US 1 IN DB246/402) & (EX R/W KING ST IN OR660/1346) OR2344/1914 PIN 1110300000.

APPLICANT'S NAME: KAMALA CORBETT C/O FOLEY & LARDNER LLP
APPLICATION NUMBER: 2019-0017

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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To obtain additional information regarding this application, contact the Planning and Building Department at 904-209-4331 or email dharrell@citystaug.com. 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 March 4, 2019**.

SURROUNDING PROPERTY OWNER

RESPONSE FORM

☒ IN FAVOR OF APPLICATION

☐ OPPOSED TO APPLICATION

COMMENTS: I have no problem with a dispensary being located across the street as long as customers are not allowed to hang out there for long periods of time causing trouble or making my employee's and OR my customers uncomfortable

SIGNATURE

PRINT NAME

181 King St
ADDRESS

Case: 2019-0017

Tracey Mullins

From: Amy Skinner
Sent: Monday, March 04, 2019 8:48 AM
To: Grant Misterl you; 97Park; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Medical Marijuana Dispensary by exception

From: Melinda Rakoncay [mailto:mrakoncay@comcast.net]
Sent: Sunday, March 03, 2019 5:19 PM
To: Amy Skinner <askinner@citystaug.com>
Cc: Grant Misterly <gmisterly@yahoo.com>; Karen Zander <Karen@97Park.com>; Carl Blow <john.carl.blow@gmail.com>; Jon DePreter <jondeprieter@gmail.com>; Maurice Morissette <mauricepmorissette@gmail.com>; Christina Opsahl <opsahl@opsahlaw.com>; Sarah Shipp Ryan <sshipp@gmail.com>
Subject: Medical Marijuana Dispensary by exception

Chairman Grant Misterly

Vice Chair Karen Zander

Carl Blow

Jon DePreter

Maurice Morissette

Christina Opsahl

Sarah Shipp Ryan

Since it is totally legal, I am not against a medical marijuana dispensary. However they are only permitted by **exception**, which gives the PZB a chance to determine if this is the best location for such a business. The applicant argues that there is a need for a second dispensary, and I am not in a position to question that. You will probably have members of the public that are in favor of having access to medical marijuana.

The real question before you is :

Is this the best location and should an exception be granted?

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.

I do not believe that a Medical Marijuana Dispensary is an appropriate image at the very entrance of our King Street Entry Corridor into the historic city. Nor should it be located just a block away from the Flagler College dormitory.

While there may be differing opinions to the use of marijuana, I don't believe you can say that it "***would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare***" of that area.

Their present dispensary is at 2303 North Ponce de Leon Blvd, only 1.7 miles to the north. To better serve the community and those living in southern areas, it would probably be better located on US South, where there are numerous strip malls and locations with easier access off of US 1. A Medical Plaza would also probably be a more appropriate location.

Please deny this use by exception at this location.

Sincerely,

Melinda Rakoncay
86 Magnolia Avenue

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, March 05, 2019 8:40 AM
To: Grant Misterl you; Karen Zander; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Medical Marijuana Dispensary

From: David Lowther [mailto:dlowther@coordinatesolutions.com]
Sent: Tuesday, March 05, 2019 7:44 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Medical Marijuana Dispensary

PZB Members,

I am writing to voice my support for the use by exception for the operation of Medical Marijuana Treatment Clinic at King and US1. Please support the request.

Thank you,

Dave Lowther
268 St. George St

PZB WRITTEN RESPONSE FORM

Meeting Date: March 5, 2019

Item on Agenda: 5 (b)

Property Address: 164 San Marco Avenue

Applicant's Name: Gerald & Julie Ruling C/o Life's a Beach Auto

BDAC File Number: 2019-0012

Total Number Sent: 5

1 In Favor

0 Opposed

0 Had Comments

Attached email responses.

PZB WRITTEN RESPONSE FORM

Meeting Date: March 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

Continued from the February 5, 2019

Total Number Sent: 92

1 In Favor

23 Opposed

21 Had Comments

Attached several emails from members of the Public regarding this item.

SURROUNDING PROPERTY OWNER

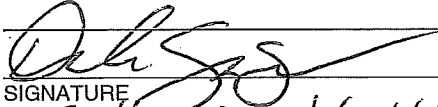
RESPONSE FORM

____ IN FAVOR OF APPLICATION

☒ OPPOSED TO APPLICATION

COMMENTS:

This will cause traffic nightmares
around one of St. Augustine's most quaint
and historic neighborhoods.



SIGNATURE

Derek Samson

PRINT NAME

~~776~~ 76 Abbott Street

ADDRESS

Case: 2018-0170

RECEIVED
FEB 19 2019
Planning/Building Dept.

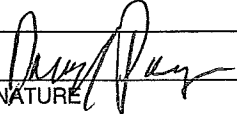
SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

☒ 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 Quay rd.

St. Aug Fl. 32080

SURROUNDING PROPERTY OWNER

RESPONSE FORM

____ IN FAVOR OF APPLICATION

~~X~~ OPPOSED TO APPLICATION

COMMENTS: _____

SIGNATURE

Sam Marco

PRINT NAME

Amelia Duddington

ADDRESS

Case: 2018-0170

Rome - 404 Old Quay Rd.

RECEIVED

FEB 05 2019

Planning/Building Dept.



LEGAL NOTICE OF PUBLIC HEARING

RECEIVED
JAN 07 2019
PLANNING AND BUILDING DEPT.

"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 JANUARY 8, 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:

CONSERVATION OVERLAY ZONE DEVELOPMENT

1622100016 LEGAL DESCRIPTION: 3-1F PTS OF GLS 2 & 3 LYING S OF SR312 - DEED PARCELS 1 & 2 (EX ANY PT OF PARCEL 2 OUTSIDE CITY LIMITS OF CITY OF ST AUG) (EX PT IN OR3015/910) OR1956/19 & 1956/27(Q/C) & 1956/33(Q/C) TO APPROVE REMOVAL OF PRESERVED TREES (OAKS & CEDARS) FOR A LINEAR RETENTION POND TO SERVE THE NEIGHBORING PARCEL LOCATED AT PIN#: 1622100021 WITH ITS LEGAL DESCRIPTION: 3-1K PTS OF GLS 3 & 4 LYING S OF SR 312 OR3015/910

APPLICANT'S NAME: RYAN CARTER C/O CARTER ENVIRONEMENTAL SERVICES, INC.

APPLICATION NUMBER: 2018-0167

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 January 7, 2019.

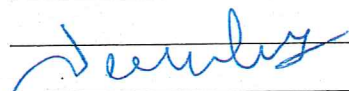
SURROUNDING PROPERTY OWNER

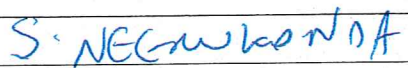
RESPONSE FORM

_____ IN FAVOR OF APPLICATION

☒ OPPOSED TO APPLICATION

COMMENTS: _____


SIGNATURE


PRINT NAME

ADDRESS

Case: 2018-0167

Tracey Mullins

From: Amy Skinner
Sent: Friday, January 04, 2019 9:09 AM
To: Grant Misterl you; Karen Zander; Maurice Morissette; Jon DePreter; John Blow; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Tree removal NO

-----Original Message-----

From: edith haise [mailto:ediemarie22@yahoo.com]
Sent: Thursday, January 03, 2019 6:10 PM
To: Amy Skinner <askinner@citystaug.com>; mauricepmorissette@gmail.com; karen@97park.com; gmisterly@gmail.com; sshipp@gmail.com; jondepreter@gmail.com; jcbow@aicw.org; opsahl@OpsahlLaw.com
Subject: Tree removal NO

You MUST vote to DENY request to build retention ditch and remove trees on fish island (Item 7d-2018-0167). When is enough enough with removing natural habitat on this small island and building HUGE communities such as Antigua. What a horrible eyesore driving towards 312 bridge. Shame on all who allowed that.

Edie Haise
352 Islander Circle
St Augustine, FL. 32080

Sent from my iPad

Tracey Mullins

From: Amy Skinner
Sent: Friday, January 04, 2019 9:30 AM
To: Grant Misterl you; Karen Zander; Jon DePreter; John Blow; Maurice Morissette; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Oppose Fish Island Tree Removal and Retention Pond

From: Patty Scott [mailto:pscott17@gmail.com]
Sent: Friday, January 04, 2019 8:07 AM
To: Opsahl@opsahlaw.com; jcbow@aicw.org; Karen@97park.com; gmisterly@gmail.com; jondepeter@gmail.com; sshipp@gmail.com; Amy Skinner <askinner@citystaug.com>
Subject: Oppose Fish Island Tree Removal and Retention Pond

Dear Planning and Zoning Board Members,

I am writing to express my strong opposition to the proposed project by Fish Island Development LLC., that is scheduled to be considered during the Planning and Zoning Board meeting on January 8, 2019.

Fish Island Development LLC is requesting approval to remove a large number of preserved trees on Fish Island Land in order to build a "temporary" linear retention pond to serve the soon to be constructed Fish Island Village, described as a 20,056 sf commercial office center on 3.3 acres of land to be located south of SR 312 – at the corner of SR 312 and Plantation Drive.

This new request to remove preserved trees in Conservation Overlay Zone 3, if approved, will result in **bulldozing and removing all trees** in a linear path of destruction 50 ft wide, totaling some 57,000 sf over 1.33 acres through the well-established tree canopy, upland buffer, and wildlife habitat on Fish Island land.

I join the Friends of Fish Island in advocating for the preservation of all Fish Island land. We oppose this incremental encroachment of development on Fish Island land, the removal of such a large amount of preserved trees, the destruction of the upland buffer, and decimation of the last remaining wildlife refuge for animals fleeing Antigua.

Another horrible development like "Antigua" on the South side of SR 312 will harm the environment and degrade the water quality of the Matanzas River. Our Matanzas River is one of the few remaining waterways in Florida with good water quality, but it faces serious threats from stormwater runoff from rampant development and destruction of upland buffers from projects like the one proposed for Fish Island.

This proposed development will also cause more traffic congestion and it will be an eyesore for the beautiful and historic city of St. Augustine.

Thank you for your time and attention to this important issue.

Sincerely,

Patty Scott

PS My family and I currently live in Palm Coast, but I'm a former resident of St. Augustine, and we are moving back to St. Augustine in 2019. I plan to go fishing in the flats near Fish Island, and will be using the 312 bridge regularly. I am concerned about this issue for environmental reasons, traffic congestion, and overall quality of life.

Tracey Mullins

From:

Amy Skinner

Sent:

Friday, January 04, 2019 9:31 AM

To:

Grant Misterl you; Karen Zander; Jon DePreter; John Blow; Maurice Morissette;
opsahl@theomlawfirm.com; sarah shipp ryan

Cc:

David Harrell; Tracey Mullins

Subject:

FW: Fish Island

From: Clint Porter [mailto:star1100rider@gmail.com]

Sent: Friday, January 04, 2019 8:22 AM

To: Amy Skinner <askinner@citystaug.com>

Subject: Fish Island

To ALL Board Members:

ENOUGH IS ENOUGH. It will be an absolute travesty to allow more development along SR312.
We fully encourage each of you to recognize some sense of concern for the citizens of which you serve. WE'VE
HAD ENOUGH!

Please vote NO to any development of the Fish Island area.

Thank you very much,

Clint & Nell Porter
76 Lighthouse Ave
St. Augustine, FL 32080
Phone: 904-825-0163

Tracey Mullins

From: Amy Skinner
Sent: Friday, January 04, 2019 9:31 AM
To: Grant Misterl you; Karen Zander; Jon DePreter; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish Island

From: dennis x [mailto:plantmojoman@hotmail.com]
Sent: Friday, January 04, 2019 8:56 AM
To: Amy Skinner <askinner@citystaug.com>
Cc: Debbie Wicker <debcwicker@gmail.com>
Subject: Fish Island

Dear Board, Unfortunately I live out of town for a portion of the year and am unable to attend the meeting on Tuesday 1/8; which will address the subject of Fish Island. I just want to have it on the record that I and my wife STRONGLY OPPOSE any more clear cutting of this and other 'protected' native tree and wildlife sensitive areas. If it is 'protected' it should be end of discussion. What has been done already is a travesty, but to continue with this 'self-perpetuating zoning' and construction will only add to the ecological disaster we continue to create. We are turning some of our shorelines and marshes into subdivided, cookie-cutter, characterless tax bases. When are we going to realize that some areas of this country should not be raped and developed. Hopefully, not like other areas of Florida and the Country, when its too late! Lets take the lead and show others how things should be done; and not base everything on tax dollars generated. Submitted with sincerity, Dennis Simeone 40 Magnolia Drive St Augustine Florida Taxpayer.

Tracey Mullins

From: Amy Skinner
Sent: Friday, January 04, 2019 11:33 AM
To: Grant Misterl you; Karen Zander; Jon DePreter; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: For Mr. Morissette - Re: Bulldozing on Fish Island - Item 7(d) 2018-0167

From: Barbara Olson [mailto:blynnolson@gmail.com]
Sent: Friday, January 04, 2019 11:25 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: For Mr. Morissette - Re: Bulldozing on Fish Island - Item 7(d) 2018-0167

Dear Mr. Morissette,

I am a homeowner in Menendez Park, about 2 miles south of Fish Island. This email is to express grave concern about the negative impact of removing oak and cedar trees, disrupting wildlife and other environmental impact should creation of a linear retention pond be permitted on Fish Island. The P&Z is being asked to grant approval for this on Tuesday, 1/8/19 (Item 7d 2018-0167).

It is my understanding that this 50ft wide retention pond is being requested to support a commercial building campus proposed at the corner of SR 312 and Plantation Drive.

Before moving forward with the largely irrevocable act of removing over 55,000 square feet of mature tree canopy, I would respectfully ask that you and other members of the P&Z commission city staff and interested parties to assure the following occur:

1. Identification and full vetting of alternatives to the proposed linear retention pond that would not involve disruption of the tree canopy cover. It would be important to know how could other, existing retention ponds be optimized.
2. Involvement of an arborist to fully address the impact of tree removal, relative to other options.
3. An archeological survey to better understand the history of the land.

The experience of seeing the impact on the land and wildlife at Antigua, across 312, has been a sad one. Please take time and fully consider each and every step of development of this land, where the ecosystem contributes to our wellbeing in such important and irreplaceable ways.

With thanks and very best wishes,

Barbara Olson

1824 Old Beach Road

St Augustine FL 32080

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Tracey Mullins

From: Amy Skinner
Sent: Friday, January 04, 2019 1:40 PM
To: Grant Misterl you; Karen Zander; Jon DePreter; John Blow; Maurice Moriss  tte;
opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish Island
Attachments: PZB letter.docx

From: Elsie Scarano [mailto:ekscarano@gmail.com]
Sent: Friday, January 04, 2019 12:46 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island

January 4, 2019

Dear St. Augustine PZB members:

We are very upset about two items on the PZB agenda on January 8., namely 2018-0167 regarding removal of trees on Fish Island.

We moved to St. Augustine over a year ago because of its beautiful historic buildings and natural beauty. Since then we have witnessed the destruction of the natural beach waterfront with the massive Embassy Suites hotel and the destruction of trees and over development of Antigua on State Road 312. Now, there is a request for further development on Fish Island across the highway and the destruction of more trees.

We urge the Board to refuse this request in an effort to protect our environment. We fear removing the trees will increase the threat of flooding in the area and further development will create serious traffic congestion and destroy the natural habitat.

We appreciate your hard work on behalf of our beautiful community.

Elsie and Joseph Scarano

Tracey Mullins

From: Amy Skinner
Sent: Friday, January 04, 2019 1:40 PM
To: Grant Misterl you; Karen Zander; Jon DePreter; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Add my name please to NO development of any kind on Fish Island

-----Original Message-----

From: Pam Kleinsasser [mailto:motion8ster@gmail.com]
Sent: Friday, January 04, 2019 1:19 PM
To: Amy Skinner <askinner@citystaug.com>; karen@97Park.com; gmisterly@gmail.com; sshipp@gmail.com; jondepoter@gmail.com; jcbow@aicw.org; opsahl@Opsahllaw.com
Subject: Add my name please to NO development of any kind on Fish Island

Dear PZB members, I urge you deny the request to remove trees and build a retention ditch on Fish Island, item 7(d) 2018-0167.

Is nothing sacred anymore other than money? I think there is.

Sincerely,

Pam Kleinsasser
6906 Sea Place Ave
St Augustine FL 32086

Sent from my iPad

Tracey Mullins

From: Amy Skinner
Sent: Thursday, January 03, 2019 5:34 PM
To: Grant Misterl you; Karen Zander; Jon DePreter; John Blow; opsahl@theomlawfirm.com; sarah shipp ryan; Maurice Morissette
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish Island Retention Ditch [Item 7(d) 2018-0167]

-----Original Message-----

From: Janet Patten [mailto:janet911@gmail.com]
Sent: Thursday, January 03, 2019 4:34 PM
To: karen@97Park.com; gmisterly@gmail.com; sarah shipp ryan <sshipp@gmail.com>; jondeprieter@gmail.com; jcbow@aicw.org; opsahl@OpsahlLaw.com; Amy Skinner <askinner@citystaug.com>
Subject: Fish Island Retention Ditch [Item 7(d) 2018-0167]

Dear Members of the PZB,

Let me take this opportunity in the New Year to thank you for your service on the Planning and Zoning Board and your commitment to St. Augustine and its citizens. I realize your service is completely voluntary and I commend you for your dedication to our community.

As one of your early actions, I urge you to vote against the above agenda item, 7(d), to clear cut nearly 58,000sq. ft. of tree canopy containing preserved Oak and Cedar trees on Historic Fish Island without even an arborist report. The proposed 50 foot wide retention ditch on 1.3 acres is THREE times the size of the proposed commercial building. Certainly there must exist a more efficient and environmentally friendly solution. For example, there is practically another retention pond across the street or scale down the size of the building and parking lot to provide storm water retention on site.

Furthermore, this same parcel site numbered: 1622100021 and applicant was considered by the PZB on August 7, 2017, only five months ago and was unanimously rejected by the board and never referenced in the pending application. As you may be aware, there has been a groundswell of community and grassroots support and actions to preserve Fish Island for future generations. The proposed application would bulldoze over historically rich Fish Island while disturbing wildlife and environmentally sensitive wetlands on the banks of the Matanzas River.

Climate change is real and here now and cannot be ignored any further. I would hope the Board would take into overall consideration the irreversible damage this application does to our environment and the Matanzas River which is the ONLY healthy river system left in the entire state of Florida. We constantly see the damage the Antigua development has done to the northeast section of SR 312 and the Matanzas and it should never be repeated on the other side of the highway — the remainder of Fish Island. The destruction of the land for Antigua has forced wildlife into residential neighborhoods, i.e., bobcats in Davis Shores.

When I purchased property in St. Johns County over 40 years ago, I was attracted to its rich historic charm and pride in maintaining its sensitive lands and water. I never dreamed I would have to watch it being eroded. I trust you will do the right thing and vote against this application of Fish Island Development, LLC. Again I thank you for your service to our community.

Janet Patten
7265 A1A South

Tracey Mullins

From: Amy Skinner
Sent: Wednesday, January 02, 2019 8:34 AM
To: Grant Misterl you; Karen Zander; Jon DePreter; John Blow; mauricepmorissette@gmail.com; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish island
Attachments: image1.png; ATT00001.txt; image2.png; ATT00002.txt; image3.png; ATT00003.txt; image4.png; ATT00004.txt

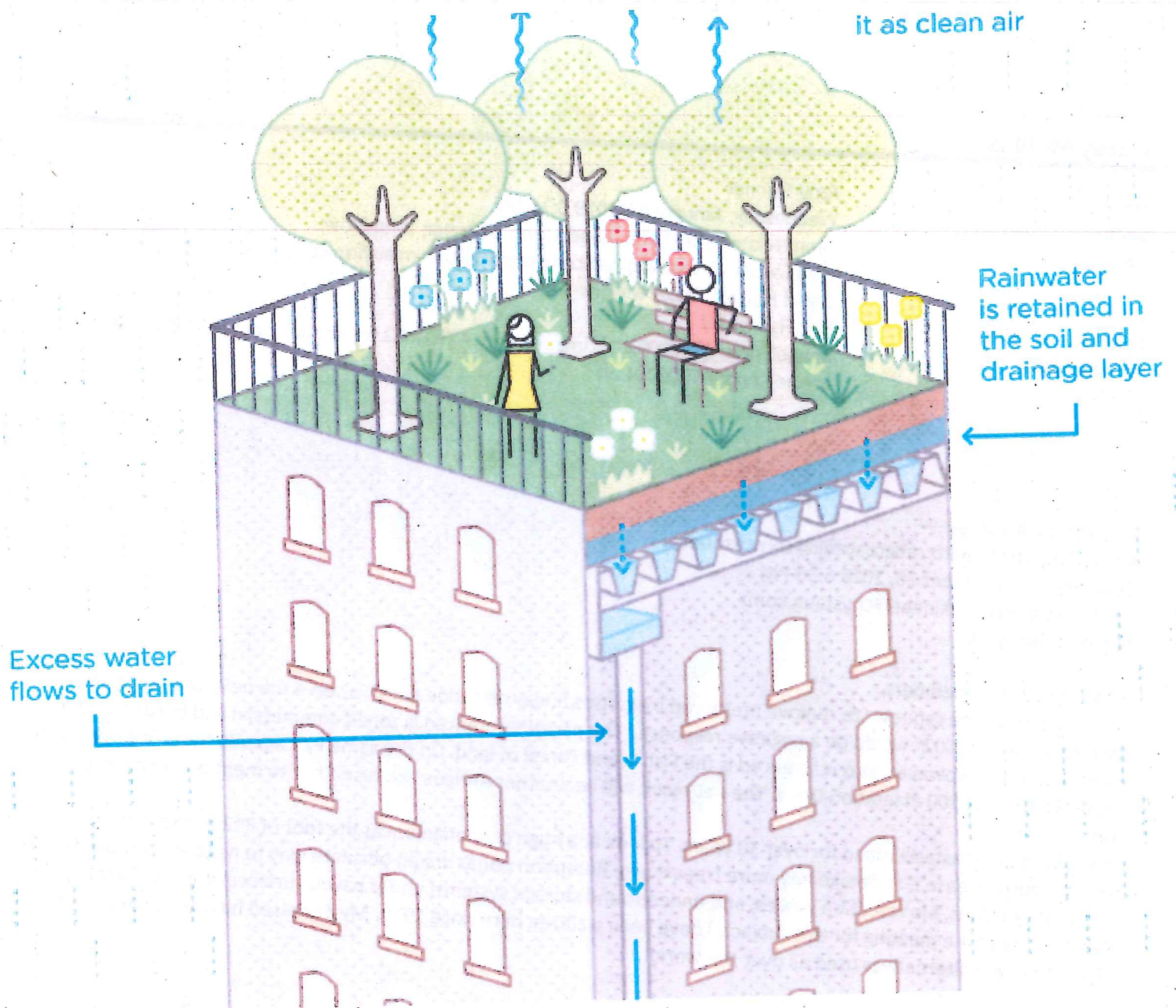
-----Original Message-----

From: Rebecca [mailto:rebeccacady@comcast.net]
Sent: Friday, December 28, 2018 6:58 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish island

To all committee members,

My thoughts on the request "to remove preserved trees for a linear retention pond to serve the neighboring parcel located at 162210-002" would be a negative response. The parcel referenced is zoned commercial and borders 312 and plantation drive. However, also referenced is the Fish Island Parcel of land. On the same PZB agenda there is a request to cut down trees at 700 Plantation Drive. The net result will be another Antigua like result not to mention even more traffic.

I have lived on Anastasia island for over 30 years. To look at a huge condominium at the foot of 312 has saddened tremendously. Please do not take any more trees down. Retention ponds are an obsolete way to negate overflow. Green roofs, rain gardens, bio retention swales, and underground storage systems(under paved surfaces) are more ecological way. I will be at the meeting for this subject. I have been a citizen here since 1979. My deceased husbands family since 1940s. Here are alternatives used all over the world.



Urban Water Melbourne - Ci...



Green roofs - City of Melbourne Urban Water

12981-CoM-Green-roofs-for-stormwater-retention-



Niantic River Watershed



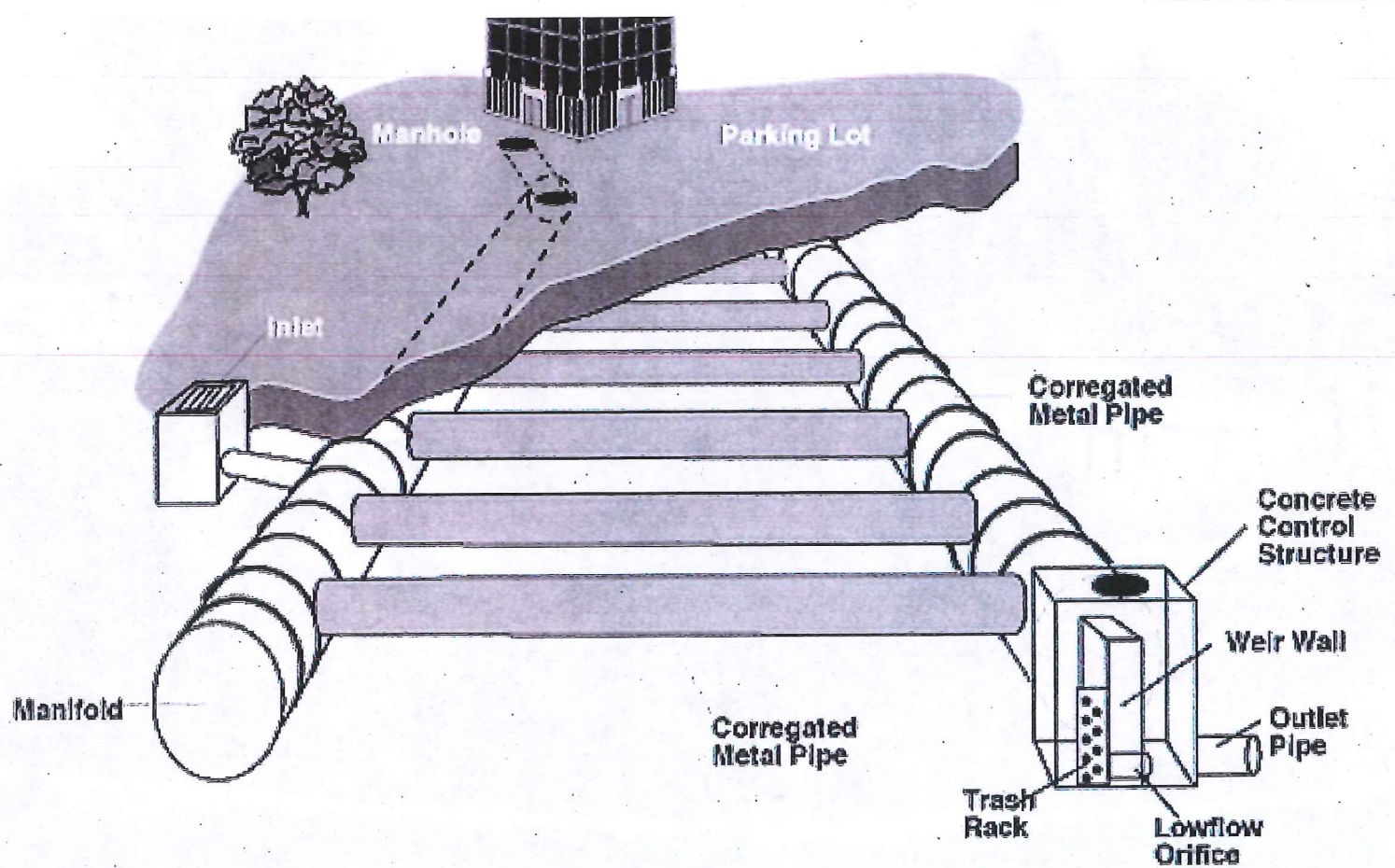
Upcoming Projects | Niantic River Watershed

A bio-retention basin at Doyle-Hollis Park in Emeryville, CA.

