



**CITY OF ST. AUGUSTINE CITY COMMISSION
REGULAR MEETING AGENDA
MONDAY, JUNE 12, 2023 - 5:00 PM
ALCAZAR ROOM**

1. CALL TO ORDER

- ◆ Roll Call
- ◆ Invocation and Pledge of Allegiance

2. ADMINISTRATIVE ITEMS

- ◆ Modification and Approval of REGULAR AGENDA

3. SPECIAL PRESENTATIONS, RECOGNITIONS AND PROCLAMATIONS

- 3.A. Proclamation 2023-18:** Proclaims June 2023 as Brain Health Awareness Month in the City of St. Augustine. *(N. Sikes-Kline, Mayor)*
- 3.B. Proclamation 2023-22:** Proclaims June 26, 2023 as Greek Landing Day in the City of St. Augustine. *(N. Sikes-Kline, Mayor)*
- 3.C. Proclamation 2023-25:** Proclaims June 2023 as Pride Month in the City of St. Augustine. *(N. Sikes-Kline, Mayor)*

4. PUBLIC COMMENTS FOR GENERAL PUBLIC COMMENTS OR FOR AGENDA ITEMS NOT REQUIRING A SEPARATE PUBLIC HEARING

- ◆ 3 minutes per individual

5. CONSENT AGENDA

6. APPEALS

7. GENERAL PUBLIC PRESENTATIONS, ITEMS OF GREAT PUBLIC IMPORTANCE, AND OTHER ITEMS REQUIRING PUBLIC HEARINGS

(PRESENTATIONS (MAXIMUM OF **10** MINUTES PER PRESENTATION)). PRESENTATIONS FOR COMMISSION MEETINGS MUST BE PRESENTED TO THE CITY MANAGER FOR APPROVAL NO LATER THAN TEN (10) WORKING DAYS PRIOR TO THE NEXT CITY COMMISSION MEETING. A PRESENTATION

SUPPORT SERVICES REQUEST (AVAILABLE ON THE CITY'S WEBSITE) MUST ACCOMPANY ALL PRESENTATIONS.

- 7.A. General Public Presentations
- 7.B. Items of Great Public Importance
- 7.C. Other Items Requiring Public Hearing

8. ORDINANCES AND RESOLUTIONS - PUBLIC HEARING REQUIRED

8.A. Ordinances - Second Reading

- 8.A.1. **Ordinance 2023-10:** Annexation of Approximately 14.79 acres of land South of the existing Shipyards Project, East of Arapaho Avenue and North and West of the San Sebastian River *(A. Skinner, Planning and Building Director)*
- 8.A.2. **Ordinance 2023-11:** Amending Future Land Use Designation of Approximately 5,076 square feet from St. Johns County Mixed-Use District to City Residential Medium Use as part of the annexation to be incorporated into the Shipyards Project *(A. Skinner, Planning and Building Director)*
- 8.A.3. **Ordinance 2023-12:** Amending the Zoning Category of Approximately 5,076 square feet from St. Johns County Open Rural (OR) to City Residential General Office (RGO) as part of the annexation to be incorporated into the Shipyards Project *(A. Skinner, Planning and Building, Director)*
- 8.A.4. **Ordinance 2023-13:** Amending the Future Land Use Designation of Approximately 13.70 acres from St. Johns County Mixed-Use District and City Residential Medium Density Mixed Use to City Residential Low Density as part of the annexation to be incorporated into the Shipyards Project *(A. Skinner, Planning and Building, Director)*
- 8.A.5. **Ordinance 2023-14:** Amending the Zoning Category of Approximately 13.70 acres from St. Johns County Open Rural (OR) and City Residential General Office (RGO) to City Planned Unit Development (PUD) as part of the annexation to be incorporated into the Shipyards Project *(A. Skinner, Planning and Building, Director)*

8.B. Ordinances - First Reading (only if required by law)

8.C. Resolutions - Public Hearing (only if required by law)

9. ORDINANCES AND RESOLUTIONS – NO PUBLIC HEARING REQUIRED

9.A. Ordinances - First Reading

9.B. Resolutions

- 9.B.1. **Resolution 2023-06:** Authorizes City Manager to execute a Construction and Maintenance Agreement for State Road A1A/Avenida Menendez pedestrian safety feature color coating. *(R. Franklin, Director Public Works)*
- 9.B.2. **Resolution 2023-18:** Determines the closing date for the 2023-2024 Nights of Lights Season to be Sunday, January 28, 2024. *(M. Wissel, Director Communications)*

10. STAFF REPORTS AND PRESENTATIONS

- 10.A.** Presentation regarding donation of property at the corner of South Woodlawn Street and West King Street to St. Johns County. *(R. Franklin, Director Public Works)*
- 10.B.** Budget discussion regarding Spanish and Sevilla Streets Capital Improvement Projects. *(R. Franklin, Director Public Works)*
- 10.C.** Staff report and update on Greyhound Bus stop. *(M. Breidenstein, Assistant City Manager)*
- 10.D.** Discussion of 2023 Citizen Survey rollout. *(M. Wissel, Director Communications)*

11. ITEMS BY CITY ATTORNEY

- 11.A.** Legislative update. *Informational Only No Presentation. (K. Traynor, Assistant City Attorney)*

12. ITEMS BY CITY CLERK

13. ITEMS BY CITY MANAGER

14. ITEMS BY MAYOR AND COMMISSIONERS

- 14.A.** Discussion of partnering with Compassionate USA Organization and use of St. Augustine City Seal. *(N. Sikes-Kline, Mayor)*

15. ADJOURN

NOTICES: In accordance with Florida Statute 286.0105: "if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she 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 (TDB) or 1-800-955-8770 (V) via Florida Relay Services. ***The City of St. Augustine encourages anyone wishing to present the invocation at city commission meetings to contact the City Clerk's office, to be placed on the rotation list, and encourages people of all religious affiliations or of no religious affiliation to present a non-denominational invocation to inspire us in the work of the City Commission. The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance and are not intended to be relied upon or to reach investors or the trading markets.

CONSENT AGENDA - JUNE 12, 2023

- CA.1.** Preview of upcoming Commission meetings.
- CA.2.** **THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON JULY 24, 2023: NONE.**
- CA.3. Reminder of Upcoming Meetings:**
- June 21, 2023, 9:00am-12:00pm, Special City Commission Meeting (Strategic Plan)
 - June 26, 2023, 5:00pm, Regular City Commission Meeting
 - July 10, 2023, 3:00pm, Special City Commission Meeting (Discussion of 2023 Budget Assumptions-Revenues)
 - July 10, 2023, 5:00pm, Regular City Commission Meeting
- CA.4. APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS:**
- May 8, 2023, Regular City Commission Meeting
 - May 8, 2023, Special City Commission Meeting
- CA.5. RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S): NONE.**
- CA.6. PROPOSED PROCLAMATIONS, CERTIFICATES OF APPRECIATION/RECOGNITION. (COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING). NONE.**
- CA.7. NOTIFICATION OF PROCLAMATIONS/CERTIFICATES OF RECOGNITION ISSUED:**
- ***Certificate of Recognition 2023-06CR***: Celebrates the 150th Anniversary of the St. Paul African Methodist Episcopal Church. *(N. Sikes-Kline, Mayor)*
- CA.8.** Approval of St. Augustine Film Festival request to use Alcazar Room and City Seal for four day weekend period in January 2024 for film screenings. *(J. Regan, City Manager)*
- CA.9.** Confirmation of nomination of Kay Burtin for the 2023 Order of La Florida award. *(N. Sikes-Kline, Mayor)*

End Consent Agenda



Est. 1565

City of St. Augustine

La Lealísima y Valerosa Ciudad de San Agustín de la Florida

PROCLAMATION

WHEREAS, "brain health" is defined as the state of brain functioning across cognitive, sensory, social-emotional, behavioral and motor domains, allowing individuals to realize their full potential over a lifetime, irrespective of the presence or absence of disorders; and

WHEREAS, early intervention and timely assessment of cognitive impairment provides an opportunity to take action and make a difference in the lives of people who may be in the early stages of Alzheimer's Disease; and

WHEREAS, early introduction of strategies for those showing signs of Mild Cognitive Impairment can help maximize independence and maintain capacity for performing activities of daily living, benefiting both individuals and their caregivers; and

WHEREAS, the numbers of Americans living with Alzheimer's Disease is growing fast, with an estimated 6.7 million Americans living with Alzheimer's Disease in 2023, and nearly one in every five Medicare dollars spent to this effect; and

WHEREAS, learning about the pillars of brain health and implementing prudent lifestyle choices can empower individuals and their caregivers and positively influence the ability to effectively deal with cognitive decline; and

WHEREAS, emphasizing brain health awareness not only improves mental and physical health, but also creates positive social economic impacts for the greater well-being throughout our community.

*NOW, THEREFORE, the City Commission of the City of St. Augustine, Florida, declares JUNE 2023 be designated as **BRAIN HEALTH AWARENESS MONTH** and calls upon all the citizens to bring awareness through fundraising and activities of your choice.*

IN WITNESS WHEREOF, I hereunto set my hand and do cause the Seal of the City of St. Augustine to be affixed this 12th day of June in the year of our Lord two thousand twenty-three and the four hundred and fifty seventh year of the founding of St. Augustine, the Nation's Oldest City.

2023-18

Nancy Sikes-Kline, Mayor

"Most Loyal and Valorous"
Title conferred upon the Presidio of St. Augustine by King Philip V of Spain, November 26, 1715



Est. 1565

City of St. Augustine

La Lealísima y Valerosa Ciudad de San Agustín de la Florida

PROCLAMATION

WHEREAS, June 26, 2023, commemorates the June 26, 1768, arrival in St. Augustine of the first ships carrying the largest number of European people ever organized to settle in one colony in the New World under British rule; and

WHEREAS, June 26, 2023, commemorates the indomitable spirit of the 500 Greeks and 900 others of Mediterranean descent who as indentured servants left a legacy despite the nine years of horrific circumstances; and

WHEREAS, the survivors were received in the City of St. Augustine in 1777 by Governor Patrick Tonyn; and

WHEREAS, fifty-eight (58) years ago, the sanctuary of these refugees, the Avero House, was purchased by the Greek Orthodox Archdiocese of America under the leadership of Archbishop Iakovos of North and South America; and

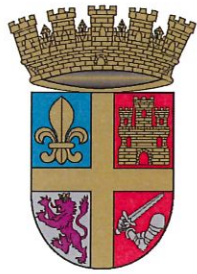
WHEREAS, June 26, 2023, marks the 38th Annual Greek Landing Celebration honoring the legacy families of America's Oldest City within this bastion of religious, historic, and cultural treasure; and

WHEREAS, the City of St. Augustine recognizes the community spirit and impeccable integrity of St. Photios Greek Orthodox National Shrine, an institution of the Greek Orthodox Archdiocese of America, governed by the St. Photios Foundation, Inc.

*NOW, THEREFORE, the City Commission of the City of St. Augustine does hereby proclaim June 26, 2023, as **GREEK LANDING DAY** in the City of St. Augustine, and urges all our citizens to attend, participate, and share in the rich heritage of St. Augustine's Greek Community.*

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of St. Augustine to be affixed this 12th day of June in the year of our Lord two thousand and twenty-three and the four hundred and fifty-seventh year of the founding of St. Augustine, the Nation's Oldest City.

Nancy Sikes-Kline, Mayor



Est. 1565

City of St. Augustine

La Lealísima y Valerosa Ciudad de San Agustín de la Florida

PROCLAMATION

WHEREAS, 235 years ago, our founding fathers wrote the United States Constitution whose preamble states, "We the people, in Order to form a more perfect union, establish justice, ensure domestic tranquility, provide for the common defense, promote the general welfare, and secure the blessings of liberty to ourselves and our posterity, do ordain and establish this Constitution for the United States of America;" and

WHEREAS, the United States of America has made significant progress toward a more perfect union, this progress has not come all at once, and our country still strives to establish justice, welfare, liberty, and tranquility for all; and

WHEREAS, on June 26, 2015, the United States Supreme Court held that the fundamental right to marry belongs to same-sex couples in all 50 states, a victory for all who fought for equality and recognition of their unions; and

WHEREAS, lesbian, gay, bi-sexual, transgender, queer/questioning, intersex, and asexual (LGBTQIA) people are valued members of our families, community, and history; and

WHEREAS, we must continue to support the rights of every citizen to experience equality and freedom from discrimination and recognize the continued need for education and awareness to end discrimination and prejudice.

*NOW, THEREFORE, the City Commission of the City of St. Augustine does hereby proclaim June 2023, as **PRIDE MONTH** in the City of St. Augustine, and urges all our citizens to stand as an ally with our friends and neighbors in the face of prejudice wherever it exists, and to embrace the great diversity within our community.*

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of St. Augustine to be affixed this 12th day of June in the year of our Lord two thousand and twenty-three and the four hundred and fifty-seventh year of the founding of St. Augustine, the Nation's Oldest City.

Nancy Sikes-Kline, Mayor

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: June 1, 2023

RE: **Ordinance 2023-10 – Annexation of Land South of the Existing Shipyards Project and East of Arapaho Avenue Containing Approximately 14.79 Acres – Second Reading and Public Hearing**

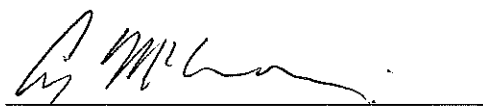
Please place the attached Annexation Ordinance 2023-10 on the June 12, 2023, City Commission agenda for Second Reading and Public Hearing.

The property is approximately 14.79 acres in size and is contiguous to the city limits. This property is contiguous to the City of St. Augustine city limits on its north, west and eastern boundaries. The owner of the property petitioned to annex it into the City in January. This property is the remaining southern piece of the mixed use planned development referred to as the Shipyards development. If annexed this piece would be a complimentary single-family section of the connected mixed-use part to the north. It would allow the project to be developed as an overall interconnected project.

St. Johns County has assigned a future land use designation for the property of Mixed-Use District and the county zoning is Open Rural (OR).

After the petition was accepted by the City Commission in January the applicant submitted an application to the City Planning and Zoning Board (PZB) for recommendations regarding the requested land use and zoning for the property. These items were reviewed and recommended at the PZB meetings of March 7th and April 4th, 2023. A First Reading was held and passed by the City Commission on April 24, 2023.

If you have any questions or require additional information, please let me know.



Amy McClure Skinner, AICP
Director
Planning and Building Department



Proposed City Limits

A map clearly showing the area and a statement that the complete legal description by metes and bounds and the ordinance can be obtained from the office of the city clerk

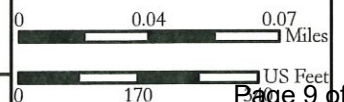


CITY OF
ST AUGUSTINE
EST. 1565

St Johns County, Maxar, Microsoft, Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

2023

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



ORDINANCE NO. 2023-10

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA ANNEXING APPROXIMATELY 14.79 ACRES OF PROPERTY NOW LOCATED IN ST. JOHNS COUNTY, FLORIDA, LYING SOUTH OF THE EXISTING DEVELOPMENT REFERRED TO AS THE SHIPYARDS, EAST OF ARAPAHO AVENUE, NORTH AND WEST OF THE SAN SEBASTIAN RIVER AS DESCRIBED HEREIN; REDEFINING THE BOUNDARY LINES OF THE CITY OF ST. AUGUSTINE TO INCLUDE SAID PROPERTY; AMENDING SECTION 1.04 OF THE CHARTER LAWS OF THE CITY OF ST. AUGUSTINE, FLORIDA; PROVIDING FOR FILING OF A COPY HEREOF WITH THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA, WITH THE CHIEF ADMINISTRATIVE OFFICER OF ST. JOHNS COUNTY, FLORIDA AND WITH THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR INCLUSION IN THE CITY CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an owner of real property has presented to the City Commission of the City of St. Augustine, Florida a Petition for Voluntary Annexation of property, described more particularly on Exhibit "A," attached hereto and made a part hereof, and depicted on the map attached hereto and made a part hereof as Exhibit "B;" and

WHEREAS, said real property lies in an unincorporated area of St. Johns County, is contiguous to the City of St. Augustine, Florida and is reasonably compact in configuration; and

WHEREAS, the City Commission of the City of St. Augustine, Florida has determined that the Petition has been properly executed by the owner of the subject real property;

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

Section 1. Annexation of Property. The following described property that is currently located outside the incorporated area of the City of St. Augustine, Florida is hereby annexed to the City of St. Augustine, Florida:

**SEE EXHIBIT "A," AND EXHIBIT "B," ATTACHED
HERETO AND MADE A PART HEREOF.**

Section 2. Amendment of Charter. Section 1.04 of the Charter Laws of the City of St. Augustine, Florida is hereby amended by the addition of a new subsection "(uuuu)" to read as described in Exhibit "A," attached hereto and made a part hereof.

Section 3. Filing of Ordinance. Upon passage of this ordinance, the City Clerk shall file a certified copy hereof with the Clerk of the Circuit Court of St. Johns County, Florida, the Florida Department of State and the Chief Administrative Officer of St. Johns County, Florida, all within seven (7) days after the date of adoption of this ordinance.

Section 4. Inclusion in Code. It is the intention of the City Commission that the provisions of this ordinance shall become and be made part of the Code of the City of St. Augustine and that the sections of this ordinance may be renumbered or relettered and the word ordinance may be changed to section, article or other such appropriate word or phrase in order to accomplish such intentions.

Section 5. Repeal of Conflicting Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase or provision of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this ordinance.

Section 7. Effective Date. This ordinance shall become effective ten (10) days after passage, pursuant to s. 166.041(4), Florida Statutes.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2023.