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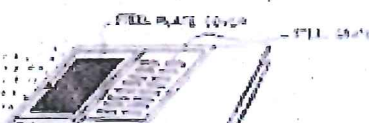
Typical Underground Stormwater Storage System

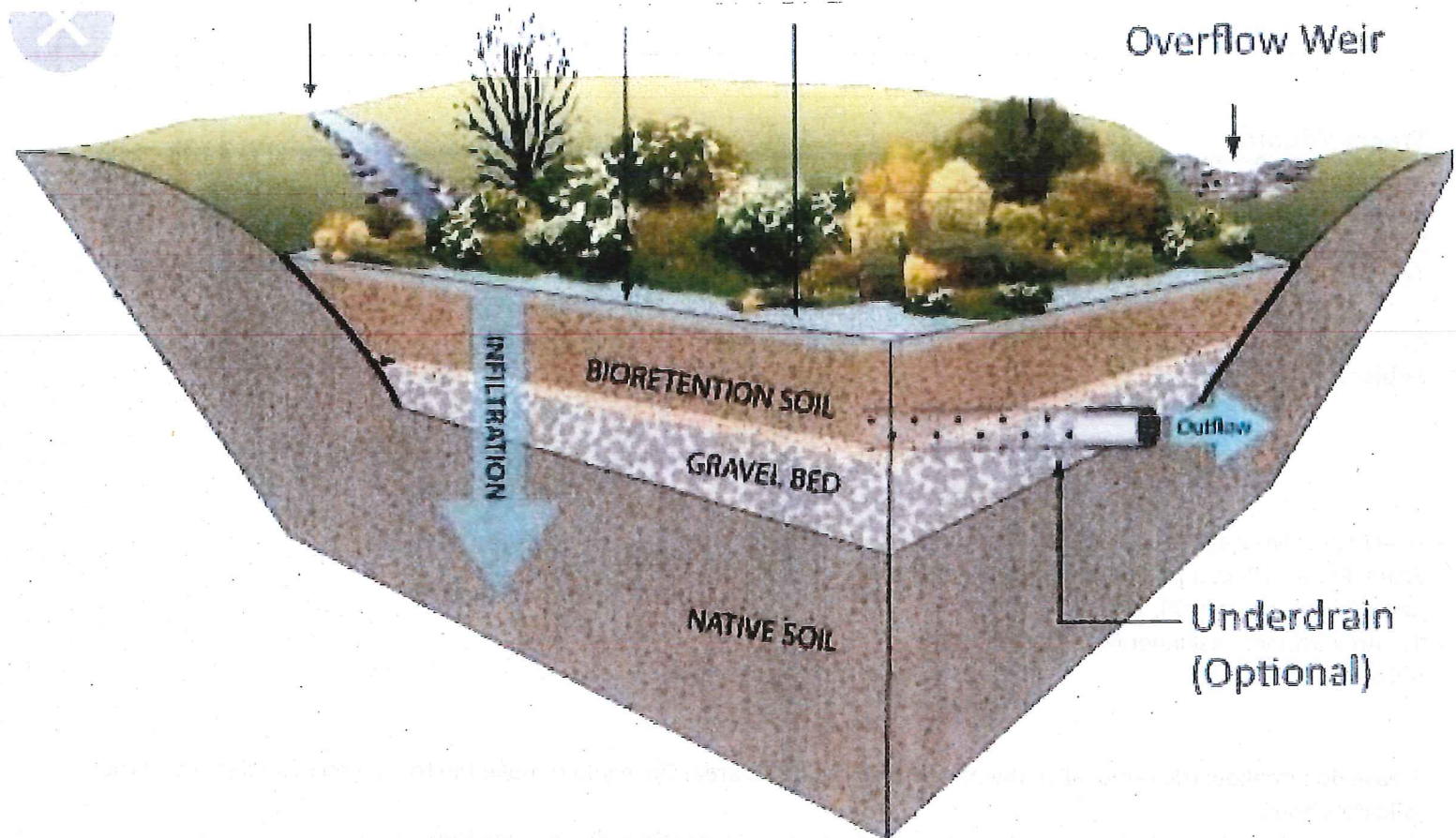
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BEST MANAGEMENT PRACTICES



Tracey Mullins

From: Amy Skinner
Sent: Friday, January 04, 2019 2:33 PM
To: Grant Misterl you; Karen Zander; Jon DePreter; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish Island

-----Original Message-----

From: Frances Bacon [mailto:fabbacon@gmail.com]
Sent: Friday, January 04, 2019 2:31 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island

Please do not allow the removal of any natural habitat in this area. Once you remove the trees, you have destroyed the wildlife's homes.

These trees have been designated as preserved for a reason. Once taken down, gone forever.

Frances Bacon
1340 Corunna St.
St. Augustine, Florida 32080-5605
Sent from my iPhone

Tracey Mullins

From: Amy Skinner
Sent: Wednesday, January 02, 2019 8:36 AM
To: Grant Misterl you; Karen Zander; Jon DePreter; John Blow; mauricepmorrisette@gmail.com; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Conservation Overlay Zone Development 2018-0167

From: Maureen Long [mailto:modriver1@live.com]
Sent: Tuesday, January 01, 2019 11:05 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Conservation Overlay Zone Development 2018-0167

To All City Of St.Augustine Planning and Zoning Board Members,

The request by Fish Island Development LLC for the removal of 111 preserved trees for a linear retention pond to serve the neighboring parcel 1622100021 is too extreme for the 1.99 acres of land in question. The preservation of the forest canopy in the area along with the threat to local wildlife living within far outweighs the need for this road and ditch to be cut through for the sake of storm water runoff for an office complex. There are nearby retention ponds as well as the implementing of an additional retention pond on the edge of the Parcel that could accommodate the runoff from the site.

The historic and archeological value of the Fish Island Plantation Property is also a major consideration when discussing any excavation on this area of Anastasia Island. Not to mention the negative impacts on the local wildlife that use the forest as their refuge, along with those survivors who have relocated to Fish Island after their homes were destroyed by the Antiqua Townhomes.

The entire Fish Island Plantation Property from the 312 Bridge southward is a floodplain and the forest provides a buffer to the existing developments to the east and would be the only protection in the event of a hurricane or severe tropical storm. We all remember the yachts that were sitting in the trees where the proposed linear detention pond will spill out into the Matanzas River.

In regards to the Conservation Overlay Zone Development (d) 2018-0167 coming before your Board Tuesday, January 8th, 2018 in reviewing all of the available data obtained from the City of St.Augustine Staff Report and Recommendations to your Board along with the SJRWMD Permit reports, we have concerns on several issues that we have listed below:

A. City of St.Augustine Staff Report and Recommendation

Section 11-29. Staff Summary and Analysis:

- 1.a. An Arborist report has not been provided.
- 1.c. The statement that the removal of the trees will not have a detrimental effect on erosion and moisture retention.
- 1.e. Most of the trees being removed are preserved trees, again no Arborist report has been submitted.
- 1.f. We disagree with all statements regarding environmental impact, especially in regards to mitigation plantings and the time it will take for the new trees to grow to maturity.

B. The A3- Application to Planning and Zoning Board by Ryan Carter, regarding Parcel #1622100016, line 10 states that has any application been submitted to the PZB concerning any part of the subject property within the last year, dated 12/06/18, he checked the NO box. Records show this Parcel was brought before the PZB for Rezoning & Preliminary Subdivision Plat on July 3rd, 2018 and again on August 7th, 2018.

C. SJRWMD Permit Number:102001-9 states Wetlands: No

D. SJRWMD Application #102001-9 states that "There are no wetlands or surface waters in the proposed project area or immediately adjacent that could be subject to secondary impacts. There are no direct or secondary wetland or surface water impacts associated with this project."

1. The map used in 11/05/18 Correspondence: Plans Parcel 1 before 1.98 acre cut out clearly shows wetlands in the proposed construction area.
2. In several e-mail correspondences between Abbey Civil Engineers, Inc. and SJRWMD, between July 2018 and November 2018, numerous questions were asked by Chou Fang about 2007 previous drainage easement being reviewed and not approved by the district as well as groundwater drainage and base flood elevations.

Thank you for your time on this matter,
Maureen and Jim Long
1821 Castile St.
St. Augustine FL 32080
904-461-3994

Tracey Mullins

From: Amy Skinner
Sent: Friday, December 28, 2018 8:55 AM
To: Grant Misterl you; Karen Zander; Jon DePreter; John Blow;
mauricepmorisette@gmail.com; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish Island

From: sushi3510@aol.com [mailto:sushi3510@aol.com]
Sent: Thursday, December 27, 2018 11:46 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island

Please do not allow any development at Fish Island south of 312. All you need to do is look north across 312 and imagine all of those future residents trying to get out to 312. Allowing development at Fish Island will back up Plantation Island and all of the medical offices in that area.

Charles C. Willoughby
703-307-9652
sushi3510@aol.com

248 Joey Dr
St Augustine, FL 32080

Tracey Mullins

From: Amy Skinner
Sent: Friday, December 28, 2018 8:54 AM
To: Grant Misterl you; Karen Zander; Jon DePreter; John Blow; mauricepmorrisette@gmail.com; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish Island

-----Original Message-----

From: Markus Hastings [mailto:mathstings@yahoo.com]
Sent: Thursday, December 27, 2018 6:03 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island

Hi PZB members. Add my name to the list of many people who are disgusted and dismayed at the clear cutting of trees for development at Fish Island.

Please don't allow this. Our natural environment is critical to the ecological balance Saint Augustine needs to protect us as much as possible against flooding and other natural disasters. Also, it moves us another step closer to being just another shithole like Sunrise or Fort Lauderdale.

Regards,
Mark Hastings
Sunset Park
Saint Augustine

Tracey Mullins

From: Amy Skinner
Sent: Thursday, December 27, 2018 2:01 PM
To: Grant Misterl you; Karen Zander; Jon DePreter; John Blow; mauricepmorisette@gmail.com; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Preserving Fish Island, etc.

From: hilly Zee [mailto:hillyzd@yahoo.com]
Sent: Thursday, December 27, 2018 1:34 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Preserving Fish Island, etc.

Attn PZB members:

As a St Augustine resident, I'd like to add my objection to plans for any further destruction to the natural beauty and habitat that exists along the Metanzas river by the 312 bridge.

We watched in horror as woods were cleared for the abysmal eyesore that is Antigua. My heart sinks every time I go over the bridge.

PLEASE PLEASE PLEASE do not allow any sort of damage to the remaining woods and marsh lands!

I have attended several meetings regarding development of Fish Island, and was relieved to hear that the proposed new gated community was denied, for now. One thing I have not been able to ascertain is...Who owns that land? And what do they want for it? I, for one, (and I'm guessing many many more residents) would be willing to do whatever it takes to preserve that area, if given the facts and opportunity.

We love it here precisely because of the remaining natural beauty. PLEASE DON'T DESTROY WHAT'S LEFT!

Thank you for your attention to this.

Hilly Zee
304 B St.
St Augustine

[Sent from Yahoo Mail on Android](#)

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 10:17 AM
To: Grant Misterl you; Karen Zander; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish Island

-----Original Message-----

From: scott smithner [mailto:smithnerscott@gmail.com]
Sent: Monday, January 07, 2019 10:02 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island

I don't want to see further development on Fish Island, such as Antigua.

Thanks,
Scott Smithner
41 Weeden St, St Augustine

Sent from my iPhone

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 11:42 AM
To: David Harrell; Tracey Mullins
Subject: FW: "Don't Destroy Fish Island"

From: Jeff Corcoran [mailto:jsmcork@yahoo.com]
Sent: Monday, January 07, 2019 11:35 AM
To: Amy Skinner <askinner@citystaug.com>; karen@97Park.com; gmisterly@gmail.com; sshipp@gmail.com; jondeprieter@gmail.com; jcblow@aicw.org; opsahl@OpsahlLaw.com
Cc: jsmcork@yahoo.com
Subject: "Don't Destroy Fish Island"

To: Planning and Zoning Board

Re: Fish Island Development LLC requesting approval to remove a large number of preserved trees on Fish Island to build a temporary linear retention pond

Please do not destroy Fish Island to build a temporary retention pond. Please deny this request and ask the applicant to find a less invasive way to mitigate the storm water.

I advocate for the preservation of all Fish Island land. I oppose this incremental encroachment of development on Fish Island land, the removal of such a large amount of preserved trees, the destruction of the upland buffer, and any decimation of the last remaining wildlife refuge for animals fleeing Antigua.

Thank you in advanced for your attention to this matter.

Sincerely,

Susan Corcoran

Resident of St. Augustine, Florida

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 11:52 AM
To: Grant Misterl you; Karen Zahder; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish Island

From: kit cooper [mailto:kitcooper888@yahoo.com]
Sent: Monday, January 07, 2019 11:47 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island

To Planning and Zoning Board:

PLEASE don't sell out to potential developers of Fish Island who want to devastate our historic St. Augustine for profit. Will there be any "green" left surrounding St. Augustine or will we be like South Florida, ie, strip malls and condos?

Antiqua is shockingly intrusive with questionable building heights: painful to look at.
Many St. Augustine residents will be attending the January 8 PZB meeting . Whose interests will the PZB be representing?

Kit Cooper

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 11:57 AM
To: David Harrell; Tracey Mullins
Subject: FW: Jan 8 PZB mtg - Item 7(d) 2018-0167 - Fish Island - OPPOSED

From: Kathryn Schirmacher [mailto:wudang88@aol.com]
Sent: Monday, January 07, 2019 11:52 AM
To: gmisterly@gmail.com; sshipp@gmail.com; Karen@97Park.com; jondeprieter@gmail.com; jcblow@aicw.org; opsahl@OpsahlLaw.com; Amy Skinner <askinner@citystaug.com>
Subject: Jan 8 PZB mtg - Item 7(d) 2018-0167 - Fish Island - OPPOSED

Dear PZB Members,

I urge you to DENY the request to remove trees and build a retention ditch on Fish Island.

I am in favor of preserving all Fish Island land, and vehemently oppose removal of preserved trees, destruction of the upland buffer, and eliminating the last remaining wildlife refuge for animals fleeing Antigua across SR 312.

Thank you.

Sincerely,

Kathryn Schirmacher
27 Locust St.
St. Augustine

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 11:58 AM
To: David Harrell; Tracey Mullins
Subject: FW: Fish Island Development

From: Michael Read [mailto:mickread@gmail.com]
Sent: Monday, January 07, 2019 11:55 AM
To: Amy Skinner <askinner@citystaug.com>; karen@97park.com; gmisterly@gmail.com; sshipp@gmail.com; jondeprieter@gmail.com; jcblow@aicw.org; opsahl@opsahlaw.com
Subject: Fish Island Development

Please deny the request of Fish Island Development LLC to remove trees and build a retention ditch on Fish Island. [Item7(d)2018-0167].

Don't cave in to developers and sacrifice long-term sustainability and beauty for short-term profit! Remember, trees produce oxygen. The fewer the trees, the less oxygen in our atmosphere and the greater amount of carbon dioxide. Consequent increased warming of our atmosphere will increase the number and power of hurricanes, and increase flooding. Think of our future!

Thank you,
Michael Read

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 9:05 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 do not allow the removal of trees from Fish Island

From: Brian Paradise [mailto:bgparadise@comcast.net]
Sent: Saturday, January 05, 2019 4:41 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Please do not allow the removal of trees from Fish Island

Dear Board members,
Please deny any removal of trees from Fish Island.
Thanks.
Brian Paradise

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 9:06 AM
To: Grant Misterl you; Karen Zander; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Request to build retention ditch on Fish Island

From: Gail Payette [mailto:stillchicklet@bellsouth.net]
Sent: Sunday, January 06, 2019 10:55 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Request to build retention ditch on Fish Island

Please deny the request of Fish Island Development LLC to remove trees and build a retention ditch on Fish Island.

We're already losing the natural beauty of the island thanks to the Antigua "project" and the wild creatures are losing their homes.

What ever happened to St. Augustine and Anastasia Island? They're disappearing thanks to all the permits given to developers.

Most sincerely, Gail Payette, 959 Fish Island Place, St. Augustine, Florida 32080

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 9:07 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: Fish Island "Temporary" Retaining Ditch

From: John Totushek [mailto:johntote03@yahoo.com]
Sent: Sunday, January 06, 2019 12:03 PM
To: Amy Skinner <askinner@citystaug.com>; karen@97Park.com; gmisterly@gmail.com; sshipp@gmail.com; jondepreter@gmail.com; jcblow@aicw.org; opsahl@OpsahlLaw.com
Subject: Fish Island "Temporary" Retaining Ditch

Dear PZB,

As a concerned citizen on Anastasia Island, I am requesting the board reject the application for the above. The developer will have to construct a permanent retaining pond to handle the runoff from the project and it would seem a better course of action to build that structure now rather than this large ditch.

This method would also allow the board to see how runoff would be handled on the larger development so that the "temporary" ditch did not become a permanent one.

Sincerely,

John and Jan Totushek

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 9:07 AM
To: Grant Misterl you; Karen Zander; jondepoteer@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish Island

From: denise rohdin [mailto:deniserohdin@gmail.com]
Sent: Sunday, January 06, 2019 12:59 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island

Dear CITY OF ST AUGUSTINE PLANNING AND ZONING BOARD (PZB)

AGENDA ITEM (d) 2018-0167
Ryan Carter –Applicant
Fish Island Development LLC – Owner

I don't want to see another development like "Antigua" on the South side of SR 312.

The PZB on August 7, 2018 unanimously denied an older request. Fish Island Development LLC is now making this new request to the PZB in order to build a "temporary" linear retention pond to serve the soon to be constructed Fish Island Village, described as a 20,056sf commercial office center on 3.3 acres of land to be located south of SR 312 – at the corner of SR 312 and Plantation Drive.

I don't want this request to remove preserved trees in Conservation Overlay Zone 3, approved, as it will result in bulldozing and removing all trees in a linear path of destruction 50ft wide, totaling some 57,000sf over 1.33 acres through the well-established tree canopy, upland buffer, and wildlife habitat on Fish Island land.

I advocate for the preservation of all Fish Island land. We oppose this incremental encroachment of development on Fish Island land, the removal of any preserved trees, the destruction of the upland buffer, and any decimation of the last remaining wildlife refuge for animals fleeing Antigua.

I don't want to see another development like "Antigua" on the South side of SR 312.

Denise Rohdin

Maker & Artist

207~660~2369

deniserohdin@gmail.com

Hold something in your hands each day that was created by hand.

Denise Rohdin

Maker & Artist

207~660~2369

deniserohdin@gmail.com

Hold something in your hands each day that was created by hand.

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 9:09 AM
To: David Harrell; Tracey Mullins
Subject: FW: Concern over Fish Island

From: Leonard Kay [mailto:lccr1leonard@yahoo.com]
Sent: Sunday, January 06, 2019 9:14 PM
To: Amy Skinner <askinner@citystaug.com>; karen@97Park.com; gmisterly@gmail.com; sshipp@gmail.com; jondepoter@gmail.com; jcbow@aicw.org; opsahl@OpsahlLaw.com
Subject: Concern over Fish Island

Being a long time resident of Anastasia Island, I am very disappointed with the potential commercial construction being discussed for Fish Island. The removal of significant number of trees that is being proposed in order to construct a retention ditch for such a development is a first step in causing irreversible damage to the natural beauty of the Island, its historical significance, its wildlife and the shoreline of the River. I strongly urge the board to reject this proposal.

Leonard and Camille Kay

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 9:10 AM
To: David Harrell; Tracey Mullins
Subject: FW: Deny tree removal for Fish Island village

From: Judith Seraphin [mailto:judith@globalwrap.com]
Sent: Sunday, January 06, 2019 11:03 PM
To: Amy Skinner <askinner@citystaug.com>; karen@97Park.com; gmisterly@gmail.com; sshipp@gmail.com; jondepreter@gmail.com; jcblow@aicw.org; opsahl@OpsahlLaw.com
Subject: Deny tree removal for Fish Island village

Commissioners,

Please, please, please deny the request to remove trees to create a retainage pond on Fish Island, for the Fish Island Village.

This very important mature tree canopy area should not be destroyed. Losing 57,000 sq. ft of woodland to more homes and development is not the legacy we want to leave for our children. Please stop Fish Island. Soon there will be no trees left, just houses, office buildings, shopping centers etc.

It is difficult to drive over the 312 bridge now, and more traffic is impacting everyone's quality of life.

Thank You,

Judith Seraphin

102 South Street

St Augustine FL 32084

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 9:10 AM
To: Grant Misterl you; Karen Zander; jondepoter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: fish island

From: elisa nevel [mailto:elisanevel@gmail.com]
Sent: Monday, January 07, 2019 7:07 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: fish island

PLEA SE.DENY the fish island request as another negative impact on our environment. It has to stop that money is changing forever our natural special areas that protect our shores and inland forests



Virus-free. www.avast.com

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 9:10 AM
To: David Harrell; Tracey Mullins
Subject: FW: Fish Island

From: David Lowther [mailto:dlowther@coordinatesolutions.com]
Sent: Monday, January 07, 2019 7:25 AM
To: Amy Skinner <askinner@citystaug.com>; karen@97Park.com; gmisterly@gmail.com; sshipp@gmail.com; jondeprieter@gmail.com; jcblow@aicw.org; opsahl@OpsahlLaw.com
Subject: Fish Island

PZB Members,

I support for the preservation of Fish Island.
Please deny the request to remove trees and build a retention ditch Item 7(d) 2018-0167.

Thank you,

Dave Lowther
268 St George Street

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 9:26 AM
To: David Harrell; Tracey Mullins
Subject: FW: request to remove trees and build a retention ditch on Fish Island [Item 7(d) 2018-0167].

-----Original Message-----

From: Sue Agresta [mailto:sagresta@comcast.net]
Sent: Monday, January 07, 2019 9:23 AM
To: Amy Skinner <askinner@citystaug.com>; karen@97Park.com; gmisterly@gmail.com; sshipp@gmail.com; jondepreter@gmail.com; jcblow@aicw.org; opsahl@OpsahlLaw.com
Subject: request to remove trees and build a retention ditch on Fish Island [Item 7(d) 2018-0167].

Unfortunately I cannot attend the PZB meeting Tuesday, January 8th, but am concerned that no arborist report accompanies the above application. The PZB mandates applications in conservation zones include an arborist report and yet this large area of tree removal simply extrapolates from a relatively small sampling. I do not think it serves the City well to allow shortcuts when dealing with sensitive areas and would suggest continuing this request until the necessary information is supplied.

Sincerely,

Sue Agresta
168 Oneida Street

Tracey Mullins

From: Amy Skinner
Sent: Friday, January 04, 2019 3:52 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: Oppose Fish Island Tree Removal and Retention Pond

From: Curtis Finney [mailto:tyrolmt@comcast.net]
Sent: Friday, January 04, 2019 3:42 PM
To: Opsahl@opsahlaw.com; jcbow@aicw.org; Karen@97park.com; gmisterly@gmail.com; jondepreter@gmail.com; sship@gmail.com; Amy Skinner <askinner@citystaug.com>
Subject: Oppose Fish Island Tree Removal and Retention Pond

Dear Planning and Zoning Board Members,

We are writing this letter to express our opposition to the proposal by Fish Island Development, LLC. The proposed development, a "temporary" linear pond, just doesn't make sense. If approved, this linear path will remove preserved and protected trees and impact wildlife, and water quality, destroying the upland buffer and last remaining refuge for wildlife that had to flee Antigua.

As a member of Friends of Fish Island, we join others in opposing this incremental encroachment of development on Fish Island land. We respectfully request that you NOT approve this linear path of destruction. Thank you for your time and attention to this matter.

Sincerely,
Erin and Curtis Finney

Tracey Mullins

From: Amy Skinner
Sent: Friday, December 28, 2018 3:28 PM
To: Grant Misterl you; Karen Zander; Jon DePreter; John Blow; mauricepmorisette@gmail.com; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Hearing to Remove Preserved Trees for a Linear Retention Pond to Serve the Neighboring Parcel Located at 162210-002

From: Barbara Isacson [mailto:barbaraisacson@gmail.com]
Sent: Friday, December 28, 2018 1:54 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Hearing to Remove Preserved Trees for a Linear Retention Pond to Serve the Neighboring Parcel Located at 162210-002

TO: Grant Misterly, Chair; Karen Zander, Vice-Chair; Maurice Morisette; Christina Opsahl; J. Carl Blow; Jon DePreter; Sarah Shipp Ryan

I am very disturbed that a request was made to remove preserved trees for a linear retention pond to serve the neighboring parcel located at [162210-002](#). The parcel referenced is zoned commercial and borders 312 and Plantation Drive. However, also referenced is the Fish Island Parcel of land. On the same PZB agenda there is a request to cut down trees at 700 Plantation Drive. The net result will be another Antigua like result not to mention even more traffic.

Residents on Anastasia Island are very angry about the possible development of this Fish Island property where deer and other animals live along with eagles who make their nests in the preserved trees.

It is bad enough that we have to look at that monstrosity of condo buildings, 4 stories high, next to the 312 Bridge that are taller than the 35 foot height restriction we have in St. Augustine. I would like to know who approved this height variance and allowed the builder to build these buildings so close to the 312 bridge. All the way from A1A, you can see these massive, hideous structures.

Our lovely island has been ruined by the Embassy Suites Hotel's height and massive size and now this new development with its massive condo buildings that stick out like a sore thumb from every angle. I moved to Anastasia Island because it was not built up like Jacksonville Beach, Palm Coast, Ormond Beach and Daytona. Now, I am regretting my decision as this island is going to be one big traffic jam on SR 312 and A1A South with approximately 900 more cars coming and going from Antiqua along with the Embassy Suites Hotel guests coming and going on the island.

We need to put a stop to these destructive decisions by our planning board. Many residents will be attending your meeting on January 8, 2018 to make our voices heard to stop this development.

Sincerely,
Barbara Isacson

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 3:13 PM
To: Grant Misterl you; Karen Zander; jondepere@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish Island

From: Judy Shannon [mailto:Judith.Shannon@live.com]
Sent: Monday, January 07, 2019 2:47 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island

Please help the community to preserve the beauty and ecological importance of Fish Island. Clear cutting the tree canopy for a "ditch" is folly.
Thank you, Judith Shannon

Judy

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 3:14 PM
To: Grant Misterl you; Karen Zander; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: PLEASE!!! NO MORE LAND CLEARING! DENY! DENY! DENY!

From: adixon5966@aol.com [mailto:adixon5966@aol.com]
Sent: Monday, January 07, 2019 3:02 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: PLEASE!!! NO MORE LAND CLEARING! DENY! DENY! DENY!

Sent via the Samsung Galaxy S7, an AT&T 4G LTE smartphone

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 3:15 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: Fish Island Massacre

From: Nana Royer [mailto:nanaroyer@gmail.com]
Sent: Monday, January 07, 2019 3:02 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island Massacre

PZB members,

I cannot be at the meeting tomorrow, and I am asking that you please deny the request by Fish Island Development to remove trees and build a retention ditch on Fish Island. Any natural biodiverse areas remaining are precious and need to be secured.

Thank you

Nana Royer
6 Willow Dr
St Augustine, FL 32080

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 3:15 PM
To: David Harrell; Tracey Mullins
Subject: FW: Fish Island Village hearing, Jan 8

-----Original Message-----

From: Mary Kellough [mailto:lkellough@comcast.net]
Sent: Monday, January 07, 2019 3:02 PM
To: Amy Skinner <askinner@citystaug.com>; karen@97park.com; gmisterly@gmail.com; shipp@gmail.com; jondepreter@gmail.com; jcblow@aicw.org; opsahl@opsahlaw.com
Subject: Fish Island Village hearing, Jan 8

Please say No to any development on Fish Island for 3 reasons:

- 1) It is an Historical Site dating back to the first Spanish period (isn't St Augustine a history destination?)
- 2) Fish Island is a bald eagle habitat with a beautiful tree canopy. Isn't our natural beauty a vacation focus?
- 3) Coastal marsh, grass and other natural barriers are vital to protecting coastal communities from increasingly destructive storms.

Please, No development on Fish Island!

A resident of the City of St Augustine Beach

Mary Kellough

Sent from my iPhone

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 5:23 PM
To: David Harrell; Tracey Mullins
Subject: FW: Fish Island - Item7(d) 0167

From: RICHARD & DEENA GALANTOWICZ [mailto:regdmg@bellsouth.net]
Sent: Monday, January 07, 2019 5:20 PM
To: Amy Skinner <askinner@citystaug.com>; karen@97Park.com; gmisterly@gmail.com; jcblow@aicw.org; opsahl@OpsahlLaw.com; sship@gmail.com; jondeprieter@gmail.com
Subject: Fish Island - Item7(d) 0167

Dear Board Members:

I am writing to ask that you deny Fish Island Development's request to build a "temporary" linear retention pond to serve their Fish Island Village development (*Item: 7(d) 2018-0167*).

My wife and I have been residents of St. Augustine Beach for 28 years, and I served on the SAB PZB for ten years. In addition, I worked in the conservation and land planning fields for almost 50 years. We travel the 312 Bridge many times a week and have been shocked by the massive scale of the recent apartment development on the north side of 312. It would be even more distressing to also witness any destruction of the existing natural area on the south side. The size of the requested retention pond, requiring the destruction of over an acre of trees and wildlife habitat, hardly seems like a temporary move, but more like the first step leading to the destruction of more of the Fish Island habitat. We must not destroy more flood plain areas with development.

Therefore, we ask you to deny the request to remove existing tree cover, and we urge you to do all you can in the future to prevent the development of Fish Island.

Richard Galantowicz

49 Ocean Ct.
St. Augustine Beach

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 1:11 PM
To: Grant Misterl you; Karen Zander; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: January 8, 2019 Planning & Zoning Board Meeting

From: Diane Blewett [mailto:blewettrealty@gmail.com]
Sent: Monday, January 07, 2019 12:53 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: January 8, 2019 Planning & Zoning Board Meeting

I am writing to respectfully request that the Board deny approval of Agenda items 7.(d) and 7.(f) or anything that could be construed as a gateway to allow moving forward on development of Fish Island.

Prior meetings have established Historical, Ecological, and Environmental reasons why development of Fish Island should be denied. I won't repeat those.

It is my understanding that the PZB approved development of Fish Island over 10 years ago. Since that period of time, there have been dramatic increases in the population of St. Johns County (population has doubled in the last 17 years). These population increases have had a major impact on traffic. This is especially true on SR 312 (a designated Evacuation Route from Anastasia Island).

The Antigua development is located directly opposite the proposed Fish Island development. Since this is still under construction, no impact of increased traffic has yet been added to the already congested traffic on SR 312 from A1A to and through US 1. A new Traffic Impact Analysis (TIA) which would include Antigua and other recent developments might be in order.

The Tipping Point is the critical point in an evolving situation that leads to a new and irreversible development. Is this that point?

Diane Blewett
17 Anastasia Lakes Dr.
904-669-7512

Tracey Mullins

From: Amy Skinner
Sent: Monday, January 07, 2019 1:12 PM
To: David Harrell; Tracey Mullins
Subject: FW: Future of Our Community

From: Lisa McGreevy [mailto:l.mcgreevy@att.net]
Sent: Monday, January 07, 2019 1:09 PM
To: Amy Skinner <askinner@citystaug.com>; Sarah Shipp Ryan <sshipp@gmail.com>; Grant Misterl You <gmisterly@gmail.com>; 97Park <karen@97park.com>; jcblow@aicw.org; opsahl@opsahlaw.com; jondepreter@gmail.com
Subject: Future of Our Community

Thank you for your service to our community. As you begin 2019, we ask that you look at ways that our community can be preserved. We are rapidly losing tree canopy to development along with other land that until now has not yet been developed.

Many in our community and indeed in the entire county are frustrated at the rapid pace of growth that we are currently experiencing. We recognize that much of this growth was zoned many years ago, but the rapid pace of this development is having an adverse impact on those who currently live here as well as those who visit.

We have been fortunate to be able to share our beautiful city with many visitors who come here to experience the history and our picturesque town. Continued loss of open space, trees and wetlands and river views will not accrue to the value proposition of making residents and visitors happy.

There are several proposals today before you in which you could ask the developers to help keep our town beautiful.

1. Fish Island Villages: It is difficult to understand why a 50 foot wide, 1.3 acre drainage ditch is needed for storm water. None of the existing properties have such a ditch. The irreparable damage caused by this proposed ditch is very hard to justify as it will be visually unpleasing, destroy the tree canopy, further uproot wildlife and disturb this beautiful land. Please guard against another Antigua.

While most of us would prefer no building at the corner of 312 and Plantation Island Drive South, we understand that it has already been zoned for development. I respectfully ask that you request the developer to mitigate the storm water in another fashion as well as modify the building and parking lot design to fit with the adjacent buildings. Vegetation buffers would also help mitigate the impact of this new building.

2. 700 Plantation Drive: The request to take down 50% of tree canopy is understandable in order to build a commercial building. However, I would ask that you require a tree/vegetation barrier be enacted on the 312 side of the property. One of the major gateways to our Island is the 312 corridor and keeping it beautiful will benefit all of us who use that road.

As you know there is building citizen backlash against the "unbridled" growth in this area. How can we as a community come together to mitigate the repercussions of this growth? We stand ready to help.

Lisa and Terry McGlynn

410 Ocean Breeze Lane

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 8:55 AM
To: Grant Misterl you; Karen Zander; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Preservation of Fish Island

-----Original Message-----

From: Gail Logan [mailto:lolly3@bellsouth.net]
Sent: Tuesday, January 08, 2019 8:36 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Preservation of Fish Island

As a resident and nature lover, I am asking that you deny the application to build a temporary linear pond (bulldozing numerous trees in the process) on Fish Island south of the 312 bridge ... and ultimately, to deny construction there. Please, please preserve that portion of the land, the trees and creatures that live there. The development just north of the 312 bridge is a nightmare!

Thank you,
Gail Logan

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 8:55 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: Fish Island retention pond

From: Walter Coker [mailto:wecoker@gmail.com]
Sent: Tuesday, January 08, 2019 8:26 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island retention pond

Dear Board Members,

I urge you to deny the removal of protected trees for the proposed linear retention pond in the Fish Island Village development. Our remaining precious tree canopy becomes more and more valuable as it is rapidly removed from surrounding areas. Please protect it!

Thank-you,

Walter Coker

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 8:56 AM
To: Grant Misterl you; Karen Zander; jondepoteer@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish Island

-----Original Message-----

From: Melinda Strock [mailto:strockmm@bellsouth.net]
Sent: Tuesday, January 08, 2019 8:25 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island

Please do not allow the Fish Island Village or the temporary linear retention pond for any development of Fish Island. Why are we determined to ruin any of what is left of our historic city. Developers don't care and those newcomers to our ancient city don't either. Some of us care not only about our history, but also the mess this will create on 312. Makes many of us wonder about the qualifications of those who are supposed to be thinking about all of the aspects of a development like this. This property should be protected and the owner should be seeking a purchaser from one of the groups who protect precious pieces of land like this. I am from a family who have been here for many years - we expect some progress, but this is not progress - Please protect what we have left - Jesse Fish was an important part of our history and so is this property.
Melinda Wiles Strock

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 8:56 AM
To: Grant Misterl you; Karen Zander; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish island

-----Original Message-----

From: Susan Marcoccio [mailto:susanmarcoccio@gmail.com]
Sent: Tuesday, January 08, 2019 8:09 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish island

We severely oppose the clear-cutting and any destruction and/or development of the land south of the 312 bridge, known as Fish Island. At your meeting today please vote to preserve this area.

Regards,
Donald & Susan Marcoccio
534 Turnberry Lane
St. Augustine

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 8:56 AM
To: David Harrell; Tracey Mullins
Subject: FW: Please Keep St Augustine Natural-please deny the retention pond

-----Original Message-----

From: Kevin McDonough [mailto:rhode2ohio@yahoo.com]
Sent: Tuesday, January 08, 2019 8:06 AM
To: Amy Skinner <askinner@citystaug.com>; karen@97park.com; gmisterly@gmail.com; sshipp@gmail.com; jondeprieter@gmail.com; jcblow@aicw.org; opsahl@opsahlaw.com
Subject: Please Keep St Augustine Natural-please deny the retention pond

We commend you for your past decision against the destruction of Fish Island and we beseech you to continue a smart growth approach to development and preserve those few remaining special natural areas of St Augustine.

We are from Palm Coast but we love St Augustine and St Augustine is what makes this part of Florida so special. The history and culture and the natural beauty of the area is what we love. It is not the new Walmart or strip mall that makes it special. Over-development creates a homogenized mess and destroys the sense of place that separates northeast Florida from other parts of Florida that have been lost.

We ask the leaders and elected officials of St Augustine do our part locally in fighting climate change and protect the tree canopy that helps prevent global warming and offsets the carbon dioxide we pour into the atmosphere. Every small step adds up to big results.

We ask that you vote against the request of Fish Island Development, LLC to destroy over an acre of mature trees for the sake of a temporary linear retention pond.

We appreciate your consideration of our opinion.

Sincerely,

MaryLee & Kevin McDonough
6 Kingfisher Lane
Palm Coast, FL
rhode2ohio@yahoo.com

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 8:57 AM
To: David Harrell; Tracey Mullins
Subject: FW: [ActiononUnbridledGrowthSJC] Objection to application to cut down trees for a temporary retaining pond on Fish Island

From: skchambers001@bellsouth.net [mailto:skchambers001@bellsouth.net]
Sent: Tuesday, January 08, 2019 7:21 AM
To: ActiononUnbridledGrowthSJC@yahoogroups.com
Cc: john.carl.blow@gmail.com; gmisterly@gmail.com; sr@sarahryanarchitect.com; karen@97park.com; mauricepmorrisette@gmail.com; jondeprieter@gmail.com; opsahl@theomlawfirm.com; Amy Skinner <askinner@citystaug.com>
Subject: Re: [ActiononUnbridledGrowthSJC] Objection to application to cut down trees for a temporary retaining pond on Fish Island

Please add my name to Ms. Hope's opposition letter below. It is unfathomable that this is even being considered.

Sharon Chambers
1810 Shore Drive
St. Augustine, Florida 32086

Sent from my iPhone

On Jan 7, 2019, at 10:47 PM, 'Ruth Hope' Ruth.Hope@verizon.net [ActiononUnbridledGrowthSJC] <ActiononUnbridledGrowthSJC@yahoogroups.com> wrote:

I am writing to register my opposition to the latest developer request for Fish Island.

I oppose the proposal to cut down over 100 irreplaceable mature trees to construct a 50-foot, 1.3 acre "temporary linear retaining pond" for a new commercial building at 312 and Plantation Drive. Wanton destruction of natural habitat for a temporary retaining pond is unconscionable and not what is needed in St Augustine where we have just lost acres of mature trees clear cut by the Antigua development. Construction of a high-density community by the Fish Island Marina and SR 312 is not just an eyesore, a loss of natural habitat and buffer against storm surges, it is placing the more than 100 homes in danger of rising seas, and tidal surges at both King tides and storms.

Fish Island is the last remaining natural area in St Augustine and is also a historical site that should be saved as a natural and historic preserve for the benefit of wildlife, current residents and visitors to St Augustine and St Johns County, and future generations of residents and visitors.

I urge members of the PZB to say no to this latest application that would destroy one of the treasures in our natural resources.

Sincerely, Ruth Hope

Dr Ruth Hope

133 Neptune Rd

St Augustine

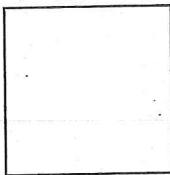
FL 32086

Phone: [+1-703-283-6157](tel:+1-703-283-6157)

Alternative email: ruth.hope100@gmail.com

Posted by: "Ruth Hope" <ruth.hope@verizon.net>

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Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 8:57 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: Fish Island

From: Jeffrey Sturtevant [mailto:jsturtevant@hotmail.com]
Sent: Tuesday, January 08, 2019 7:02 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island

Good morning,

Please deny D.R. Horton's request to remove 100 trees on Fish Island for a 'temporary' retention pond. The damage done will be permanent.

In fact, I'm opposed to any development on Fish Island. I believe it should be preserved in its entirety.

Please don't make the same mistake as what happened with Antigua. That development is the biggest eyesore I've seen to date.

Thank-you,

Jeff Sturtevant
St. Augustine Beach

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 9:00 AM
To: David Harrell; Tracey Mullins
Subject: FW: Objection to application to cut down trees for a temporary retaining pond on Fish Island

From: Ruth Hope [mailto:ruth.hope@verizon.net]
Sent: Monday, January 07, 2019 10:48 PM
To: john.carl.blow@gmail.com; gmisterly@gmail.com; sr@sarahryanarchitect.com; karen@97park.com; mauricepmorrisette@gmail.com; jondeprieter@gmail.com; opsahl@theomlawfirm.com
Cc: Amy Skinner <askinner@citystaug.com>
Subject: Objection to application to cut down trees for a temporary retaining pond on Fish Island

I am writing to register my opposition to the latest developer request for Fish Island.

I oppose the proposal to cut down over 100 irreplaceable mature trees to construct a 50-foot, 1.3 acre "temporary linear retaining pond" for a new commercial building at 312 and Plantation Drive. Wanton destruction of natural habitat for a temporary retaining pond is unconscionable and not what is needed in St Augustine where we have just lost acres of mature trees clear cut by the Antigua development. Construction of a high-density community by the Fish Island Marina and SR 312 is not just an eyesore, a loss of natural habitat and buffer against storm surges, it is placing the more than 100 homes in danger of rising seas, and tidal surges at both King tides and storms.

Fish Island is the last remaining natural area in St Augustine and is also a historical site that should be saved as a natural and historic preserve for the benefit of wildlife, current residents and visitors to St Augustine and St Johns County, and future generations of residents and visitors.

I urge members of the PZB to say no to this latest application that would destroy one of the treasures in our natural resources.

Sincerely, Ruth Hope

Dr Ruth Hope
133 Neptune Rd
St Augustine
FL 32086

Phone: [+1-703-283-6157](tel:+1-703-283-6157)

Alternative email: ruth.hope100@gmail.com

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 9:01 AM
To: Grant Misterl you; Karen Zander; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish Island

-----Original Message-----

From: Frances Cubbedge [mailto:cubb601@att.net]
Sent: Monday, January 07, 2019 9:02 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island

To whom It May Concern:

Please do not remove any more trees and destroy the eco system on Fish Island. The last of our natural marshes. I am a St Augustine native and my ancestors are among the original Menorcans. We are horrified at what the politicians are doing to our beautiful St. Augustine and surrounding area, breaks my heart.

Sue Cubbedge

Sent from my iPad

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 9:01 AM
To: David Harrell; Tracey Mullins
Subject: FW: Save Fish Island from being developed for a retention pond

From: SaveFishIsland [mailto:savefishisland@gmail.com]
Sent: Monday, January 07, 2019 8:28 PM
To: gmisterly@gmail.com; jcblow@aicw.org; jondepreter@gmail.com; Karen@97Park.com; Opsahl@OpsahlLaw.com; Amy Skinner <askinner@citystaug.com>; sshipp@gmail.com
Subject: Save Fish Island from being developed for a retention pond

Dear PZB Members:

On behalf of the Friends of Fish Island, we write to respectfully ask you to oppose the building of a 1.33 acre temporary linear retention pond on Fish Island.

This proposed 50 foot wide ditch would have a major impact on the beauty of this special land and would affect the natural habitat, wildlife and ecology.

We ask that you deny this request and instead direct the developers to find an alternate way to mitigate the storm water.

Please preserve this special piece of land. The path of destruction caused by the building of Antigua continues to be shocking.

Fish Island is precious and we are grateful that the PZB has also recognized the historical and ecological importance of this land.

Please preserve the tree canopy as well as the historical and ecological significance of Fish Island.

Respectfully submitted,

Lisa McGlynn
on behalf of Friends of Fish Island

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 9:01 AM
To: Grant Misterl you; Karen Zander; jondepote@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Please save Fish Island

From: Dawn [mailto:d.seefried@comcast.net]
Sent: Monday, January 07, 2019 8:35 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Please save Fish Island

Please deny this application and save Fish Island. We don't need any more buildings, people or traffic congestion. Let the beauty of the Island remain and allow the wildlife to live in this beautiful open area. Please save our trees!!

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 9:01 AM
To: David Harrell; Tracey Mullins
Subject: FW: Fish Island situation

From: barb berg [mailto:bberg36@gmail.com]
Sent: Monday, January 07, 2019 8:25 PM
To: Amy Skinner <askinner@citystaug.com>; karen@97park.com; gmisterly@gmail.com; sshipp@gmail.com; jondepreter@gmail.com; Jcblow@aicw.org; opsahl@opsahllaw.com
Subject: Fish Island situation

Dear PZB,

I don't understand why we are approving so much development right along the river!!! It's so crazy! We have so much traffic on the 312 bridge already that it boggles most of us who watched the housing go up on the north side and wonder, how the heck is that going to work?

And now? We are still discussing removing the natural protection that IS this Island and put in a "Fish Island Village"? It's just so unproductive to take out nature, basically making this beautiful city safe and awesome to be in, and create more buildings and more traffic without the infrastructure to support this area of development.

I honestly don't understand why anyone could possibly think this is okay. Please preserve our precious trees and not allow a retention pond or anything that's going to create more traffic and more destruction. I would request that nothing get built on that property and leave it to enforce and enhance what we all love about living here!

I am unable to make the meeting tomorrow, but please know as a St. John's county resident and someone who could greatly be impacted by these new developments, I strongly ask and urge you to deny this request.

Thank you for your time.

Sincerely,
Barb Berg

6100 A1A S, Unit 217
St. Augustine, FL 32080

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 9:02 AM
To: Grant Misterl you; Karen Zander; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish Island

From: Beach Bunny [mailto:beachbunny710@gmail.com]
Sent: Monday, January 07, 2019 8:06 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island

As a native St. Augustinian, I implore you to please preserve this last remaining eco natural parcel of fish Island for trees, plants and wildlife and the beautification of our city. Thank you for your utmost consideration of this matter.

Sincerely,
Julie Wingo-Washington

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 9:02 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: Fish Island

From: Willemijntje Hoogerwerf [mailto:wahooger@yahoo.com]
Sent: Monday, January 07, 2019 7:40 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island

To whom it may concern,

Please preserve Fish Island. Saint Augustine as we know it, will never be the same without it. Wildlife has no places to go. Save our city. The construction set by Horton is appalling. Stop the process. Please.

Sandra Hoogerwerf, MD
941 North Griffin Shores Drive
Saint Augustine, FL 32080

[Sent from Yahoo Mail for iPhone](#)

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 9:02 AM
To: David Harrell; Tracey Mullins
Subject: FW: URGENT JAN. 8: ITEM (d) FISH ISLAND -- PLEASE DENY!!!

From: Waldhari [mailto:19.riverofmay.90@gmail.com]
Sent: Monday, January 07, 2019 6:31 PM
To: Amy Skinner <askinner@citystaug.com>; karen@97park.com; gmisterly@gmail.com; sshipp@gmail.com; jondeprieter@gmail.com; jcblow@aicw.org; opsahl@opsahlaw.com
Subject: URGENT JAN. 8: ITEM (d) FISH ISLAND -- PLEASE DENY!!!

Dear PZ&B Members:

For your information. URGENT.

The Fish Island issue before you today Is not only about the location of clearing trees and retention pond.

It's ALL about DRAINAGE and the lack of PROTECTION OF NATIONAL REGISTER RESOURCES..

This project will ADVERSELY IMPACT Fish Island because water will funnel from the development to the existing retention pond and this DRAINAGE WILL IMPACT that part of Fish Island which is IN THE NATIONAL REGISTER.

Both the U. S. Army Corps of Engineers and the Florida Dept. of State MUST be involved in the planning and permitting processes. That is, EACH AGENCY MUST ACT.. BOTH institutions dropped the ball.

The Corps of Engrs notified the FL DOS of the project, asking whether this project would have any impacts.ON CULTURAL RESOURCES.

The FL DOS had 30 days to respond and DID NOT.

This clusterf*** provided NO OVERSIGHT for Fish Island. As a NATIONAL REGISTER SITE, it trips involvement and ACTIONS for protection from the feds and the state.

NO ONE followed through. Not at the Corps, not at the FL DOS.

UPSHOT: The Corps of Engineers GAVE PERMITS TO THE DEVELOPER TO PROCEED. WITHOUT the state performing a cultural review. They now CAN do whatever they wish. **NO OVERSIGHT ON CULTURAL RESOURCES AT ALL.** This alone negates in toto the issue before you today. Please DENY it. Fully.

This total breakdown in TWO government agencies is enough to stop this outrage with YOU.

This is a HUGE STORY.

Full caps due to my utter frustration and rage.

January 8, 2019, will NOT be a day of infamy.

I will call and email Jessica Clark at once.

There is no justification for allowing this significant site to be loop-holed.

Thank you.

Clara Waldhari
St. Augustine

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, January 08, 2019 9:50 AM
To: Grant Misterl you; Karen Zander; jondeprieter@gmail.com; John Blow; Maurice Morisette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Preservation of all Fish Island land

From: Kim Graf [mailto:Kim.Graf@blueprinttrial.com]
Sent: Tuesday, January 08, 2019 9:14 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Preservation of all Fish Island land

To whom it may concern,

I beg you to consider a different alternative to bulldozing trees on fish island for a retention pond. We are quickly destroying the beauty, habitat of so many animals and the reason so many want to come to St Augustine. Not just for the city but our beautiful natural Florida. - please oppose the proposed 50 foot 1.3 acre "temporary linear retaining pond" that is being proposed for a new commercial building at 312 and Plantation Drive. This will cut down over 100 trees for this "temporary" ditch.

Please advocate for the preservation of all Fish Island land and oppose this incremental encroachment of development on Fish Island land, the removal of such a large amount of preserved trees, the destruction of the upland buffer, and any decimation of the last remaining wildlife refuge for animals fleeing Antigua.

We are asking the PZB to preserve Fish Island and deny this application. If a building is going to be built (already zoned) why can't they mitigate storm water in some other way.

Thank you and thank you for generations to come,

Kimberly Graf

32084

Fish Island's Historical Past: A Citizen's Perspective on
What We Stand To Lose

By Susan M. Hill and Jon D. Hodgin

September 2018

St. Augustine, Florida

To: Ms. Opsahl
From: Susan Hill

Fish Island's Historical Past: A Citizen's Perspective on What We Stand To Lose

What We Stand to Lose

Sometimes we don't realize the value of something until we stand to lose it, forever. Such is the case with Fish Island, that pristine piece of Old Florida that we have all grown so accustomed to seeing, alongside the Matanzas, in all of its splendor. Flocks of Roseate Spoonbills, gathering at dusk along its wetlands are a common sight, and one that, perhaps, we have taken for granted. Looking across the 312 Bridge to the decimation being done from the development called, Antigua, one can't help but wonder: When will be the last time we see them there? The detrimental impact of development upon this area will be immense and irreversible.

D.R. Horton, the largest home developer in the country, plans to decimate Fish Island, by clear-cutting and filling some 73 acres for a housing development. Fish Island has been listed on the National Register of Historic Places (8SJ62NR) since 1972, due to its importance in Florida's history. This document, signed by Governor Reubin Askew, reads in part, "...in Recognition of Its Significance and to Encourage Its Preservation."

Most people we speak to haven't heard the story of Fish Island, which exists only in bits and pieces dating from the 1700s to the present. It lies within the written descriptions of historians and scholars, in newspaper articles and in letters, in Spanish census records, in the records of Spanish tariffs, in archeological surveys, in cultural resource assessments, in published and unpublished first hand accounts, in letters written by Fish himself, in maps from the 1700s, in documents from the State of Florida, in letters written by previous landowners, and of course, in the lives of those who lie buried within its own hallowed grounds.

It is no wonder that this story remains largely untold, as we found no signs of any comprehensively written narrative, encompassing all of the pieces of the history of Fish Island.

In an effort to further inform this discussion, we have tried to connect the dots of this story based on a review of records, including those from the Fish Island files at the St Augustine Historical Society Research Library (SAHS-RL), as well as, other

scholarly sources. We have tried to both understand and underscore the less talked about, and yet, very relevant parts of the history, as accurately as the sources allow. Some sources conflict on exact dates, and in this case, we have included both. For clarity, we have italicized direct quotations. This written perspective contains both sourced material and our own perspectives.

In the Introduction we have provided a brief overview of Jesse Fish's early years. We have then emphasized in greater detail the two critical aspects of Fish Island's history that have not been adequately recognized, and consequently remain largely unknown to the community. The first is the significance of Jesse Fish's very large orange plantation, "El Vergel", as the actual site of the first commercial orange grove in our State and in the Nation. The second is the abundance of historic evidence pointing to the likelihood that unmarked burials (dating back to the 1700s) of a number of African slaves and others still exist on Fish Island.

Introduction

The story of Fish Island encompasses parts of three distinct historical periods in St Augustine: The First Spanish Period (1565–1763); the English Period (1763-1784); and the Second Spanish Period (1784-1821).

The story begins in New York in 1724 or 1726, the date Jesse Fish was born. (1, 4) He was of English descent, and as a young boy of ten or twelve, he set sail out of New York with the Walton & Company of New York, a shipping company, who since 1726 held the contract to bring food provisions and supplies to the Spanish Garrison in St Augustine. (2,3) In explaining his young age at employment, it's been suggested that Fish's father had died while working for the firm, and that "*Jesse was employed in his place as an act of kindness.*"(4)

Jesse Fish arrived in St. Augustine in 1736, where he resided for the next 54 years until his death on February 8, 1790 on Fish Island. (1) He was reportedly sent to St Augustine by the Walton Company in order to learn the Spanish language, laws, and customs while living with a prominent local Spanish family, the Herreras. (1,3) He became so proficient in these areas, that within a few years he obtained the commission as "*Agent of Supplies*", the company's sales representative in Spanish Florida, a role in which he remained until 1763. (1,3,4). There is much written about what transpired with Jesse Fish in 1763 and thereafter. He resided in El Vergel beginning in the First Spanish Period, through the English Period, and until his death in the Second Spanish Period.

In 1763, at the end of the First Spanish Period, when Florida was occupied by the British, all Spanish Floridians were given 18 months to leave, but many were landowners, and they were also permitted to sell their properties within that time frame. Jesse Fish, though raised in Spanish Florida, was of British descent, not a

Spaniard, and so was permitted to stay. A representative of the Spanish government, Senore de la Puente in early 1764, after being unable to sell the Spaniard's properties quickly enough, transferred most of the ex-patriots' land deeds to Jesse Fish, who supposedly had a confidential agreement to act on their behalf as their agent, by selling or renting their properties and then sending money back to them in Cuba or to other places. This arrangement and whether Fish acted in good faith remained a point of controversy for years until his death and afterwards, resulting in many land disputes and court cases involving his descendants.

Because of the massive land transfer that he acquired after the 1763 exodus of Spaniards, Jesse Fish became the owner of most of the properties in St. Augustine, in addition to lands we believe that he already owned on Anastasia Island. Following the transfer of properties from the departing Spaniards to him in early 1764, a map of the City, shows Jesse Fish as the owner of the majority of properties in St Augustine. It is unclear whether he may at times have resided in any of the St Augustine homes he had acquired. We can speculate that if he educated his children, they would have presumably attended school in St Augustine. At the end of his life, he reportedly had lost everything but El Vergel, due to the payments of his debts. He is said to have died penniless and a recluse on Fish Island, where he was also buried.

He had married 17-year-old Sarah Warner, the daughter of the Harbor Master in 1768 when he was in his forties. They had two children, Jesse Fish, Jr. and Phoebe Furman Fish, before the marriage ended in separation blamed (according to several accounts) on her "madcap" behavior. At his death, his descendants included his wife and children, and Clarissa Fish, "a certain black woman" said to be the "servant" to Jesse Fish Jr., and mother to their seven children, Sophia, Betsy, John, Maisy, Diana, Harriet, and Phebe. (12)

By comparison, there is far less available documentation about the details of what transpired in Jesse Fish's life during the years between 1748 and 1763. It has been reported that he was held as a prisoner of war by the Spanish starting in 1739 during Spain's war with the British under King George, and he is said to have arrived back to live as a free man in St Augustine *"in 1748, following the end of hostilities"*. (5) Jesse Fish has been described in many ways: as a scoundrel, a spy, a slaver, the savior of St Augustine, and a land grabber, just to name a few.

We surmise from what we have read that during the years subsequent to his return to St Augustine from his imprisonment, Jesse Fish became engaged in business dealings on several different fronts. He is on record as continuing to work many years as a shipping agent for the Walton Company, at times traveling and actually sailing ships for them. It seems likely that during these years he also became engaged in overseeing the establishment and growth of his very large, commercial, orange plantation on Santa Anastasia Island, and the records that we found of his slave imports begin in 1752. (10)

Fish Island, is the last remaining undeveloped parcel of Jesse Fish's original 10,000 plus acre land holdings on Anastasia Island, and the site of the remains of his former Plantation home, a blockhouse, a coquina block well, two tombs, a wharf, a channel system and of his previous orange groves. As previously mentioned, this area has been listed on the National Register of Historic Places since 1972, because of its relevance to Florida's history.

Site of Florida's First Orange Grove

On the parcel we now call Fish Island, sometime in the mid-1700s or later, Jesse Fish established a "world famous" and very large Plantation, called El Vergel. In a resolution passed by the Directors of the St Augustine Historical Society on February 10, 1975, they state in part, *"...Whereas, Fish Island has been identified by historians as the location of Florida's first orange grove. NOW, THEREFORE, BE IT RESOLVED by the Directors of St Augustine Historical Society that Fish Island is worthy of preservation...."*

It's well documented that Jesse Fish exported tens of thousands of oranges and hundreds of barrels of juice, and was known for the high quality of his fruit, as far away as London, where it was *"preferred before all others in the making of shrub"* (8). El Vergel enjoyed *"international renowned"*, had 3000 mature orange trees (9), and Jesse Fish is referred to by historians as *"Florida's first orange baron"* (8). On Census records his profession is simply listed as *"Planter"*. (13)

Florida is synonymous with the orange, so relevant and storied, that our State flower remains the orange blossom. It is depicted on our welcome signs, our license plates, and made nationally famous by our beloved "Orange Bowl" in Miami. The commercial citrus industry is crucial to Florida's economy and has earned a lasting place in Florida's history.

There are conflicting reports on the actual year of El Vergel's establishment, how Jesse Fish first acquired it, and when and where it began appearing on early maps of Spanish Florida. (5) Some place its beginnings around 1763 at the end of the First Spanish Period, and suggest that Fish *"laid claim to an old Spanish estate"* on Anastasia Island involving 10,000 acres, which included Fish Island, or that it was included as part of the transfer of lands from departing Spaniards (6) Others characterize the date of its establishment as *"unclear"*. (5,6) In many accounts its date of establishment is not addressed.

Based on the available records that we have reviewed, which are summarized below, we feel there is reason to believe that Jesse Fish first established El Vergel, his Plantation Home and his many acres of orange groves on the parcel of land we now call Fish Island, in or about the mid-18th century, 1748 -1750.

In 1789 the Governor of Florida, referring to the year 1763, writes of Fish, "*At the time of the cessation of the Province to the English (which occurred in 1763), Fish was already established in his residence, that he himself had prepared and planted on Anastasia Island, where he now lives. His principal and nearly only product was oranges and its juice with exportation of which during the time of the British Government he did important trade.*" (2) This description given in 1789, the year before his death (1790), places Fish as "*already established*" at El Vergel by the end of the first Spanish Period. It confirms that by 1763 he was already living there in his residence on Anastasia Island, where he had planted and, eventually, produced oranges and juice for exportation.