ATTEST:

Nancy Sikes-Kline, Mayor-
Commissioner

Darlene Galambos, City Clerk

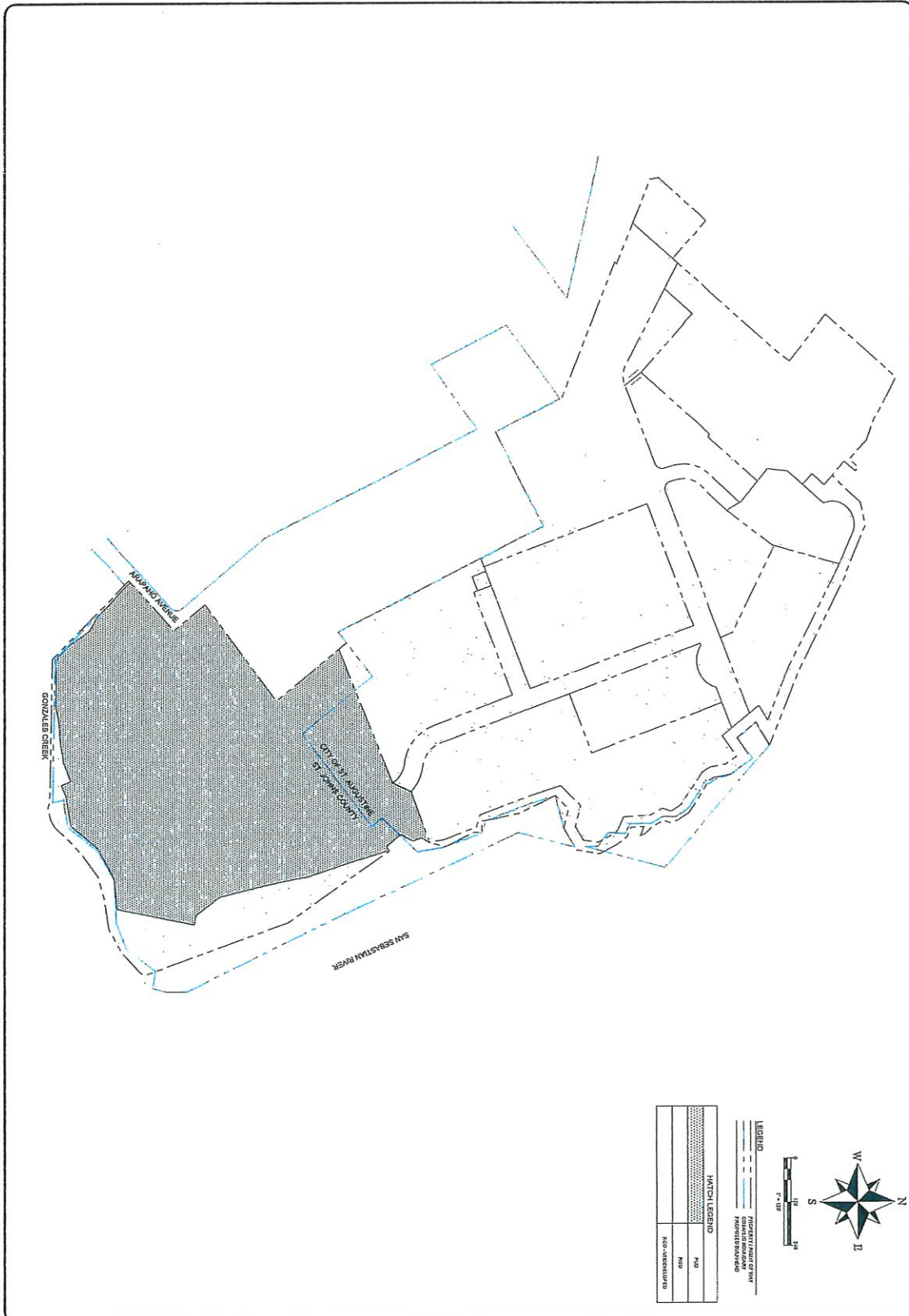
(SEAL)

EXHIBIT "A"

Legal Description of Property

A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 19 & 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 6 CALLS (1) S 68°21'25" E, 122.04 FEET; (2) S 53°15'10" W, 8.50 FEET; (3) S 68°29'21" E, 403.09 FEET; (4) S 26°52'43" E, 205.14 FEET; (5) S 26°47'43" E, 692.28 FEET; (6) S 39°56'09" E, 249.22 FEET TO THE POINT OF BEGINNING AND A 58" IRON ROD AND CAP STAMPED # 8177; THENCE FROM SAID POINT OF BEGINNING N 53°03'29" E, 333.34 FEET ALONG THE SOUTHERLY LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE 1160 TO THE SOUTHEAST CORNER OF SAID AFOREMENTIONED PARCEL; THENCE N 39°32'35" W, 251.17 FEET; THENCE N 52°52'20" E, 115.39 FEET; THENCE S 39°33'49" E, 251.55 FEET; THENCE N 53°03'29" E, 400.87 FEET ALONG THE NORTH LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 2683 PAGE 1261; THENCE RUNNING ALONG THE EAST LINE ALSO AS DESCRIBED IN OFFICIAL RECORDS BOOK 2683 PAGE 1261 THE FOLLOWING TWO (2) CALLS; (1) S 35°20'31" E, 339.67 FEET; (2) S 19°38'59" E, 428.60 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF THE MARSH LANDS OF THE UN-SURVEYED SECTION 19 AND RUNNING THENCE WESTERLY ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING ELEVEN (11) CALLS; (1) S 33°04'04" W, 15.22 FEET; (2) S 48°45'09" W, 45.97 FEET; (3) S 46°32'02" W, 25.70 FEET; (4) S 60°01'56" W, 77.65 FEET; (5) S 82°07'30" W, 84.00 FEET; (6) S 75°26'56" W, 60.60 FEET; (7) S 55°02'52" W, 71.93 FEET; (8) S 48°32'31" W, 58.45 FEET; (9) S 2°59'51" W, 50.85 FEET; (10) S 61°15'51" W, 23.94 FEET; (11) S 78°25'41" W, 35.83 FEET; THENCE N 67°03'55" W, 12.18 FEET LEAVING SAID MEAN HIGH WATER LINE TO A 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE N 88°57'29" W, 396.30 FEET TO ANOTHER 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE N 45°57'29" W, 298.69 FEET TO THE SOUTH RIGHT OF WAY LINE OF ARAPAHO AVE. A 40-FOOT-WIDE RIGHT OF WAY AS NOW ESTABLISHED; THENCE ALONG SAID RIGHT OF WAY LINE, N 47°28'56" E, 187.12 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ARAPAHO AVE.; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N 39°39'06" W, 111.75 FEET TO THE POINT OF BEGINNING. CONTAINS 14.79 ACRES MORE OR LESS.

Exhibit "B"



EX-1 OF 1	SHIPYARD ANNEXATION EXHIBIT SHIPYARD SINGLE FAMILY ST. JOHN'S COUNTY PREPARED FOR: WILLOW WINDS PARKWAY, LLC		PROJECT NO: 2213 CHECKED BY: JWC DATE: 10/15/22 DESIGNED BY: GCU PROJECT NO: 2213		REVISIONS <table border="1"> <thead> <tr> <th>#</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/15/22</td> <td>1</td> </tr> <tr> <td>2</td> <td>10/15/22</td> <td>2</td> </tr> <tr> <td>3</td> <td>10/15/22</td> <td>3</td> </tr> <tr> <td>4</td> <td>10/15/22</td> <td>4</td> </tr> <tr> <td>5</td> <td>10/15/22</td> <td>5</td> </tr> <tr> <td>6</td> <td>10/15/22</td> <td>6</td> </tr> <tr> <td>7</td> <td>10/15/22</td> <td>7</td> </tr> <tr> <td>8</td> <td>10/15/22</td> <td>8</td> </tr> <tr> <td>9</td> <td>10/15/22</td> <td>9</td> </tr> <tr> <td>10</td> <td>10/15/22</td> <td>10</td> </tr> </tbody> </table>		#	DATE	DESCRIPTION	1	10/15/22	1	2	10/15/22	2	3	10/15/22	3	4	10/15/22	4	5	10/15/22	5	6	10/15/22	6	7	10/15/22	7	8	10/15/22	8	9	10/15/22	9	10	10/15/22	10	MAVERICK ENGINEERING 10 WILLOW WINDS PARKWAY ST. JOHN'S, FLORIDA 32259 (850) 555-6687		
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December 8, 2022

VIA HAND DELIVERY

Ms. Amy Skinner
Planning and Building Director
City of St. Augustine
75 King Street
St. Augustine, Florida 32084

Re: St. Augustine Shipyard/Petition for Voluntary Annexation and Pre-Annexation Agreement

Dear Amy:

Our firm represents Windward Shipyard Land Holdings, LLC ("Windward"), the owner of approximately 15 acres located along Arapaho Avenue in unincorporated St. Johns County, contiguous to the City of St. Augustine corporate limits (the "Property").

Windward would like to annex the Property into the City of St. Augustine, to develop the site as part of its existing St. Augustine Shipyard project. The proposed annexation would be subject to the provisions set forth in the enclosed draft Pre-Annexation Agreement. In summary, Windward would like to develop a majority of the Property as a single-family neighborhood with a community dock, with the remainder of the Property being included within the St. Augustine Shipyard mixed-use development to the north.

To that end, enclosed are the following documents:

1. Petition for Voluntary Annexation, with a legal description of the Property and deeds for the same.
2. Draft Pre-Annexation Agreement, which proposes future land use designations of Residential Low Density for the single-family portion of the Property (the "Single-Family Parcel") and Residential Medium Density Mixed use for the mixed-use portion of the site (the "Mixed Use Parcel") and zoning designations of Planned Unit Development for the Single-Family Parcel and Residential General Office for the Mixed Use Parcel.

We would appreciate staff reviewing the enclosed documents and placing them on the soonest available City Commission agenda for consideration. If the City Commission approves the Petition for Voluntary Annexation and agrees to enter into the Pre-Annexation Agreement with Windward, then Windward will file the requisite applications for the future land use and zoning designations for the Property noted in the paragraph above.

Ms. Amy Skinner
December 8, 2022
Page 2

Please do not hesitate to contact me if you have any questions about the enclosed application documents.

Sincerely yours,



Ellen Avery-Smith

cc: Isabelle Lopez, Esq.
David Birchim
Stefan Johannson
Chris Simon
Karl Masters

PETITION FOR VOLUNTARY ANNEXATION

Pursuant to Section 171.044, Florida Statutes, the following identified owner of real property located in the unincorporated area of St. Johns County, Florida, Windward Shipyard Land Holdings, LLC, a Delaware limited liability company, ("**Petitioner**"), whose address is 2999 NE 191st Street, Suite 800, Aventura, Florida 33180, here now, respectfully petitions the City Commission for the City of St. Augustine, Florida ("**City**") to annex certain real property into the City and in support states:

1. Petitioner is the owner in fee simple, as established in the deed attached hereto and incorporated herein as **Exhibit "A"**, in the unincorporated area of the St. Johns County, Florida ("**County**") of that certain real property as described in **Exhibit "B"** ("**Property**") attached hereto and incorporated herein reference.
2. The Property is contiguous to the boundary of the City and reasonably compact. The annexation of the Property into the City will not result in the creation of an enclave or enclaves.
3. The Property is presently vacant. The proposed use of the Property is for inclusion in the adjacent St. Augustine Shipyard mixed-use development, which is already located within the City.
4. Petitioner understands that upon annexation into the City, future land use designation and zoning categories will be established by the City for the Property, and further understands that any future land use designation(s) adopted by the City may be subject to approval of the State of Florida. However, prior to the establishment of a future land use designation(s) and zoning category(ies) by the City, Petitioner shall be entitled to use the Property under the future land use designation(s) and zoning in effect in the County immediately prior to annexation, which will continue to be in effect as provided for in Section 171.062(2), Florida Statutes. Until such time as the City establishes one or more future land use designation and zoning category for the Property, Petitioner shall be allowed to develop or use the Property pursuant to any

land development order, land development permit or other land use approval approved by the County and in effect at the time the annexation becomes final, provided said developed order, permit or use has not expired.

5. Petitioner hereby consents to the non-ad valorem assessments adopted by the City.

NOW, THEREFORE, Petitioner requests the City Commission for the City of St. Augustine, Florida, to:

- A. Adopt a non-emergency ordinance at its next regular meeting to annex the Property into the City and re-define the boundaries of the City of St. Augustine to include the Property.
- B. Prior to adoption of said ordinance, publish notice of the annexation, at Petitioner's expense, at least once each week for two (2) consecutive weeks as required by Section 171.044(2), Florida Statutes, and to provide notice to the County pursuant to the Annexation Interlocal Agreement and Section 171.044(6), Florida Statutes.
- C. Initiate proceedings within twelve (12) months to designate the Property under the Future Land Use Element of the City Comprehensive Plan and to designate the zoning classification of the Property under the code of the City. City does not warrant any particular outcome of the public hearings.
- D. Upon adoption of said ordinance, file the annexation ordinance with the Clerk of the Circuit Court of St. Johns County, Florida; the Chief Administrative Officer of the County; and the Department of State of the State of Florida, within seven (7) days after the adoption of the annexation ordinance required by Section 171.044(3), Florida Statutes.

[Signatures on Following Page(s)]

IN WITNESS WHEREOF, Grantor has signed and sealed this instrument on _____, 2022.

Signed, sealed and delivered in the presence of:

"PETITIONER"

WINDWARD SHIPYARD LAND HOLDINGS, LLC, a Delaware limited liability company

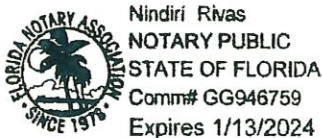
By: Maria Amador
Name: Maria Amador
Title: Executive Assistant

By: Nindiri Rivas
Name: Nindiri Rivas
Title: _____

By: Robert Finvarb
Name: ROBERT FINVARB
Title: MANAGER

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of December, 2022, by Robert Finvarb, as Manager of Windward Shipyards Land Holdings, LLC, a Delaware limited liability company, on behalf of the company, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

Nindiri Rivas
NOTARY PUBLIC, STATE OF FLORIDA
Name: Nindiri Rivas
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT "A"
Proof of Ownership

THIS INSTRUMENT PREPARED BY:
CHARLES E. PELLICER, ESQ.
3000 N PONCE DE LEON BLVD
ST. AUGUSTINE, FL 32084

PA# 134760-0000

THIS WARRANTY DEED dated this 7th day of Nov, 2019 by **PATRICK A. PELLICER**, a married man, whose address is **200 Nix Boatyard, St. Augustine, Florida 32084**, hereinafter called the grantor, to, **WINDWARD SHIPYARD LAND HOLDINGS, LLC**, a **Delaware limited liability company**, having an address at 404 Riberia St., Unit A, St. Augustine, Florida 32084, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the grantor, for and in consideration of **TEN (\$10) DOLLARS AND NO/100THS**, and other good and valuable considerations, receipt of which is hereby acknowledged, by these presents does hereby grant, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees, all that certain land situate in **St. Johns County, Florida**, to-wit:

That certain parcel of land in Section 40, Township 7 South, Range 30 East, St. Johns County, Florida, more particularly described as follows: STARTING at a steel rod in pavement, rod replacing old 6x6 concrete monument; being the intersection of the centerline of Arapaho Avenue with the South line of land formerly of Albert Cubbedge; run East 351.5 feet for Point of Beginning, thence run East 115.5 feet to iron pipe; run North 250 feet to iron pipe; run West 115.5 feet to iron pipe; run South 250 feet to point of beginning.

The real property described herein is not the homestead of the Grantor.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor have good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and

year first above written.

SIGNED, SEALED AND DELIVERED
IN OUR PRESENCE:

Charles E. Pellicer
Witness

By: Patrick A. Pellicer
PATRICK A. PELLICER

Print: CHARLES E. PELLICER

Karoline K. Puzio
Witness
Print: Karoline K. Puzio

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 7th day of Nov., 2019 by PATRICK A. PELLICER, who is _____ personally know to me or who produced _____ as proof of identification and who X did _____ did not take an oath.



KAROLINE K. PUZIO
Commission # GG 282128
Expires September 25, 2022
Bonded Thru Budget Notary Services

Karoline K. Puzio
NOTARY PUBLIC
State of Florida at Large

THIS DOCUMENT PREPARED
BY AND RETURN TO:
FRANK E. MILLER, ESQ.
GUNSTER YOAKLEY & STEWART, P.A.
225 WATER STREET, SUITE 170
JACKSONVILLE, FLORIDA 32202

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made as of the 8th day of November, 2019, by **LINDA M. LUHRS**, an unmarried woman, whose address is P.O. Box 529, St. Augustine, Florida 32085 (the "Grantor"), **WINDWARD SHIPYARD LAND HOLDINGS, LLC**, a Delaware limited liability company, with a mailing address 404 Riberia Street, Unit A, St. Augustine, FL 32084 (the "Grantee").

W I T N E S S E T H:

That Grantor in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto Grantee, and Grantee's successors and assigns forever all of that certain real property situate in St. Johns County, Florida, described on Exhibit "A" attached hereto and made a part hereof ("Property")

Parcel Identification Numbers: 134780-0000 and 134790-0000

TO HAVE AND TO HOLD the same together with the hereditaments and appurtenances unto Grantee in fee simple. And Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to covenants, easements and restrictions of record, provided however, this reference to such matters shall not operate to re-impose the same and to ad valorem taxes levied or which may become a lien subsequent to December 31, 2019.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Print Name: ELISIA S. LUHRS

[Signature]
Print Name: Daniel Thayer

GRANTOR:

[Signature] [SEAL]
LINDA M. LUHRS

STATE OF New York
COUNTY OF Clinton

The foregoing instrument was acknowledged before me this 5th day of November, 2019 by
LINDA M. LUHRS.



[Signature]
Print Name: VICTORIA L. McMILLAN
NOTARY PUBLIC
State of New York
Commission # 01MC6393583
My Commission Expires: June 17, 2023
Personally Known ☐ or
Produced ID ☒
Type of Identification Produced:
STATE of Florida License

[Signature]
VICTORIA L. McMILLAN
2nd witness.

EXHIBIT "A"

Parcel 1:

A portion of the M. Solana Grant, Section 40, Township 7 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows.

For Point of Reference, commence at the 8-inch square wood post marking the "Northeast corner of property of Rogero" as said property corner is identified in deed recorded at Deed Book 153, page 94, Public Records of said County, and run South $54^{\circ}19'04''$ West along "Rogero's North line", a distance of 558.81 feet to the point of intersection of said line with the Easterly boundary of that certain parcel conveyed by G. E. Cubbedge to David F. Marchalleck and described in deed recorded at Official Records Volume 12, page 720, said Public Records; run thence South $38^{\circ}38'32''$ East along said Easterly boundary, a distance of 245.28 feet to the Southeasterly corner of said parcel lying on the "South line of the land formerly of Albert Cubbedge" as identified in said deed and the Point of Beginning.

From the Point of Beginning thus described, run North $54^{\circ}34'56''$ East along "Cubbedge's South line", a distance of 400.78 feet; run thence South $33^{\circ}49'04''$ East, a distance of 339.67 feet; run thence South $18^{\circ}07'32''$ East, a distance of 451 feet, more or less, to a point in the dividing line between the uplands of Section 40 and the marsh lands of unsurveyed Section 19; run thence Westerly along said dividing line, following the meanderings of same, a distance of 580 feet, more or less, to a point in the Easterly boundary of lands described in Official Records Book 276, page 347, said Public Records; run thence Northerly along said Easterly boundary line as follows: first course, North $14^{\circ}44'00''$ West, a distance of 336 feet, more or less, to an angle point; second course, North $51^{\circ}34'55''$ West, a distance of 365.90 feet to a point at the Northeasterly corner of said lands described in Official Records Book 276, page 347 and the Northwesterly corner of those lands described in Deed Book 186, page 592, said Public Records, said point lying on the Westerly prolongation of said "Cubbedge's South Line"; run thence North $54^{\circ}34'56''$ East, along the Northerly boundary line of said lands described in Deed Book 186, page 592 and along said Westerly prolongation, a distance of 249.18 feet to the Point of Beginning.

The lands thus described are the same lands as described in Deed Book 186, page 592, and that portion of Official Records Book 1733, page 1969, lying Southerly of the "South line of the land formerly of Albert Cubbedge", public records of St. Johns County, Florida.