In 1805 Andre Michaux, the Botanist to King Louis the XVI of France, in referencing his visit to Jesse Fish describes Fish's "*five hectares of orange trees on Anastasia Island*"(7) writing, "*They are sweet, very large, have a thin skin, and are more esteemed than those brought from the West Indies. It is fifty years since the seeds of this species were brought from India, and given to an inhabitant of this island, who has increased them so much as to have made an orchard of them of forty years. I had the opportunity of seeing this fine plantation when I was in Florida in 1788.*" (1,7) As a point of clarification one hectare contains 2.47 acres, which gives us some idea of the size of the groves, present at Michaux's visit to El Vergel in 1788.

Michaux's reference to Fish's oranges and his having made an "*orchard of them of forty years*", if accurate, would date the beginning of El Vergel to 1748 or there about. Michaux also described that Fish had lived on the "*isle of St Anastasia*" for 52 years. (7) This would be consistent with other reports, including Fish's own, that he came to St Augustine in 1736. (2)

It is further explained that in 1763 at the end of the First Spanish Period in St Augustine, Fish acquired "*by deed*" land (including "*185 houses and a larger number of lots in St Augustine*") from the departing Spaniards, and in addition to the "*10,000 acres on Anastasia Island where he lived, Fish also owned more than 850 acres in different tracts most of which were on Moosa Creek... Fish claimed that he purchased the land on Anastasia Island from the Spaniards during the First Spanish Period.*" (7) This explanation seems to distinguish the lands he owned on Anastasia Island, which would encompass some 10,000 plus acres, including what we now call Fish Island, as separate from the property Fish acquired from the departing Spaniards at the end of the First Spanish Period in 1763, and is consistent with the previous two accounts.

Others describing the size of the Planation have described that by the close of the British Period (1784), "*El Vergel Plantation consisted of, in part, 3000 mature citrus trees, orchards, and 200 horses*". (5) Interestingly, Census records also document "*wild horses*" existing on Anastasia Island in the 1700s.

During Michaux's visit to Fish Island in 1785, he also is said to have described El Vergel, *"as a paradise that had withstood pillages by pirates and survived domination by two countries, England and Spain."* (7) In thinking about that statement for just a moment, this pristine island and all of the history that lies within has survived the *"pillages by pirates and domination by two countries, England and Spain"*, and now it faces decimation by a housing developer, D.R. Horton.

Fish Island is likely the actual site of the very beginning of the commercial orange industry, of any size and stature, in Florida and in the Nation. We join many others who have advocated that Fish Island and its significant history be preserved, not demolished.

Unmarked Burial Sites on Fish Island

We submit that there is ample historical evidence that over the course of some 40 years on this very large Plantation, many African Slaves lived and worked in the orange groves of Jesse Fish's, El Vergel, and some surely must have died there. In keeping with the known slave burial practices of the time, presumably, some would have then been buried on Fish Island in unmarked graves.

We believe the existence of unmarked burial sites of African slaves on Fish Island is not just likely, but probable, based on the records we have reviewed. Jesse Fish reportedly remained, a Protestant until the end of his life, according to census records and by other accounts. (13) This would have made it unlikely that he would have allowed his slaves to be baptized as Catholics, as was the practice of most Catholic slave owners in Spanish Florida. Catholic Baptism provided a path for both African Slaves and Freed Slaves to be buried in Catholic cemeteries.

Halbirt first introduced the probability that slave quarters and unmarked slave burials exist on Fish Island. According to Carl Halbirt's 2001 "Cultural Resource Assessment of Fish Island: The 18th-Century Plantation Home of Jesse Fish (8s)62), commissioned by the City of St Augustine: *"In addition to Fish's remains, the possibility exists for slave burials on the island, but their location is unmarked and unknown at this time. At least 17 slaves lived at the plantation and its probable that there was some mortality."*(p.38)

Halbirt further describes, *"Between 100 to 300 feet north of the main house is the area of the proposed slave or workers quarters."* (p.57) Halbirt states, *"Finally, monitoring should occur for all ground-penetrating construction or tree removal activities both within and outside the protected zones to insure that any significant archeological features (e.g., prehistoric or historic burials) undocumented during archeological field testing are recorded and, if need be properly conserved.."* (p.58). Halbirt also recommends the use of *"...remote sensing equipment (e.g. ground penetrating radar) to determine if additional gravesites are nearby."*(p.57)

The "Dorr Map" dated 1759, shows 8 tiny buildings on Fish Island, located north of the main house, which are speculated to have been slave quarters. (14)

During the period between 1752 and 1763 Jesse Fish is also recorded as being the owner of 133 African Slaves imported into Florida. 95 were males and 38 were females, and included in this number were 56 children, who were 12 years of age or younger. The youngest was a 5 year-old girl. Her name was Melchora. These records are sourced from the "Book of Indultos (1752-63, Cuba 472.AGI)" and found in Appendix 9 "Slave Imports Into Florida 1752-63", found on pp.269-274, in the book entitled, "Black Society in Spanish Florida", written by Jane Landers.

In her book, Landers, who is the foremost scholar of this aspect of our History, states that *"Jesse Fish, introduced most of the African-born slaves registered in the decade preceding Spain's loss of Florida (1752-63)"*. There is a precipitous increase in the numbers of slaves Jesse Fish imported in the year 1763 (see Graph, Appendix 1), leading to speculation that he imported slaves in order to sell them, which remains a possibility. He has also been characterized as a *"slaver"*, who kept the company of others, also so described.

We found no records of slave sales by Fish in either his accounting books or mentioned in other sources. Using slave labor on Plantations was also a common practice in the St Augustine area, and given the sheer size of El Vergel, it is highly unlikely that Jesse Fish could have cared for and managed these groves without some help. It is possible that Jesse Fish imported slaves either to trade for profit, to use as his labor force, or to replenish his labor force because of slave mortality on his plantation, El Vergel. These three possibilities are not mutually exclusive, and we believe that it is more likely than not, that African Slave deaths and their unmarked burials occurred on El Vergel over the course of some forty years.

Towards the end of his life in 1790, Jesse Fish self-reported owning slaves at his home on Anastasia Island, as recorded on 3 available census records as follows: *1783: sixteen slaves; 1786: fourteen slaves - "None baptized"; and 1787: seventeen slaves.* (13) As mentioned, it is specifically recorded in the 1786 Census record beside his 14 slaves: *"None Baptized"*, confirming our suspicion that it would have been most unlikely for a Protestant to baptize his slaves in the Catholic faith. That same year, Fish also recorded for the census *"another Negro (male) added, free, Catholic, called Diego"* (13) Being unbaptized would have prohibited slaves from being buried in a Catholic cemetery at that time in St Augustine, also increasing the likelihood of their burials having been on Fish Island.

Nowhere are better primary source descriptions of the history of slavery in Spanish Florida found, than in Jane Landers book entitled, "Black Society in Spanish Florida". Reading this makes real the trauma and inhumanity they suffered. Landers describes people by their names. She speaks of the process of registering slaves through a *"tribunal consisting of the Spanish Governor, the royal treasurer, the royal accountant"*, during which each enslaved person was physically examined, assigned

a name and a "*pieza*" or value of either a whole, 2/3, 1/2 or 1/3, for which an import tax was then collected. (11)

She does not spare the reader with euphemistic language. Landers states, "*The final act was to brand the slaves with 'RF', usually on the left shoulder*", proof that the Royal duty had been paid. Landers reports that even children, including the youngest of Fish's listed Slaves, Melchora, were not spared and that many enslaved children were recorded to have had signs of physical injuries and abuse. (11)

That some mortality was probable, as Halbirt first mentioned, is underscored by these descriptions and the harsh conditions of plantation life for slaves in Spanish Florida. According to information available from the "Report of the Database Project of Enslaved Americans", en-slaved persons who worked on Plantations reportedly had high mortality rates "*from the regular violence, poor nutrition, and excruciating labor of plantation life*". It was a common practice to bury African Slaves in unmarked graves on the premises of the Plantations on which they lived and died.

We have also found records describing four additional burials on Fish Island, including those of two Protestants, and a mother and a father, who met their untimely death there. This confirmed what we had been told about Protestants who died in St Augustine being "*rowed over*" to Fish Island for burial, prior to the days of the Huguenot Cemetery.

The evidence of two Protestant burials on Fish Island: excerpted from the respective records found in the SAHS Research Library include a William Williams who "*died in night of 28th of November... he was buried at El Vergel of Jesse Fish, as he was a Protestant*", (believed to be around 1807); and of a Samuel Williams (date unknown), according to a typed letter signed by his grand-daughter, Victoria Margaret Williams on February 14, 1917. She describes in her letter that her Grandfather Samuel Williams put into port at St Augustine, contracted pneumonia, and died, but was buried on Fisher's Island (hand written above the typed Fisher's is the word "*Fish's*") because he could not receive Christian Burial in St. Augustine, "*as he was not a Catholic*".

In her unpublished manuscript, "Florida in 1870 and 30 years Later", on pages 16 and 17 Alice E. Browne describes walking Fish Island and meeting a mother and her six children who having no other place to go, were living there in the ruins of the old Plantation. She continues in her description of the "*fate of the family who preceded the present one in occupancy of the premises*", describing that a lightening strike had killed the parents, leaving six children behind, until a passing boat came ashore and found the children alone with the two dead parents. She states, "*...the dead parents were found. They gave the latter decent burial and took the little orphans up to St Augustine...*" (15), suggesting that the deceased mother and father were buried on Fish Island. Given the circumstances, it is unlikely that they would have been placed in graves marked by a stone tomb.

Conclusions

Up until this point in time, The City of St Augustine Commission, the University of Florida (UF), and the State of Florida have gone to great lengths in forming alliances to preserve the history of this City, we all love so much. They have made the compelling case that all of its parts are significant, precious, and should be preserved, and not forgotten.

Would the City and the UF Historic St Augustine alliance allow a developer to pour thousands of tons of fill and concrete over either the Tolomato or Huguenot Cemeteries, burying them and hiding any sign of their very existence forever?

Most people would say, No; a reasonable assumption, given how the City Commission and the University of Florida Historic St Augustine alliance have approached the issue of the Confederate monuments downtown, which serve to memorialize those who died in the Civil War. In response to requests to take down the monuments, instead, they have chosen to preserve them and to add contextualization, as accurate reminders of our divided and tumultuous history.

Our understanding is that the General Loring Monument, standing in the yard of the UF-controlled Government House, also contains his remains. Ironically, in 1827 Ralph Waldo Emerson, about his trip to St. Augustine, is said to have described *"slaves he saw auctioned in the Government House yard, including the sale of four children without the mother who had been kidnapped therefrom"*. (16) Many voices have argued against disturbing the remains of just one man, an acknowledgement of a shared belief in our society, that hallowed ground should not be disturbed.

Why then would the City of St Augustine and the University of Florida, in their roles as preservers, conveyors, and guardians of our history, stand by, and allow a developer D. R. Horton to pour thousands of tons of fill dirt and concrete over those souls still buried on Fish Island?

According to Chapter 872.05 of the 2018 Florida Statutes, *"It is the intent of the Legislature that all human burials and human skeletal remains be accorded equal treatment and respect based upon common human dignity without reference to ethnic origin, cultural background, or religious affiliation. This section applies to all human burials, human skeletal remains, and associated burial artifacts not otherwise protected under chapter 497 or other state law and found upon or within any public or private land in the state, including submerged lands."*

An unmarked human burial is defined in the following way:

(f) *"Unmarked human burial" means any human skeletal remains or associated burial artifacts **or any location**, including any burial mound or earthen or shell monument,*

where human skeletal remains or associated burial artifacts are discovered or believed to exist on the basis of archaeological or historical evidence, excluding any burial marked or previously marked by a tomb, monument, gravestone, or other structure or thing placed or designed as a memorial of the dead.

We feel the parameters outlined in this Statute are pertinent to the abundance of historical evidence (just described), pointing to the likelihood of unmarked human burials on Fish Island. We urge the City, the University of Florida, and the State to afford the same treatment and respect (based on a shared societal value of common human dignity) to those unmarked human burials of African Slaves and others on Fish Island, as they have already shown in preserving the General Loring Confederate memorial. Allow them to rest, undisturbed, in this place, Michaux, so long ago, described as a "Paradise".

The Dr. Robert B. Hayling Freedom Park Memorial faces Fish Island, as if he is looking across the Matanzas River directly at the past; an odd coincidence or meant to be?

Sources

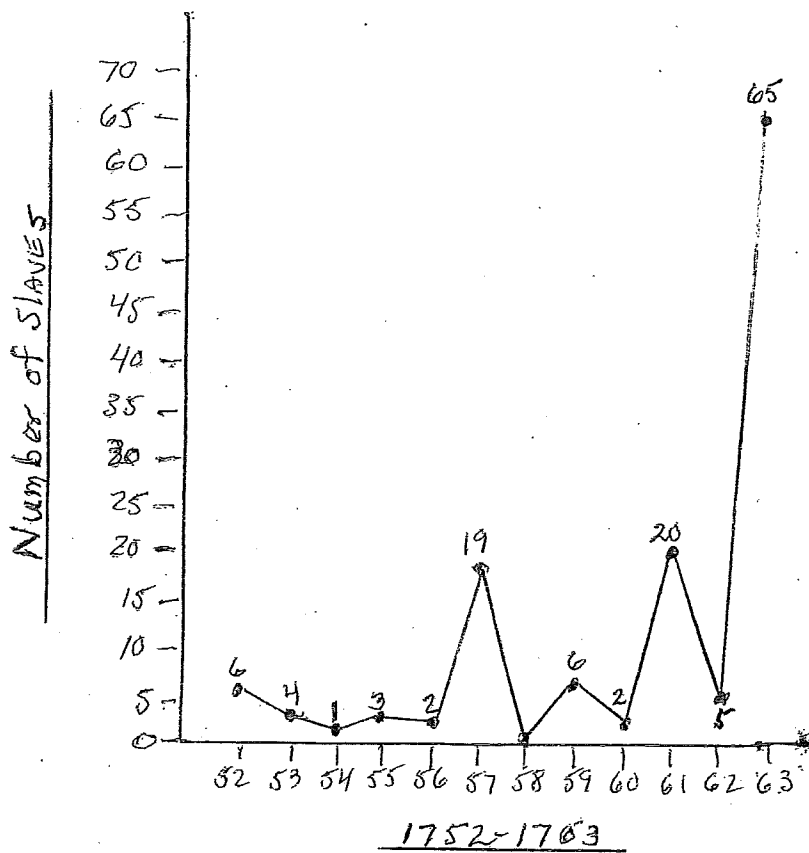
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APPENDIX 1.

JESSE FISH SLAVE IMPORTS
INTO FLORIDA



Fish Island's Historical Past: A Citizen's Perspective on What We Stand To Lose

(Addendum to the First Edition)

September 14, 2018

In St. Augustine today, there continues to be debate over just where Jesse Fish's slaves who lived, worked, and died on El Vergel were buried. Some point to the Tolomato cemetery, citing the policy in Spanish Florida that all slaves would be baptized in the Catholic faith, opening the path to burial in the Black section of the Tolomato graveyard, while many when writing about his Plantation, "El Vergel", omit this topic entirely. Given the census record of 1786 which lists Jesse Fish as a Protestant and his slaves as 'None Baptized', burial in the Tolomato Cemetery would not have been permitted. (13)

The number and the whereabouts of these unmarked burial sites have remained unanswered questions, but ones that we feel are of great importance to Fish Island and to our Historic community of St. Augustine. Since writing the first edition of Fish Island's Historical Past: A Citizen's Perspective on What We Stand To Lose, we have discovered additional historical documentation that we believe (absent the actual discovery of archeological human remains) may serve in putting these questions to rest.

From the available records pertaining to Jesse Fish's slaves, we know that just during the ten-year period from 1752-1763, he imported and is registered as the owner of 133 African slaves. (10) Historian Jane Landers, the foremost authority and author of Black Society in Spanish Florida, identifies Jesse Fish as introducing *"most of the African-born slaves registered in the decade preceding Spain's loss of Florida (1752-63)"*. (10) In addition, in the three available Census records for the years 1783, 1786, and 1787 he is listed as owning sixteen, fourteen, and seventeen Slaves, respectively. As previously described, in the Census record for the year 1786, his Slaves were noted as, "None Baptized", making burial in the Tolomato Catholic Cemetery forbidden. (13)

These available records total 180 Slaves that Jesse Fish is on record as owning in just a 13-year period (during the First and Second Spanish Periods). We recognize that the census records may or may not include the same individuals, as Slaves are not listed by name. We found no available records on Fish's Slaves prior to 1752 or for the twenty-year period between 1763 and 1783, during the English occupation. It is well-documented that Jesse Fish's very large commercial orange Planation, El Vergel, had a thriving export business during the English Period from 1763-1784 (3), making the likelihood of an ongoing Slave labor force on El Vergel, during that twenty year period, inevitable. It is also worth noting that the overall importation of African Slaves into Florida generally increased even more during the period of

British occupation than in the First Spanish Period. Consistent with these known trends, we can speculate that Fish's slave ownership and Slave labor force may have similarly increased in volume during the English Period, although no records were found to verify this.

We also cannot be sure that all of Jesse Fish's registered African Slaves worked at El Vergel, as he was associated with known Slave traders and may, himself, have also been engaged in Slave trading for profit (though we found no records of any Fish Slave sales either in Fish's accounting records or from other sources). We do know the number of Slaves reported on the census records in 1783, 1786, and 1787, occurred in the years towards the end of his life (in 1790) and in what, were also likely the declining years of productivity at El Vergel, raising the possibility that these Census records may underrepresent the number of Slaves at El Vergel during its earlier peak years of productivity.

It is difficult to accurately project the number of Slaves that Jesse Fish may have owned and used as his labor force at El Vergel during the twenty years of English occupation, for which records are absent. Assuming that the record of Jesse Fish's registered African Slave Imports in Florida between 1752 and 1763 may predict a subsequent trend in his importation of Slaves, we used the aggregate number of 133 Slaves owned during this ten year period, as starting point, and then extrapolated this number over the next twenty-year period of British occupation. In doing so, we estimate that some 400 African Slaves may have worked at El Vergel during the course of some thirty years (through the end of the English Period). This sum does not include the number of Slaves found in the three available Census records from the Second Spanish Period. We know that Jesse Fish lived only 6 years during the Second Spanish Period before his death in 1790.

We recognize that these extrapolated numbers likely still underestimate the actual number of African Slaves who may have lived and worked on El Vergel during the lifetime of the Plantation. We believe that the period between 1752 and 1763 may represent only the very beginning of El Vergel, and does not reflect what surely would have been the growing Slave labor force needed in later years for an expanding commercial orange Plantation, as it became more established, and its product became world renowned and in high demand. (8, 9)

Jesse Fish's Slave imports spiked sharply in 1763, during the eleven-month British occupation of Havana, which brought "the remarkable increase in slave importations into Cuba", and which increased the availability of Slaves to Florida. (10, see also Appendix 1). Landers writes, "*...during Florida's British period (1763-84) planter/slave traders imported thousands of slaves directly from Africa to work the large rice and indigo plantations they established in the new colony.*" (10) This has been described as the "*Africanization of Florida during the British tenure (1763-84).*" (10)

In keeping with these known trends, it makes sense that Jesse Fish's imports and use of Slave labor on the outlying Plantation of El Vergel, may have also increased significantly during the twenty years of British occupation. It is extremely unlikely that no mortality occurred in a group of some 400 African Slaves, (which is probably an underestimate of the actual number of Slaves), working on the Plantation of El Vergel over a forty-year period. Instead, it is very probable that mortality did occur and that some of these individuals remain buried on Fish Island in unmarked graves.

With regard to answering the question of where these burials of African Slaves may be located, records generated by The Catholic Church play a major role. In her book, "Black Society in Spanish Florida", Jane Landers provides a description about the state of Catholicism in 1788. She writes, *"In 1788, Fray Cyril de Barcelona, the bishop of Tricaly, and auxiliary bishop of Cuba, reportedly conducted an ecclesiastical visitation of the recovered colony."* In his seventy-one page report he is said to have listed concerns related to Catholics becoming "lax" in their practice of Catholicism due to contact with all of the English in Florida. Landers goes on to say, *"Although Catholicism was the official religion, Spanish officials permitted Protestant colonists and slaves to practice their faith privately, and many did so. Cyril made great effort to convert the English and their slaves, but found the English unmotivated. Only 98 English had adopted the Catholic faith in 1789."* (10, p.117)

This description seems to verify that not all slaves were baptized Catholic in Spanish Florida, despite great pressure from the diocese to have slaveholders do so. It further clarifies that despite laws to the contrary, *"Spanish officials permitted Protestant colonists and slaves to practice their faith privately, and many did so."* (10) This verifies that in fact, it was not uncommon during the Second Spanish Period for the Unbaptized Slaves of Protestant owners to practice their own faith, rather than convert to Catholicism. As mentioned in the first edition, Jesse Fish is identified on census records as Protestant, and this was also recognized in a document from a Spanish official. (13, 3)

Landers continues her description that the Bishop was distressed, *"...that almost all the slaves or the majority of all blacks living in the province, lived without the sacrament of baptism..."* He is said to have conducted a *"census of the slaves and counted 284 residing in the City and 367 in the countryside, 354 of which belonged to English owners (in the main, Protestants)."* He is said to have given the Priests two months to enforce the "diocesan statute" and the *"royal cédulas"*, requiring the Catholic owners to instruct their slaves and have them baptized. In addition, for new owners who did not comply, he threatened "the penalty of excommunication".

Landers states, *"However, blacks who lived most of their lives on the outlying plantations of Protestants tended either to remain outside any Christian church or to be Protestants."* (10, p.117) This description further corroborates that, in fact, the large majority of the slaves (*"...that almost all the slaves or the majority of all blacks living in the province ..."*) of Protestant owners, remained unbaptized, and in

particular, those "*blacks who lived most of their lives on the outlying plantations of Protestants*" (such as El Vergel) were even more likely to either be Protestant or not belong to any Christian Church.

It would seem that El Vergel, located along the east bank of the Matanzas River, and requiring travel by boat into St Augustine at the time, would therefore qualify as an outlying plantation. Landers also describes that only emergency visits were made by Priests to outlying plantations, stating, "*It is doubtful that many rural planters actually transported their slaves into St Augustine for the religious instruction required by the Cuban synods, and only adults on death's door were baptized without it.*" (10, p.120)

With regards to burials, there is a distinct difference between "urban Black Catholic" Slaves and Plantation Slaves. Landers states that for "*urban black Catholics*", and due to the warm climate, "*prompt interments*" were necessary, and usually occurred within a day of death at the Tolomato cemetery. One quarter of the cemetery was set aside "*for blacks at a cost of three pesos for a plot*", but was free for "*paupers without a casket*". (10, p.130) This underscores yet another barrier for Protestant plantation slaves be buried in St Augustine; this in addition to the difficult and lengthy voyage by dugout that would have been required to bring their bodies into town and the necessary urgency of needing prompt internments due to the warm climate.

Landers reports that in addition to the Tolomato graveyard, some black Catholics were buried "*at battle sites or on the rural plantations where they died*". Landers specifies, "*Slaves professing Protestant beliefs (which included most of the plantation slaves) could not be buried in holy ground and were, instead, usually interred in plantation graveyards.*" (10, p.130) Collectively, these additional individual descriptions further support our initial and ongoing hypothesis that those Slaves of the Protestant, Jesse Fish (who were not baptized) are buried somewhere on Fish Island, the site of the El Vergel Plantation, where they lived, worked, and died.

Together with the previously described records of two Protestant burials and the the burials of two parents, said to have met their untimely death on Fish Island, and absent any evidence to the contrary, **we believe this body of historical documentation makes a compelling argument that Fish Island is, indeed, hallowed ground. We submit that it is a place of unmarked burials, and is a historically significant site in the African Diaspora in St Augustine, the First Continuous European Settlement in the New World, spanning three distinct historical periods.**

For these reasons we advocate that Fish Island, which has been listed on the National Register of Historic Places since 1972 be preserved in its undeveloped state in perpetuity, identified as the site of unmarked African Slave and Protestant burials, recognized as part of the Black Heritage Trail in Florida for its significance

in the history of the Plantation life of African Slaves, and also marked as the site of El Vergel, Florida's first orange grove and the beginning of the commercial citrus industry in the State of Florida and the Nation.

We implore our elected officials and the State of Florida to immediately intervene and prevent D.R. Horton, the largest home developer in the United States from clear-cutting and filling this land for a housing development, which would desecrate this ground and forever bury its history.

Source

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files.

Tracey Mullins

From: Amy Skinner
Sent: Monday, March 04, 2019 4:42 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: March 5th PZB meeting

-----Original Message-----

From: munrobaya@gmail.com [mailto:munrobaya@gmail.com]
Sent: Monday, March 04, 2019 4:29 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: March 5th PZB meeting

To Whom it may concern,

I am writing to ask that you please deny the request of Ellen Avery-Smith and the Catholic Church to change the zoning of the Mission grounds.

I am a 34 year resident of 53 Osceola Street and my family has lived in the Abbott Tract for over 100 years. I am absolutely against this zoning change. We are a landlocked neighborhood and are doing our best to acclimate to ever increasing congestion on San Marco Avenue. We do not yet know how the two new hotels and the roundabout at May Street will affect the traffic at this already overcrowded corridor to downtown. We cannot handle anymore.

It concerns me greatly that there has already been difficulties in receiving emergency care in our neighborhood and I am certain that adding more commercial space and congestion in this area will negatively impact emergency vehicles accessing our streets.

I could compose a very long list of reasons why this is a poor choice for our community. Not to mention the fact that it sets a precedent for all other churches in our area to follow suit which would have disastrous consequences.

Please listen to the local tax paying residents when we ask you to stop this. Our future is in your hands.

Sincerely, Jenny Baya-Munro

Sent from my iPhone

February 23, 2019

Grant Misterly Chair
Planning and Zoning board
P.O. Box 210
St. Augustine FL 32085

RECEIVED

FEB 27 2019

Planning/Building Dept.

I am writing to ask the Planning and Zoning board to vote no on March 5, 2019 for the rezoning application for the Catholic Church property on San Marco Ave.

We live at 48 Water St. which is in the Abbott tract north of the Fort and between the Intercoastal water way and San Marco Ave.

It is my understanding the FDOT has given San Marco Ave. a "D" rating as a congested road. During events organized by the City San Marco Ave. is overwhelmed with Traffic. The Nights of Lights is out of control. In December it took me 45 minutes at 6pm at night to get from Ace Hardware to my home which is .7 mile. Events at the Fairgrounds also creates major congestion.

I appreciate your consideration

A handwritten signature in cursive script, reading "Inez Nickmans", followed by a horizontal line.

Inez Nickmans

Cc:

Mayor Nancy Shaver
David Birchim

February 23, 2019

Grant Misterly Chair
Planning and Zoning board
City of St. Augustine
P.O. Box 210
St. Augustine FL 32085

RECEIVED
FEB 27 2019
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I appreciate your consideration

A handwritten signature in black ink, appearing to read 'B Williams', with a stylized flourish at the end.

Bruce Williams

Cc:

Mayor Nancy Shaver
David Birchim

Tracey Mullins

From: Amy Skinner
Sent: Thursday, February 28, 2019 8:33 AM
To: Grant Misterl you; 97Park; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Up Zoning No Way

From: matt keyzers [mailto:mattkeyzers@gmail.com]
Sent: Wednesday, February 27, 2019 6:06 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Up Zoning No Way

Enough is enough....the greed of the developers can never be quenched. Traffic is already snarled...they want more more more...first the eye sore Embassy Suites then that monstrosity next to the 207 bridge. Tell the developers to go back to south florida, NY or where the heck these parasites come from.

Let's improve what we have and end this high density greed once and for all....very sickening...very disappointed they would even consider this.

Matthew

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, February 26, 2019 8:45 AM
To: Grant Misterl you; 97Park; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Cathedral grounds rezoning

From: gmdconstruction@aol.com [mailto:gmdconstruction@aol.com]
Sent: Tuesday, February 26, 2019 6:43 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Cathedral grounds rezoning

To all members of the board,
My wife and I are both strongly opposed to this application for rezoning of the Mission grounds property. I myself am a contractor who does most of my work in the downtown area. I am not opposed to development entirely but do feel that this city forgot about its residents ten to fifteen years ago in pursuit of this massive growth spurt that continues to this day. The endless pursuit of the almighty dollar at the expense of what we like to term a living city has to stop or else this town will be redefined and I suspect will lose a lot of its charm and appeal as such. Bear in mind this town has become successful through the marketing of our history and and the fact that it was a quaint little town. While income and jobs are beneficial to all we may well destroy the magic that has propelled this growth. If this happens we all fall, commercial and residential alike.
Please consider carefully your choice here and the precedent that it will send vis a vis trampling on our zoning. They are there for a reason.
Sincerely
Gaere and Carolyn MacDonald,
23 Water St.

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, February 26, 2019 8:45 AM
To: Grant Misterl you; 97Park; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: No rezone

-----Original Message-----

From: jim-carr@hotmail.com [mailto:jim-carr@hotmail.com]
Sent: Monday, February 25, 2019 5:35 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: No rezone

Dear pzb board members ; Please do not rezone or change the comprehensive plan to accommodate any commercial activities allowed in cL-2 . An amphitheater at mission grounds , would complicate a already bottleneck area of San Marco . My most common portrait of visitors to our area is ; oh , we're not going back to night of lights ,it's too much traffic. The proposed zoning change would echo that opinion to our visitors. Thank you. Jim Carr

Sent from my iPhone

Tracey Mullins

From: Amy Skinner
Sent: Monday, February 25, 2019 4:36 PM
To: Grant Misterl you; 97Park; jondepote@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: PZB Meeting March 5, 2019 - Fish Island proposed development

From: CLINT PORTER [mailto:gatorfans@comcast.net]
Sent: Monday, February 25, 2019 4:33 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: PZB Meeting March 5, 2019 - Fish Island proposed development

Attention Planning and Zoning Board Members Morissette, Blow, Misterly, Ryan, Opsahi, Zander and DePreter,

RE: Fish Island

Please be advised that as Citizens of the City of St. Augustine, we are opposed to any destruction of any part of Fish Island property by this applicant or any other.

Thank you for serving our community.

Clint and Nell Porter

76 Lighthouse Avenue

St. Augustine, FL 32080

904-825-0163

Tracey Mullins

From: Amy Skinner
Sent: Monday, February 25, 2019 11:34 AM
To: Grant Misterl you; 97Park; jondepoter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Opposed to rezoning for Mission

-----Original Message-----

From: Katherine Batenhorst [mailto:kathbate@bellsouth.net]
Sent: Monday, February 25, 2019 11:25 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Opposed to rezoning for Mission

Dear PZB members,

I am opposed to the rezoning of the Mission Nombre de Dios grounds and opposed to the erection of an amphitheater and parking garage there. Neighborhoods, with long-term residents living in them, add to the character of St. Augustine. As a Rohde Avenue resident, my observation is that traffic/on-street parking by non-residents has increased on our street and certainly has increased on San Marco Avenue. While I appreciate living in a vibrant city with many dining & entertainment options, increases in traffic and noise are adversely affecting quality of life in downtown neighborhoods. And, no, closing one's doors and windows doesn't necessarily keep a person from noticing the escalated activity. I appreciate living here, and I appreciate the opportunity to share my thoughts.

Sincerely,
Katherine Batenhorst
36 Rohde Avenue

Tracey Mullins

From: Amy Skinner
Sent: Monday, February 25, 2019 4:05 PM
To: David Harrell; Tracey Mullins
Subject: FW: FW: Opposed to rezoning for Mission

I assume you guys are handling this

From: Grant Misterly [mailto:gmisterly@gmail.com]
Sent: Monday, February 25, 2019 4:00 PM
To: Amy Skinner <askinner@citystaug.com>; David Harrell <dharrell@citystaug.com>
Subject: Re: FW: Opposed to rezoning for Mission

Amy, I think you are already doing this. But, please keep a list of these emails so that the PZB members can just say they received them, versus us all reciting all the emails we got.

Thanks,

Grant Misterly
904-501-9345
gmisterly@gmail.com

On Mon, Feb 25, 2019 at 11:35 AM Amy Skinner <askinner@citystaug.com> wrote:

-----Original Message-----

From: Katherine Batenhorst [mailto:kathbate@bellsouth.net]
Sent: Monday, February 25, 2019 11:25 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Opposed to rezoning for Mission

Dear PZB members,

I am opposed to the rezoning of the Mission Nombre de Dios grounds and opposed to the erection of an amphitheater and parking garage there. Neighborhoods, with long-term residents living in them, add to the character of St. Augustine. As a Rohde Avenue resident, my observation is that traffic/on-street parking by non-residents has increased on our street and certainly has increased on San Marco Avenue. While I appreciate living in a vibrant city with many dining & entertainment options, increases in traffic and noise are adversely affecting quality of life in downtown neighborhoods. And, no, closing one's doors and windows doesn't necessarily keep a person from noticing the escalated activity. I appreciate living here, and I appreciate the opportunity to share my thoughts.

Sincerely,
Katherine Batenhorst
36 Rohde Avenue

Tracey Mullins

From: Amy Skinner
Sent: Monday, February 25, 2019 1:21 PM
To: Grant Misterl you; 97Park; jondepoter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: The Mission Grounds Should NOT be Upzoned/Rezoned

From: Denise C. Hammond [mailto:dhammond@grossmanyouth.com]
Sent: Monday, February 25, 2019 12:48 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: The Mission Grounds Should NOT be Upzoned/Rezoned

Dear Board Members:

We live in the Abbott Tract, which abuts the mission grounds and urge you in the strongest terms to vote no on the mission's application for upzoning or rezoning. Allowing the construction of a 1200 seat amphitheater to host more events and a 2-3 story parking garage disservices the general welfare of the community and our quality of life. It is patently inconsistent with the natural, historical and cultural environment of our great city. The proposed construction will greatly increase traffic in a corridor that is already overcrowded and detract from the beauty of the open space provided by the mission grounds. The annual carnival held on the Mission grounds already creates a huge disruption in traffic flow along San Marco and parking problems in the surrounding neighborhoods. Allowing the construction of a huge parking garage on San Marco is inconsistent with the goals of our zoning ordinances. Further, it will be a PAID garage open to the PUBLIC, which will attract even more traffic to San Marco. Because it is paid parking, it will drive even more parking into the surrounding neighborhoods, as people look for free parking. Also, the church plans on having music events at the proposed amphitheater, which will impact the peace and quiet of all surrounding neighborhood, since sounds travels easily along the water.

The mission also seeks to rezone RS-2 (Residential Single Family) property on Ocean Avenue to CL-2 (Commercial Low). This is a dangerous threat to all the surrounding residential property in North City, since it will send a signal to motels and commercial property along San Marco that they can easily buy up adjoining residential property and asked that it be up-zoned to commercial. Fortunately the Mission grounds are NOT ZONED for any of this. Please keep it this way.

I am sorry that I will be unable to attend and speak at the meeting on March 5th. We pay a substantial real estate tax (>\$11k), which is more than the mission pays. We care deeply about this issue and thank you for your careful consideration.

Denise and Robert Hammond

47 Osceola St.

St. Augustine, FL

301.233.1010

Denise C. Hammond | Sr. Counsel | Grossman Young & Hammond, LLC | 8737 Colesville Road, Suite 500 | Silver Spring, MD 20910
Tel: 301.917.6900 | Email: dhammond@grossmanyouth.com



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Thank you for your cooperation.

Tracey Mullins

From: Amy Skinner
Sent: Monday, February 25, 2019 10:38 AM
To: Grant Misterl you; 97Park; jondepoter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Opposed to changes on the Mission grounds

From: David Ouellette [mailto:david1ouellette@gmail.com]
Sent: Monday, February 25, 2019 10:20 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Opposed to changes on the Mission grounds

We are opposed to changes on the Mission grounds as the church will be asking to "up-zone" the Mission grounds from OPEN LAND to COMMERCIAL LOW, so they can have a **1200 seat amphitheater** to host more events and a **2-3 story parking garage. This will ruin our neighborhood.**

David and Maggie Ouellette
54 Water Street
St. Augustine, FL . 32084

Tracey Mullins

From: Amy Skinner
Sent: Monday, February 25, 2019 10:39 AM
To: Grant Misterl you; 97Park; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: No to Mission

-----Original Message-----

From: Dianne Jacoby [mailto:diannelenore@yahoo.com]
Sent: Monday, February 25, 2019 10:20 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: No to Mission

As residents of Rohde Avenue for 25 years we are requesting you do not permit the Mission's plan to build a parking garage and amphitheater. With all the parking issues, driving congestion and multiple Airb&bs in this part of North City this is absolutely the last thing that should be done with this serene piece of land. It's just blatant commercialism by a non tax paying institution.

Thank you
Dianne and Mark Jacoby
23 Rohde Avenue
904 806 0454

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, February 19, 2019 9:05 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 to change for Mission property

-----Original Message-----

From: Dianne Jacoby [mailto:diannelenore@yahoo.com]
Sent: Sunday, February 17, 2019 8:01 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: No to change for Mission property

My husband and I have lived on Rohde Avenue for 25 years and have watched congestion worsen during that time. We ask that you deny the Mission's request for change in zoning so that they can build an amphitheater and parking garage. This is a terrible use of that land and would negatively impact all of us in the North City area close to the Mission.

Thank you

Dianne and Mark Jacoby
23 Rohde Avenue
904 806 0454

Sent from my iPhone

Tracey Mullins

From: Amy Skinner
Sent: Monday, February 25, 2019 9:30 AM
To: Grant Misterl you; 97Park; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Opposed to Mission Zoning Changes

-----Original Message-----

From: pauline webb [mailto:gpswebb@gmail.com]
Sent: Monday, February 25, 2019 9:04 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Opposed to Mission Zoning Changes

Thank you for hearing my concern. My property on Pine street is directly across from the Mission Grounds. To date the relationship between the Catholic Church and Abbott Tract has been a pretty good one but the change in zoning proposed puts my property and quality of life at risk. There are many problems that come along with Commercial properties some of them pretty drastic (noise, congestion, constant activity). I believe it would be unfair to allow a zoning change that would devalue personal property and degrade the peace/quiet of our neighborhood.

Please vote AGAINST this request on behalf of homeowners and the local community.

Thank you,

Pauline Webb

Tracey Mullins

From: Amy Skinner
Sent: Monday, February 25, 2019 8:57 AM
To: Grant Misterl you; 97Park; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: CL-2

From: Teresa Miska [mailto:teresamiska@yahoo.com]
Sent: Sunday, February 24, 2019 6:31 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: CL-2

Dear Zoning Board Members,

My husband and I own a house at 21 May Street. We have lived here since 1993 and have some experience with the changes to our city. I am aware of some proposed changes in the zoning of the Mission grounds. The residents of North City and the surrounding areas already deal with heavy traffic in our neighborhoods. A parking garage and an amphitheater would add an unattractive density to this serene area as well as vehicular traffic and noise.

You may be surprised to know that we are able to hear bands that play at Francis Field. Yes! All the way to May Street! We hear the train when it rumbles along US1 and blows its whistle. Can you imagine how much worse it would be if there were music performances at the Mission? During the Carnival event, there are so many more cars that crowd the streets of our neighborhood. Of course we realize that this event has taken place for years and just do our best to tolerate the inconvenience. Increasing events at the Mission would be a real hardship for us. When we purchased our homes we were attracted to the old fashion peace that was, and still is, a part of living in North City. Please help us maintain a normal lifestyle. We have to continuously fight to keep business from encroaching into our residential areas. The B&B problems also affect all of us. There are many illegal B&B owners all over Saint Augustine. These businesses add traffic and often noise to our placid streets.

Saint Augustine is more than just a place on a map or a tourist venue. It is our home. We need to avoid the temptation to overbuild and over commercialize this historic city.

Thank you for protecting the lovely areas of our ancient city by not giving in to commercial interests.

Teresa and George Miska
21 May Street
904-347-6520

Tracey Mullins

From: Amy Skinner
Sent: Monday, March 04, 2019 8:43 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 application for Mission

-----Original Message-----

From: Joe Mark [mailto:jmark511@comcast.net]
Sent: Saturday, March 02, 2019 5:11 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Rezoning application for Mission

Dear PZB members,

Please do not vote to allow the zoning changes requested by the Diocese of St. Augustine for the Mission property. Especially because of the historic significance of this special area, an amphitheater, no matter how modest, and a parking garage are inappropriate for this beautiful, peaceful tract. Rezoning to the requested designations will increase traffic and congestion, and further commercial invasion of a primarily residential area. Please do not allow this to occur!

Sincerely,
Joseph and Patricia Mark
53 E. Park Ave.
St. Augustine, FL 32084

Tracey Mullins

From: Amy Skinner
Sent: Monday, March 04, 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: Upzoning of La Leche property

-----Original Message-----

From: Gary Smolek [mailto:gsmolek@aol.com]
Sent: Saturday, March 02, 2019 7:59 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Upzoning of La Leche property

As a homeowner in the Fullerwood neighborhood for the past 33 years, I am strongly AGAINST any upzoning of the Mission property from its current open rural/residential designation. Please, please keep our city liveable for its residents. A 1200 seat amphitheater? How is that needed or desirable? And, of course, how do you say "no" to any future incursion into residential areas if this is granted? Please deny this application..

Gary W Smolek
4 E Park Ave
St Augustine, FL

Sent from my iPad

Tracey Mullins

From: Amy Skinner
Sent: Monday, March 04, 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: Up-Zoning

From: Fred Whitley [mailto:derf2564@att.net]
Sent: Saturday, March 02, 2019 9:51 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Up-Zoning

Dear PZB member:

If you believe the Catholic Church is going to build an amphitheater and NOT get into the concert business, then I have some property for sale I'd like you to see - at low tide!

The North City area is fast becoming unlivable as is with so much encroachment into neighborhoods. This is a project that boggles the mind.

Once you change the zoning for one entity, how are you going to deny the next request the comes before the board?

Please vote "no" on plans for an amphitheater and parking garage.

Regards,

Fred Whitley
14 Beacon St.
St. Augustine, FL.

Tracey Mullins

From: Amy Skinner
Sent: Monday, March 04, 2019 8:45 AM
To: Grant Misterl you; 97Park; jondepoter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Upzoning of Mission Grounds

-----Original Message-----

From: Elizabeth Masters [mailto:matercm@bellsouth.net]
Sent: Saturday, March 02, 2019 2:02 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Upzoning of Mission Grounds

To PZB Members,

I am a city resident and am strongly opposed to any upzoning of the mission grounds. As it is, the mission area is still somewhat quiet and unspoiled. Upzoning would ruin the tranquility and peacefulness of this entire area. I enjoy walking in this area and visiting the quiet shrine and going to mass in the peaceful small church.

Making one of the few havens of peace for city residents into another overgrown tourist destination for the multitudes is disturbing.

There is so little left of the peacefulness that was once downtown. Please keep the zoning as it is. I am a lifelong practicing Catholic yet can't agree with the Diocese of Saint Augustine's plans on this one.

Thank you for your careful review of this matter and please consider the thoughts of those of us who live downtown and how upzoning would adversely impact us.

Elizabeth Masters
22 Sevilla Street
Saint Augustine, FL. 32084

Sent from my iPhone

Tracey Mullins

From: Amy Skinner
Sent: Monday, March 04, 2019 8:45 AM
To: Grant Misterl you; 97Park; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Mission's Rezoning Application

-----Original Message-----

From: jill mautner [mailto:star29@att.net]
Sent: Saturday, March 02, 2019 5:21 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Mission's Rezoning Application

Dear Members,

I am writing to you, once again, to strongly oppose the Mission's request to up-zone to a commercial property. This will not only have a negative impact on the quality of life in our Abbott Tract neighborhood by the increased noise and traffic it will create, this will set a terrible precedent that could potentially be devastating to the "livable city" that we all treasure. Once this property is up-zoned it cannot be later down-zoned and it opens the door to whatever they choose to do no matter what they claim now as their plans for the future.

This town is not just a tourist destination, it's our chosen home. Please help us preserve what's left of the charming, livable town that we invested in 30 years ago.

Thank you,

Jill & Robert Mautner
62 Osceola St

Tracey Mullins

From: Amy Skinner
Sent: Monday, March 04, 2019 8:46 AM
To: Grant Misterl you; 97Park; jondepoter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Mission grounds

-----Original Message-----

From: kathysimic@aol.com [mailto:kathysimic@aol.com]
Sent: Sunday, March 03, 2019 12:28 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Mission grounds

PLEASE do not change any of the zoning. San Marco is already overcrowded with tour buses and current resident and tourist cars.

Sent from my Huawei Mobile

Tracey Mullins

From: Amy Skinner
Sent: Monday, March 04, 2019 8:46 AM
To: Grant Misterl you; 97Park; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: March 5th pzb meeting

From: Jessica Erke [mailto:j5j2@live.com]
Sent: Sunday, March 03, 2019 11:20 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: March 5th pzb meeting

Dear Members of the Planning and Zoning Board,

I am writing to ask you to please deny the request of Ellen Avery-Smith and the Catholic Church to change the zoning of the Mission property so that they can have a 1200 seat amphitheater for more events and a parking garage in the upcoming PZB meeting.

I grew up in the adjacent Abbot Tract neighborhood. One weekend a year we put up with the increase of traffic and noise that came from their carnival. If they put this 1200 seat amphitheater on the grounds, there is no doubt it will increase traffic and noise in all the neighborhoods all the way up San Marco Ave.

What is the purpose of this amphitheater? When they aren't using it for their religious purposes will they be able to rent it out? Do we need more congestion on San Marco Ave.? Traffic backs up to Picolata Rd. on weekends now. Where will it stop? What about the quality of life for the tax paying citizens who have to use San Marco to get in and out of their neighborhoods? What about the quality of life for the people who live on Pine St., Osceola St, Locust St., and Ocean Ave.?

I ask you to please deny this request to change the zoning of the Mission grounds.

Thank you,
Jessica Erke and Mark Fulton
22 Sylvan Dr.
26 Sylvan Dr.

Tracey Mullins

From: Amy Skinner
Sent: Monday, March 04, 2019 8:47 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: March 5th Up-Zoning Request

-----Original Message-----

From: Karen Keep [mailto:karenkeep@me.com]
Sent: Sunday, March 03, 2019 12:34 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: March 5th Up-Zoning Request

Dear Members of the Planning and Zoning Board -

As an (over-20-year resident) of St Augustine, and with a lifetime of visiting my grandmother who was born here in 1898, I am continually saddened by the direction of non-sustainable over population, over development, over tourism in our City resulting in the continuing loss of livability for residents of our lovely City. Much of what appeals to tourists is the local character and livability of a place. St Augustine's charm and character are under seige!

It is NOT all about growth and more business, more people, more entertainment, more tourism! Please consider the quality of life here, which is greatly suffering.

PLEASE DO NOT APPROVE the "up-zoning" in North City for a 1,200 seat amphitheater and a 2-3 story parking garage OR ANY OTHER intense use or commerical development.

Often developers come in with huge requests, so that it feels as though they are "compromising" greatly when something less grand finally gets approved as a "compromise." The process also wears out the citizens who may be in opposition. Please be alert to the ultimate intentions of this request and consider whether the petitioners have the interest of our City and its residents at heart. I believe you are in a position to make a big difference to the quality of life experienced by all who live in and visit St Augustine.

Thank you for considering my comments,
Karen Keep
3603 Harbor Dr, St Augustine, FL 32084

Tracey Mullins

From: Amy Skinner
Sent: Monday, March 04, 2019 8:47 AM
To: Grant Misterl you; 97Park; jondepoter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Proposed zoning change to Mission grounds

From: Christy Pepper [mailto:heychristypepper@gmail.com]
Sent: Sunday, March 03, 2019 4:11 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Proposed zoning change to Mission grounds

Dear Board Members:

I live at 60 Osceola St. in Abbott Track, and my husband and I chose this neighborhood for a reason. We love that it's quiet, but close, that it's beautiful and walkable, and that we have a real neighborhood with caring neighbors. We're very upset that the Mission, which is only a block from our house, plans to build an amphitheatre and a multi-level carpark. It's disgraceful that this most historic property will become just another commercial venue.

We can't believe this is even being considered. This proposal is not keeping with the zoning or intent of the surrounding residential areas. If the zoning is changed, it will create a slippery slope for the rest of the neighborhood. We're having a hard enough time with Airbnb encroachment as it is. Add the ability to change zoning to commercial, and you can add bed and breakfast venues to the list, not to mention just plain business of all sorts being able to set up shop in what will be left of our neighborhoods. It seems the north neighborhoods are under assault.

The noise pollution and air pollution of the proposed amphitheatre, etc., will impact the health and wellbeing of people living in the surrounding area. I made a recording during the recent Mission festival and with windows closed and our air conditioning on, you can plainly hear the noise of the crowd, announcers, and "music." I can present this recording upon request. I did not attach it for fear that this email wouldn't get through a firewall.

What about the added boat traffic to our small water front? The noise and traffic will negatively impact our wildlife. We're on the bay. Fish are negatively impacted by the noise. Neighbors on Water St. have reported seeing manatees at their dock. Wood storks, herons, hawks, osprey all nest in this neighborhood and area.

And frankly, it will have significant negative impact on our property value, which isn't right. We wouldn't have moved here knowing this type of venture was even a possibility, much less if it existed. And the loss of open space will negatively impact the quality of life for all of our citizens. It's dwindling quickly in our town.

As it stands, whenever there is anything going on in town, and especially if there is an event at the Mission (the festival particularly), we have problems with people parking back here. The carpark won't alleviate that because people don't want to pay if they can find a free spot. We had a car towed from our driveway year before last. When the car owner returned, she yelled at us from the street, banged on our door, and left a threatening note. We have a no parking sign posted, and we place cones in our driveway, but during the last Mission festival, a driver tried to park between the cones and the road, which is still our driveway. We feel like we are always at risk when confronting people like this, and after a kid was arrested at the last festival for carrying a gun, we have good reason to be afraid. This change will bring more people zooming through our neighborhood trying to find another way out, which doesn't exist, and is a problem for us on any given day, but now you are adding more people, more traffic,

more confrontations, more danger, not to mention the safety issues if there's an emergency and we need ambulance or fire trucks back here.

How will San Marco hold any more traffic?! How about security?! Bombing risks?! There is a historical monument on the Mission grounds after all.

And don't get us started about the tax issues. We pay property taxes. Does the Mission? Will all the festivals be tax-exempt? Will the parking garage be tax-exempt? If so, what do we as residents get out of it or the town as a whole? What do we get from it anyway except more headaches?!

The zoning should not be changed. We hope you agree and vote this down.

Regards,
Jeff and Christy Pepper

Tracey Mullins

From: Amy Skinner
Sent: Monday, March 04, 2019 8:48 AM
To: Grant Misterly; 97Park; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Mission Up-zoning NOT needed
Attachments: Presentaton not accurate.pdf

-----Original Message-----

From: Melinda Rakoncay [mailto:mrakoncay@comcast.net]
Sent: Sunday, March 03, 2019 4:32 PM
To: Amy Skinner <askinner@citystaug.com>; Sarah Shipp Ryan <sshipp@gmail.com>
Cc: Grant Misterly <gmisterly@yahoo.com>; Karen Zander <Karen@97Park.com>; Carl Blow <john.carl.blow@gmail.com>; Jon DePrieter <jondeprieter@gmail.com>; Maurice Morissette <mauricepmorissette@gmail.com>; Christina Opsahl <opsahl@opsahlaw.com>
Subject: Mission Up-zoning NOT needed

Chairman Misterly, Vice-Chair Zander, and fellow PZB members,

Please print and read the attached letter on the Mission up-zoning request. Thank you for your time and attention to this important matter.

Sincerely,
Melinda Rakoncay

Chairman Grant Misterly
Vice Chair Karen Zander
Carl Blow
Jon DePreter
Maurice Morissette
Christina Opsahl
Sarah Shipp Ryan

Dear Chairman Misterly & PZB members,

I have just reviewed the entire Mission packet and would like you to keep a few things in mind on Tuesday when you hear their presentation. I could write pages on the problems with this rezoning application, but I will try to stay focused on the core of their argument, and why it is important that St. Augustine uphold our present zoning.

In their conclusion the applicant gives their reasons on why you should grant this rezoning.

- 1) *"The Diocese is not proposing to change its use of the Mission Property for church and community-related activities."* and
- 2) *"It is only seeking to comply with the City's current regulations."*

Neither statement is completely accurate.

"The Diocese is not proposing to change its use of the Mission Property for church and community-related activities."

1) The Diocese IS proposing a change to the use of the property, which is precisely why they are here with a rezoning request. Asking that it become zoned Commercial (CL2) would greatly intensify the uses allowed on these quiet 16 acres. The list of allowed uses in CL2 is too long to list here, but you have them in your packet.

Since zoning goes with the land and not the applicant, it must be remembered that there is no guarantee that the Diocese will never sell off portions in the future. There is no guarantee that there will not be further development beyond the plans shown today. Once it is rezoned CL2, all allowed uses can be put there.

Ironically CL-2 doesn't even apply to what they want since *"The CL-2 district is not intended for use by medium intensity commercial uses but low traffic generating commercial uses are encouraged"*.

A 2-3 story parking garage and an 800-1200 seat amphitheater event venue are NOT low traffic generating uses.

"It is only seeking to comply with the City's current regulations."

2) Open Land zoning allows them to comply with their present uses. When zoning was put into code back in the 1970s, except for the new fence, The Mission Nombre de Dios existed pretty much as it does today. It is a natural historic setting that is the actual 1565 landing site, as well as the site of a Timucuan village and first mission. Because of this, it is an important part of St. Augustine's founding and history.

The City wished to preserve this beautiful, open natural space because of its historical and environmental importance. Zoning it "Open Land" was a way to ensure that it was not encroached upon by further development. Knowing that they were going to zone the Mission grounds "Open Land," the City made sure that the existing uses of a church, cemetery, memorial structures, monuments, and museums were included in Open Land uses. You will note that the vague term of "religious uses" is NOT listed as an allowed use under Open Land. I believe that is because they did not want to give the church a blank slate to build what ever they wanted. Preservation of this unspoiled 16 acres is why it *was* and *still needs to remain* zoned "Open Land." The Intent of Open Land zoning makes this very clear.

"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."

Conditions do not warrant a rezoning. If anything, conditions are such that North City cannot take anymore commercial development, especially an event venue. Given that San Marco's traffic Level of Service (LOS) is already at a failing level during many times of the year, (*see Staff report*) it cannot withstand the additional traffic that a multi-level garage and amphitheater will attract. Nor can San Marco withstand any more events being held in that area. The once a year carnival that they hold already has a negative impact on the traffic flow, parking conditions, noise levels, and quality of life in the surrounding residential neighborhoods.

I find it ironic that their attorney is arguing that the zoning needs to be changed because their activities are not in compliance with Open Land. Normally, when someone isn't in compliance with code, they are referred to Code Enforcement. The City doesn't change the zoning to meet improper uses after the fact.

I agree with the City staff report that "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."

The Staff report also shows in their "Comprehensive Plan Amendment Findings of Fact"

1. That there is no need or justification for the change. *"The current OL zoning already allows churches by right within the zoning category."*
2. *"This request is not keeping with the relationship of the City's general planning program."*
3. *"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."*

This isn't a matter of negotiating what will or will not go there, because changing the zoning does not limit what goes there. Anything allowed in CL2 could go there. This isn't about who the applicant is or what their wishes are. This is simply about upholding our existing zoning.

A city has not only the right to uphold its zoning code, but an obligation to its citizens to maintain a stable zoning code.

Not only does this rezoning application *not* fulfill the requirements needed to justify this up-zoning, but the practice of up-zoning in itself would set a precedent that would have a long term negative impact on the future development of St. Augustine. Once the Diocese is allowed to successfully up-zone open land and residential property, then ALL of our open space and residential neighborhoods will be under threat, as developers buy up cheaper property and simply up-zone it to commercial. Once the City up-zones one applicant's property, how can they turn down the next request without being prejudicial ?

As a member of the PZB, your decision to simply keep the present zoning in place should be an easy one.

Thanks you for your time and consideration on this important matter.

Sincerely,

Melinda Rakoncay
86 Magnolia Avenue
St Augustine, FL

Tracey Mullins

From: Amy Skinner
Sent: Friday, March 01, 2019 1:18 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: Request to Up-Zone Mission property on San Marco

-----Original Message-----

From: Maura [mailto:fim@windstream.net]
Sent: Friday, March 01, 2019 12:39 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Request to Up-Zone Mission property on San Marco

Dear Zoning Board,

I am a third generation St Augustine native. Grew up here, went to school here and have lived here my whole life.

Please do NOT allow the Up-Zone of Mission property on San Marco for a multi story parking lot and amphitheater.

From 1995-2002 I owned a home on Osceola St. that runs north and south ending at Mission property. For years I enjoyed the beautiful park like setting of the Mission and walking my dogs around the cross and grounds. It was so peaceful and a true asset to the neighborhood and community.

Then the Mission carnivals began. Every May we had to endure the noise of music, rides and fight off patrons trying to park on our properties. It was a nightmare and we dreaded it worse than the crowds at 4 of July. This event went on for days. Still does. Not to mention the constant traffic jams associated with these events. It was impossible to even get on San Marco from our neighborhood due to traffic. We were like hostages that could not leave.

As a resident of St Augustine, I now live on Porpoise Point, the quality of life for the average resident has gone to seriously downhill in the past 15 years.

The only thing that is important to our City leaders is that we overexpose our once charming city so that all the tourist generated business can thrive.

What about the folks that have to endure on a daily basis just trying to survive going to doctor, taking kids to school or other daily activities while constantly fighting the horrific traffic jams? We are like the ugly step child that is always left behind and forgotten for the almighty tourist dollar.

Now living on Porpoise Point I am constantly fighting traffic from the top of Vilano Beach Bridge, down May St. to San Marco, then the traffic gets much worse and pray the Bridge of Lions is not up, to try to get to Anastasia Island or beyond. This can take me anywhere from 30-45 minutes on an average day. Weekends or holidays, sometimes over an hour.

So now comes the request to change the Comprehensive Plan to accommodate Commercial Activity at the Mission for an amphitheater and multi level parking garage on San Marco Ave.

This will not only impact the traffic but all the small neighborhoods that border San Marco and beyond. It will open Pandora's Box allowing commercial activity to infiltrate and flourish over time, destroying these quaint historic neighborhoods and their families.

Is this what we want for our St. Augustine residents?

Most of us do not profit from the tourism industry here in St Johns county. But the ones that do always appear to have priority over permanent residents.

This has to stop!!!

I beg you to please deny the Up-Zoning to change the Comprehensive Plan to accommodate the Commercial Activity the Mission requests.

For once, think about the residents quality of life instead of tourism dollars.