Parcel 2:

All that portion of the following described property which lies South and East of Arapahoe Avenue, To-wit: A tract of land in the M. Solono Grant, Section 40, Township 7 South, Range 30 East, St. Johns County, Florida, said tract of land being more fully described as follows:

Commence at an iron pipe on the Northerly line of property of James S. Lindsley, said point being the point of beginning of property of Diesel Engine Sales Company as recorded in Deed Book 186, pages 592-593 of the public records of St. Johns County, Florida, said point also being the Northeasterly corner of those lands described in Official Records Book 827, page 1299, said public records, and being also the Point of Beginning of this tract of land; run thence Southeasterly along

the line dividing said Deed Book 186, page 592 and said Official Records Book 827, page 1299 the following courses: First course, South 50°34'62" East, 366.45 feet; Second course, South 13°40'52" East, 337.05 feet; thence departing said dividing line run Northwesterly along the Southwesterly boundary of said lands described in Official Records Book 827, page 1299, the following courses: First course, North 86°44'00" West, 396.30 feet; North 43°44'00" West, 299.11 feet to a point in the Southerly right of way line of Arapaho Avenue, as said right of way is now established; run thence Northeasterly and Northwesterly along said right of way line the following courses: First course, North 49°44'48" East, 187.47 feet; Second course, North 37°38'58" West, 110.70 feet to a point in the aforementioned Northerly line of property of James S. Lindsley; run thence North 55°31'40" East along said Northerly line of property of James S. Lindsley, 199.05 feet to the Point of Beginning.

Together with any right, title and interest in the property described in that instrument recorded in Deed Book 102, page 529, public records of St. Johns County, Florida, which lies between the boundaries of the property described above as Quitclaimed by Official Records Book 1754, page 441, said public records.

The above described lands being the same lands as those described in Official Records Book 827, page 1299, public records of St. Johns County, Florida, and being more fully described as follows:

All that portion of the following described property which lies South and East of Arapaho Avenue, to wit: A tract of land in the M. Solano Grant, Section 40, Township 7 South, Range 30 East, St. Johns County, Florida, said tract being more fully described as follows:

Commence at an iron pipe on the Northerly line of property of James S. Lindsley, said point being the Point of Beginning of property of Diesel Engine Sales Company as recorded in Deed Book 186, page 592-593 of the public records of St. Johns County, Florida, and being also the Point of Beginning of this tract of land; thence South 50°38'00" East, 365.9 feet to an iron pipe; thence South 13°51'00" East, 305.7 feet to an iron pipe; thence continue South 13°51'00" East, 31.34 feet to a concrete monument; thence North 86°44'00" West, 396.3 feet to a concrete monument; thence North 43°44'00" West, 430.51 feet to a concrete monument on the Northerly line of property of James S. Lindsley; thence North 55°30'00" East, 400.78 feet along the Northerly line of property of James S. Lindsley to the Point of Beginning.

Prepared By/Record and Return To:
Susan S. Bloodworth, Esquire
Rogers Towers, P.A.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086-5755
FN19-27/7710900
Consideration: \$6,000,000.00

SPECIAL WARRANTY DEED
(Non-Barn Property)

THIS INDENTURE is made this 8th day of November, 2019, between **GREENWOOD PROPERTY, LLC**, a Delaware limited liability company, f/k/a All Seasons, LLC, a Delaware limited liability company, **ST. AUGUSTINE SHIPYARD, LLC**, a Delaware limited liability company and **ST. AUGUSTINE SHIPYARD PROPERTY COMPANY**, a dissolved Florida corporation (collectively, "Grantor"), whose address is 117 Dockside Drive, St. Augustine, Florida 32084, and **WINDWARD SHIPYARD LAND HOLDINGS, LLC**, a Delaware limited liability company, ("Grantee"), whose address is 404 Riberia St., Unit A, St. Augustine, FL 32084;

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land (the "Land"), situate, lying and being in the County of **St. Johns**, State of Florida:

See Exhibit "A" attached hereto and by this
reference made a part hereof.

Property Appraiser's Parcel ID Numbers: 134230-0000, 134230-0020, 134340-0000, 134390-0000, 134390-0010, 134410-0000, 134600-0000, 134630-0000, 134650-0000, and 134770-0000.

Together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the permitted encumbrances listed on Exhibit "B" attached hereto and by this reference made a part hereof (the "Permitted Encumbrances").

To have and to hold the Property in fee simple forever.

Except as set forth in the Permitted Encumbrances, the said Grantor does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On November 4, 2019, before me, Natalie Asik, Notary Public (insert name and title of the officer) personally appeared GARY VOSE, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



Exhibit "A"

SOUTH PARCEL:

A TRACT OF LAND COMPRISED OF PORTIONS OF SEMINOLE PARK, ACCORDING TO THE MAP RECORDED IN MAP BOOK 3, PAGE 87, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3818, PAGE 1150, AND OFFICIAL RECORDS BOOK 3757, PAGE 1474, LYING IN SECTIONS 19 AND 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ARAPAHO AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1 (A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 11°24'27" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 23.06 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF IROQUOIS AVENUE (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 41°44'18" EAST ALONG SAID SOUTHEASTERLY RIGHT-WAY-LINE, BEING THE SAME AS THE NORTHWESTERLY LINE OF BLOCK H OF SAID SEMINOLE PARK, 178.02 FEET; THENCE SOUTH 48°13'13" EAST, DEPARTING LAST SAID LINE, 139.96 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LOT 5, BLOCK H OF SAID SEMINOLE PARK; THENCE NORTH 41°43'22" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 5, ACROSS FORMER MOHAWK STREET, VACATED PER OFFICIAL RECORDS BOOK 189, PAGE 372, SAID PUBLIC RECORDS, ALONG THE NORTHWESTERLY LINE OF LOTS 6 AND 7 BLOCK D OF SAID SEMINOLE PARK, 390.21 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 6, LOCATED IN THE FORMER SOUTHWESTERLY RIGHT OF WAY LINE OF CHEROKEE STREET, NOW CLOSED BY ORDINANCE 88- 45, AS RECORDED IN OFFICIAL RECORDS BOOK 791, PAGE 281, OF SAID PUBLIC RECORDS; THENCE NORTHEASTERLY ACROSS SAID FORMER CHEROKEE STREET, NORTH 37°39'42" EAST, 40.03 FEET, TO THE NORTHEASTERLY RIGHT OF WAY LINE OF CHEROKEE STREET; THENCE NORTH 52°23'36" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF CHEROKEE STREET, 162.43 FEET, TO THE FORMER CENTERLINE OF IROQUOIS AVENUE A 50 FOOT RIGHT OF WAY, CLOSED PER ORDINANCE NO. 2014-12, OFFICIAL RECORDS BOOK 3947, PAGE 881; THENCE NORTH 41°41'26" EAST, ALONG SAID FORMER CENTERLINE OF IROQUOIS AVENUE, AND ITS NORTHEASTERLY PROLONGATION, 262.96 FEET TO ITS INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE SAN SEBASTIAN RIVER; THENCE DEPARTING SAID FORMER CENTERLINE AND ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES: 1) SOUTH 61°54'54" EAST, 104.04 FEET; 2) SOUTH 58°45'38" EAST, 28.45 FEET; 3) SOUTH 70°11'24" EAST, 24.70 FEET; 4) SOUTH 71°07'34" EAST, 34.35 FEET, TO AN ANGLE POINT ON A CONCRETE BULKHEAD; THENCE ALONG SAID CONCRETE BULKHEAD THE FOLLOWING COURSES 1) SOUTH 47°00'58" EAST, 4.27 FEET; 2) SOUTH 47°48'58" EAST, 46.07 FEET; 3) SOUTH 48°59'40" EAST, 21.08 FEET; 4) NORTH 41°05'02" EAST, 32.76 FEET; 5) SOUTH 49°43'25" EAST, 12.94 FEET; 6)

SOUTH 40°23'47" WEST, 40.65 FEET; 7) SOUTH 49°20'34" EAST, 50.59 FEET; 8) NORTH 45°30'16" EAST, 43.37 FEET; 9) NORTH 42°32'05" EAST, 64.53 FEET; 10) NORTH 78°18'13" EAST, 63.60 FEET; 11) SOUTH 67°31'53" EAST, 150.30 FEET; 12) NORTH 27°54'01" EAST, 2.25 FEET; 13) SOUTH 63°34'52" EAST, 76.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID BULKHEAD THE FOLLOWING COURSES: 1) SOUTH 63°34'52" EAST, 217.13 FEET ; 2) SOUTH 68°57'26" EAST, 214.62 FEET; 15) SOUTH 06°23'08" EAST, 1.79 FEET; 3) SOUTH 59°47'29" WEST, 72.11 FEET; 4) SOUTH 39°36'26" EAST, 67.83 FEET; 5) NORTH 54°53'59" EAST, 70.90 FEET; 6) SOUTH 35°37'46" EAST, 71.43 FEET; 7) SOUTH 12°20'53" EAST, 24.82 FEET; 8) SOUTH 10°25'04" EAST, 21.99 ; 9) SOUTH 29°37'36" EAST, 16.43 FEET, TO THE END OF SAID CONCRETE BULKHEAD; THENCE SOUTHWESTERLY, ALONG THE MEAN HIGH WATER LINE OF THE SAN SEBASTIAN RIVER 1,081 FEET MORE OR LESS TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN AFOREMENTIONED OFFICIAL RECORDS BOOK 3757, PAGE 1474; THENCE ALONG SAID SOUTH LINE THE FOLLOWING 3 CALLS; 1) SOUTH 53°25'25" WEST, 483.98 FEET; 2) NORTH 39°35'38" WEST, 248.32 FEET; 3) SOUTH 52°47'10" WEST, 153.71 FEET; THENCE NORTH 26°51'17" WEST, DEPARTING LAST SAID LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4143, PAGE 863 SAID PUBLIC RECORDS, 638.42 FEET; THENCE SOUTH 63°08'43" WEST, DEPARTING LAST SAID LINE AND ALONG THE NORTHERLY LINE OF THE LAST SAID LANDS, 291.11 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED ARAPAHO AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING CALLS; 1) NORTH 26°52'42" WEST, 205.14; 2) NORTH 68°29'21" WEST, 62.14 FEET; THENCE NORTH 40°25'09" EAST, DEPARTING LAST SAID LINE, 953.91 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 25.67 ACRES MORE OR LESS.

EXHIBIT "B"
Permitted Exceptions

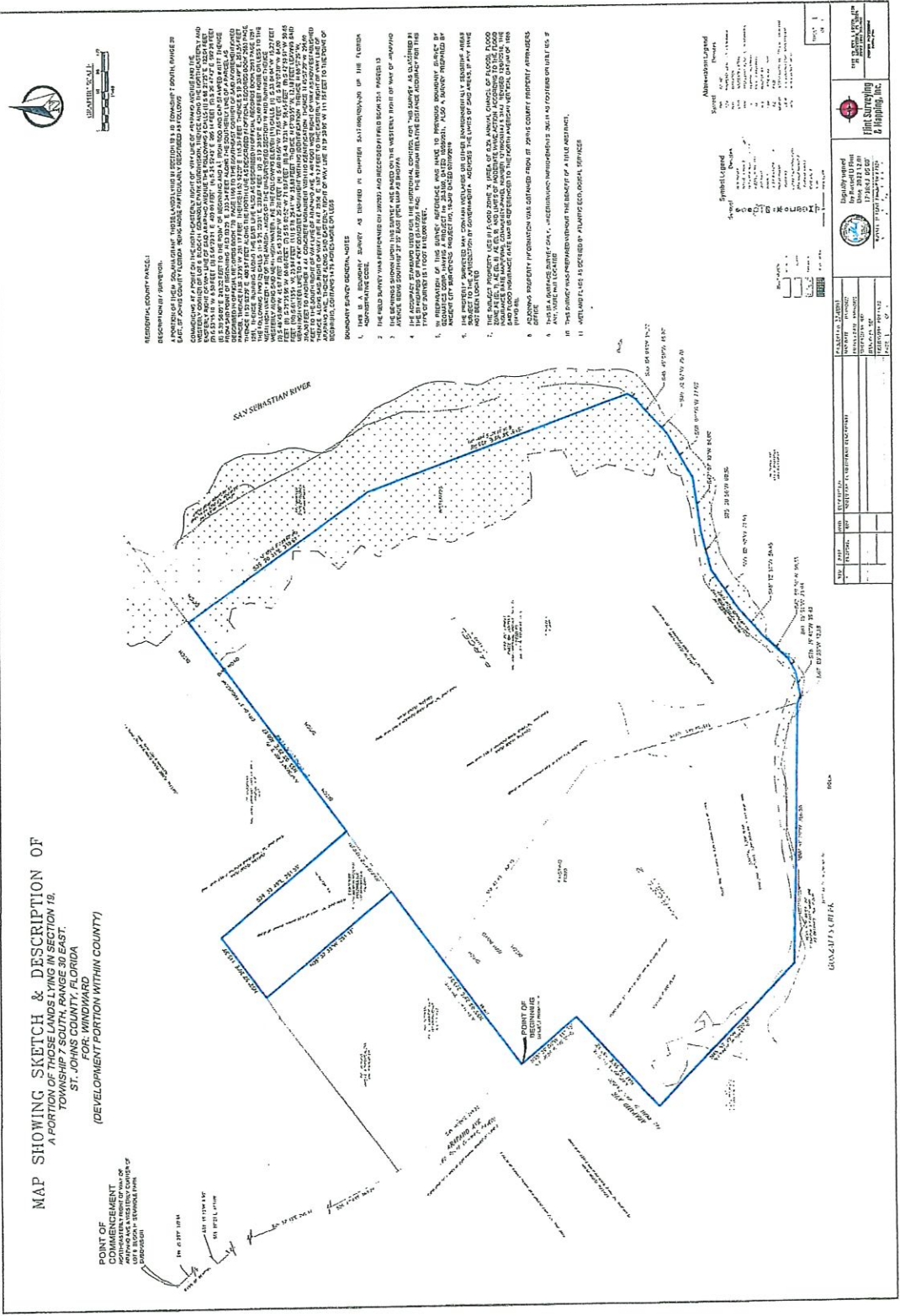
1. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
3. Easement recorded in Deed Book 205, Page 211 and Deed Book 206, Page 195, Public Records of St. Johns County, Florida.
4. Easements as set forth in Warranty Deed recorded in Deed Book 181, Page 300, Public Records of St. Johns County, Florida.
5. Easement recorded in Official Records Book 978, Page 1794.
6. Right of Way Easement, Perpetual, No. 21262 by the State of Florida through the Trustees of the Internal Improvement Fund of the State of Florida in favor of the St. Augustine Port, Waterway, and Beach District, established pursuant to chapter 18879, Laws of Florida, 1937, approved by referendum on May 3, 1938.
7. Restrictions, covenants, conditions and easements, as contained in that certain Declaration of Easements, Covenants and Restrictions recorded in Official Records Book 3985, Page 1785; First Amendment recorded in Official Records Book 4143, Page 885 and Second Amendment recorded in Official Records Book 4238, Page 169, Public Records of St. Johns County, Florida; and as may be subsequently amended.
8. Easement as set forth in instrument recorded in Official Records Book 4143, Page 863.
9. Terms and Conditions of that Declaration of Access Easement recorded in Official Records Book 4220, Page 852.
10. Terms and Conditions set forth in Shipyards Development Agreement recorded in Official Records Book 4734, Page 782.
11. Unrecorded City of St. Augustine Submerged Lands Lease by and between the City of St. Augustine, Florida, a municipal corporation (Lessor) and Greenwood Property, LLC (Lessee) dated October 8, 2018.
12. The nature, extent or existence of riparian rights is not insured.
13. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.
14. Rights of tenants, as tenants only, under recorded and unrecorded leases.

15. Recorded Notice of Environmental Resource Permit recorded in Official Records Book 4143, Page 410 and Official Records Book 4165, Page 1538, Public Records of St. Johns County, Florida.

EXHIBIT "B"

Legal Description

A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 19 & 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 6 CALLS (1) S 68°21'25" E, 122.04 FEET; (2) S 53°15'10" W, 8.50 FEET; (3) S 68°29'21" E, 403.09 FEET; (4) S 26°52'43" E, 205.14 FEET; (5) S 26°47'43" E, 692.28 FEET; (6) S 39°56'09" E, 249.22 FEET TO THE POINT OF BEGINNING AND A 58" IRON ROD AND CAP STAMPED # 8177; THENCE FROM SAID POINT OF BEGINNING N 53°03'29" E, 333.34 FEET ALONG THE SOUTHERLY LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE 1160 TO THE SOUTHEAST CORNER OF SAID AFOREMENTIONED PARCEL; THENCE N 39°32'35" W, 251.17 FEET; THENCE N 52°52'20" E, 115.39 FEET; THENCE S 39°33'49" E, 251.55 FEET; THENCE N 53°03'29" E, 400.87 FEET ALONG THE NORTH LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 2683 PAGE 1261; THENCE RUNNING ALONG THE EAST LINE ALSO AS DESCRIBED IN OFFICIAL RECORDS BOOK 2683 PAGE 1261 THE FOLLOWING TWO (2) CALLS; (1) S 35°20'31" E, 339.67 FEET; (2) S 19°38'59" E, 428.60 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF THE MARSH LANDS OF THE UNSURVEYED SECTION 19 AND RUNNING THENCE WESTERLY ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING ELEVEN (11) CALLS; (1) S 33°04'04" W, 15.22 FEET; (2) S 48°45'09" W, 45.97 FEET; (3) S 46°32'02" W, 25.70 FEET; (4) S 60°01'56" W, 77.65 FEET; (5) S 82°07'30" W, 84.00 FEET; (6) S 75°26'56" W, 60.60 FEET; (7) S 55°02'52" W, 71.93 FEET; (8) S 48°32'31" W, 58.45 FEET; (9) S 2°59'51" W, 50.85 FEET; (10) S 61°15'51" W, 23.94 FEET; (11) S 78°25'41" W, 35.83 FEET; THENCE N 67°03'55" W, 12.18 FEET LEAVING SAID MEAN HIGH WATER LINE TO A 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE N 88°57'29" W, 396.30 FEET TO ANOTHER 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE N 45°57'29" W, 298.69 FEET TO THE SOUTH RIGHT OF WAY LINE OF ARAPAHO AVE. A 40-FOOT-WIDE RIGHT OF WAY AS NOW STABLISHED; THENCE ALONG SAID RIGHT OF WAY LINE, N 47°28'56" E, 187.12 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ARAPAHO AVE.; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N 39°39'06" W, 111.75 FEET TO THE POINT OF BEGINNING. CONTAINS 14.79 ACRES MORE OR LESS.