Sincerely,

Maura Hendry
2760 Harbor Court
St Augustine, FL 32084

Tracey Mullins

From: Amy Skinner
Sent: Friday, March 01, 2019 1:18 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: No to up zoning

From: M E & S BEAR [mailto:stemeb@bellsouth.net]
Sent: Friday, March 01, 2019 1:06 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: No to up zoning

Please do not allow the Catholic church to build an amphitheater and parking garage. Our neighborhoods are already threatened and overburden with traffic and events. Please look out for our city.

Mary Ellen Bear 14 Dupont Lane. Uptown.
Sent from Yahoo Mail on Android

Tracey Mullins

From: Amy Skinner
Sent: Friday, March 01, 2019 2:02 PM
To: Grant Misterl you; 97Park; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: No to Catholic Church Rezoning

From: Nancy Hutton [mailto:nancyhutton22@gmail.com]
Sent: Friday, March 01, 2019 1:46 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: No to Catholic Church Rezoning

Dear Planning and Zoning Board,

As I work I cannot attend a 2pm meeting, but I will ask you to refuse the request to change the zoning for the Catholic Church on San Marco across from the old Dairy Queen. As a North City resident, we have enough traffic congestion on San Marco without another large venue being approved. Please preserve our quality of life for those who still live in St Augustine.

Sincerely,

Nancy Hutton

82 Magnolia Ave.

St. Augustine, FL 32084

Tracey Mullins

From: Amy Skinner
Sent: Thursday, February 28, 2019 1:51 PM
To: Grant Misterl you; 97Park; jondepoter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Vote No on resining

-----Original Message-----

From: Acquestinc [mailto:acquestinc@aol.com]
Sent: Thursday, February 28, 2019 1:43 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Vote No on resining

Zoning and the Comprehensive Plans were put in place to protect properties. Changing zoning completely defeats the protection. Do not allow the Catholic Church to force you to set a precedence by changing the zoning at the Mission. We do not need any more commercial property. We do need more congestion. We definitely do not need a three story parking garage there. Just look at the mess the amphitheater has created: no parking, dangerous bike cabs, blinding flashing lights! Don't do it!

Edith Stein

4 Ponce de Leon Ave.

St Augustine , Fl

E N Stein

Cert Res RD7285

Tracey Mullins

From: Amy Skinner
Sent: Thursday, February 28, 2019 5:05 PM
To: Grant Misterl you; 97Park; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Fish Island
Attachments: March 1 PZB Letter.pdf; ATT00001.htm

From: Elsie Scarano [mailto:ekscarano@gmail.com]
Sent: Thursday, February 28, 2019 4:53 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fish Island

March 1, 2019

Re: City of St. Augustine PZB Meeting, Tuesday March 5, 2019 at @ 2pm Regarding
the Conservation Overlay Zone 3 on Fish Island Property

Dear Planning and Zoning Board Members:

We will be attending the referenced meeting as we have all other meetings to demonstrate our opposition to any development that will impact the pristine lands of Fish Island. The commercial project currently being considered is the latest.

Please prevent the infringement of Fish Island lands and the partitioning off of the wildlife corridor by creating a 50 ft. wide, 58,000 sq. ft. linear drainage ditch and the mowing down of every single tree in its path.

We oppose ANY destruction of ANY part of the Fish island property. We hope you have been out to the site and are sympathetic to the wishes of the conservationists. There is a point where we have to stop destroying the natural beauty of St. Augustine.

We thank you for your service on behalf of our community.

Elsie and Joseph Scarano

Tracey Mullins

From: Amy Skinner
Sent: Friday, March 01, 2019 3:44 PM
To: Grant Misterl you; 97Park; jondepoter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Up-zoning & Future Commercial Land use

-----Original Message-----

From: Stephanie Lewis [mailto:slcribtoy@aol.com]
Sent: Friday, March 01, 2019 3:33 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Up-zoning & Future Commercial Land use

I don't agree with your plan to build a 3-story parking garage AND an amphitheater on the sacred land where the Spanish first landed in 1565, holding America's first Catholic Mass. Sacred is sacred not meant for a parking/stage area!

Stephanie Lewis
St. John's County resident

Sent from my iPad
Have a happy day!

Tracey Mullins

From: Amy Skinner
Sent: Friday, March 01, 2019 4:55 PM
To: Grant Misterl you; 97Park; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW:

From: denise rohdin [mailto:deniserohdin@gmail.com]
Sent: Friday, March 01, 2019 4:46 PM
To: Amy Skinner <askinner@citystaug.com>
Subject:

Dear Committee Members,

I am writing as a resident, voter & tax payer of St Augustine to oppose rezone/up-zoning or changing the Comprehensive Plan to accommodate any of the many commercial activities allowed in CL-2. We MUST stop development at this time to keep our city as it is now. Lets keep the green spaces we have as is...making our city a beautiful place where the sea, green and living spaces are enjoyed by all, including the tourist. Together lets keep St.Augustine livable for the residents by not allowing the practice of up-zoning.

Denise Rohdin
41 Weeden St
Lincolnvill, FL

207~660~2369
deniserohdin@gmail.com

Hold something in your hands each day that was created by hand.

Tracey Mullins

From: Amy Skinner
Sent: Friday, March 01, 2019 4:55 PM
To: Grant Misterl you; 97Park; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Plans for Mission

-----Original Message-----

From: pauline webb [mailto:gpswebb@gmail.com]
Sent: Sunday, February 03, 2019 5:24 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Plans for Mission

Not at all in support of a low commercial zone for the Mission grounds. We own a lot directly across from it (0 Pine Street) and severely overpaid for it because of that beautiful and peaceful land. I worry very much about how a zoning change would negatively affect our neighborhood and our property values. If I wanted to live in a commercial corridor I would have done so...it's unfair to allow that to happen to us now. Please protect our interest as homeowners and residents of what is still a wonderful area.

Thank you,

Pauline Webb

Tracey Mullins

From: Amy Skinner
Sent: Friday, March 01, 2019 5:07 PM
To: Grant Misterl you; 97Park; jondepoter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Up zoning

-----Original Message-----

From: scott smithner [mailto:smithnerscott@gmail.com]
Sent: Friday, March 01, 2019 5:05 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Up zoning

I would like to urge the members to vote against the proposed project of up zoning the mission grounds of the Catholic Church, and also to not change the comprehensive plan to accommodate commercial activities allowed in CL-2. We want St Augustine to remain a "livable city", without more of the extreme commercial encroachment that has been happening. Too much up zoning will create huge traffic congestion and negatively affect our quality of life.

Thanks,
Scott Smithner
41 Weeden St
St Augustine

Sent from my iPhone

Tracey Mullins

From: Amy Skinner
Sent: Monday, March 04, 2019 8:48 AM
To: Grant Misterl you; 97Park; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Mission grounds

-----Original Message-----

From: Kathy Schirmacher [mailto:wudang88@aol.com]
Sent: Sunday, March 03, 2019 6:10 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Mission grounds

Dear PZB members,

This request by the archdiocese is so very wrong for our city, our neighborhoods and our residents. The request to upzone this property to commercial from residential goes completely against the comprehensive plan. Residents and property owners rely on zoning protection to ensure their continuing quality of life.

What is the city? It's not the visitors who come, it's not our elected officials, it's not our beaches and architecture. It's the PEOPLE who live here. When the residents are finally driven out by unbridled commercial expansion, who and what will be left? The answer is, "Nothing." No families, no tax revenue, no schools, nada. Zilch.

Please follow the current comp plan and zoning and do not permit this travesty to happen in our city. Thank you.

Kathryn Schirmacher
27 Locust St.
Abbott Tract

Sent from my iPad

Tracey Mullins

From: Amy Skinner
Sent: Monday, March 04, 2019 8:50 AM
To: Grant Misterl you; 97Park; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Mission amphitheater and parking structure proposal

From: Anne Pepper [mailto:pepperama@gmail.com]
Sent: Sunday, March 03, 2019 6:41 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Mission amphitheater and parking structure proposal

Members of the board:

As a (admittedly relatively new) member of this community and someone who lives only a block from the site of these proposed projects, I have a lot of concerns about them.

First and foremost I have a great amount of trepidation in allowing a tax-exempted church that is also the home of a historical monument to take on a transparently commercial venture to the detriment of the community in which it resides, to which it is supposedly beholden to serve. The fence that they built around their property being placed so close to the road on one side that residents can't even walk their dogs along that curb, much less make possible any attempt at expanding the road or adding sidewalks in the future without the fence being removed, shows they have a history of not taking the well-being of the community around them into account with their building projects.

Secondly, I work at DOS and so have a short commute up and down San Marco twice a day, five days a week, past the church. Having now experienced that 5-7 minute commute quadrupling during the church festival and becoming almost two hours on select Friday and Saturday evenings during the nights of lights frankly I think you absolutely cannot handle approving a project like this off of San Marco without first making massive changes to the town infrastructure to handle the traffic issues it would obviously exacerbate.

Moreover, this is a residential neighborhood with a population mostly of young families and elderly people trying to keep up their beautiful old homes and maintain the neighborhood as a community for the town, not a place for tourists. These types of communities close to downtown are valuable for many reasons-- they encourage people to walk more, help maintain local businesses in the areas around the main tourist drags, give older students at Flagler (like our neighbors) options to rent without competing with vacation tennants, and maintain the ever elusive sense of community when living here. The community has already had several people defect to far flung new housing developments, where they commute in to town adding to the traffic issues, and put their homes up for rent or Airbnb or sell them to others who do likewise, having negative impacts on their upkeep. I fear that prolonged construction followed by regular loud events and more overwhelming traffic will drive this area further from being the incredibly charming community of mismatched historical houses with people who take pride in them and care about their neighbors, to one of increasingly commercial interest, including more unregulated Airbnbs.

To be clear, I am far from a Luddite. For the most part I am the type to welcome new ventures, I understand the importance of a place like St. Augustine taking advantage of the tourist revenue to keep people gainfully employed and help the town prosper. If this were about the church wanting to do preservation work, I would gladly accept construction noise. If this were about a local private citizen wanting to start a local business (while I would still want to see what could be done about San Marco and know what the impact will be on the bay and the local wildlife) I would be pulling for everyone to make it work. I lived in Austin Texas before moving here, I'm used to construction everywhere and rapid growth and largely welcomed it.

However, for one, part of what draws people here is the feeling of being transported back in time. The old residential neighborhoods are a part of that: the green space, the old homes from styles spanning past the last century, the quiet just off the beaten path -- these are part of what make people, myself included, fall in love with St. Augustine. This big of a project (especially considering it would be an open air performance venue) basically on top of my residential neighborhood, is a real threat. Secondly, a private local business would be paying taxes which would help pay for the infrastructure that we need to manage the traffic on San Marco, to pay for the schools for the kids in the neighborhood, to generally contribute to the community.

The church is doing this to line their coffers, and at best we'll see some increased business for the shops and restaurants around the church, but even that isn't guaranteed. To warrant this much of a disruption to any of the historic neighborhoods in the town, there needs to be a lot more potential gain for the town than an open air amphitheater in a town that already has an amphitheater and multiple other music/live entertainment venues.

It's an entirely unnecessary project that really only stands to serve the church on the backs of the people in the community that surrounds it and the natural environment it will encroach upon. It will be a source of increased traffic on one of the few streets into downtown, and of noise pollution without recompense. I honestly don't know why anyone outside of the church would be in favor of it.

I implore you, do not approve this proposal.

Sincerely,

Anne Pepper

Tracey Mullins

From: Amy Skinner
Sent: Monday, March 04, 2019 8:50 AM
To: Grant Misterl you; 97Park; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Mission

-----Original Message-----

From: Marie-Louise Sundstrom [mailto:msun11@comcast.net]
Sent: Sunday, March 03, 2019 7:33 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Mission

> Dear Members,

>

> I live at 51 Abbott Street and would like to address the Mission application for a change to the zoning which they are requesting, to which I am vehemently opposed. Having lived here for the past 21 years, I have been very aware of the increase in traffic due to the attractiveness of St. Augustine because of its history, as well as its beautiful beaches - this is normal. The proposed change would absolutely negatively impact San Marco Avenue and Downtown with the enormous increase in traffic - not least of which will already be magnified due to the new hotel presently under construction opposite Ripley's.

>

> If the application is granted, I fear that a Pandora's Box will be opened, and a precedent will be set. What is to stop other businesses/entities requesting similar changes? The traffic along San Marco Avenue and the resultant overspill into this lovely and HISTORIC neighborhood will be impacted negatively if the Mission request is granted - the 'paying' parking garage which is proposed to be built will not deter more and more people to seek alternative parking, and this neighborhood (12 square residential blocks) would be a prime target - as well as other historic neighborhoods to the west and north of the Mission.

>

> I respectfully urge you to decline the Mission request. It's egregious enough that the Mission already has a yearly carnival event - and there is a proposed 'AMPHITHEATER' no matter how much a Mission representative now proclaims that this type of 'musical' activity will not occur, (and the surrounding neighborhoods are captive audiences) there is absolutely no guarantee for the future that this will not come to fruition

>

> OH - and don't get me started on the Air B-n-B fiasco going on!

Sincerely yours,

Marie-Louise Sundstrom
51 Abbott Street

Tracey Mullins

From: Amy Skinner
Sent: Monday, March 04, 2019 8:51 AM
To: Grant Misterl you; 97Park; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com
Cc: David Harrell; Tracey Mullins
Subject: FW: Mission Ground Projects

From: Kathy Schirmacher [mailto:sauna.uptown@gmail.com]
Sent: Sunday, March 03, 2019 10:48 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fwd: Mission Ground Projects

----- Forwarded message -----

From: Karl Swindull <cjswindull@icloud.com>
Date: Sat, Mar 2, 2019 at 10:35 AM
Subject: Mission Ground Projects
To: <PCB@citystaug.com>
CC: <sauna.uptown@gmail.com>

My wife and I own 3 houses on Hope St. We see nothing positive about the proposals for a parking garage or Amphitheater. I was born and raised on Hope St.

This project appears to be nothing but a money making project benefiting no one except the Owners. It will add to the existing traffic and infringe on freedom and tranquility of the surrounding residents.

We ask that you not approve these projects.

KarlSwndull
14,18,20 Hope St

Sent from my iPad

--

Kathy Schirmacher
Secy/Treas
SAUNA

Tracey Mullins

From: Amy Skinner
Sent: Monday, March 04, 2019 8:51 AM
To: Grant Misterl you; 97Park; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Rezoning request for the Mission property

From: Jerry or Nancy [mailto:jnnoloboff@yahoo.com]
Sent: Sunday, March 03, 2019 11:12 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Rezoning request for the Mission property

Dear members of the Planning and Zoning Board,
My name is Nancy Noloboff and I live at 25 Locust St in the Abbott Tract

Why you should vote NO on rezoning the Mission grounds Commercial.

As many people have pointed out, the quality of life for St Augustine residents has eroded. Vacation rentals are commercial ventures operating in residential zoning with little or no oversight, spoiling the sense of community that had characterized our neighborhoods.

Our hands are tied, you say. The State of Florida's mandate is out of our control.

Traffic coming or going from downtown meets the parking garage traffic at the intersection of San Marco Ave and Castillo Drive. Anyone brave enough to venture our way during Nights of Lights has seen traffic police dealing with that, and now we have a gigantic hotel rising on that corner adding to the mix. How many mobility studies have we done to figure out how to squeeze millions of visitors into our little colonial city?

In the Abbott Tract, our ingress and egress is limited to San Marco Ave where traffic is often stalled in both directions. We back up to water. There is no other way in or out -a terrible situation when an emergency vehicle needs to get through .

Our hands are tied, you say. The County controls the advertising and the monies from the bed tax. They WANT more people to come to St Augustine.

The Diocese wants to increase operations at the Mission grounds by rezoning from Residential and Open Lands to Commercial zoning so that they can build an amphitheater and parking garage to accommodate another 1200 people (and the attendant busses and vehicles). The City doesn't need another event venue, we need fewer events.

The Church has already literally and metaphorically fenced itself off from our neighborhoods.

As it stands, the Church is properly zoned in both Residential and Open Land categories. Should future land use change, this Church would be grandfathered in and will never "not be allowed" to minister to its congregation.

Rezoning the Mission property Commercial would add more traffic, more noise and would decrease the property values of those neighbors adjacent to the grounds on Pine St and Ocean Avenue. Most importantly, since Commercial zoning would run with the land you would be approving ANY type of future Commercial use (by anyone) that is allowed in CL-2.

Are your hands tied? No. This is a choice the CITY must make. Please hear the overwhelming concerns of the residents of St Augustine and deny this request to over develop this historic site in an already overburdened neighborhood.

Thank you.

Tracey Mullins

From: Amy Skinner
Sent: Monday, March 04, 2019 8:52 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: Nancy Wilson [mailto:nancyw@aug.com]
Sent: Monday, March 04, 2019 7:27 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fwd: Mission Grounds

Sent from my iPhone

Begin forwarded message:

From: Nancy Wilson <nancyw@aug.com>
Date: March 4, 2019 at 7:24:16 AM EST
To: pzb@citysug.com
Subject: Mission Grounds

My husband and I are strongly opposed to the Diocese's requested zoning change on the Mission Grounds. I drive San Marco several days a week to go to my job at St Vincent de Paul. San Marco cannot handle the traffic increase this zoning change and plans for a 1,200 seat amphitheater & parking garage will bring. Drivers use San Marco to avoid the US1 traffic and San Marco is just as bad at times. Not to mention the people trying to exit their neighborhood who live on the east side of San Marco. Please do not allow this zoning change which will sully the beautiful Mission Grounds and dangerously increase traffic. Just because the land is there, doesn't mean it has to be built upon. We are Catholics and oppose this request

Nancy Wilson
715 Queen Road
(904) 347-5656

Sent from my iPhone

Tracey Mullins

From: Amy Skinner
Sent: Monday, March 04, 2019 8:52 AM
To: Grant Misterl you; 97Park; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Rezoning of the Mission Grounds

From: Walter Coker [mailto:wecoker@gmail.com]
Sent: Monday, March 04, 2019 8:02 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Rezoning of the Mission Grounds

Dear Members of the PZB,

I'm writing in strong opposition to the rezoning of the Mission Nombre de Dios, which will come before you at your next meeting, to allow an amphitheater and parking garage to be constructed on the property. As a long-time uptown San Marco business owner (Coastal Traders) and 30-year resident of St. Augustine, I'm very concerned with what this rezoning would do to the area, creating congestion, noise, more parking issues, more asphalt, and less green space.

Our once-quiet small town is losing its charm by moves like this one. I urge you to do the right thing and deny this request. Thank you for your time.

Sincerely,

Walter Coker

Tracey Mullins

From: Amy Skinner
Sent: Monday, March 04, 2019 11:40 AM
To: Grant Misterl you; 97Park; jondepoter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: NO UPZONING FOR MISSION GROUNDS

From: Nicholas Noloboff [mailto:politicstutor@gmail.com]
Sent: Monday, March 04, 2019 11:39 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: NO UPZONING FOR MISSION GROUNDS

Dear PZB Members,

I wrote you about my concerns before the first PZB meeting on re-zoning the Mission grounds to allow the intensification of use of this property via changes to the city comp plan and upzoning these parcels to commercial.

If anything, I have only become more convinced that **this is a terrible idea**. Look at the chaos that the Mission's carnival brings—this year it was a concealed handgun by a 15-year old, and a threat of a mass shootings, not to mention the noise and parking problems that commercial use always brings (and the time/energy of law enforcement and city staff to deal with them).

It demonstrates an ongoing challenge for St. Augustine:
MORE PEOPLE = MORE PROBLEMS

You should prioritize the quality of life for residents, and not encourage these problems by intensifying the use of this property. Please deny any request to change the comp plan or existing zoning for the Mission grounds.

Thank you

--

Nick Noloboff
850-238-9442

Tracey Mullins

From: Amy Skinner
Sent: Monday, March 04, 2019 11:39 AM
To: Grant Misterl you; 97Park; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Mission Nombre de Dios

-----Original Message-----

From: Dennis [mailto:vacc-pc@comcast.net]
Sent: Monday, March 04, 2019 11:29 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Mission Nombre de Dios

Dear members of the board,

Please vote no on their request for rezoning. This is strictly a commercial enterprise. Look at what transpires there every spring for their money making carnival activity. Then just think what will happen if you approve this rezoning request. The city infrastructure cannot support these type of activities. That means the city will be required to use tax dollars to support the church's new enterprises. This church has gotten so rich that it can afford an amphitheater and the possibility of a two or three-story parking garage. This church needs to use that money according to the teachings of the Catholic Church.

These rezoning request have nothing to do with the teachings of the Catholic Church. And definitely not the teachings of Jesus Christ, which is to take care of the sick, the elderly and the poor!
Please just say no.

/S/

Dennis C Stewart
245 Whisper Ridge Drive
St. Augustine, FL 32092
C 703-615-0808

Tracey Mullins

From: Amy Skinner
Sent: Monday, March 04, 2019 1:26 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: Comprehensive Plan Amendment #2018-0170 Mission Grounds Project

From: tim [mailto:ahs.dms@hotmail.com]
Sent: Monday, March 04, 2019 12:36 PM
To: Amy Skinner <askinner@citystaug.com>
Cc: David Harrell <dharrell@citystaug.com>; Jennifer Wolfe <jwolfe@citystaug.com>
Subject: Fw: Comprehensive Plan Amendment #2018-0170 Mission Grounds Project

Board Members,

Please do not allow the Mission to change their zoning from Open Land to Commercial as it will be detrimental to our neighborhood. Please consider the residents of the adjacent neighborhood!

Thank you,
Tim & Nancy, residents of 75 Osceola Street

From: tim
Sent: Saturday, February 2, 2019 11:11 AM
To: pzb@citystaug.com; dharrell@citystaug.com; jwolfe@citystaug.com
Cc: sauna.uptown@gmail.com
Subject: Comprehensive Plan Amendment #2018-0170 Mission Grounds Project

City Planners & Board Members,

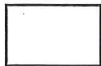
We oppose the plan being submitted to change the zoning of the Mission Grounds from Residential Zoning to Commercial. We live adjacent to this property in a historic home. This change will be detrimental to the neighborhood for numerous reasons. As residents we are already struggling with traffic, blocked 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, March 04, 2019 3:35 PM
To: Grant Misterl you; Karen Zander; jondepoter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Requests to Up-Zone the Mission Grounds?

From: Joyce Ferrigno [mailto:joyceferrigno@outlook.com]
Sent: Monday, March 04, 2019 3:34 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Requests to Up-Zone the Mission Grounds?

Planning and Zoning Board Members:

Our Historic Uptown District on San Marco Avenue is under siege again! Much to my dismay, the Bishop and the Catholic Diocese are planning to create a Catholic Retreat on the Mission grounds and their property along Ocean Avenue.

This is the landing site where St Augustine's Spanish explorers held the first Catholic mass in America in 1565. The Church plans to build a 3-story parking garage and an amphitheater on these consecrated grounds!!

This transformation will create a "carnival" atmosphere with loud music, and huge Charter buses further congesting our narrow historic streets. Visitors will be looking for free parking in the surrounding neighborhoods, as this gated property will require admission. As in other cities, this disruption will be devastating to residents, businesses and property values.

As a business and property owner in the surrounding neighborhood, I am speaking out against this project! I am asking that you NOT Rezone or change the Comprehensive Plan to accommodate ANY of the many commercial activities allowed in CL-2.

Thank you,
Joyce Ferrigno
60 San Marco Avenue, St. Augustine

Tracey Mullins

From: Amy Skinner
Sent: Monday, March 04, 2019 3:54 PM
To: Grant Misterl you; Karen Zander; jondepoter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Mission rezoning hearing March 5th 2019

-----Original Message-----

From: Stephanie [mailto:stephanierousselle@yahoo.com]
Sent: Monday, March 04, 2019 3:53 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: Mission rezoning hearing March 5th 2019

Dear Members of the Board,

My name is Stephanie Rousselle and I live with my family at 73 Abbott Street. We love this neighborhood and knew when we moved here 10 years ago that it would be the perfect place to raise our son.

We would have never guessed that the Abbott Tract being one of the oldest residential neighborhoods created outside of the City Gates would become threatened with commercial spaces. This rezoning will completely change the face of this and the surrounding neighborhoods by creating traffic that is barely sustainable now on San Marco Avenue.

I implore the board to please help us preserve these neighborhoods that this rezoning will affect and keep the quality of life sustainable for those residents that enjoy them.

Thank you for your time.

Best regards,
Stephanie Rousselle

Sent from my iPhone

Tracey Mullins

From: Amy Skinner
Sent: Monday, March 04, 2019 4:14 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: proposed UP-zoning at Catholic Church

From: steven fox [mailto:sfox1917@gmail.com]
Sent: Monday, March 04, 2019 4:07 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: proposed UP-zoning at Catholic Church

I am writing -- frankly in disbelief -- that the catholic church on San Marco Avenue would have the *nerve* to even *ask* the PZB to up-zone their property to 'commercial' status. And for the purpose of building a 1200-seat amphitheater *and* a 2-3 story parking garage?! Adjacent a road that *presently* more often resembles a parking lot than a thoroughfare? I'm not going to waste my time listing the reasons this idea is patently ridiculous. I trust that the Board will give this proposal the consideration it deserves. *Zero!*

Steven Fox
39 Sylvan Drive

Tracey Mullins

From: Amy Skinner
Sent: Monday, March 04, 2019 4:42 PM
To: Grant Misterl you; Karen Zander; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: March 5th PZB meeting

-----Original Message-----

From: munrobaya@gmail.com [mailto:munrobaya@gmail.com]
Sent: Monday, March 04, 2019 4:29 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: March 5th PZB meeting

To Whom it may concern,

I am writing to ask that you please deny the request of Ellen Avery-Smith and the Catholic Church to change the zoning of the Mission grounds.

I am a 34 year resident of 53 Osceola Street and my family has lived in the Abbott Tract for over 100 years. I am absolutely against this zoning change. We are a landlocked neighborhood and are doing our best to acclimate to ever increasing congestion on San Marco Avenue. We do not yet know how the two new hotels and the roundabout at May Street will affect the traffic at this already overcrowded corridor to downtown. We cannot handle anymore.

It concerns me greatly that there has already been difficulties in receiving emergency care in our neighborhood and I am certain that adding more commercial space and congestion in this area will negatively impact emergency vehicles accessing our streets.

I could compose a very long list of reasons why this is a poor choice for our community. Not to mention the fact that it sets a precedent for all other churches in our area to follow suit which would have disastrous consequences.

Please listen to the local tax paying residents when we ask you to stop this. Our future is in your hands.

Sincerely, Jenny Baya-Munro

Sent from my iPhone

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, March 05, 2019 8:39 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 Zoning / Amphitheatre / Parking

From: David Lowther [mailto:dlowther@coordinatesolutions.com]
Sent: Tuesday, March 05, 2019 7:42 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Mission Zoning / Amphitheatre / Parking

PZB Members,

I am writing to voice my opposition for any upzoning, increase in use, or other commercial activity allowance at the Mission. Please oppose the request.

Thank you,

Dave Lowther
268 St. George St

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, March 05, 2019 8:39 AM
To: Grant Misterl you; Karen Zander; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Mission Grounds Rezoning: To Members of PZB,

From: James Boughton [mailto:jiboug17@gmail.com]
Sent: Tuesday, March 05, 2019 5:48 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Mission Grounds Rezoning: To Members of PZB,

Having a 1. Parking Structure possibly 3 Stories High will be unsightly no matter how you design it as it is what is unsightly not to mention the impact on traffic which no matter what any was say's to contrary will cause a great deal of congestion on not only the side streets of abbott tract but all the sides steets along the san margo corridor as motorist will cut down the side streets to avoid the traffic and make matters worse It will remind of the olds day back in the 90"s july 4 fire works at fort .the end of the celebrations was traffic jams wall to wall idling cars stuck on the side streets 1 in paticular Locust St. and if they are planning to use Pine St. for Entry and Exit to Events or for any other commerical uses it must be denied. As The Mission is right now they have *plenty of bus parking for their events. As for any Commerical Upgrage Rezoning Must be Denied as the main reason it will open up to many possible uses* which once granted can't be stopped which could lead to a decline in propret values, and will strain our Resourses such as Police which have to deal with the potential burdens it will impose, WE SAY NO TO THE ZONING UPGRADE REQUEST, thank you Jim and Linda Kaye Boughton 17 Locust Street

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, March 05, 2019 8:38 AM
To: Grant Misterl you; Karen Zander; jondepoter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Mission Nombre De Dios CL-2 Zoning Request

From: dianaspringfield [mailto:dianaspringfield@bellsouth.net]
Sent: Tuesday, March 05, 2019 5:45 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Mission Nombre De Dios CL-2 Zoning Request

Dear PZB Board Members,

We have lived in the Fullerwood neighborhood for the past sixteen years. As much as we love Saint Augustine and living in Fullerwood, we have been negatively impacted the past few years with the increase in traffic on San Marco due to the amount of growth throughout the north area of town, and all of St. Augustine. **As you know, San Marco Avenue is one of the core north/south arteries for travel in and out of our city.**

The Mission Nombre De Dios Catholic church's impact on San Marco and the surrounding neighborhood side streets is overwhelming during their annual three-day Carnival. This event should be located at the fairgrounds, which is designed to handle high-traffic events such as this one.

The thought that the Mission is asking to up-zone the grounds from Open Land to CL-2 zoning to build a 1,200 seat amphitheatre and a 2-3 story paid parking garage for public use is **outrageous!!** San Marco will become a parking lot every single time they have an event. The parking garage does NOTHING to help with the flow of traffic on San Marco. Additionally, a paid parking garage will fill up

the neighborhood side streets *very quickly* with people looking for free parking.

Please do NOT rezone or change the Comprehensive Plan to accommodate ANY of the commercial activities allowed in CL-2.

Our city is being choked by growth. Please consider the quality of life of the tax-paying residents of your City - with *all* of your decisions.

Thank you,
Diana and Rusty Springfield
1 East Park Avenue

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, March 05, 2019 8:38 AM
To: Grant Misterl you; Karen Zander; jondepoter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com; sarah shipp ryan
Cc: David Harrell; Tracey Mullins
Subject: FW: Parking Garage Mission Grounds

From: Paula Merritt [mailto:pmerritt@bellsouth.net]
Sent: Tuesday, March 05, 2019 3:09 AM
To: Amy Skinner <askinner@citystaug.com>
Subject: Fwd: Parking Garage Mission Grounds

Sent from my iPhone

Begin forwarded message:

From: Paula Merritt <>
Date: March 4, 2019 at 9:50:25 PM EST
To:
Subject: Parking Garage Mission Grounds

In reference to your upcoming decision regarding the changes on Mission Grounds please give consideration to not approving the parking garage. This location will not impact downtown traffic in a positive way as purported but will create major traffic jams along San Marco in both directions. As everyone knows US 1 experiences major traffic jams with cars going to the city parking garage. Two lane San Marco cannot handle an additional 300 cars. Even with the upcoming roundabout those coming from Vilano will experience an extremely long time to cross the bridge with 300 more cars trying to get in that garage. Note that Mission Grounds is very close to the intersection of May and San Marco. Cars waiting to turn into the garage against heavy traffic headed North will significantly impact that intersection. If a light is added it will not only impact the May St San Marco intersection but will negatively impact downtown traffic for those trying to leave downtown. The impact of this garage on preventing downtown traffic will be minimal as most traffic continuing into downtown instead of using the parking garage either want to park closer or are passing through; it will actually create more downtown traffic for those heading North. Once again two lane San Marco cannot handle this type of traffic. Thank you.

Paula Merritt

Sent from my iPhone

Tracey Mullins

From: Amy Skinner
Sent: Tuesday, March 05, 2019 8:38 AM
To: Grant Misterl you; Karen Zander; jondeprieter@gmail.com; John Blow; Maurice Morissette; opsahl@theomlawfirm.com
Cc: David Harrell; Tracey Mullins
Subject: FW: the Mission

From: Pam Linder [mailto:linderpj@yahoo.com]
Sent: Monday, March 04, 2019 7:10 PM
To: Amy Skinner <askinner@citystaug.com>
Subject: the Mission

The misión of the Mission is not to become a downtown convention center. We do not want more cars in our neighborhood. We do not want more tourists in our neighborhood and we do not want more noise. When I moved here in 1981 the mission was a quiet and reflective place. It is sacred ground (have they forgotten) and is the landing place for all St Augustine European History. Our neighborhood does not want an up zoning to commercial. We are a neighborhood and the mission is a park. We need to review what we allow the mission to do now. They blare their microphones at our neighborhood already...so loudly that I can hear them inside with my door closed....and I want my door to be open and not be offended by a loud, low quality amplifier system.

Please also refer this to the police department because right now the mission simply buys off the police by hiring them as guards. Never has the mission been told to turn it down. or turn it off..

Do not up zone our neighborhood.

Pam Linder
904=826-6977
11 Pine St.

PZB WRITTEN RESPONSE FORM

Meeting Date: March 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

Continued from the February 5, 2019

Total Number Sent: 92

1 In Favor

16 Opposed

13 Had Comments

Attached several emails from members of the Public regarding this item.



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**APPLICANT'S NAME: ELLEN AVERY-SMITH C/O ROGERS TOWERS
APPLICATION NUMBER: 2018-0171**

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RECEIVED

FEB 04 2019

Planning/Building Dept.

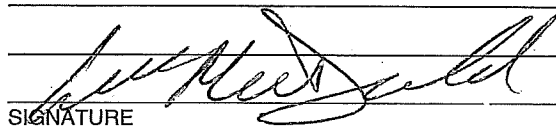
SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

✓ OPPOSED TO APPLICATION

COMMENTS: _____



SIGNATURE

Laura MacDermid

PRINT NAME

BERNARD STE

ADDRESS

Case: 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 SAN MARCO AVE, 32084
ADDRESS

Case: 2018-0171



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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 are doesn't need to be any
commercial development.

Don J. Maurio

SIGNATURE

DONALD J. MAURIO, JR.

PRINT NAME

63 ABBOTT STREET

ADDRESS

Case: 2018-0171



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____ 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 Geronov Emily Evangeline Geronov

SIGNATURE

PRINT NAME

22 Ocean Avenue

ADDRESS

Case: 2018-0171



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JAN 28 2019



Planning/Building Dept.

LEGAL NOTICE OF PUBLIC HEARING

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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

☒ OPPOSED TO APPLICATION !!

COMMENTS: I am too ill to attend the hearing so I just hope my voice will still be heard. The AIRBROS 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 AUNE CABELL
PRINT NAME

68 ABBOTT ST.
ADDRESS

Case: 2018-0171



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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: Construction chases through build out, then
commenical traffic congestion and noise on the
door step to one of our nations designated historic
neighborhoods, The Abbott Tract. NOT an acceptable
imp for our beautiful city

SIGNATURE

Patrick L. Ellis

ADDRESS

64 Water St.
St. Augustine, FL 32084

PRINT NAME

Patrick L. Ellis (for THE NAUTILUS TRUST)

Case: 2018-0171



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SURROUNDING PROPERTY OWNER

RESPONSE FORM

____ IN FAVOR OF APPLICATION

☒ OPPOSED TO APPLICATION

COMMENTS: _____

Robert F Mautner III

SIGNATURE

ROBERT F MAUTNER III

PRINT NAME

62 OSCEOLA ST

ADDRESS

Case: 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 construction has already decreased wildlife habitats. This would further decrease the natural area available for wildlife. This neighborhood already has shown severe flooding even ..

SIGNATURE

PRINT NAME

15 Pine St St Augustine FL 32084

ADDRESS

Case: 2018-0171

.. during standard high tides and the Super moon phases. Increased building, clearing land, and paving land will only increase our neighborhood flooding.

RECEIVED

JAN 31 2019

Manning/Dutching Corp.

SURROUNDING PROPERTY OWNER

RESPONSE FORM

____ IN FAVOR OF APPLICATION

X OPPOSED TO APPLICATION

COMMENTS:

We oppose any commercial use for the
"Mission building" as requested - Sam More from
Occurrence to Pine St meeting Feb 5-12 PM (Tue)

Dr DAN AND YOLANDA DITMORE

SIGNATURE

PRINT NAME

82 1/2 and 83 WATER ST

ADDRESS

Case: 2018-0171

ST AUGUSTINE
32084

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PLANNING & BUILDING DEPT.

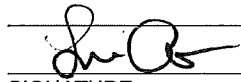
SURROUNDING PROPERTY OWNER

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 Calveet

PRINT NAME

67 Abbott Street

ADDRESS

Case: 2018-0171

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

☐ IN FAVOR OF APPLICATION

☒ 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 as 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

FEB 04 2019

LEGAL NOTICE OF PUBLIC HEARING

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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

☒ 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!

SIGNATURE

PRINT NAME

ADDRESS

Case: 2018-0171

60 San Marco Ave. St. Aug. 32084

William Ferrigno

William Ferrigno

Signature above



RECEIVED

FEB 04 2019

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SURROUNDING PROPERTY OWNER

RESPONSE FORM

____ IN FAVOR OF APPLICATION

☒ OPPOSED TO APPLICATION

COMMENTS: Should stay as is. Doesn't fit in
neighbourhood on both sides.

David Samuel

SIGNATURE

David Stargel

PRINT NAME

13 Pine St.

ADDRESS

30034

Case: 2018-0171



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SURROUNDING PROPERTY OWNER

RESPONSE FORM

____ IN FAVOR OF APPLICATION

☒ OPPOSED TO APPLICATION

COMMENTS: _____

Please see Attached

Derrick Roussele Derrick Roussele
SIGNATURE PRINT NAME

78 Abbott
ADDRESS

Case: 2018-0171

RECEIVED

FEB 04 2019

Planning/Building Dept.

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



RECEIVED
JAN 31 2019

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Planning/Building Dept.

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Planning/Building Dept.

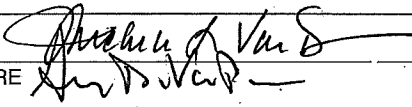
SURROUNDING PROPERTY OWNER

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

Michael L Vandoren

PRINT NAME

82 Water St St Aug.

ADDRESS

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 2019

Planning/Building Dept.



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SURROUNDING PROPERTY OWNER

RESPONSE FORM

☒ IN FAVOR OF APPLICATION

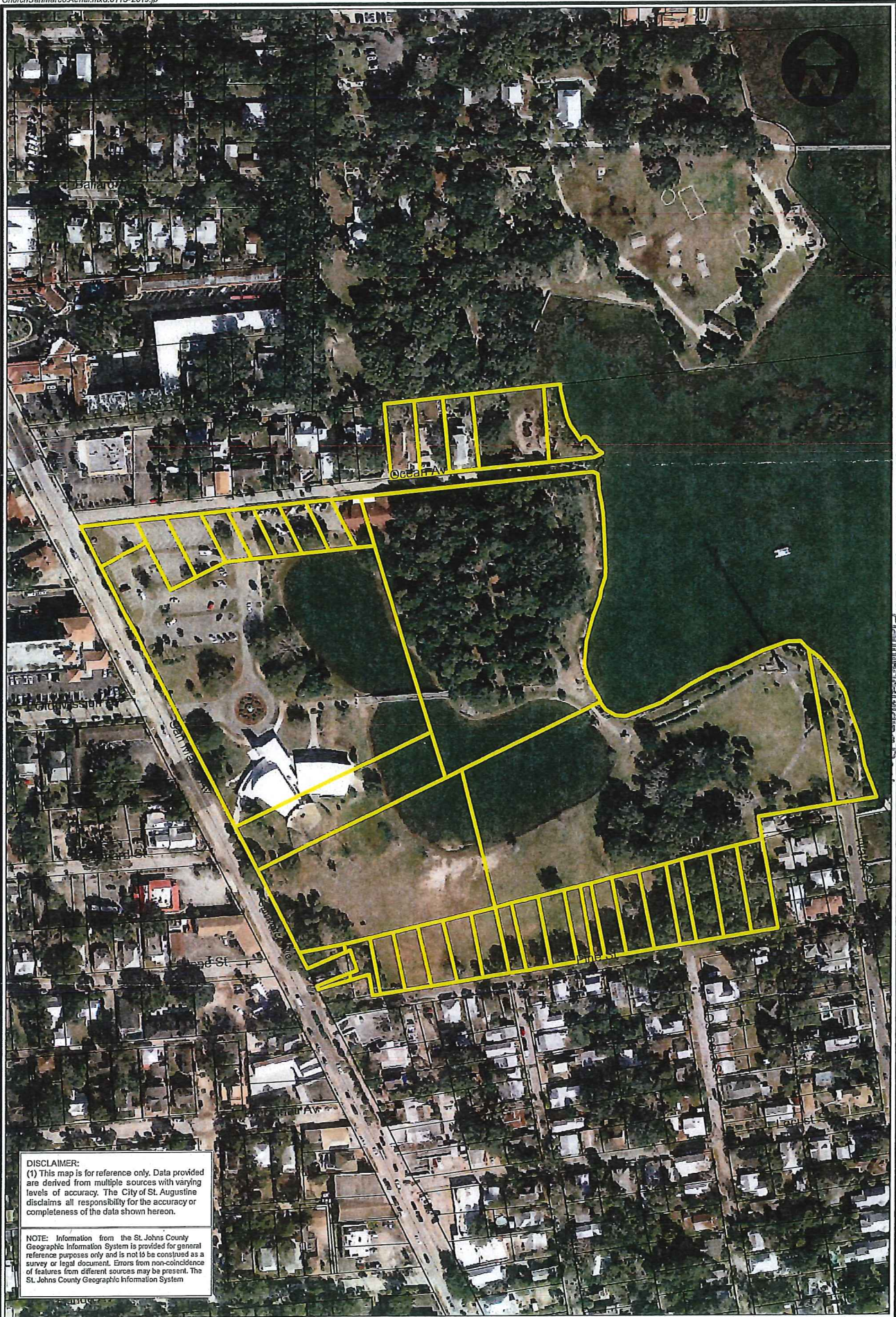
☐ OPPOSED TO APPLICATION

COMMENTS: _____

5 Hope St
SIGNATURE _____
ADDRESS _____

PRINT NAME
BRAD BERTU
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 herein.

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

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FEB 04 2019



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FEB 05 2019

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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

☒ OPPOSED TO APPLICATION

COMMENTS: _____

SIGNATURE

PRINT NAME

ADDRESS

Case: 2018-0171

Home 404 Old Quay Rd.

My name is Sara Belmonte Walters. My family has owned our home at 7 Lighthouse Avenue for over 50 years. It sits due south of 5 Lighthouse Avenue where the proposed dock would be built. We have loved the beautiful panoramic views of Salt Run, Conch Island, the salt marshes and Vilano Beach for four generations. When we moved here, the only man made structure built over Salt Run in our view was the pier at the Lighthouse park to our south. Sadly, throughout the years this view has gotten more and more obstructed by docks and their boats to the south, however we still have, and treasure the pristine view to the northeast. We are asking that permission for this dock be declined. Our small home was built in 1907 as a summer and weekend cottage with 40 windows to capture nature's air conditioning. The docks built to our south have already changed the view to nine of our windows. Unfortunately, this proposed long dock with its boat lift and lights would interfere with our last cherished view through eighteen of our windows.

With a boat launch less than 1900 feet away, across from the Lighthouse, I fail to see the need, the rise in property taxes and the increased risk to our fragile environment for this personal dock.

Other than the eyesore of yet another long dock extending into the progressive narrowing of Salt Run necessitating numerous dredgings over the years, my concerns include the fragility of the abundant sea life, the oyster beds which help filter the water and the bright lighting needed for navigational safety. The property at 5 Lighthouse Avenue is on a point, not in a cove, making it the first

obstacle for boats and jet skiers heading south. My biggest concern is the proposed placement of the dock running west to east which would place it sideways inviting a direct hit to the length of the dock from the winds of frequent northeasters and/or hurricanes without any manmade or natural buffers for protection. The recent increase in stronger hurricanes could break the dock apart causing the boat and/or parts of the dock to slam into our bulkhead creating damage with the possibility of the debris going up into our yard if Salt Run and its waves rise high enough.

If this proposed dock is passed, can it be built more northwest instead of due east to decrease its obstruction on our view? Can it be built shorter? Is there a way to lessen the light pollution, which can interrupt the reproduction of sea life while still allowing for navigational passage? Are there any studies showing the cumulative impact to the sea life, the oyster beds, and the narrowing of Salt Run from ALL the countless numbers of docks that have been built in the past 50 years, not just a study done each time one is built? What responsibility would the dock owners have if their dock and/or boat causes damage to our bulkhead and property?

Thank you for your time and consideration with this environmentally sensitive matter.

Sara Belmonte Walters
7 Lighthouse Avenue
St. Augustine, Florida 32080
(904) 829-3167

PZB
3.5.19

BJ KALAI DI
8 NEWCOMB ST.

THERE IS NO JUSTIFICATION TO HAVE TWO PZA MEETINGS IN THE MONTH OF MARCH

THE PLANNING DEPARTMENT HAS FAILED TO INFORM APPLICANTS THAT THERE IS A LONG WAITING PERIOD, SINCE MANY DEVELOPERS AND PROPERTY OWNERS SEEK TO AVOID THE ZONING THAT IS IN OUR COMPREHENSIVE PLAN BY ASKING FOR CHANGES AKA EXCEPTIONS.

LET ME ENCOURAGE EVERYONE TO STAY FOR ITEM 8. THIS TEXT TO AMEND THE FUTURE LAND USE MAP (FLUM) SHOULD NOT, LET ME REPEAT, SHOULD NOT BE AMENDED.

UNFORTUNATELY, OUTSIDE LAWYERS AND DEVELOPERS ARE MANIPULATING OUR ZONING FOR PROFITS.

THE COMPREHENSIVE PLAN HAS FAILED TO PROTECT THE QUALITY OF LIFE IN THE CITY OF ST. AUGUSTINE.

RESIDENTS, PLEASE PAY CLOSE ATTENTION TO THE PROCESS OF UP-DATING THE EXISTING COMPREHENSIVE PLAN.

Planning and Zoning Board Presentation
March 5, 2019
160 King Street

➤ Presentation by:

James G. Whitehouse, Esq.

ST. JOHNS



LAW GROUP

Applicant:
Owner:

Columbia Care
J & BFLP, Ltd.



Columbia Care of Florida

Working in collaboration with some of the most renowned and innovative teaching hospitals and medical centers in the world,

Columbia Care is a patient-centered healthcare company setting the standard for compassion, professionalism, quality, caring and innovation in this field of care.



Columbia Care of Florida

This area of care has been officially recognized by the
State of Florida
as a formal part of Florida's Public Health system
under Title 29 of the Florida Statutes.



Columbia Care of Florida

In fact,

Columbia Care has been formally recognized and authorized
by the Florida Department of Health
as a licensed and authorized provider
of this particular type of compassionate care.



Columbia Care of Florida

Columbia Care is the nation's largest and most experienced provider of these compassionate services.

Columbia Care is licensed and operational in many highly selective and regulated jurisdictions, including over 15 states and several other countries.

Columbia Care operates in very similar setting to a pharmacy and is recognized as such by the State of Florida.



Columbia Care of Florida

As a leader in this state-recognized health care field, Columbia Care works in collaboration with some of the most renowned and innovative teaching hospitals and medical centers in the world.

To reiterate, Columbia Care is a patient-centered healthcare company. It's provision of services at dispensaries have been recognized by the State of Florida as no different than a pharmacy.

160 King Street

- The subject property is approximately 1.80 acre in size and contains one structure (approximately 7037 sq. ft) which is sufficiently suited and located to provide space for multiple low impact commercial uses, including the requested compatible pharmaceutical use.
- The owner and the applicant request recognition of this use by exception as provided for in the City's zoning code.
- The owner intends to covert this building into two or three separate compatible uses while utilizing its wonderful commercial location along this arterial federal highway for the requested compatible pharmacy-type use.



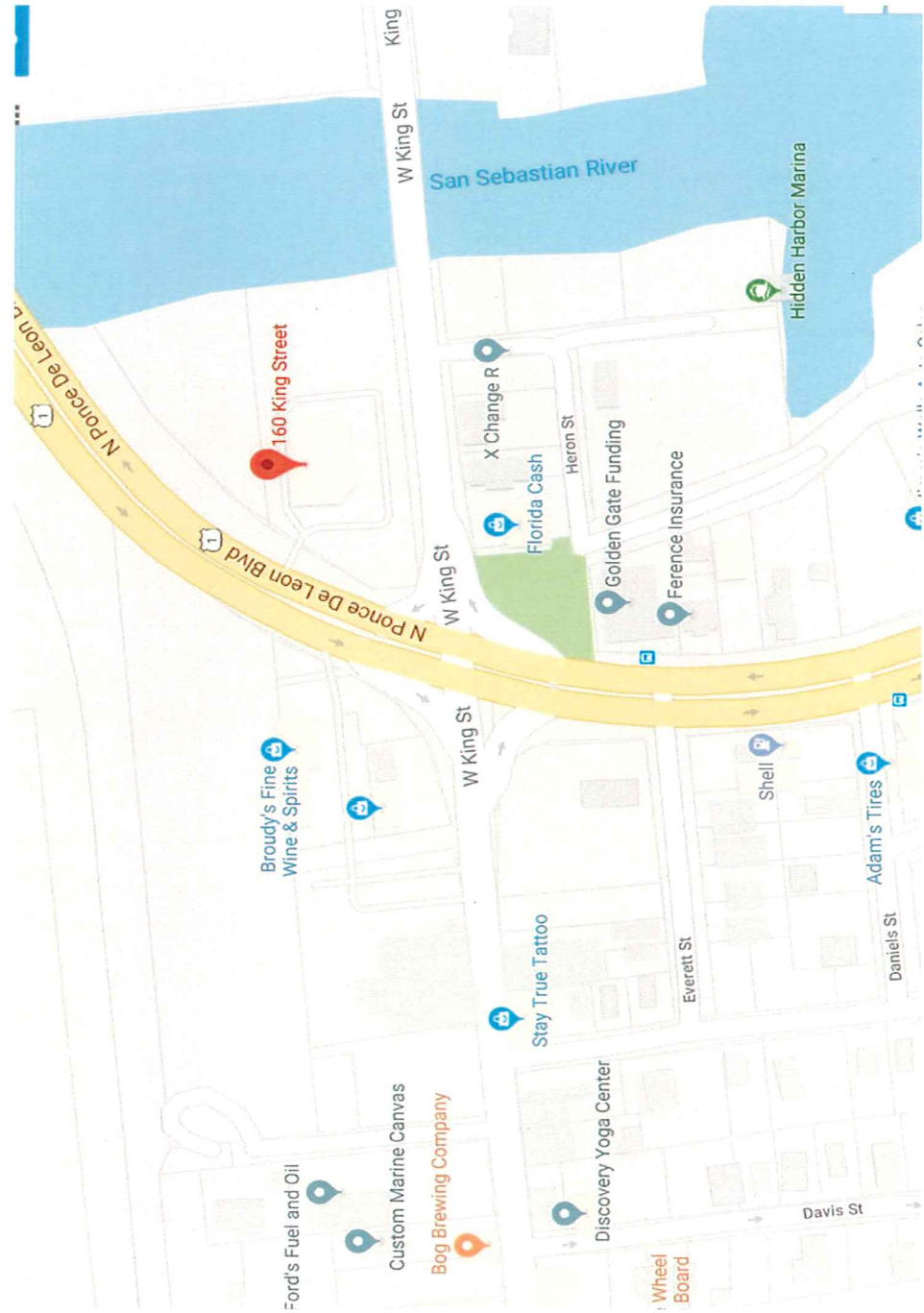
160 King Street

- The property is located in a Mixed Use Commercial node
- The property is situated on a parcel that abuts both the federal highway and state road.
- The property is already designated by the city for Commercial Medium Intensity uses within the City's Comprehensive Plan, and it is zoned for Commercial uses.
- The proposed pharmaceutical-type use fully complies with the goals, objectives and policies of this Commercial classification.
- In order to provide this compatible use, the owner has been required to seek your approval of a use by exception in CM-2.

City Regulation: Ordinance 2014-27

- On November 4, 2014,
this Planning and Zoning Board recommended passage
of Ordinance 2014-27, which provided for this use by exception
in the CM-2 zoning category
- December 8, 2014,
the City Commission passed Ordinance 2014-27, which
provided for this use by exception in the CM-2 zoning category
with the specific provision that such would be located on US-1
- This property specifically meets the criteria as established by
the Commission in Ordinance 2014-27.

Location

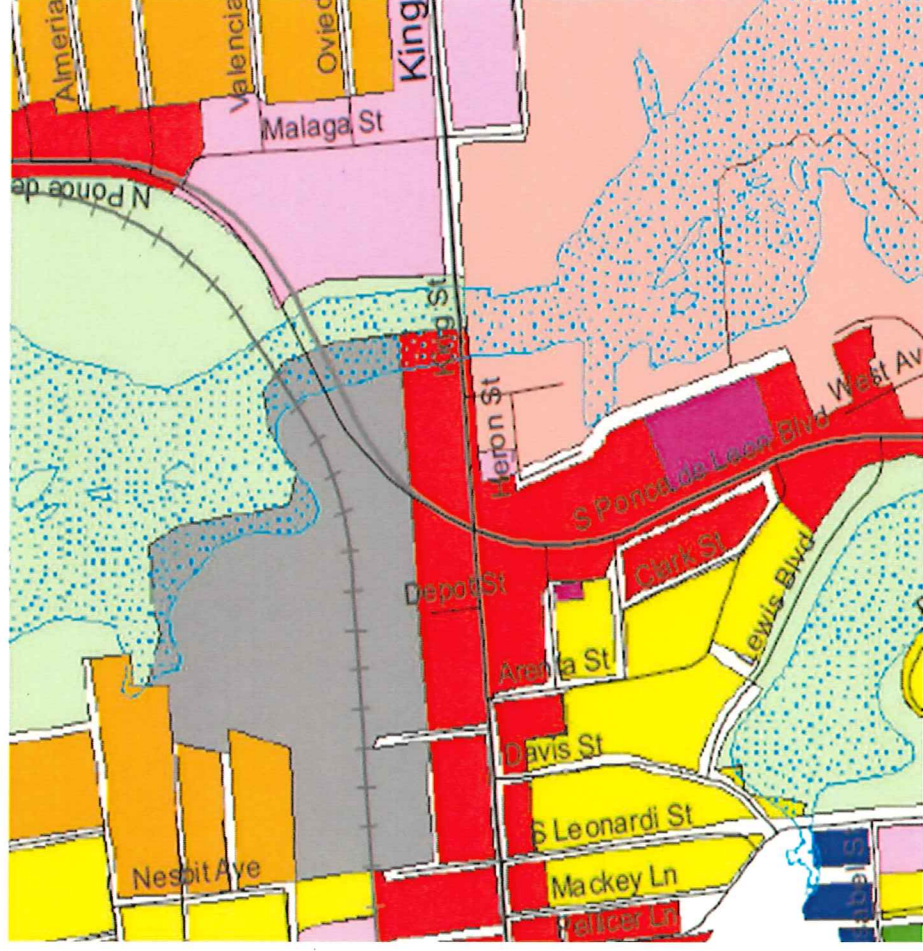


Location



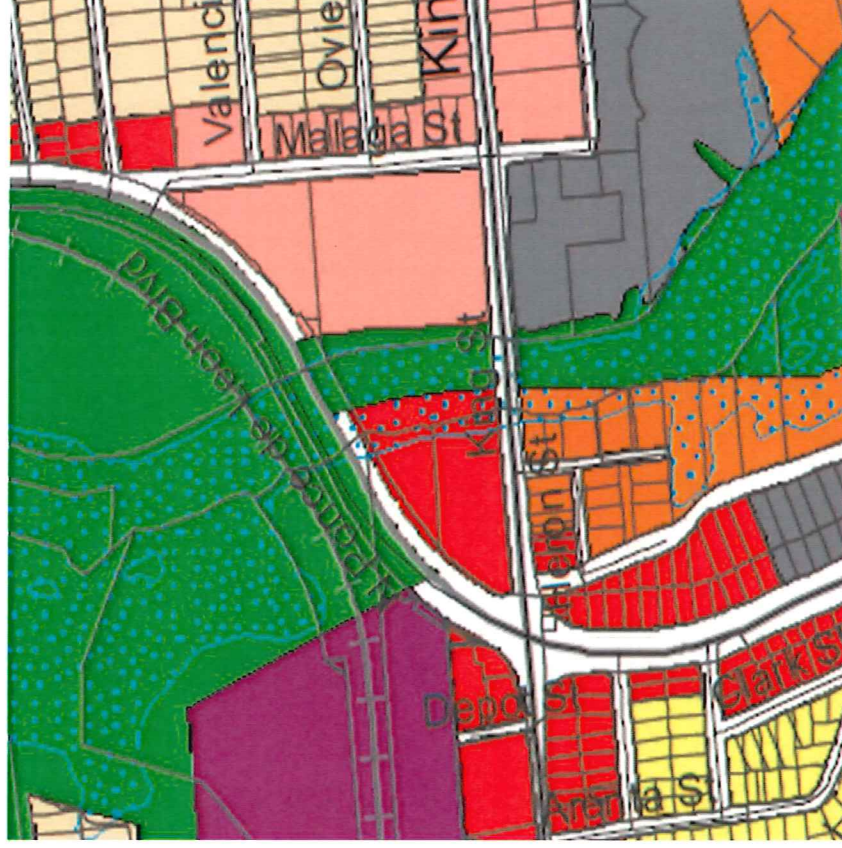
Future Land Use Map -

Commercial Land Use



Zoning Map -

Commercial Zoning





USE BY EXCEPTION REQUEST - APPLICATION FOR 160 KING STREET:

Compliance with the Code of the City of St. Augustine

Section 28-2: Definitions

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

JUSTIFICATION

APPLICATION FOR 160 KING STREET MEETS THE GENERAL PLANNING PROGRAM:

- ✓ Approval of this application will promote public health, safety, moral, order, comfort and convenience and general welfare, by expanding consumer options beyond one single medical pharmaceutical-type dispensary within the City limits.
- ✓ This site is appropriately located with access to US 1. It is approximately 2 miles from the other approved medical dispensary at 2303 N. Ponce De Leon Boulevard and is located on the opposite side of the San Sebastian River.
- ✓ Approval of this location will allow patients the choice that is typically associated with choice of a pharmacy in the purchase of prescribed medications. The delivery of this care is highly regulated and while there is uniformity as to what types of product may be delivered and in what manner, consumers should be entitled to choice of pharmacy and customer experience.