MAP SHOWING SKETCH & DESCRIPTION OF
A PORTION OF THE WINDWARD DEVELOPMENT PORTION WITHIN COUNTY,
ST. JOHNS COUNTY, FLORIDA
(DEVELOPMENT PORTION WITHIN COUNTY)

POINT OF
COMMENCEMENT
WINDWARD DEVELOPMENT PORTION
OF ST. JOHNS COUNTY, FLORIDA

REDEVELOPMENT COUNTY PARCEL:
DESCRIPTION OF PARCELS:
PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 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, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187,

PRE-ANNEXATION AGREEMENT

THIS PRE-ANNEXATION AGREEMENT (the “**Agreement**”) is made and entered into this ____ day of _____ 2023, between the CITY OF AUGUSTINE, FLORIDA, a municipal corporation, whose address is Post Office Drawer 210, St. Augustine, Florida 32085-0210 (the “**City**”), and WINDWARD SHIPYARD LAND HOLDINGS, LLC, a Delaware limited liability company, whose address is 2999 NE 191st Street, Suite 800, Aventura, Florida 33180 (collectively, the “**Owner**”).

RECITALS

1. Owner is the fee simple owner of certain real property described in **Exhibit “A”** attached hereto and incorporated herein located in unincorporated St. Johns County, Florida, contiguous to, but outside of, the corporate limits of City (the “**Property**”).
2. The Owner would like to annex the Property into the corporate limits of the City.
3. As conditions of such annexation, the Owner requires that City diligently and expeditiously process certain Comprehensive Plan amendment, Planned Unit Development rezoning and Residential General Office rezoning applications, and the Owner shall provide for payment of water/sewer connection fees and stormwater fees at the time of issuance of building permits for the project, subject to the terms and conditions set forth in this Agreement.
4. The Owner understands and agrees the Property shall be subject to all laws, ordinances and regulations in force in City and that any existing or proposed uses or structures on the Property shall be a lawfully permissible uses and/or structures upon the effective date of the annexation.
5. “Owner” as referred to herein shall include the current owner of the Property, and any and all of its future successors and assigns, including but not limited to any future owners of each and any of the individual parcels within the Property, if different than Windward Shipyard Land Holdings, LLC.

NOW, THEREFORE, in consideration of the premises and the mutual covenants herein set forth, the parties mutually agree as follows:

1. **Recitals.** The foregoing recitals are true and correct in all respects.
2. **Comprehensive Plan Amendment.** The City will diligently and expeditiously process to conclusion, at City’s expense, an amendment to the City’s Comprehensive Plan to give the portion of the Property described in **Exhibit “A-1”** attached hereto and incorporated herein (the “**Shipyard Mixed Use Parcel**”) a Future Land Use Map designation of Residential Medium Density Mixed Use and to give the portion of the Property described in **Exhibit “A-2”** attached hereto and incorporated herein (the “**Shipyard Single-Family Parcel**”) a Future Land

Use Map Designation of Residential Low Density. The City shall also process, at the Owner's expense, additional future Comprehensive Plan amendments as necessary to permit the relocation of uses within the Property as may be permitted. The City does not warrant any particular outcome of public hearings regarding the Comprehensive Plan amendment applications.

3. **Rezoning Application.** The City shall diligently and expeditiously process, to conclusion, the Owner's applications to rezone: (i) the Shipyard Single Family Parcel to Planned Unit Development ("PUD"), with the development standards set forth in **Exhibit "B"** attached hereto and incorporated herein by this reference (the "**PUD Standards**"); and (ii) the Shipyard Mixed Use Parcel to Residential General Office ("RGO"). The City does not warrant any particular outcome of the public hearings on the aforementioned application.

4. **Payment of Water/Sewer Connection/Stormwater Fees and other Permit Fees and Costs of Infrastructure.** The Owner or developer of the Property shall pay water/sewer connection/tap and stormwater fees for lots, units or structures within the project at the time of issuance of a building permit for the applicable structure. Any cost incurred to extend municipal services to the project will be paid for by the Owner or developer. The Owner or developer shall be responsible for payment of all other fees and costs at the time of permitting. The Owner may contribute in-kind improvements, as approved in advance and found compliant for acceptance by the City's Public Works Department, in lieu of payment for fees and costs of infrastructure improvements. Each request for contribution of in-kind improvements shall be reviewed and approved or disapproved on a case-by-case basis by the City. The Owner or developer may be required to provide supplemental documentation, to include but not limited to, performance and maintenance bonds for any in kind contribution in a form acceptable to the City.

5. **Assessment.** The Owner, its successors and assigns, will comply with and pay any non-ad valorem assessment adopted by the City for the Property as long as such assessments are applicable to all other parcels located within the City's corporate limits.

6. **Applicable Law.** This Agreement shall be governed and construed under the laws of the State of Florida.

7. **Effective Agreement.** This Agreement shall not become effective, and the Property shall not be deemed to have been annexed into the City of St. Augustine, until the City Commission approves the Comprehensive Plan Amendment application pursuant to Section 2 hereof and the PUD and RGO rezoning applications pursuant to Section 3 hereof, with no appeals being filed related to any application. Once effective, this Agreement shall run with the Property and all of its terms and conditions shall be binding upon the respective successors and assigns of the parties hereto. This Agreement shall be recorded in the Public Records of St. Johns County, Florida.

8. **Entire Agreement.** No prior or present agreements or representations shall be binding upon the parties unless included in this Agreement. No modification or change in this Agreement shall be valid or binding upon the parties unless in writing and executed by the party or parties to be bound thereby.

9. **Waiver.** The failure of either party to take any action with respect to any breach of any term, covenant or condition contained herein, or any instance of default, shall not be deemed to be a waiver of any default or breach.

10. **Notices.** Any notice necessary under this Agreement shall be in writing and sent by U.S. or express mail or hand delivered to the parties at the following addresses and shall be deemed given upon receipt:

CITY: John P. Regan, P.E.,
City Manager
P.O. Box 210
St. Augustine, FL 32085-0210

With a copy to counsel: Isabelle Lopez, Esq.
City Attorney
P.O. Box 210
St. Augustine, FL 32085-0210

OWNER: Windward Shipyard Land Holdings, LLC
2999 NE 191st Street, Ste. 800
Aventura, FL 33180

With a copy to counsel: Ellen Avery-Smith, Esq.
Rogers Towers, P.A.
100 Whetstone Place, Ste. 200
St. Augustine, FL 32086

11. **Binding Effect.** This Agreement shall be binding upon and inure to the benefit of the heirs, successors and assigns of the respective parties.

12. **Section Headings.** The section headings in this Agreement are intended for convenience only and shall not be taken into consideration in any construction or interpretation of this agreement or any of its provisions.

13. **Judicial Interpretation.** Should any of the provisions of this Agreement require judicial interpretation, the court interpreting or construing the same shall not apply a presumption that the

terms hereof shall be more strictly construed against one party by reason of the rule of construction that a document is to be construed more strictly against the party who itself or through its agents prepared the same, it being agreed that the agents of all parties have participated in the preparation hereof.

[Signatures on Following Pages]

IN WITNESS WHEREOF, the parties hereto have hereto set their hands and seals on the dates set forth below.

Passed and Duly Adopted by the City Commission of the City of St. Augustine, Florida this ____ day of _____, 2023.

Attest:

CITY OF ST. AUGUSTINE, FLORIDA, a
municipal corporation

By: _____
John P. Regan, P.E., City Manager

Approved as to form, legal sufficiency and
execution:

By: _____
Isabelle Lopez, City Attorney

IN WITNESS WHEREOF, the parties hereto through their duly authorized representatives, have executed this Agreement on the day(s) and year set forth below.

Florida
Witnesses:

WINDWARD SHIPYARD LAND
HOLDINGS, LLC, a Delaware limited liability
company

Name: _____

By: Name: _____

Its: _____

Date:

Name: _____

STATE OF _____

COUNTY OF _____

The forgoing instrument is hereby acknowledged before me by means of ____ physical presence or ____ online notarization this ____ day of _____, 2023, by _____ as _____ of Windward Shipyards Land Holdings, LLC, a Delaware limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification and (did/did not) take an oath.

NOTARY PUBLIC

EXHIBIT "A"

Legal Description of Property

A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 19 & 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 6 CALLS (1) S 68°21'25" E, 122.04 FEET; (2) S 53°15'10" W, 8.50 FEET; (3) S 68°29'21" E, 403.09 FEET; (4) S 26°52'43" E, 205.14 FEET; (5) S 26°47'43" E, 692.28 FEET; (6) S 39°56'09" E, 249.22 FEET TO THE POINT OF BEGINNING AND A 58" IRON ROD AND CAP STAMPED # 8177; THENCE FROM SAID POINT OF BEGINNING N 53°03'29" E, 333.34 FEET ALONG THE SOUTHERLY LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE 1160 TO THE SOUTHEAST CORNER OF SAID AFOREMENTIONED PARCEL; THENCE N 39°32'35" W, 251.17 FEET; THENCE N 52°52'20" E, 115.39 FEET; THENCE S 39°33'49" E, 251.55 FEET; THENCE N 53°03'29" E, 400.87 FEET ALONG THE NORTH LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 2683 PAGE 1261; THENCE RUNNING ALONG THE EAST LINE ALSO AS DESCRIBED IN OFFICIAL RECORDS BOOK 2683 PAGE 1261 THE FOLLOWING TWO (2) CALLS; (1) S 35°20'31" E, 339.67 FEET; (2) S 19°38'59" E, 428.60 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF THE MARSH LANDS OF THE UN-SURVEYED SECTION 19 AND RUNNING THENCE WESTERLY ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING ELEVEN (11) CALLS; (1) S 33°04'04" W, 15.22 FEET; (2) S 48°45'09" W, 45.97 FEET; (3) S 46°32'02" W, 25.70 FEET; (4) S 60°01'56" W, 77.65 FEET; (5) S 82°07'30" W, 84.00 FEET; (6) S 75°26'56" W, 60.60 FEET; (7) S 55°02'52" W, 71.93 FEET; (8) S 48°32'31" W, 58.45 FEET; (9) S 2°59'51" W, 50.85 FEET; (10) S 61°15'51" W, 23.94 FEET; (11) S 78°25'41" W, 35.83 FEET; THENCE N 67°03'55" W, 12.18 FEET LEAVING SAID MEAN HIGH WATER LINE TO A 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE N 88°57'29" W, 396.30 FEET TO ANOTHER 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE N 45°57'29" W, 298.69 FEET TO THE SOUTH RIGHT OF WAY LINE OF ARAPAHO AVE. A 40-FOOT-WIDE RIGHT OF WAY AS NOW STABLISHED; THENCE ALONG SAID RIGHT OF WAY LINE, N 47°28'56" E, 187.12 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ARAPAHO AVE.; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N 39°39'06" W, 111.75 FEET TO THE POINT OF BEGINNING. CONTAINS 14.79 ACRES MORE OR LESS.

POINT OF
COMMENCEMENT
FORTY-SEVENTH MILE OF HWY OF
ALABAMA AVE & WESTERLY CURVE OF
LOT 6 BLOCK 44 PENNSHORE PARK
EASTWICH



TELEPHONE: 800-368-7262

PROFESSOR OF THE JEWISH NATION, THESE ARE THE FIRST TWO QUESTIONS THAT A READER OF *THE JEWISH PEOPLE* BY ABRAHAM COWLEY, WHOSE WORKS APPEAR IN THIS ISSUE, MUST ASK HIMSELF.

LIBRARY SURVEY GENERAL NOTES

- [illegible]

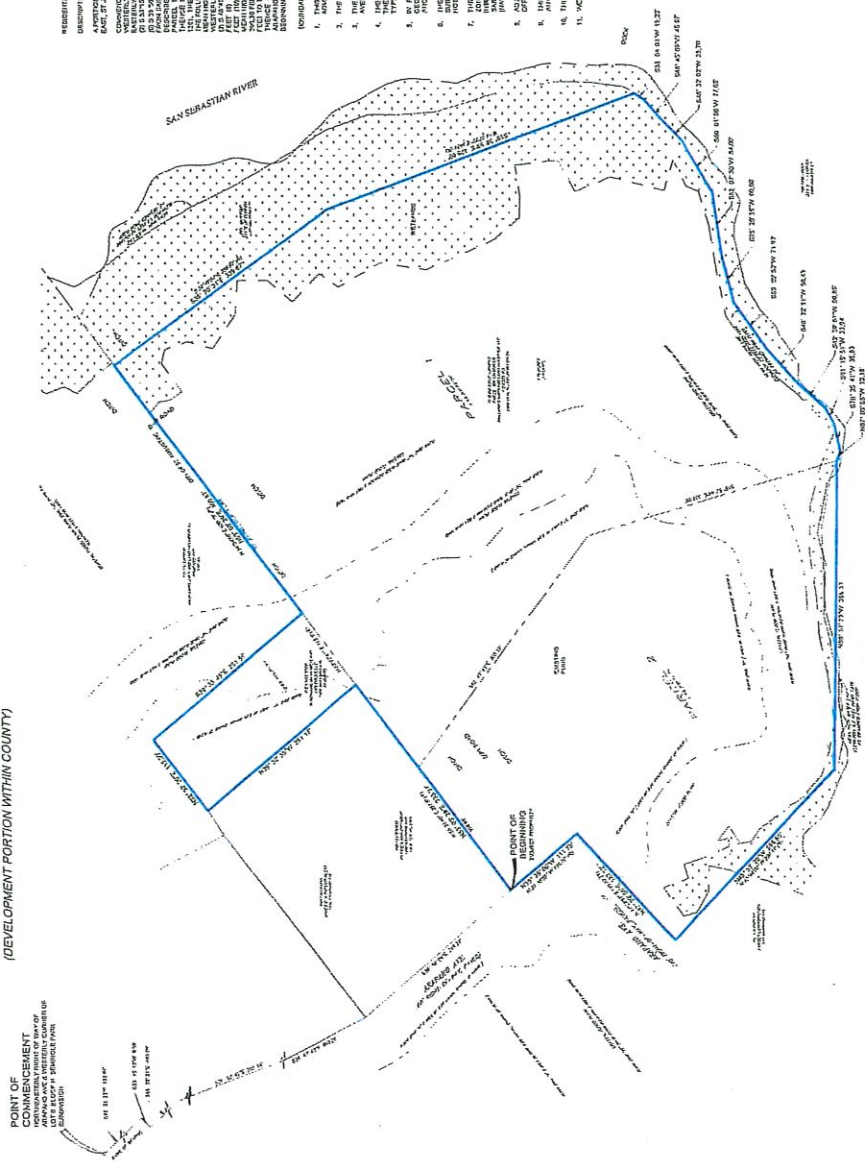
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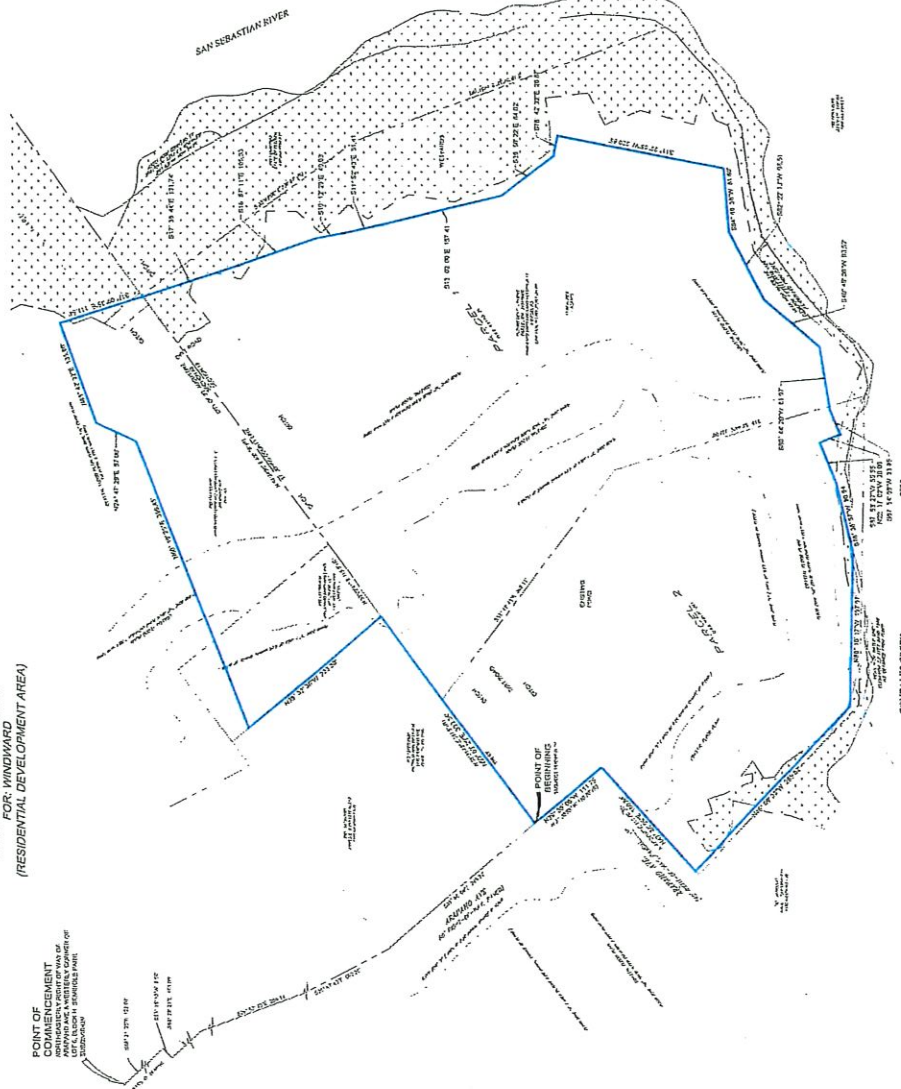
EXHIBIT "A-1"

Shipyard Mixed Use Parcel

A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 5 CALLS (1) S 68° 21' 25" E, 122.04 FEET; (2) S 53° 15' 10" W, 8.50 FEET; (3) S 68° 29' 21" E, 403.09 FEET; (4) S 26° 52' 42" E, 742.47 FEET; (5) S 26° 30' 24" E, 119.44 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE N 63° 29' 36" E, 335.33 FEET TO THE POINT OF BEGINNING AND ALONG THE WESTERLY LINE OF A PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 4829, PAGE 344; THENCE FROM SAID POINT OF BEGINNING AND ALONG SAID WEST LINE THENCE, N 39° 32' 35" W, 27.87 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE, N 52° 52' 20" E ALONG THE NORTH LINE OF SAID PARCEL, 115.39 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE, S 39° 33' 49" E ALONG THE EASTERLY LINE OF SAID PARCEL, 60.18 FEET; THENCE, S 68° 19' 25" W, 121.16 FEET TO THE POINT OF BEGINNING. CONTAINS 5,076 SQUARE FEET MORE OR LESS.

POINT OF
COMMENCEMENT
NORTHEASTLY CORNER OF
ARAPAHO AVE. A WESTERLY CORNER OF
LOT 6, BLOCK H, SEMI-CIRCLE PARK

[illegible]

1. BONDING PARTY: SECURITY BUREAU, AS DESIGNED IN CHAPTER 15, SUBCHAPTER 1 OF THE MINNESOTA ADMINISTRATIVE CODE.
2. THE FELLOWSHIP WAS ORGANIZED ON 10/22/55 AND WAS ORGANIZED BY FELLOWS 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 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, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 83

me

Abbreviation Legend	
Symbol	Division
	General
	Police
	Fire
	Public Works
	Health
	Education
	Religion
	Arts
	Science
	Business
	Transportation
	Environment
	Recreation
	History
	Geography
	Language
	Technology
	Other

REV	DATE	BY	DESCRIPTION	FUNCTION 22,452,5
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2	01/01/01	001	INITIAL SETUP	
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98	01/01/01	001	INITIAL SETUP	
99	01/01/01	001	INITIAL SETUP	
100	01/01/01	001	INITIAL SETUP	

MAP SHOWING A SKETCH & DESCRIPTION

A PORTION OF THOSE LANDS LYING IN SECTION 40,
TOWNSHIP 7 SOUTH, RANGE 30 EAST.
ST. JOHNS COUNTY, FLORIDA
FOR: WINDWARD
(ZONING CHANGE - TO COSA)

DESCRIPTION BY SURVEYOR
(ZONING CHANGE APPLICATION FOR COMMERCIAL DEVELOPMENT AREA)

A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 40, TOWNSHIP 7
SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO
AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION;
THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO
AVENUE THE FOLLOWING 5 CALLS (1) S 68° 21' 25" E, 122.04 FEET; (2) S 53° 15' 10" W, 8.50 FEET;
(3) S 68° 29' 21" E, 403.09 FEET; (4) S 26° 52' 42" E, 742.47 FEET; (5) S 26° 30' 24" E, 119.44 FEET;
THENCE LEAVING SAID RIGHT OF WAY LINE N 63° 29' 36" E, 335.33 FEET TO THE POINT OF
BEGINNING AND ALONG THE WESTERLY LINE OF A PARCEL AS RECORDED IN OFFICIAL
RECORDS BOOK 4829, PAGE 344; THENCE FROM SAID POINT OF BEGINNING AND ALONG SAID
WEST LINE THENCE, N 39° 32' 35" W, 27.87 FEET TO THE NORTHWEST CORNER OF SAID
PARCEL; THENCE, N 52° 52' 20" E ALONG THE NORTH LINE OF SAID PARCEL, 115.39 FEET TO
THE NORTHEAST CORNER OF SAID PARCEL; THENCE, S 39° 33' 49" E ALONG THE EASTERLY
LINE OF SAID PARCEL, 60.18 FEET; THENCE, S 68° 19' 25" W, 121.16 FEET TO THE POINT OF
BEGINNING. CONTAINS 5,076 SQUARE FEET MORE OR LESS.

*THIS SURVEY IS NOT COMPLETE
WITHOUT SHEETS 1 THROUGH 2



**Flint Surveying
& Mapping, Inc.**

2692 U.S. HWY 1 SOUTH #208
ST AUGUSTINE, FL 32086
PHONE (904) 392-5948

LICENSED PROFESSIONAL
FLORIDA #7324

PROJECT NO: 22-0003.4

MAP DATE: 10/24/2022

SURVEY DATE: N/A

CHECKED BY: RDF

DRAWN BY: RDF

FIELD WORK: RDF / ADS

PAGE: 2 OF 2

MAP SHOWING A SKETCH & DESCRIPTION

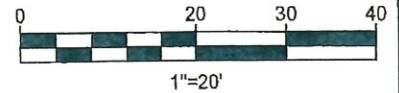
A PORTION OF THOSE LANDS LYING IN SECTION 40,
TOWNSHIP 7 SOUTH, RANGE 30 EAST.
ST. JOHNS COUNTY, FLORIDA
FOR: WINDWARD
(ZONING CHANGE - TO COSA)

POINT OF COMMENCEMENT

NORTHEASTERLY RIGHT OF WAY OF
ARAPAHO AVE & WESTERLY CORNER OF
LOT 6, BLOCK H, SEMINOLE PARK
SUBDIVISION

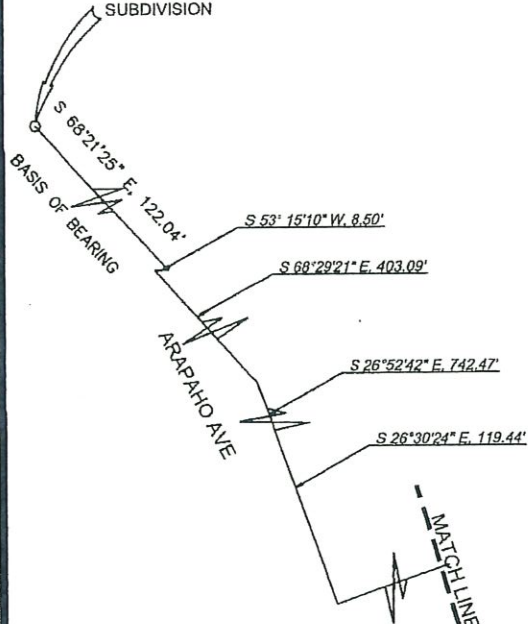


GRAPHIC SCALE



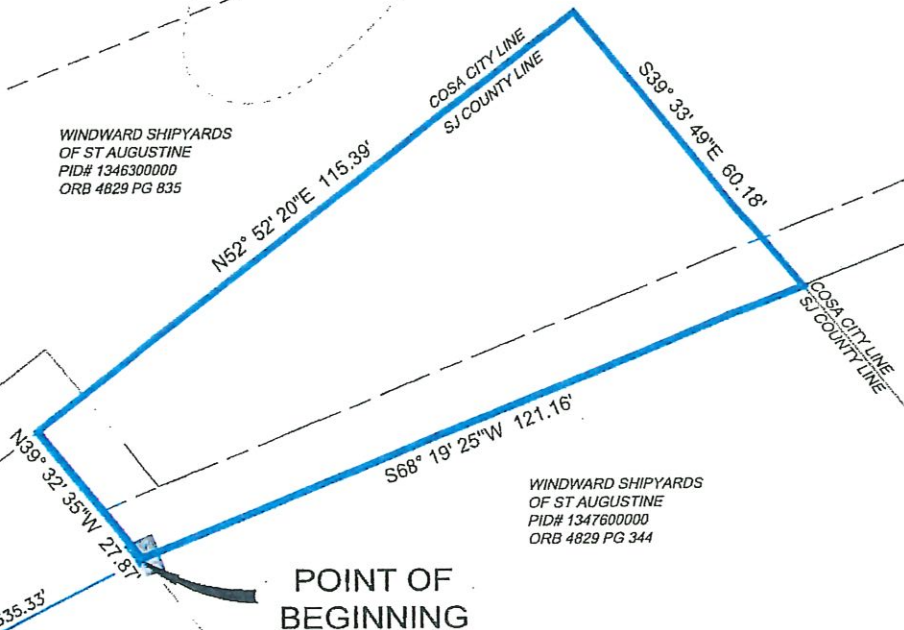
Abbreviation Legend

Symbol	Denotes
PID #	PROPERTY IDENTIFICATION NUMBER
COSA	CITY OF ST. AUGUSTINE
SJCO	ST. JOHNS COUNTY
ORB	OFFICIAL RECORDS
PG	PAGE



WINDWARD SHIPYARDS
OF ST AUGUSTINE
PID# 1346300000
ORB 4829 PG 835

TAG CHILDREN'S MUSEUM
PID# 1346400000
ORB 4143 PG 863



*THIS SURVEY IS NOT COMPLETE
WITHOUT SHEETS 1 THROUGH 2

Russell
D Flint

Digitally signed
by Russell D Flint
Date: 2022.10.25
13:13:27 -04'00'

RUSSELL D. FLINT, Florida PSM # 7324

Not Valid Without The Digital Signature of A Florida Licensed
Surveyor & Mapper



Flint Surveying
& Mapping, Inc.

2692 U.S. HWY 1 SOUTH #208
ST AUGUSTINE, FL 32086
PHONE (904) 392-5948

LICENSED PROFESSIONAL
FLORIDA #7324

PROJECT NO: 22-0003.4

MAP DATE: 10/24/2022

SURVEY DATE: N/A

CHECKED BY: RDF

DRAWN BY: RDF

FIELD WORK: RDF / ADS

PAGE: 1 OF 2

EXHIBIT "A-2"

Shipyard Single-Family Parcel

A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 19 & 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 6 CALLS (1) S 68°21'25" E, 122.04 FEET; (2) S 53°15'10" W, 8.50 FEET; (3) S 68°29'21" E, 403.09 FEET; (4) S 26°52'43" E, 205.14 FEET; (5) S 26°47'43" E, 692.28 FEET; (6) S 39°56'09" E, 249.22 FEET TO THE POINT OF BEGINNING AND A 58" IRON ROD AND CAP STAMPED #8177; THENCE FROM SAID POINT OF BEGINNING ; N 53°03'29" E , 333.34 FEET ALONG THE SOUTHERLY LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE 1160 TO THE SOUTHEAST CORNER OF AFOREMENTIONED PARCEL; THENCE N 39°32'35" W , 223.30 FEET ALONG THE EASTERLY LINE OF AFOREMENTIONED PARCEL; THENCE N 68° 19' 25" E, 396.45 FEET; THENCE N 24° 47' 29" E, 57.06 FEET; THENCE N 69° 42'32" E, 135.86 FEET; THENCE S 17° 09'35" E, 111.54 FEET; THENCE S 17° 38' 44" E, 131.74 FEET; THENCE S 18° 57' 11" E, 105.33 FEET; THENCE S 10° 12' 29" E, 40.03 FEET; THENCE S 11° 52' 43" E, 51.41 FEET; THENCE S 13° 02' 00" E, 157.41 FEET; THENCE S 36° 59' 22" E, 84.02 FEET; THENCE S 78° 42' 32" E, 26.87 FEET; THENCE S 11° 22' 05" W, 220.85 FEET; THENCE S 84° 46' 38" W, 81.60 FEET; THENCE S 62° 22' 13" W, 98.51 FEET; THENCE S 40° 49' 36" W, 93.52 FEET; THENCE S 80° 44' 20" W, 81.97 FEET; THENCE S 67° 54' 06" W, 33.95 FEET; THENCE N 22° 17' 02" W, 28.06 FEET; THENCE S 67° 53' 27" W, 55.55 FEET; THENCE S 76° 38' 57" W, 90.94 FEET; THENCE N 89° 10' 17" W, 197.97 FEET; THENCE N 46° 09' 33" W, 289.62 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ARAPAHO AVE. A 40 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE N 47° 28' 56" E , 180.64 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVE.; THENCE N 39°39'06" W , 111.75 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. CONTAINS 13.70 ACRES MORE OR LESS.

EXHIBIT "B"

PUD Development Standards (Without Exhibits Referenced in Text Below)

WINDWARD SHIPYARD PLANNED UNIT DEVELOPMENT TEXT

A. Purpose and Intent.

Pursuant to Section 28-286 of the City of St. Augustine Code (the "**Code**"), the purpose of a planned unit development ("**PUD**") zoning district is to provide an option and process for the provision of unique, individually planned developments that are consistent with the City's Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible and innovative designs for projects than the regular zoning districts allow. The intent of a PUD is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD.

This Windward Shipyard PUD text creates site-specific regulations to address development and topographic conditions, historic or architectural features, and transitioning land uses. The PUD, including all exhibits hereto, complies with all applicable provisions of City Code Chapter 28.

B. Site Information.

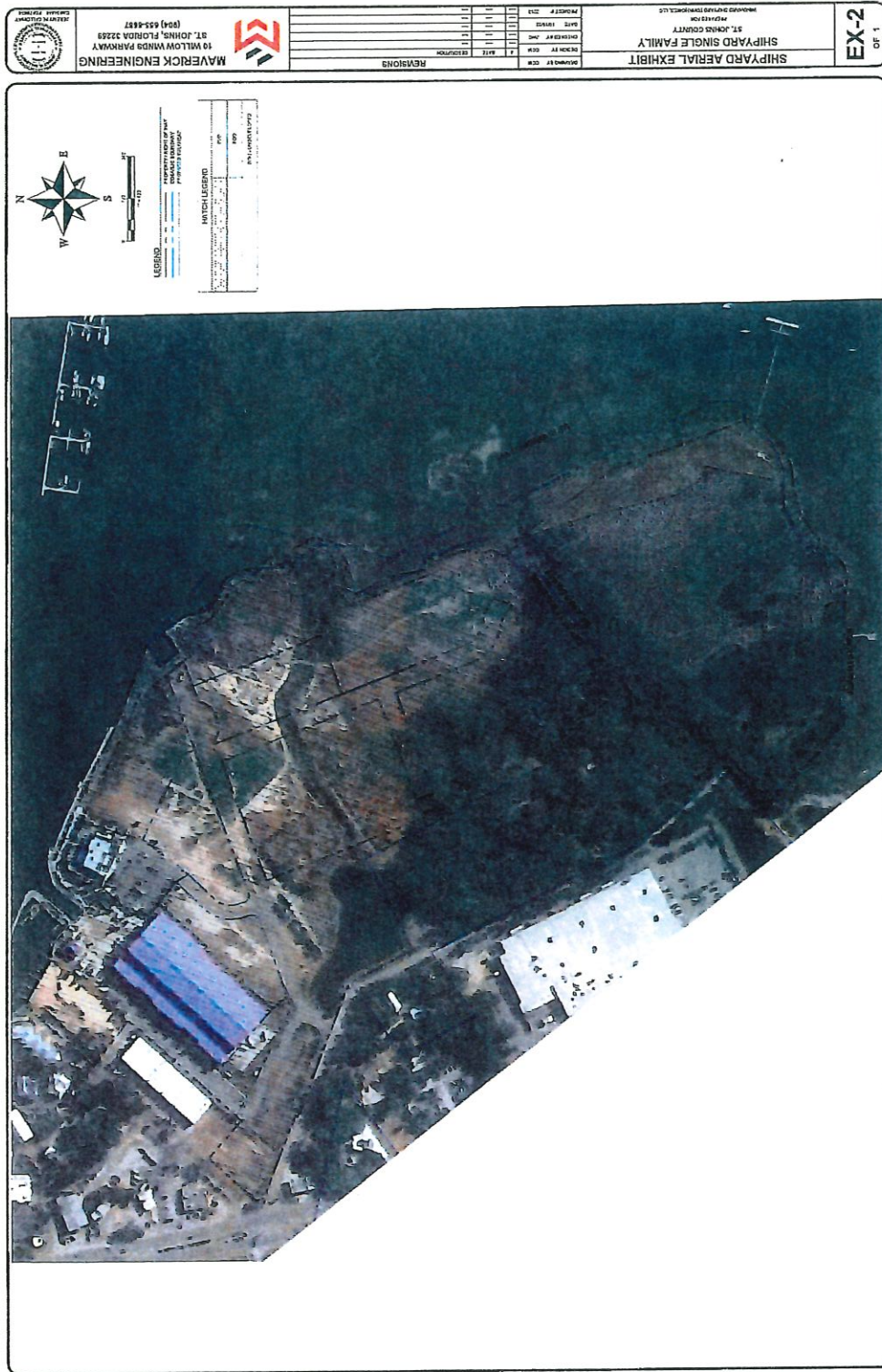
1. Location

The property subject to this PUD ordinance is located west of the San Sebastian River, north of State Road 312 and east of U.S. Highway 1 in the City of St. Augustine. The property has St. Johns County Parcel Identification Nos. 134760-0000, 134770-0000, 134780-0000, 134790-0000 and 134650-0000 (collectively, the "**Property**"). A legal description of the Property is attached as **Exhibit "A"**.

2. Owner, Developer and Agent

The owner of the Property is Windward Shipyard Land Holdings, LLC (the "**Owner**"). The agent for the Owner and Developer is Ellen Avery-Smith, Esq., Rogers Towers, P.A. (the "**Agent**"). Addresses for the Owner and Agent are in the Team Roster on page 2.

3. **Existing approvals** A majority of the Property is located in unincorporated St. Johns County. The Property has a Future Land Use Map designation of Mixed Use District (County) and a zoning of Open Rural (County). The Owner has filed applications to annex the Property into the City of St. Augustine and to change the Future Land Use Map ("**FLUM**") designation to Residential Low Density ("**RLD**") in the City. The legal description of the Property is attached as **Exhibit "A"** (the "**Property**"). The Owner owns other parcels immediately north of the Property that are located in the City limits and commonly known as the St. Augustine Shipyard.



FLUE Objectives 5.1 and 5.2 and their applicable policies encourage infill, mixed-use development of the type being proposed for the Property and adjacent land owned by the Owner in the Shipyards project. The combined projects provide orderly, compact development and the provision of public facilities and services that minimize costs and environmental impact and maximize efficiency. The Project and Shipyards will provide a pedestrian friendly street design and an interconnected street network, which will reduce greenhouse gas emissions.

FLUE Goal 8 and its policies focus on preserving the City's sense of place by balancing small-town urban character with economic activity and encouraging compatible infill development. The PUD provides these by providing residences adjacent to the mixed-use Shipyards project and other businesses in the surrounding area. The Project's proximity to places of employment, restaurants, shops and other commercial and office centers makes it a true walkable and bicycle-friendly community. The PUD has been designed to preserve the City's historic skyline and recognize eventual sea level rise.

Recreation and Open Space Element Overall Goal and applicable policies require certain residential developments to provide parks and recreational facilities, based on the number of proposed units. The Project will provide neighborhood parks for its residents and will be interconnected with the Shipyards via sidewalks and paths.

The Conservation and Coastal Management Element Overall Goal is to protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources. Approximately 3.24 acres of wetlands will remain in the Project. The Owner will impact approximately 0.15 acres of low-quality wetlands within the Property area in order to construct.

The Coastal Management Goal requires the City to maintain three (3) Conservation Overlay Zones ("COZs"). Conservation Overlay Zone 1 allows passive recreation, wildlife preservation and conservation areas, green space, and fishing piers and other water dependent uses, including boat ramps and marinas. Conservation Overlay Zone 2 allows for all of the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off-street parking areas; and residential development, provided that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category. Conservation Overlay Zone 3 allows a variety of land uses and development subject to performance standard requirements governed by the City's Comprehensive Plan, including the underlying FLUM category, and the City's land development regulations. The PUD will comply with all applicable COZ requirements enumerated in the Coastal Management Goal, as set forth more fully in Subsection C.3.p hereof.

The Infrastructure Element requires the provision of sanitary sewer, potable water and solid waste services to support intended development. The Project will connect to the City's existing sanitary sewer and potable water systems, including potable water system interconnection with adjacent parcels, at the expense of the Owner (in compliance with applicable requirements of the Capital Improvement Element). The Project will use water-wise landscaping where practicable. The project will also utilize City solid waste services. The

4. Summary of Proposed Development

The Owner is proposing to construct a maximum of 55 single-family units, a community dock with 50 boat slips and recreational amenities related to the single-family homes within the Property (the “**Project**”). A master development plan depicting the locations of the proposed uses within the Property is attached as Exhibit “B” (the “**Master Development Plan**”).

The Property includes approximately 13.5 acres of uplands and 0.19 acres of wetland. The Owner is proposing to impact approximately 0.15 acres of on-site wetlands in order to construct roadway crossings, ponds and homes. All other on-site wetlands will be preserved.