JUSTIFICATION

APPLICATION FOR 160 KING STREET MEETS THE GENERAL PLANNING PROGRAM:

In addition to the reason set for the above the Applicant will advance public, health, safety, moral, order and general welfare by strictly adhering to the following standards set forth in the Florida Statutes and regulation governing these pharmaceutical-type sites:

- ✓ 1. The MMTC will not dispense more than seventy (70) day supply to a patient or caregiver.
- ✓ 2. All employees will be required enter their name and unique identifier before sale of any products.
- ✓ 3. The MMTC will verify the patient or caregiver has a valid registration in the Medical Marijuana Use Registry, a Medical Marijuana Use Registry ID card, amount/type of marijuana matches the physician certification in the Medical Marijuana Use Registry, and that the prescription has not already been filled.
- ✓ 4. The MMTC will verify that dispersal patient or caregiver is eighteen (18) years of age.
- ✓ 5. The MMTC will not dispense or sell any other type of cannabis, alcohol, or illicit drug-related product, including pipes, bongs, or wrapping papers, other than a marijuana delivery device required for the medical use of marijuana and which is specified in a physician certification.
- ✓ 6. The MMTC will, upon dispensing the marijuana or marijuana delivery device, record in the registry the date, time, quantity, and form of marijuana dispensed; the type of marijuana delivery device dispensed; and the name and medical marijuana use registry identification number of the qualified patient or caregiver to whom the marijuana delivery device was dispensed.

JUSTIFICATION

APPLICATION FOR 160 KING STREET MEETS THE GENERAL PLANNING PROGRAM:

In addition to the reason set for the above the Applicant will advance public, health, safety, moral, order and general welfare by strictly adhering to the following standards set forth in the Florida statutes and regulation governing MMTCs:

- ✓ 7. The MMTC will provide security that includes 24 hour cameras in controlled areas and entry/exit points which record in numerous directions with a minimum forty-five (45) day retainment, recorded images must have date/time stamps, adequate outdoor lighting, maintain a fully operational security alarm system that secures all entry points and perimeter windows and is equipped with motion detectors; pressure switches; and duress, panic, and hold-up alarms.
- ✓ 8. The MMTC will not dispense from its premises between 9 p.m. and 7 a.m., but may perform all other operations and deliver marijuana to qualified patients 24 hours a day.
- ✓ 9. The MMTC will store all medical marijuana in a secured, locked room or a vault.
- ✓ 10. The MMTC will have at least two of its employees, or two employees of a security agency with whom it contracts, to be on the premises at all times where cultivation, processing, or storing of marijuana occurs.
- ✓ 11. Each MMTC employee or contractor will be required to wear a photo identification badge at all times while on the premises and require each visitor to wear a visitor pass at all times while on the premises.
- ✓ 12. The MMTC must report to local law enforcement within 24 hours after the medical marijuana treatment center is notified or becomes aware of the theft, diversion, or loss of marijuana.

JUSTIFICATION

APPLICATION FOR 160 KING STREET MEETS THE GENERAL PLANNING PROGRAM:

- ✓ Based upon their market studies and experience in this area of compassionate care and specifically relying upon the state mandated Physician Certification Review Panel's Annual Report, which shows a statewide increase in the willingness of physicians to prescribe this as a state approved care option, as well as an increase in the number of Physician Certifications in the area (St. Johns County – 1662 certified pursuant to report), Columbia Care is confident that the market base is now present to support another medical dispensary within the City limits of St. Augustine.
- ✓ The site that was previously approved at the 2303 N. Ponce De Leon location is only 1,150 square feet with limited parking. If that site remains as the only approved location within the City, it could become very difficult for them to adequately accommodate the growing demand particularly with the state limitation on the hours for the sites.



COMPATIBILITY TO SURROUNDING COMMERCIAL AREA AND CORRIDOR

APPLICATION FOR 160 KING STREET MEETS THE GENERAL PLANNING PROGRAM:

- ✓ The subject site is an abandoned ABC Liquor Store, which is being repurposed with two or three new tenants. Replacing an abandoned liquor store with a licensed pharmaceutical-type dispensary, is a much less intense commercial use than the prior use and if approved with a drive thru, it will provide a unique opportunity for people with mobility impairments to have access to their prescriptions without having to park and transfer from their vehicles to their personal mobility device.
- ✓ The information in this application demonstrates that in addition to the evidence presented in conjunction with the application, there are adequate safeguards in place (e.g. the requirement to be located with access to US 1 and the state safety and security regulations) to ensure that the standard for the Zoning Exception have been satisfied.

Commercial Node

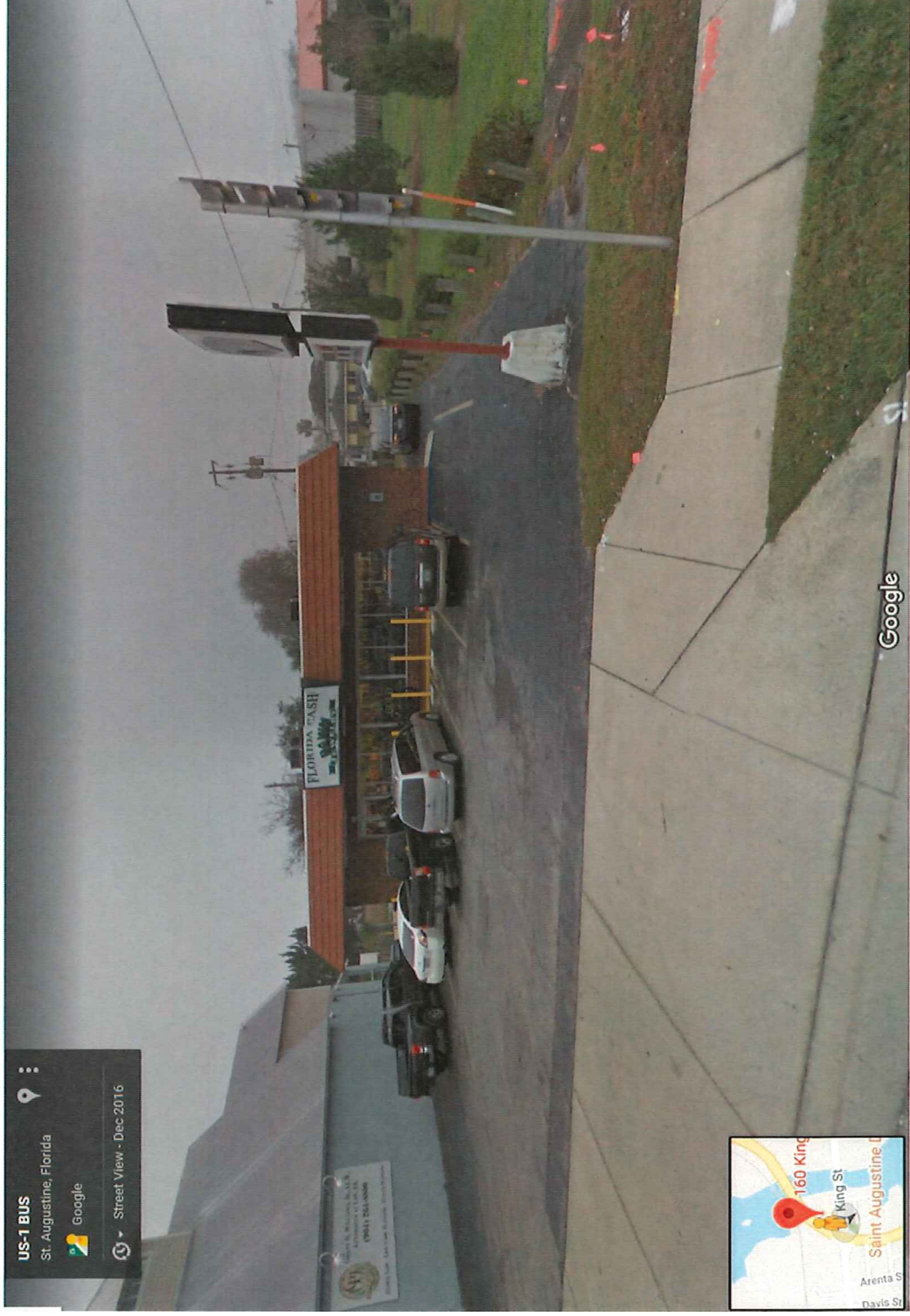


US-1 & King Street Intersection View



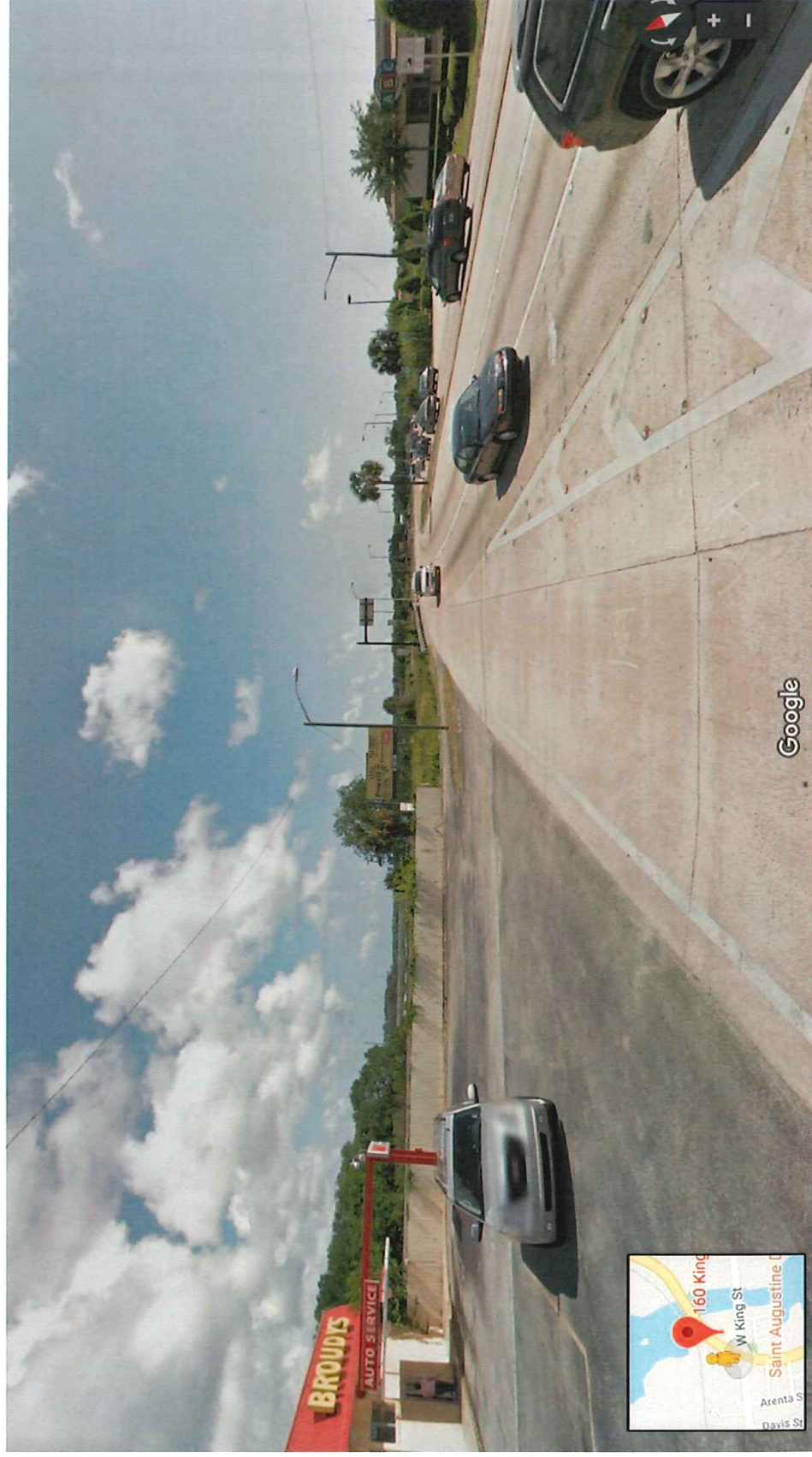
181 King Street – Florida Cash Pawn

Across the Street on the Corridor



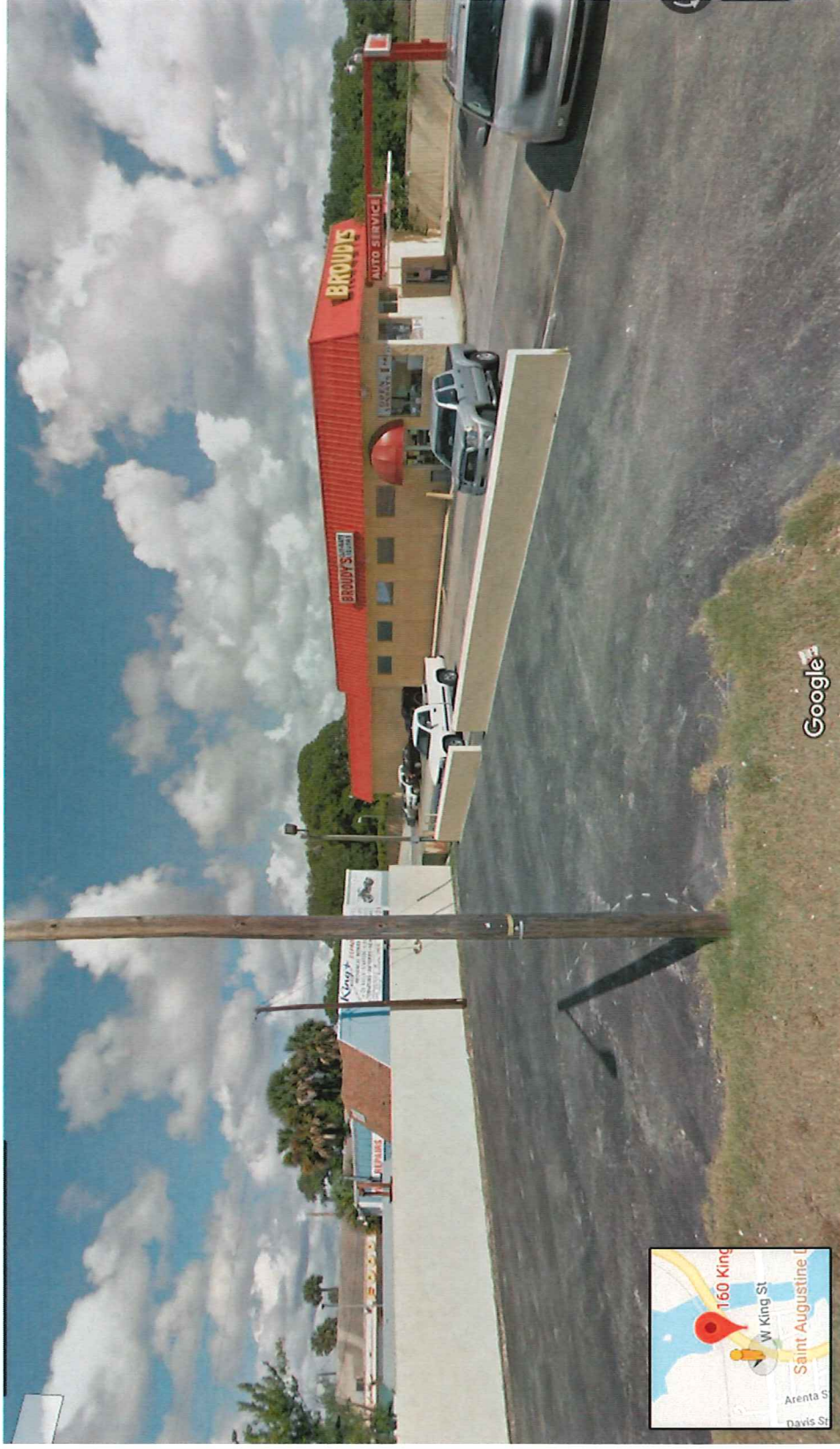
35 N. Ponce de Leon Blvd.

Across US-1 at the Intersection of the Corridor

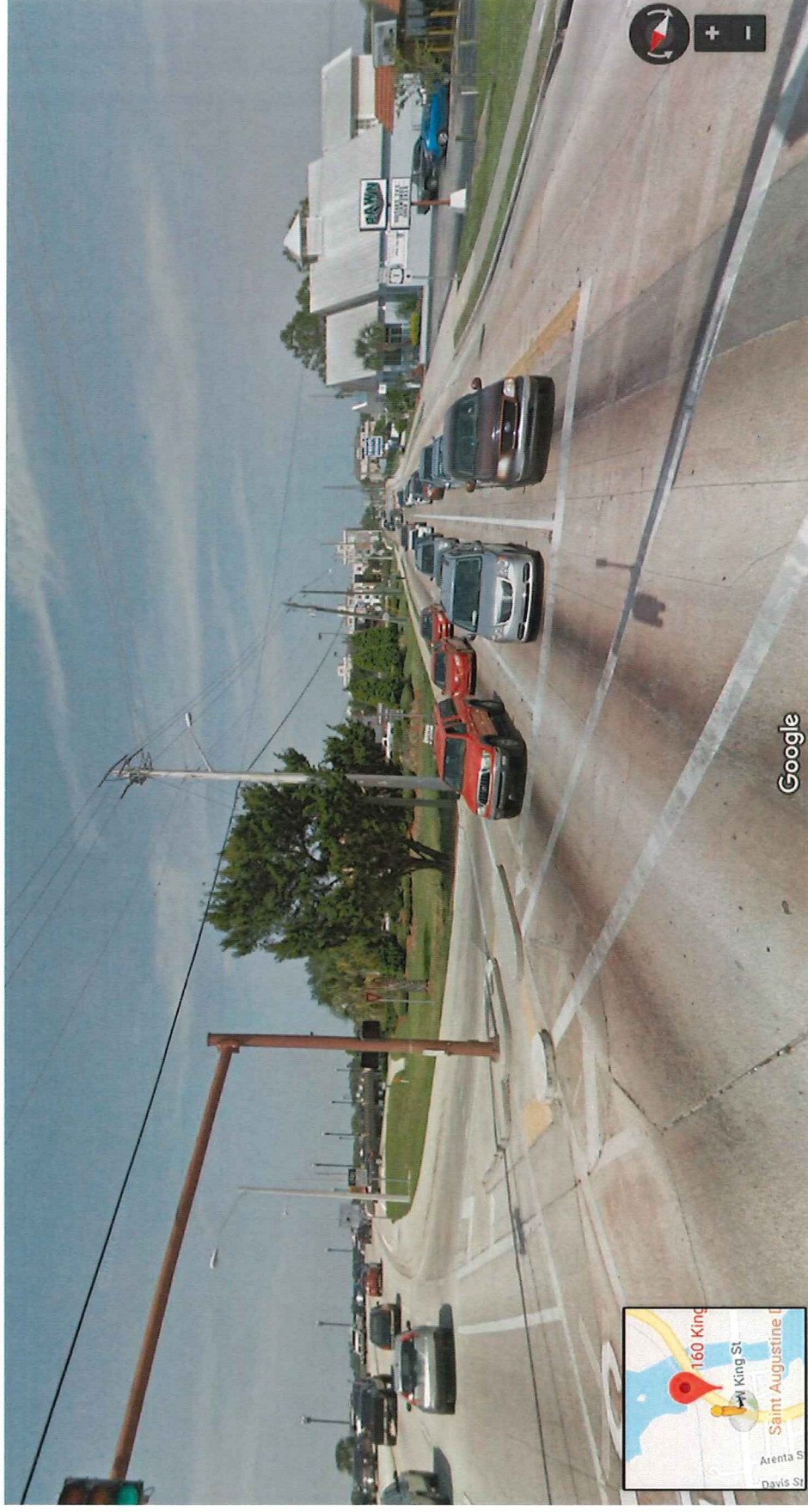


35 N. Ponce de Leon Blvd.

Across US-1 at the Intersection of the Corridor



US-1 at the Intersection of the Corridor



Site View from King Street





**COMPLIANCE WITH CITY CODE,
COMMERCIAL USES ALLOWED BY RIGHT:**

- Sec. 28-208. - Commercial medium-one: CM-1.
 - (1) Permitted principal uses and structures:
 - k. Retail outlets such as specialty food stores, **pharmacy**, supermarkets, clothing and toy and hobby shops, pet shops (but not kennel), bookstore and newsstand, stationery and card shops, leather goods and luggage, jewelry (including repair but not pawn shops), art and photographic supplies, sporting goods, TV and stereo equipment (including repairs), florist or gift shop, bake shop, sundries and notions, business office supplies, musical instruments, records and tapes, art gallery and antique shop, home furnishings and appliances (including repairs), office equipment and furniture, hardware, used merchandise (in a completely enclosed building), duplicating, plant nursery and garden center, alcohol sales and service (without drive-in) and similar products.
- Sec. 28-209. - Commercial medium-two: CM-2.
 - (1) Permitted uses and structures. **As for CM-1 (section 28-208), and in addition:**
 - (3) Permissible uses by exception:
 - m. Facilities for sales, trade, gift, display, storage, delivery or on-site commercial consumption of legally available marijuana.

Aerial



Questions?

ST. JOHNS



LAW GROUP



Columbia Care of Florida

As a leader in this state-recognized health care field, Columbia Care works in collaboration with some of the most renowned and innovative teaching hospitals and medical centers in the world.

To reiterate,
Columbia Care is a patient-centered healthcare company.
It's provision of services has been recognized by the State of Florida as no different than a pharmacy.

State law requires that this use be treated no different than that of a pharmacy.



Columbia Care of Florida

State law requires that this use be treated no different than that of a pharmacy.

In regulating the location of dispensing facilities such as the one before you today,

The State of Florida specifically prohibits regulations or actions that would be any more restrictive than those used in determining the location for PHARMACIES.

§381.986(11), Florida Statutes

**COMPLIANCE WITH CITY CODE,
COMMERCIAL USES ALLOWED BY RIGHT:**

- Sec. 28-208. - Commercial medium-one: CM-1.
 - (1) Permitted principal uses and structures:
 - k. Retail outlets such as specialty food stores, **pharmacy**, supermarkets, clothing and toy and hobby shops, pet shops (but not kennel), bookstore and newsstand, stationery and card shops, leather goods and luggage, jewelry (including repair but not pawn shops), art and photographic supplies, sporting goods, TV and stereo equipment (including repairs), florist or gift shop, bake shop, sundries and notions, business office supplies, musical instruments, records and tapes, art gallery and antique shop, home furnishings and appliances (including repairs), office equipment and furniture, hardware, used merchandise (in a completely enclosed building), duplicating, plant nursery and garden center, alcohol sales and service (without drive-in) and similar products.
- Sec. 28-209. - Commercial medium-two: CM-2.
 - (1) Permitted uses and structures. **As for CM-1 (section 28-208), and in addition:**

Chapter 381
PUBLIC HEALTH: GENERAL PROVISIONS

381.986 Medical use of marijuana. —

(11) PREEMPTION.—Regulation of cultivation, processing, and delivery of marijuana by medical marijuana treatment centers **is preempted to the state** except as provided in this subsection.

(b)1. A county or municipality may, by ordinance, ban medical marijuana treatment center dispensing facilities from being located within the boundaries of that county or municipality. A county or municipality that does not ban dispensing facilities under this subparagraph may not place specific limits, by ordinance, on the number of dispensing facilities that may locate within that county or municipality.

2. A municipality may determine by ordinance the criteria for the location of, and other permitting requirements that do not conflict with state law or department rule for, medical marijuana treatment center dispensing facilities located within the boundaries of that municipality. A county may determine by ordinance the criteria for the location of, and other permitting requirements that do not conflict with state law or department rule for, all such dispensing facilities located within the unincorporated areas of that county. Except as provided in paragraph (c), **a county or municipality may not enact ordinances for permitting or for determining the location of dispensing facilities which are more restrictive than its ordinances permitting or determining the locations for pharmacies licensed under chapter 465.**

A municipality or county may not charge a medical marijuana treatment center a license or permit fee in an amount greater than the fee charged by such municipality or county to pharmacies. A dispensing facility location approved by a municipality or county pursuant to former s. 381.986(8)(b), Florida Statutes 2016, is not subject to the location requirements of this subsection.

(c) A medical marijuana treatment center dispensing facility may not be located within 500 feet of the real property that comprises a public or private elementary school, middle school, or secondary school unless the county or municipality approves the location through a formal proceeding open to the public at which the county or municipality determines that the location promotes the public health, safety, and general welfare of the community.



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 MARCH 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:

CONSERVATION OVERLAY ZONE DEVELOPMENT

TO APPROVE PLACEMENT OF A NEW DOCK WITH ASSOCIATED BOAT LIFT IN CONSERVATION OVERLAY ZONE 1 LOCATED AT 5 LIGHTHOUSE AVENUE AND DESCRIBED BY LEGAL DESCRIPTION AS 1-58 CARVERS SUB ANASTASIA N1/2 OF LOT 3 & ALL OF LOTS 4 & 5 BLK 3 OR624/26 COURT ORDER & OR878/1833(Q/C) &1183 /1540 PIN 1570400000.

APPLICANT'S NAME: RYAN CARTER C/O CARTER ENVIRONMENTAL SERVICES, INC.

APPLICATION NUMBER: 2019-0009

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 904-209-4331 or email dharell@citystaug.com. 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 March 4, 2019.**

SURROUNDING PROPERTY OWNER

RESPONSE FORM



☒ IN FAVOR OF APPLICATION

☐ OPPOSED TO APPLICATION

COMMENTS:

Waterfront property should be allowed to have a dock. 21 Lighthouse Ave. got a dock a few years back.

Roland J. Anderson

SIGNATURE

Roland J. Anderson

PRINT NAME

4 LIGHTHOUSE AVE.

ADDRESS

Case: 2019-0009

THE ST. AUGUSTINE RECORD
Affidavit of Publication

CITY OF ST AUGUSTINE
PO BOX 210

SAINT AUGUSTINE, FL 32085

ACCT: 15560
AD# 0003145642-01
PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

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 **PZB 5 Lighthouse Avenue**, was published in said newspaper on **02/21/2019**.

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 **FEB 21 2019**

by *Jamie Williams* who is personally known to me
of who has produced as identification

Tiffany M. Lowe
(Signature of Notary Public)



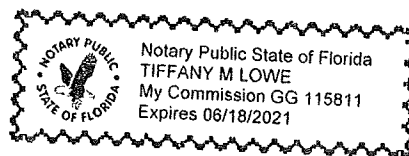
NOTICE OF PUBLIC
HEARING

Notice is hereby given of a public hearing by the Planning and Zoning Board to be held at 2:00 PM, Tuesday, March 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 PLACEMENT OF A NEW DOCK WITH ASSOCIATED BOAT LIFT IN CONSERVATION OVERLAY ZONE 1; 1-58 CARVERS SUB ANASTASIA N1/2 OF LOT 3 & ALL OF LOTS 4 & 5 BLK 3 OR624/26 COURT ORDER & OR878/1833(Q/C) & 1183 /1540; ALSO KNOWN AS 5 Lighthouse Avenue.

APPLICANT'S NAME: Ryan Carter,
Carter Environmental Services, Inc.
CITY CLERK'S OFFICE

0003145642 February 21, 2019



THE ST. AUGUSTINE RECORD
Affidavit of Publication

CITY OF ST AUGUSTINE
PO BOX 210

SAINT AUGUSTINE, FL 32085

ACCT: 15560
AD# 0003145645-01
PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
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STATE OF FLORIDA
COUNTY OF ST. JOHNS

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Sworn to and subscribed before me this ____ day of **FEB 21 2019**

by Jamie Williams who is personally known to me
or who has produced as identification

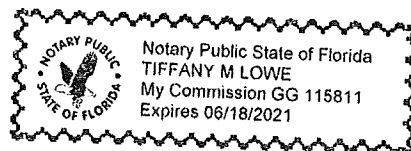
Tiffany M. Lowe
(Signature of Notary Public)



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, March 5, 2019, at The Alcazar Room at City Hall, St. Augustine, Florida, at which time comments are invited on the following:

USE BY EXCEPTION TO APPROVE A
USE BY EXCEPTION ALLOWING A
3,500 SQUARE FOOT MEDICAL
MARIJUANA DISPENSARY; (2)
DANCY TRACT LOT A-2 BLK A (EX
R/W US 1 IN DB246/402) & (EX R/W
KING ST IN OR660/1346)
OR2344/1914; ALSO KNOWN AS 160
King Street.
APPLICANT'S NAME: Kamala Corbett, Foley & Lardner LLP
CITY CLERK'S OFFICE
0003145645 February 21, 2019



THE ST. AUGUSTINE RECORD
Affidavit of Publication

CITY OF ST AUGUSTINE
PO BOX 210

SAINT AUGUSTINE, FL 32085

ACCT: 15560
AD# 0003145646-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

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 **PZB- 164 San Marco Avenue** was published in said newspaper on **02/21/2019**.

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 **FEB 21 2019**

by *Jamie Williams* who is personally known to me
or who has produced as identification

Tiffany M. Lowe
(Signature of Notary Public)



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, March 5, 2019, at The Alcazar Room at City Hall, St. Augustine, Florida, at which time comments are invited on the following:

USE BY EXCEPTION TO APPROVE AN EXCEPTION TO ALLOW AUTOMOBILE RENTAL AND SALES BUSINESS ON THE PREMISES; CITY OF ST AUGUSTINE GARNETT ADDN ALL BLK 2 OR2857/1161; ALSO KNOWN AS 164 San Marco Avenue . APPLICANT'S NAME: Gerald & Julie Ruling, Life's a Beach Auto CITY CLERK'S OFFICE 0003145646 February 21, 2019