C. Proposed Development (Code Section 28-289 provisions in BOLD).

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

The Property is located in unincorporated St. Johns County and has a FLUM designation of Mixed Use District (County) and a zoning of Open Rural (County). The Owner is proposing to annex the Property into the City’s boundaries and give the site a FLUM designation of Residential Low Density in the City.

City Comprehensive Plan Future Land Use Element (“**FLUE**”) Policy 6.4.3 states that the Residential Low Density FLUM category is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low-density single-family uses such as churches, child care centers, public and institutional uses, including school consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate to create and maintain a stable, low-intensity residential character. Single-family density is a maximum of eight (8) units per acre.

Future Land Use Element Goal 1 encourages the preservation and protection of the City’s natural resources by establishing a pattern of development that is harmonious with the City’s natural environment. The proposed PUD meets these requirements by preserving all marshland within the Property, retaining natural hydrologic connections managing all stormwater on-site. The Project will meet the requirements of FLUE Policies 1.1.8 and 1.1.9 by encouraging street, pedestrian and open space designs the discourage cut-through traffic and provide for safe, convenient and well-designed traffic circulation on the Property and through the adjacent Shipyards site.

FLUE Policies 2.1.2, 2.1.3, 2.1.4 and 2.3.4 require new development to provide necessary services and facilities or to pay a fair share of costs of providing such facilities, including extension of water, sanitary sewer and drainage systems to serve projects. The PUD will comply with those requirements by connecting to the City’s existing water and sewer systems and providing drainage on-site. Internal streets constructed by the Owner will be connected to public streets owned by the City, St. Johns County and the Florida Department of Transportation (“**FDOT**”).

1. Front Yard: 20 feet; Corner Yard: 15 feet; Rear Yard: 10 feet; Side Yard: five (5) feet
 2. The front yard setback shall be measured from the front lot line of each lot (not including portions of any lot that may be located within a road or common area tract). Setbacks shall be measured from the outer foundation wall of each structure 30 inches above grade. Eaves shall be permitted to project into side yard setbacks. Patios shall be permitted to extend into rear yard setbacks if not covered or screened. This method of measuring side setbacks is a waiver from the Code.
 3. The project amenity center and its associated parking lot will be located a minimum of 10 feet from all parcel boundaries.
- b. Maximum building height: Single-family residences shall not exceed 35 feet in height. In addition to this building height, an additional five (5) feet shall be permitted for architectural features and mechanical equipment, pursuant to Code Section 28-332.
 - d. Minimum lot size: 5,450 square feet.
 - e. Minimum lot width: 40 feet.
 - f. Maximum lot coverage by all buildings and structures: 50 percent.
 - g. Parking: Each single-family residence will have a driveway that can accommodate two (2) cars, as well as a two (2)-car garage. A minimum of parking spaces will be provided at the project amenity center.
 - h. Signage: Project residential signage will comply with applicable provisions of the Code.
 - i. Roads: Project roadways may be public or private. If the roads are private, they will be owned and maintained by a homeowners' association ("HOA") and may be gated. Project roads will be maximum 24 feet wide, with each lane being maximum 12 feet wide.
 - j. Sidewalks: A five (5)-foot-wide sidewalk will be constructed on one (1) side of all streets, in the locations depicted on the Master Development Plan. Sidewalks within the Property will be owned and maintained by the HOA.
 - k. Fencing/Screening. The Owner shall be permitted to erect fences within side and rear yards of lots within the Property and within community recreation facilities, provided such fences are not taller than six (6) feet.
 - l. Upland buffers: An average 25-foot undisturbed upland buffer will be provided adjacent to contiguous wetlands if no bulkhead is provided. If lots are bulk-headed, reduced upland buffers will be provided, but such lots will be required

Stormwater Management Sub-Element requires developments to provide their own stormwater management systems. The PUD will comply with this requirement.

The Overall Goal of the Transportation and Mobility Element encourages accessible, energy efficient, sustainable and economically viable transportation options that meet the needs of residents, employees, employees and visitors. The Project meets applicable objectives and policies by providing interconnected streets and sidewalks so that residents and other City residents can drive, walk or bicycle to nearby places of employment, restaurants, shopping destinations and other places.

The Overall Goal of the Housing Element is to provide an adequate inventory of housing in stable neighborhoods. Goal 1 encourages quality housing through new construction, and requires the City to assist the private sector in providing adequate housing to meet current and future needs.

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

Not applicable.

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

The Owner desires to rezone the Property to PUD in order to provide more flexible site development standards, which will allow them to preserve on-site marshlands and wetlands associated with the San Sebastian River. The following development standards shall apply to the Property:

a. Allowable uses: Allowable uses within the Property shall be:

- (i) A maximum of 55 single-family residential units.
- (ii) A community dock related to the residential units.
- (iii) Recreational and other amenities to serve the residential development.

The locations of the proposed homes, community dock and amenities are depicted on the Master Development Plan, **Exhibit "B"**. The Owner, its successors and assigns, shall be permitted to make minor adjustments to the Master Development Plan based on applicable local, state and federal governmental agency review related to site permitting, engineering and construction plans. Staff shall review and approve any such revisions to the Master Development Plan, without the need for additional public hearings.

b. Setbacks: The minimum building setbacks are as follows:

permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. Code Section 11-29(b) allows permits for structures and uses located within COZ 2 to be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect.

The Owner is proposing to construct a 50-slip community dock within the Property, in location are depicted on the Master Development Plan and on the Conservation Overlay Zone Plan attached as Exhibit "E". The proposed facilities will be designed avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. The impervious area within COZ 2 will not exceed 25 percent without the area receiving treatment equivalent to the District water quality treatment provisions required when new development is proposed along an unaltered shoreline.

Rear or side lot drainage from grassed or altered areas of The Windward Shipyard PUD along an altered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be compensated elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the 25-foot buffer (water discharged shall be at non-erosive velocities), with the following permitted activities: (1) pruning vegetation to retain or create a reasonable view. Ground cover and shrub vegetation to a height of 36 inches should be retained; (2) a maximum of 50 percent of the basal area of trees, and a maximum of 50 percent of the total number of saplings, may be removed for any purpose in a twenty-year period. A healthy, well-distributed strand of trees, saplings, shrubs and ground covers and their living, undamaged root systems shall be left in place. Replacement planting with native, low maintenance vegetation is permitted to maintain the 50 percent level; (3) dead, diseased, unsafe or fallen trees may be removed; and (4) reasonably sized bridges, paths, walkways, gazebos, docks and decks, and accessways to such amenities are permitted across the buffer provided such activities have minimal impact to the wetlands and are scaled to preserve the integrity of the buffer (less than ten (10) percent of the buffer). Restoration plan(s) shall be developed to achieve the 50 percent criteria above for those sites already disturbed. If the altered shoreline is

to have 10-foot rear yard setbacks, pursuant to Subsection C.3.b hereof. Locations of bulkheads are depicted on the Master Development Plan, **Exhibit "B"**.

- m. **Stormwater:** The Owner will provide a stormwater management system for the proposed development, in compliance with applicable City and St. Johns River Water Management District ("**District**") requirements.
- n. **Lighting.** Project lighting shall comply with applicable Code provisions.
- o. **Accessory Uses.** Project accessory uses shall comply with applicable Code provisions.
- P. **Temporary Uses.** Project temporary uses shall comply with applicable Code provisions.
- q. **Utilities:** Project shall comply with applicable Code requirements. Project potable water lines will be interconnected with potable water lines that serve adjacent parcels.
- r. **Landscaping:** Project landscaping will comply with applicable provisions of Code Chapter 25, Article III, except that: (i) all planted trees will count toward satisfaction of any required mitigation, regardless of location on the project site, including required buffer yards; and (ii) the tree separation from utilities shall be 11.5 feet, which is one-half of the average spread of a four-inch caliper Live Oak tree plus the City's 7.5 foot tree/utility separation requirement.
- s. **Tree Mitigation:** Project tree removal and replacement will comply with applicable provisions of Code Chapter 25, Article III, except that all planted trees will count toward satisfaction of any required mitigation, regardless of location on the project site, including required buffer yards. A tree removal plan for the Property is attached as **Exhibit "C"** (the "**Master Tree Removal Plan**"), and a tree mitigation plan for the Property is attached as **Exhibit "D"** (the "**Master Tree Mitigation Plan**"). Plant notes are contained on the Master Tree Mitigation Plan. Prior to commencing development of lots within the Property, the Owner shall record restrictions against title to each lot prohibiting the removal of any trees within a lot without the prior written approval of the HOA and without replacement of any tree sought to be removed with a tree of equal credits per the Code.
- t. **Conservation Overlay Zone Development:** Chapter 11, Article II, Sections 11-26 through 11-30 of the Code set forth criteria for development within conservation overlay zones ("**COZs**"). Portions of the Property lie within COZs 1, 2 and 3, and development of the Property will comply with applicable provisions of Sections 11-26 through 11-30.

14. Code Section 11-29(a) allows permits for structures and uses located within COZ 1 to be issued only for such structures and uses which have received

bale barriers at the outfalls and floating turbidity barriers within the onsite ditch during road crossing construction. All disturbed areas will be seeded and mulched to establish vegetation to ensure minimal erosion after construction is complete.

6. **Impact on floodplain.**

Because the San Sebastian River is an open basin that has a direct connection to the Atlantic Ocean, the impacts to the floodplain will be minimal.

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

23.

24. Approximately 0.15 acres of proposed wetland impacts are for home sites (Figure 4). Locations of the proposed wetland impacts are shown on the wetland management plan attached as **Exhibit "F"** (the **"Wetland Management Plan"**). Those impacts either have been permitted by both the District and U.S. Army Corps of Engineers (the **"Corps"**). All hydrologic flow will be unimpeded and follow its natural course. Further, all other wetlands on-site will remain.

25.

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

Because the PUD will include single-family homes and the community dock, which will not have fueling or other activities that permit the use of hazardous chemicals and materials, there is no potential for contaminated drainage, storage of pollutants or the use of poisonous chemicals or materials.

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

The community dock be at minimum six (6) feet above mean high water. Therefore, shading will be minimal. None of the wetland impacts proposed in upland areas of the project will have a shade effect on vegetation or shellfish. The Owner will leave 3.24 acres to remain adjacent to the San Sebastian River. The 0.15 acres of low quality freshwater wetland impacts, not saltmarsh, will be mitigated by purchasing 0.12 mitigation bank credits.

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

26. The proposed development will honor the standard will have no effect on manatees, vegetation, shellfish or wildlife, nor will it cause shoreline erosion because it is located within upland areas of the site.

bulk-headed, softening of this hardened shoreline with riprap, environmentally engineered materials or other techniques to soften wave energies and promote vegetation is encouraged. Should a softening effort be employed, a reduction in the (25) – foot buffer may be permitted.

15. For the community dock and minimal lot bulkheading on the Master Development Plan and Conservation Overlay Zone Plan, the Owner provides the following information in response to Code Section 11-29(c) criteria (with Code criteria in BOLD below):

16.

1. **Site specific conditions.**

17. See the Master Development Plan and Conservation Overlay Zone Plan for site development details.

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

18. See the Master Development Plan and Conservation Overlay Zone Plan for site development details.

3. **Natural and proposed drainage patterns.**

19. The Property is bounded on the east and south by the San Sebastian River and connected marshlands. The Property's existing drainage patterns can be described as the perimeter coast line drains directly to the river and connecting marsh while the internal portions of the site drain to onsite wetlands and a manmade drainage ditch, which eventually drain to the San Sebastian River on the east and south sides of the Property.

20.

21. The proposed drainage pattern for the site will have stormwater collected and conveyed from roadways and lots within an inlet and pipe network, toward one on-site wet detention ponds.

22.

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

The point discharges will include the outfall control structure in the wet detention pond system described above, which is proposed to connect to the San Sebastian River. There will be minimal impacts to marine life as these outfalls will discharge treated stormwater. Nonpoint discharges from rear yards will be minimized as the lots will be designed with Type "A" grading, forcing runoff to reach the stormwater collection system.

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

Standard erosion control methods will include silt fencing around the perimeter of the developed areas, inlet protection during construction, hay

required to certify that the treatment facility is equivalent to the district's criteria.)

34.

Stormwater runoff from the Property will be routed to a surface water management system permitted by the St. Johns River Water Management District.

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

35.

The project will have no impact on shellfish or on commercial or sport fish or waterfowl because all stormwater runoff from the Property will be routed to a District-permitted surface water management system. The proposed homes will be located on upland areas of the site.

17. **Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.**

36.

4. **Compliance with the purpose and intent and criteria in Code Section 28-286.**

The PUD complies with Code Section 28-286 by:

- a. Promoting more efficient and economic use of land by clustering development within upland areas and preserving marshland and other wetland associated with the San Sebastian River.

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

27. The existing shoreline will not be altered by the proposed development. The bulkheads will be mostly constructed within the uplands, except for the areas adjacent to the wetland impacts.

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

28.

The Conservation Overlay Zone 1 Development includes the community dock. The community dock is depicted on Figures 4 thru 10C.

29.

30. The proposed single-family homes will be located within Conservation Overlay Zones 2 and 3. The homes will be limited to 35 feet in height (two stories) so their impacts to vistas and scenic opportunities will be minimal. Existing tree canopies within COZ 1 and upland buffers will be left in place and new trees will be planted within lots, both of which will allow the proposed homes to blend into the area.

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

31.

32. Native vegetation will be preserved in buffer areas within the Property, in the locations depicted on the Master Development Plan. Native plants will be used for landscape and open space purposes to the extent practicable. Proposed retention areas are depicted on the Master Development Plan.

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

33. The Windward Shipyard project will cluster housing development within upland areas of the Property and will preserve marshlands and other wetlands associated with the San Sebastian River

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

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

The Project will be developed in two (2), five (5)-year phases. Phase 1 shall commence within three (3) years of the City Commission's adoption of this PUD ordinance and shall be completed within five (5) years of commencement. Phase 2 shall commence no later than the completion of Phase 1 and shall be completed within five (5) years of commencement. For purposes of this PUD, "commencement" shall be defined as the City's approval of horizontal construction plans, and "completion" shall be defined as the City's approval of as-builts for horizontal improvements.

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

The Owner will create a homeowners' association ("HOA") that will be legally responsible for owning, operating and maintaining common areas within the Property, including but not limited to roads, sidewalks, parks, the community dock and other amenities.

8. **A termination date after which the PZB shall be required to evaluate whether all or part of the PUD has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) or other circumstances have contributed to the development delay, if so, one (1) year extension(s) may be granted by the PZB at an advertised public hearing, after two (2) such extensions if no activity has been initiated the city commission shall deem the PUD abandoned which shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule.**

This PUD shall terminate ten (10) years from its adoption by the City Commission unless otherwise extended or amended pursuant to the Code.

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

The proposed PUD is consistent with the underlying future land use designation of the Property.

10. **An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city.**

A public facility impact analysis that outlines the project's potential impacts on transportation networks, circulation patterns and infrastructure is attached as Exhibit "F".

- b. Encouraging a more compatible and harmonious development of contiguous lands by using natural buffers to ensure compatibility.
- c. Providing flexibility to meet changing needs, technologies, economics and consumer preferences in the Master Development Plan and this text.
- d. Providing a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole.
- e. Demonstrating the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned development's relationship with the existing and preferred architectural context surrounding the project.
- f. Providing an environment of consistent character compatible with the surrounding areas.
- g. Permitting specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

5. **Compliance with Code Section 28-288 and justification for any zoning uses.**

Permitted uses within the Property are set forth in Section C.3 hereof. Locations of the proposed uses are depicted on the Master Development Plan, **Exhibit "B"**. Proposed uses are consistent with the Residential Low Density future land use designation for the Property.

Development standards for the Property are set forth in Section C.3 hereof. These standards will mitigate for any negative impacts of the development on surrounding lands.

Benefits to the community from the Project include:

- a. Preserving marshland and other wetland associated with the San Sebastian River.
- b. Providing interconnection of potable water lines with adjacent parcels.
- c. Providing a project that compliments and incorporates the existing mixed-use Shipyards project to the north.
- d. Annexing the Property into the City limits, thus increasing the City's tax base and number of jobs available in the municipal boundaries.
- e. Providing pedestrian interconnectivity within the Shipyards project and with parcels to the north, along the west side of the San Sebastian River.

The project will provide adequate access and circulation for emergency and other access, including access for large vehicles.

d. **Provide for underground installation of utilities, including telephone, power and cable television in both public and private rights-of-way. Provisions shall be made for acceptable design and construction of storm sewer facilities, including grading, gutters, piping and treatment of turf to handle stormwater and prevent erosion and formation of dust.**

The project will provide for underground utilities to the extent practicable.

e. **Specifications for street design, publicly used driving and access aisles, sidewalks and pedestrian walkways, including those providing interconnectivity between phases of the PUD or between the PUD and adjacent properties, shall conform to the rules and regulations adopted by the City of St. Augustine.**

See Section C.3 for street and sidewalk design criteria. The Master Development Plan shows interconnectivity with adjacent lands. Because the Property is surrounded on two sides by marshland, it is difficult to connect to adjacent lands other than via Arapaho Avenue.

f. ***General development patterns.* Residential subdivisions and mixed-use subdivisions shall provide a master tree plan, a master stormwater plan, an overall signage plan, any applicable overall design standards, descriptions of interconnectivity between areas within the PUD and connections to areas outside of the PUD proper, and general descriptions of how the PUD will create a sense of place.**

See the Master Development Plan, Exhibit "B", the Master Tree Removal Plan, Exhibit "C", the Master Tree Replacement Plan Exhibit "D" and this text for the development standards for the Property.

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

See Section E hereof.

D. Performance Standards (Code Section 28-291).

1. **Density of development.** The project will include a maximum of 55 single-family units on approximately 13.7 developable acres, yielding a net density of 4.01 units per acre on the Property.

2. **Open space.** Development will be clustered within upland areas of the Property.

3. **Waiver of yard, dwelling unit, frontage criteria and use restriction.** See Section C.3 hereof for these criteria and waivers from such requirements. Those waivers are detailed in Subsections C.3.r (Landscaping) and s (Tree Mitigation).

4. **Management and maintenance of open space areas.** All common property within the Property will be owned, operated and maintained by an HOA and will be available for use by residents within the Property. The HOA will have a declaration of restrictive covenants that governs use of common areas within the Property. The HOA board of directors will be responsible for enforcing the declaration. The HOA will own and maintain all roads and sidewalks within the Property. Access to homes will be over these privately owned streets. The HOA will have rules and regulations governing fencing, landscaping and other aesthetic issues in order to enhance the community and the privacy of its occupants, screening of objectionable views or uses and reduction of noise.

5. **Community facilities.**

a. **All utility facilities proposed for dedication to St. Augustine must be acceptable by the city as to the size, shape and location, and shown by the applicant to be of benefit to the general public.**

The project will dedicate all on-site utilities to the City, in compliance with applicable Code requirements.

b. **All requirements for off-street parking and loading shall apply to the PUD unless otherwise waived or modified.**

See Section C.3 for parking standards.

c. **Access and circulation shall adequately provide for firefighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal.**

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: June 1, 2023

RE: **Ordinance 2023-11 – Amending the Future Land Use Designation of a 5,076 square foot Portion of Annexed Property from St. Johns County Mixed-Use District to City Residential Medium Density Mixed-Use – Second Reading and Public Hearing**

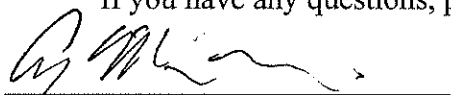
The 5,076 square foot property east of Arapaho Avenue and part of a 14.79-acre annexation as part of the Shipyards development is centrally located in the land area between Arapaho Avenue and the San Sebastian River and is highlighted in the attached map. The property is bordered on the north by the existing Shipyards development, on the west by properties remaining in the county, to the south and east by additional acreage as part of the current proposed annexation. This property is owned by Windward Shipyard Land Holdings, LLC.

The county's Future Land Use Map (FLUM) identifies Mixed-Use District as the current land use category for the property. The owner has requested to change the land use to the City Residential Medium Density Mixed Use land use category. An application to rezone the property to Residential General Office (RGO), which is consistent with the proposed land use category has also been submitted. The owner is proposing that this property be incorporated into the overall Shipyards development.

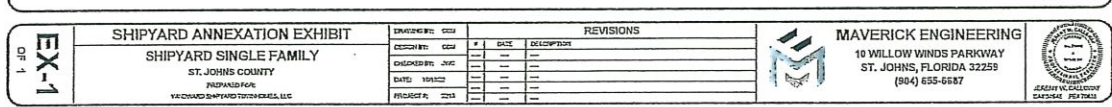
On March 7, 2023, the Planning and Zoning Board (PZB) made a positive recommendation to amend the future land use of this property from the county designation to Residential Medium Density Mixed Use. Attached you will find the Ordinance, and legal description, a map illustrating the requested change, and the packet of information regarding this application and the compatible rezoning provided to the PZB.

On April 24, 2023, the City Commission read and passed this Ordinance on First Reading. Please place Ordinance 2023-11 on the City Commission agenda for Second Reading and Public Hearing.

If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director, Planning and Building Department



ORDINANCE NO. 2023-11

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 5,076 SQUARE FEET OF PROPERTY LOCATED EAST OF ARAPAHO AVENUE AS A PORTION OF THE M. SOLANA GRANT WITHIN THE SHIPYARDS DEVELOPMENT IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF ST. JOHNS COUNTY MIXED-USE DISTRICT TO A CITY DESIGNATION OF RESIDENTIAL MEDIUM DENSITY MIXED USE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that parcels of property containing approximately 5,076 square feet of land, located east of Arapaho Avenue as a portion of the M. Solana Grant within the Shipyards Development being more fully described herein, that the property's Future Land Use Map (FLUM) designation should be amended from St. Johns County Mixed-Use District to City Residential Medium Density Mixed Use;

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

Section 1. Amending Comprehensive Plan, Future Land Use Map. The following described property, containing approximately 5,076 square feet commonly known as a portion of the M. Solana Grant within the Shipyards Development, and identified on the Future Land Use Map (FLUM) of St. Johns County as Mixed-Use District, is hereby

amended to the city classification of Residential Medium Density Mixed Use. This property is more fully described in the attached legal description.

Section 2 Authorization. The City Planning and Building Director is hereby authorized and directed to amend the Future Land Use Map (FLUM) of the City's Comprehensive Plan for the City of St. Augustine, Florida to reflect the FLUM amendment of the above-described land.

Section 3 Repeal of Conflicting Ordinances and Provisions of Comprehensive Plan. All ordinances or parts of ordinances in conflict herewith are hereby repealed. The remaining portions of said Comprehensive Plan for the City of St. Augustine, Florida and any associated ordinances which are not in conflict with the provisions of this ordinance shall remain in full force and effect.

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

Section 5. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption or, if challenged within thirty (30) days after adoption, effective upon issuance of a final order by the Department of Economic Opportunity or the Administration Commission.

PASSED by the City Commission of the City of St. Augustine, Florida, this
_____ day of _____, 2023.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)

EXHIBIT "A-1"

Shipyard Mixed Use Parcel

A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 5 CALLS (1) S 68° 21' 25" E, 122.04 FEET; (2) S 53° 15' 10" W, 8.50 FEET; (3) S 68° 29' 21" E, 403.09 FEET; (4) S 26° 52' 42" E, 742.47 FEET; (5) S 26° 30' 24" E, 119.44 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE N 63° 29' 36" E, 335.33 FEET TO THE POINT OF BEGINNING AND ALONG THE WESTERLY LINE OF A PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 4829, PAGE 344; THENCE FROM SAID POINT OF BEGINNING AND ALONG SAID WEST LINE THENCE, N 39° 32' 35" W, 27.87 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE, N 52° 52' 20" E ALONG THE NORTH LINE OF SAID PARCEL, 115.39 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE, S 39° 33' 49" E ALONG THE EASTERLY LINE OF SAID PARCEL, 60.18 FEET; THENCE, S 68° 19' 25" W, 121.16 FEET TO THE POINT OF BEGINNING. CONTAINS 5,076 SQUARE FEET MORE OR LESS.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: March 7, 2023

RE: **COMPREHENSIVE PLAN AMENDMENT AND REZONING 2023-0006**

AGENDA ITEM	10(a)
APPLICANT	Ellen Avery-Smith, Esq. c/o Rogers Towers, P.A.
OWNER	Windward Shipyard Land Holdings, LLC
LOCATION	Arapaho Avenue / PID 134760-0000, 134780-0000, & 134790-0000
REQUEST	To amend the current land use of Mixed-Use District (St. Johns County) to Residential Medium Density Mixed Use and Residential Low Density (City of St. Augustine) and to rezone the properties from Open Rural (OR) (St. Johns County) to Residential General Office (RGO) and Planned Unit Development (PUD) (City of St. Augustine).
CURRENT ST. JOHNS COUNTY LAND USE	Mixed-Use District
CURRENT ST. JOHNS COUNTY ZONING	Open Rural (OR)
PROPOSED CITY OF ST. AUGUSTINE LAND USE	Residential Medium Density Mixed Use & Residential Low Density
PROPOSED CITY OF ST. AUGUSTINE ZONING	Residential General Office (RGO) & Planned Unit Development (PUD)

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

FLUE Policy 6.4.3

Residential Low Density

This district is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low density single-family uses such as churches, child care centers, public and institutional uses, including schools consistent

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate so as to create and maintain a stable low intensity residential character.

For Residential Uses a maximum of 8 single family dwellings per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.

FLUE Policy 6.4.6

Residential Medium Density Mixed Use

This district is intended to apply to those neighborhoods designated for mixed residential and commercial uses so as to create a medium intensity residential and medium intensity commercial mix of uses. A maximum of fifty percent (50%) of the Residential Medium Density Mixed Use land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity industrial (light manufacturing, processing, packaging and fabricating), medium intensity commercial, public and institutional uses including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate. Low intensity industrial uses shall not be permitted near public schools unless a trade or technical school.

For Residential Uses a maximum of 16 units per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.

To encourage mixed use developments:

- Residential uses shall occupy a minimum of 40% and a maximum of 75% of the development area, unless otherwise approved by the PZB.
- Commercial uses shall occupy a minimum of 35% and a maximum of 50% of the development area, unless otherwise approved by the PZB.

FLUE Policy 6.4.7

Performance standards for residential uses shall include, but are not limited to, the following:

- The land development code shall include performance standards for multi-family and residential mixed-use residential uses that control the location of proposed buildings in relation to the overall dimension of the site, provide sufficient on-site/structured parking where applicable, and provide open space and recreation amenities.
- The land development code shall contain requirements for significant open space, landscaping and buffers to effectively screen multi-family developments from single-family low density residential zoning districts.
- Grid street networks are highly encouraged to serve residential developments and provide connectivity throughout the City. Cul-de-sacs and gated developments are discouraged.
- Themes are encouraged for residential developments to include cohesive streetscape design, signage, landscape architecture and streetscape furniture to create an identity for neighborhoods in the City.

APPLICABLE CODES/ORDINANCES

Sec. 28-30. Comprehensive plan amendments, rezonings and amendment of chapter.

- (a) *General.* This chapter may from time to time be amended, supplemented or changed; the land use plan and land use map established by the comprehensive plan may also be amended and the zoning atlas may from time to time be revised by the rezoning of land as provided in this section.
- (b) *Initiation of proposals.* An ordinance for the rezoning of land may be proposed only by the city commission or any member thereof, by the planning and zoning board or by the owner of subject property, its attorney or duly authorized agent. An amendment to this chapter may be proposed for adoption only by the city commission or any member thereof, or by the planning and zoning board. Proposals to amend this chapter shall be submitted in writing, accompanied by all pertinent information which may be required for proper consideration of the matter.
- (c) *Nature and requirements of board report.* The report and recommendations to the city commission as required by subsection (d) below shall show that the board has studied and considered:
- (1) The need and justification for the change.
 - (2) The relationship of the proposed amendment or rezoning to the city's general planning program and such comprehensive plans as may from time to time be adopted by the city commission.
 - (3) Consistency with the Comprehensive Plan.
- (d) *Board report to commission.* If the board recommends approval of the amendment or rezoning, the board shall forward its recommendation and report to the city commission. The report and recommendation of the board shall be advisory only and shall not be construed to be binding upon the city commission. If the board recommends denial of the amendment or rezoning, the property owner or other person aggrieved may proceed with an appeal to the city commission pursuant to section 28-29(g) of the City Code.
- (e) *Limitations on rezoning of land:*
- No ordinance to rezone land shall contain conditions, limitations or requirements not applicable to all other land in the zoning district to which the particular land is rezoned, except as provided in article III, division 8.
 - Whenever the city commission has, by ordinance, changed the zoning classification of land, the board shall not then consider any application for rezoning of any part or all of the same land for a period of one (1) year from the effective date of such ordinance.
 - Whenever the city commission has denied an application for the rezoning of land, no further application shall be filed for the same rezoning of any part or all of the same land for a period of six (6) months from the date of such action. In the event that two (2) or more applications for the same rezoning for any part or all of the same land has been denied, no further application shall be filed for the same rezoning or any part or all of the same land for a period of one (1) year from the date of such action denying the last application filed.
 - Land use plan amendments shall be made consistent with the State of Florida's Community Planning Act F.S. ch. 163, as may be amended from time to time.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

- (f) *Waiver of time limits.* The time limits of subsection (e) may be waived by three (3) affirmative votes of the city commission when such action is deemed necessary to prevent injustice or to facilitate proper development of the city.
- (g) *City commission action.* Upon receipt of a favorable report of the board as required by subsection (d) hereof, the city manager shall set the date for a public hearing before the city commission. The date of such public hearing to be set by the city manager shall be the first regular meeting of the city commission after ten (10) days following receipt of a report. At the conclusion of the public hearing, the city commission shall either deny the proposed amendment or rezoning or by ordinance adopt such amendment or rezoning.
- (h) *Process, public hearings and notification for amendments to this chapter or rezoning of land (city commission public hearing).* The amendment process, including public hearings and notification regarding amendments to this chapter which change the actual list of permitted, conditional or prohibited uses within a zoning category or which change the actual zoning map designation of land in the city shall be as required by F.S. [chapter] 166. Public hearings for ordinances initiated by other than the city that change the actual zoning map designation of a parcel or parcels of land, required to be enacted pursuant to F.S. 166.041(3)(a) shall be noticed in accordance with section 28-59(a) of the City Code.
- (i) *Process, public hearings and notification for comprehensive plan amendments (city commission public hearing).* The amendment process, including public hearings and notification for comprehensive plan amendments, shall be consistent with the State of Florida's Community Planning Act, F.S. ch. 163, as may be amended from time to time.

Sec. 28-165. - Residential and general office: RGO.

Intent. This district is intended to apply to those neighborhoods designated for mixed residential and commercial uses so as to create a medium intensity residential and low intensity commercial mix of uses.

- (1) *Permitted uses and structures:*
 - a. Multiple-family dwellings.
 - b. Professional and business offices.
 - c. Restaurants, but not drive-in.
 - d. Retail sales such as specialty food stores and drugs (but not supermarkets), clothing and toy and hobby shops, pet shops (but not kennel or veterinarian), bookstore and newsstand, stationery and card shops, leather goods and luggage, jewelry (including repair but not pawn shops), art and photographic supplies, TV and stereo equipment (including incidental repairs), florist or gift shop, bake shop (but not wholesale bakery), sporting goods, sundries and notions, business office supplies, musical instruments, records and tapes, retail sale of alcohol and similar products, with no exterior display or storage of merchandise permitted.
 - e. Marina.
 - f. Museums.
 - g. Parking facilities and garages.
 - h. Bar/tavern.
 - i. Home office, private.
 - j. Hotels, motels, conference centers, convention centers and spas.
 - k. Craft alcohol industry.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

(2) *Permitted accessory uses and structures.* See [section 28-348](#).

(3) *Permissible uses by exception.*

- a. See [section 28-347](#)(1) and (2), special event venue as per [section 28-347](#)(8) only allowed as an accessory use to a principal use.
- b. Light manufacturing, processing, packaging and fabricating.
- c. Housing for the cognitively impaired.
- d. Housing for the elderly.
- e. Single-family dwellings, with minimum yard requirements as defined for zoning district RS-2 and a maximum height of thirty-five (35) feet.
- f. Retirement housing, which shall be defined as any building or buildings, section or distinct part of a building, private home, boarding house, home for the aged, or other residential facility, whether operated for profit or not, which undertakes through its ownership or management to provide housing, meals, and one (1) or more personal services for a period exceeding twenty-four (24) hours to one (1) or more adults who are not relatives of the owner or administrator. Retirement housing: may provide non-invasive services such as assistance with: (i) medication management including: with medication administration (topical, oral, and by injection (although only a licensed nurse may administer any such injection)) and ordering medications from a pharmacy; (ii) arranging for the provision of independent medical services (both off the property and as "home health care" on the property); (iii) diabetes testing; (iv) diet control and administration; and (v) wellness services, which include quarterly health assessments, weight monitoring, blood pressure checks, contracting with medical professionals, and coordinating any special services required by the resident (such as acquisition of medical equipment and supplies). The term "retirement housing" does not include the provision of medical, nursing, dental, or mental health services. The term "retirement housing" also does not include nursing homes.
- g. Commercial recreational and entertainment facilities including outdoor sports or activities such as tennis, paddle tennis, handball, racquetball, shuffleboard, miniature golf, archery range and horseshoe games but not shooting gallery, skating rinks, pony rides or go-cart tracks.

(4) *Minimum lot requirements.* As per planning and zoning board site plan review.

(5) *Maximum lot coverage by all buildings and structures.* Fifty (50) percent.

(6) *Minimum yard requirements:*

- (1) Front, fifteen (15) feet.
- (2) Side, ten (10) feet.
- (3) Rear, ten (10) feet.

(7) *Maximum height of structures.* Fifty (50) feet.

(Code 1964, § 33-26; Ord. No. 95-16, § 1, 5-8-95; Ord. No. 99-11, § 2, 3-22-99; Ord. No. 03-10, § 1, 4-14-03; Ord. No. 04-20, § 1, 1-10-05; Ord. No. 12-01, § 1, 3-16-12; Ord. No. 15-02, § 1, 12-14-15; Ord. No. 21-17, § 1, 10-11-21)

DIVISION 9. - PLANNED UNIT DEVELOPMENT: PUD

Sec. 28-286. - Purpose and intent.

The purpose of the planned unit development (PUD) zoning district is to provide an option, and process for the provision of unique, individually planned developments that are consistent with the Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible, and innovative designs for projects than the regular zoning districts allow. The PUD process is a voluntary process initiated by an applicant to provide flexibility for their project, while at the same time providing an opportunity for the city planning and zoning board (PZB) and city commission to integrate potential benefits, limitations and regulations as it deems necessary to protect the public health, safety and general welfare.

The PUD process is designed to:

- (a) Promote more efficient and economic uses of land, including bypassed lands, land ripe for urban infill, and potential redevelopment projects;
- (b) Encourage a more compatible and harmonious development of contiguous lands;
- (c) Provide flexibility to meet changing needs, technologies, economics, and consumer preferences;
- (d) Provide a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole;
- (e) Demonstrate the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned developments relationship with the existing and preferred architectural context surrounding the project;
- (f) Provide an environment of consistent character compatible with the surrounding areas; and,
- (g) Permit specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety, or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

The intent of a planned unit development (PUD) is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD. A PUD is a zoning category that can be beneficially utilized in order to create site-specific regulations to address specific development or topographic conditions, historic or architectural features, existing structures, neighborhood patterns or transitioning uses of land. PUDs may be created as in-fill development or redevelopment, or may be developed as traditional residential subdivisions of vacant land. The regulations found in this section may be generally applicable to all PUDs, while others, such as [section 28-291](#), are intended for traditional residential or mixed use subdivisions of vacant land. Amendments to existing PUDs shall comply with the same requirements as found herein for PUD rezoning.

(Code 1964, § 33-70; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 13-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-287. - Defined.

A planned unit development (PUD) shall mean the zoning district for the development of a particular parcel of land under unified control which is planned and developed as a whole in a single or programmed series of operations and conditions, with uses and structures substantially related to the character of the entire development. A PUD, established pursuant to ordinance of the city commission, must also include an attached final development plan, and project narrative with specified development conditions and a program for the provision, maintenance and operation of all areas, improvements, facilities and necessary services for the common use of all occupants thereof. **As a zoning district, the terms and conditions of a PUD shall be enforceable in the same manner as enforcement of all other city code provisions. All city rules, codes and regulations shall remain in full force and effect, and shall apply to the PUD unless a specific exemption, waiver or alternative condition is included in the approved PUD text and site development plan.**

(Code 1964, § 33-71; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 2013-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-288. - Permissible uses.

Any use which is permitted by the comprehensive plan may be included and approved in a PUD. Those uses allowed may be allowed in a PUD, but must be specifically identified in the PUD development narrative text, and must be compatible with the property's identified comprehensive plan future land use designation. Such uses approved in conjunction with a PUD must provide a justification for the requested use and include defined development criteria in the PUD to mitigate any potential negative impacts of the uses. Additionally, certain desired benefits to the community must be outlined. The benefits to the community may include, but are not limited to those provided on-site, but benefits related to the proposed planned development off-site as well, such as, public parking provisions, enhanced landscaping or street tree planting, architectural or historic preservation benefits, benefits of certain uses in certain areas and/or alternative transportation benefits, and maintenance, improvement or encouragement of public access to waterways, conservation areas and/or vistas and scenic opportunities.

(Code 1964, § 33-72; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-289. - Procedures, application requirements and narrative PUD text.

(a) *Application for rezoning to PUD.* Each application shall identify and address applicable criteria to its specific plan of development. An application for rezoning to PUD shall proceed in general as for other applications for rezoning of land; and, in addition to the information usually required for such applications, the following shall be required:

- (1) Plats, surveys, and metes and bounds description of the area within the PUD.
- (2) The name and address of the owner and, if applicable, evidence of the assignment of an agent who represents the owner.
- (3) Evidence of unified control of the entire area within the PUD with all owners within the area of same identified.
- (4) An agreement by all owners within the PUD which includes their commitment to:

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

- a. Proceed with the proposed development in accordance with the PUD ordinance and such conditions and safeguards as may be set by the city commission in such ordinance; and,
- b. Provide a written narrative PUD text that clearly identifies by corresponding numbered and lettered paragraphs responses to the following criteria:
 1. Consistency with every relevant goal, policy and objective of the Comprehensive Plan, including but not limited to density and intensity limitations of the Future Land Use Map category for the property; and,
 2. For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts; and,
 3. The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception; and,
 4. Compliance with the purpose and intent and criteria in [section 28-286](#); and,
 5. Compliance with [section 28-288](#) and justification for any zoning uses; and,
 6. The phasing of the PUD or PUD amendment, including all sub-phases; each phase addressing the types of approval required or obtained (i.e.: entry corridor, HARB, building plan, landscaping, etc.) and the proposed commencement and completion of such development according to the plans approved by such ordinance or other related permit; and,
 7. Identification of the legally responsible entity or entities for continuing operations and maintenance to such areas, functions and facilities as are not to be provided, operated or maintained by the city pursuant to written agreement; and,
 8. A termination date after which the PZB shall be required to evaluate whether all or part of the PUD has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) or other circumstances have contributed to the development delay, if so, one (1) year extension(s) may be granted by the PZB at an advertised public hearing, after two (2) such extensions if no activity has been initiated the city commission shall deem the PUD abandoned which shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule; and,
9. If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the time of the reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted; and,

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

10. An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city; and

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

(b) *Materials to accompany applications.* An application for rezoning to PUD shall be accompanied by the following, in sufficient copies as deemed necessary by the planning and zoning board for referrals and recommendations. The planning and building department will maintain a checklist of materials to accompany an application to help clarify the submittal requirements:

(1) Plans, maps, studies and reports, including an infrastructure impact analysis, as may reasonably be required by the city commission and the planning and zoning board in order to make the findings and determinations called for in the particular case. The infrastructure impact analysis shall include site specific design improvements related to traffic circulation, and the movement of pedestrians, bicycles, and vehicles on and off-site, and water, sewer, stormwater improvements, and public utility improvements and impacts.

(2) For proposed PUDs currently zoned HP-1, HP-2, HP-3, HP-4 and HP-5, a streetscape demonstrating the size and scale of the project in context with the adjacent properties and existing historic district development patterns. The streetscape shall include at a minimum the subject block and facing block to illustrate how the proposed project meets the scale of the surrounding context. This streetscape requirement is not mandatory for projects that create no visual impact to the exterior of an existing structure. Structural changes in roof lines, exterior facades and elevations and any exterior additions or reconfigurations may require a streetscape, as deemed necessary by staff or the historic architectural review board concurrent with project details.

(3) Infill and redevelopment projects shall also be required to provide a streetscape analysis similar to that required in the historic districts as per (b) (2) above, as deemed necessary by staff to allow the PZB and/or HARB, for projects in the city's entry corridors, to evaluate the projects impact on the neighborhood or area, as a defined community in [section 28-289\(b\)](#) (9) and the projects ability to contribute to and enhance the existing streetscape.

(4) A written PUD text narrative compliant with all parts of sections [28-286](#) through [28-292](#), as applicable. Such PUD text narrative shall also include as an exhibit a final site development plan at an appropriate scale and consistent with the terms of the PUD text narrative, an introductory statement explaining the intended plan of development, clearly indicating where approval of the rezoning to PUD or PUD amendment will benefit the future occupants of the proposed development, will be compatible with the adjacent neighborhood, and will forward the goals, policies and objectives of the city in general, and including any specific benefits to the community as a whole. Such justification shall be based on the intent of the PUD, consistency with the Comprehensive Plan, and compliance with all requirements of rezoning to PUD or PUD amendment as found herein.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

- (5) The final site development plan included at an appropriate scale supporting the above statement illustrating:
- a. The location, grouping and height of all uses and facilities.
 - b. In the case of residential development, the number of residential units, their location and number of stories.
 - c. A multi-modal circulation system including any vehicular, public transit, pedestrian and bicycle access points, driveways, walkways or crosswalks, parking areas, transit shelters or bus stop loading areas, bicycle racks, and rights-of-way, streets or sidewalks to be dedicated in support of the infrastructure impact analysis.
 - d. A system of open space and recreational uses, with the acreage to be dedicated and that to be retained in common ownership.
 - e. A topographic map at an appropriate scale showing contour lines, including all existing buildings and wooded areas.
 - f. An illustration, outline or discussion describing any community benefits incorporated into the planned development or provided off-site, such as, public parking, enhanced landscaping or street trees, public park facilities, architectural or historic resource benefits, the encouragement of beneficial uses or alternative forms of transportation, maintenance, improvement or encouraging public access to waterways, conservation areas and/or vistas and scenic opportunities.
 - g. Elevations, specific architectural elements, and contextual drawings, as deemed necessary by staff and the PZB and/or HARB to illustrate the details of the project, which may include a sun, shadow or shade study.
 - h. Full signage and hardscape plans, as well as, landscape and tree preservation or replacement plans in sufficient detail to allow PZB to review and make a recommendation concerning the project.
 - i. The site plan must describe and show any buffers or setbacks required from any jurisdictional areas for review to include details for conservation overlay zone development, as well as, locations of any proposed docks or water features, and/or impacts to existing tree canopy areas.
- (6) Statements indicating how the problems of maintenance and ownership of common facilities will be resolved.
- (7) A schedule of development, including the staging and phasing of:
- a. Areas to be developed, in order of priority;
 - b. The construction of streets, utilities and other improvements necessary to serve the proposed development; and
 - c. The dedication of land to public use, if any.
- (8) Each of the above elements shall be listed as to their relative order of improvement with an estimated time schedule for their accomplishment. It is, among other things, the intent of this requirement that the schedule of development be such that a staged implementation of the PUD would not result in land use conditions which would establish a precedent for the use of adjoining undeveloped property for purposes other than that shown on the approved PUD.
- (9) Developer neighborhood notice. At the time of filing a PUD or PUD amendment application, the applicant must submit to the city's planning department a copy of the

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

developer neighborhood notice mailed to the Neighborhood Council of St. Augustine, Inc., or its successor, by regular U.S. mail at the current mailing address provided to the Florida Department of State, Division of Corporations, as made available on that agency's website. If the property is not included in a defined neighborhood area the boundaries of a "community" area will be defined as those properties within a five hundred-foot radius of the project boundaries to be notified by mail postmarked no less than fifteen (15) days prior to the first scheduled PZB meeting, and shall be notified individually by the same neighborhood notice process below. The developer neighborhood notice shall include the following information:

- a. The project name, property owner(s) and applicant(s); and
- b. The existing zoning and requested rezoning, the physical address or location of the project, and a brief description of the application request; and
- c. The developer's project coordinator contact information, including name, mailing address, telephone number and email address; and
- d. The following statement in prominent font:

"Please contact the developer's project coordinator directly if a courtesy neighborhood informational meeting is requested of the developer. The courtesy neighborhood informational meeting will be presented by the developer, not by City staff. It is not an official City meeting or hearing on the project application. The developer neighborhood notice is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing. The developer neighborhood notice is an additional, courtesy informational tool provided to the public to facilitate early, voluntary and direct communication between the City's neighborhoods or defined communities and PUD development applicants. This document was prepared by the developer and the City does not warrant its accuracy. The official complete application public record will be available for review after filing at the City of St. Augustine Planning and Building Department, 75 King Street, St. Augustine, Florida, during regular office hours."

- e. In addition to the developer neighborhood notice, the city planning and building department may provide additional courtesy information regarding pending applications to individuals and organizations that request it or as part of the city's public information outreach initiative. Such additional courtesy information may be provided in person, by U.S. regular mail, electronic mail or posting on the city's website, as reasonably practicable. This additional courtesy information is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing.

(c) *Action by the planning and zoning board and the city commission.* Following the public hearing as required for all applications for rezoning, the planning and zoning board may recommend and the city commission may enact an ordinance establishing a PUD, including any special conditions related thereto, based upon findings that:

- (1) No adverse effect finding. The proposed PUD does not adversely affect the orderly development of the city, the health and safety of residents in the area, the natural environment, the use and development of adjacent properties or the general neighborhood.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

(2) Consistency with the Comprehensive Plan and PUD regulations finding. The proposed PUD is consistent with the comprehensive plan and meets the intent and criteria of sections 28-286 through 28-292, as applicable.

(3) Need and justification finding. In order to permit the use of more flexible land use regulations and the most advantageous techniques of land development, the PUD must affirmatively comply with each applicable PUD regulation found in this section and clearly identify the need and justification for rezoning to PUD. The objective of a PUD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers to produce residential, commercial, industrial or institutional developments, or combinations thereof, that effectively integrate existing historic and neighborhood patterns, or effectively transition between adjacent development uses.

(4) Site-specific conditions and mitigation finding. The site-specific development conditions for the proposed PUD:

- a. Permit a creative approach to the development of land; and
- b. Accomplish a more desirable environment than would be possible through the strict application of the existing zoning district requirements; and
- c. Provide for an efficient use of land; and
- d. Improves the appearance of the area through the preservation and enhancement of historic and natural features, recreation areas and open space, and effectively transition from existing development patterns to the PUD; and
- e. Provide an environment of consistent character compatible with surrounding areas; and
- f. Retain property values over the years.

(d) A PUD or PUD amendment shall first be reviewed by the planning and zoning board, followed by the historic and architectural review board if such review is required. The city commission may remand a PUD application for further review by its planning and zoning board or historic architectural review board, such review shall be limited to the scope of review as expressed by the city commission. The city commission may expressly limit the additional review to only one such agency, after which the PUD application shall be promptly scheduled for further action by the city commission. Nothing in these regulations is intended to remove the historic and architectural review board's reviewing authority after a property has been rezoned to PUD.

(e) *Deviations from ordinance creating PUD.* In order to facilitate minor adjustments to the plans approved as part of the ordinance creating a PUD, the city commission may approve changes in such plans, without the review and recommendation of the PZB, and without the adoption of an ordinance to modify the PUD ordinance, if as a result of such changes:

- (1) There are the same or fewer number of dwelling units and/or floor area;
- (2) The open space is in the same general location and in the same general amount, or a greater amount;
- (3) The buildings have the same or less number of stories and/or floor area; and
- (4) The roads and drives follow approximately the same course and have the same public or private rights therein.

(f) Given the scale and complicated nature of PUDs the PZB shall require review of a planned unit development final development plan, and narrative requirements with at least two (2) public hearing(s) in an effort to garner as much information and public input as possible, as

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

well as, to finalize any recommendations to the city commission. The PZB reserves the right to require only one (1) public hearing, if deemed appropriate by the PZB, the project may move straight to the city commission for rezoning.

(g) Because of the nature of PUD's with regard to potential size and the level of detail required of projects, and unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a PUD rezoning within not more than sixty (60) days from the date of filing of the complete application. Any revisions or amendment to the PUD rezoning application must be submitted to the planning and building department at least fifteen (15) days prior to the scheduled meeting date. Notice of public hearing shall be made as provided in [section 28-59\(a\)](#) and (b).

(h) *Expiration of time limits provided in ordinance creating a PUD.* If development actions required by the ordinance creating a PUD are not taken within the timeline established in the PUD from the date of approval by the city commission actions consistent with [section 28-289 \(a\)\(4\)b.8.](#) shall be taken.

(Code 1964, § 33-73; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 2013-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-290. - Implementation of a PUD.

(a) *Development plan.* The final development plan, and project narrative shall be attached to the PUD ordinance as an exhibit and shall be the only development plan associated with the PUD unless and until an amendment to the PUD is pursued via amendment to the PUD ordinance or via minor amendment procedures.

(b) *Record plats.* If the PUD ordinance requires the recording of record plats, such plats shall be submitted to the city commission for final approval.

(c) *Approval of development plans.* The planning and building department shall review all development plans; and, if found in compliance with this Code, and the PUD ordinance shall approve same.

(d) *Permits required.* All construction in the development of a PUD shall proceed only under applicable permits issued by the planning and building department; and no building permit, certificate or other document authorizing construction or occupancy within a PUD shall be issued, except in accordance with the approved PUD ordinance and all regulatory provisions in existence at the time of the permit except as otherwise exempted or waived in the PUD text.

(Code 1964, § 33-74; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 2013-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-291. - Standards and criteria for stand-alone residential and mixed use PUD subdivisions.

The following performance standards are intended for standalone residential and mixed use PUD subdivisions. These projects typically include exclusively residential uses or mixed use projects developed on vacant parcels with defined boundaries and a self-contained subdivision identity separated from adjacent properties through a visible perimeter break.

(1) *Density of developments.* The total ground occupied by buildings and structures for area devoted to residential use in mixed use PUD subdivisions shall not exceed thirty-five (35) percent of the total ground area of that portion of the PUD devoted to

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

residential use. The density and intensity of development within a PUD shall be consistent with the density and intensity allowed within the City of St. Augustine Comprehensive Plan.

(2) *Open space.* The PUD may include residential lots of smaller size than would be permitted by the zoning regulations otherwise applicable to the site, provided the overall density is not increased. The excess land shall be utilized as open space. The open space shall be utilized as a park, for either passive or active recreation or as a conservation area. The open space shall either be dedicated to the City of St. Augustine or be maintained by a community association composed of residents of the PUD. Land recorded as open shall not be encroached upon by any residential, commercial or industrial, primary or accessory use.

(3) *Waiver of yard, dwelling unit, frontage criteria and use restriction.* Minimum yard, lot size, type of dwelling unit, height and frontage requirements and use restrictions are waived for the PUD, provided the spirit and intent of this chapter is complied with in the total development of the PUD. However, the City Commission of St. Augustine may, at its discretion, require adherence to minimum zone requirements within certain portions of the site if deemed necessary in order to maintain the spirit and intent of this chapter.

(4) *Support legal documents for open space.* Legal documents which assure adequate management and maintenance of the open space area must be provided by the developer for all areas proposed for common ownership by the residents of the PUD. Legal instruments provided for dedications, covenants, community associations and subdivision controls shall:

- a. Place title of common property in a form of common ownership by the residents of the PUD; e.g., a duly constituted and legally responsible community association, cooperative, etc.
- b. Appropriately limit the use of common property.
- c. Place responsibility for management and maintenance of common property. The St. Augustine City Commission, at its discretion, may require the applicant to enter into a contract with St. Augustine for maintenance of commonly held properties.
- d. Place responsibility for enforcement of covenants.
- e. Permit the subjection of each lot to assessment for its proportionate share of maintenance costs.

(5) *Access.* Access to each single family dwelling unit shall be provided via either a public right-of-way or a private vehicular or pedestrian way owned by the individual lot owner in fee or in common ownership with the residents of the PUD.

(6) *Privacy.* Each dwelling unit within the PUD shall be provided visual and acoustical privacy. Fences, walks and landscaping shall be provided for the protection and aesthetic enhancement of property and the privacy of its occupants, screening of objectionable views or uses and reduction of noise.

(7) *Community facilities:*

- a. All utility facilities proposed for dedication to St. Augustine must be acceptable by the city as to the size, shape and location, and shown by the applicant to be of benefit to the general public.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

b. All requirements for off-street parking and loading (article IV, division 2) shall apply to the PUD unless otherwise waived or modified.

c. Access and circulation shall adequately provide for firefighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal.

d. These PUD's shall provide for underground installation of utilities, including telephone, power and cable television in both public and private rights-of-way. Provisions shall be made for acceptable design and construction of storm sewer facilities, including grading, gutters, piping and treatment of turf to handle stormwaters and prevent erosion and formation of dust.

e. Specifications for street design, publicly used driving and access aisles, sidewalks and pedestrian walkways, including those providing interconnectivity between phases of the PUD or between the PUD and adjacent properties, shall conform to the rules and regulations adopted by the City of St. Augustine.

(8) *General development patterns.* Residential subdivisions and mixed use subdivisions shall provide a master tree plan, a master stormwater plan, an overall signage plan, any applicable overall design standards, descriptions of interconnectivity between areas within the PUD and connections to areas outside of the PUD proper, and general descriptions of how the PUD will create a sense of place.

(9) *Mixed Use PUD subdivisions.* A subdivision PUD that also includes a mixed use component shall also provide a description of the potential other uses allowed besides residential single family uses. This description shall provide enough information to evaluate its proposed consistency with the Comprehensive Plan, potential benefits to the overall PUD community, and the neighborhoods outside of the PUD community, the types of uses proposed, such as, multifamily units, commercial, civic or other uses, and establish the parameters of how these uses are integrated into the development plan.

(Code 1964, § 33-75; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 2013-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-292. - Standards and criteria for redevelopment and infill PUD developments.

The following performance standards are intended for redevelopment and infill PUD developments. These projects typically involve property currently developed where the proposed PUD includes razing the existing development and building new or renovating the existing development to the extent that it is a redevelopment project which introduces new uses or combination of uses and a new design changing the character of the existing. Infill projects typically involve vacant property within an existing developed area where it is important for the proposed PUD to be compatible with the existing surrounding development. These standards and criteria are in addition to other PUD requirements outlined above.

(1) *General development patterns.* Redevelopment and infill projects within the city shall take into consideration pedestrian oriented design, the human scale and sense of place of the surrounding area, and shall respect existing development patterns and provide for compatibility, quality and integrity of the existing area and neighborhoods. They should provide a unique sense of place through architectural design and a mixture

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

of compatible uses in a compact setting with sensitivity to the context of the surrounding neighborhood. The PUD should be an addition to the area and neighborhood which contributes to the area and increases the value of the surrounding area.

(2) *Contributions to the existing community.* Redevelopment and infill projects shall also demonstrate consideration for the existing neighborhoods and street patterns within the city by describing the project's impact on existing community patterns, the environment, the economy, the transportation networks or circulation patterns as described in an infrastructure impact analysis, as well as, natural features, and vistas and scenic opportunities. The project narrative shall include a statement of how the PUD is consistent with the character, history, and cultural and natural features that help create a sense of place. The project shall be compatible by demonstrating appropriate design, massing, screening, and architectural techniques.

(3) *Redevelopment and infill PUD projects.* Additionally, redevelopment and infill projects shall include a description evaluating the existing building(s) condition, potential demolition issues, and the extent of renovation of the existing building(s), if applicable. A clear description of the site design evaluating existing issues, such as, access, driveways, parking, maneuverability, landscaping, including tree removal is also required if necessary. A description with detailed drawings that show the existing streetscape, and the new streetscape to demonstrate compatibility, proportion, form, and rhythm with the surrounding area is required. Details of colors, materials, and design themes may also be required, and compatibility with applicable Design Standards for Entry Corridors must be demonstrated.

(Ord. No. 16-07, § 1, 2-8-16)

Secs. 28-293—28-310. - Reserved.

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

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

(1) *Permitted uses and structures.* Single-family dwellings; home office, private.

(2) *Permitted accessory uses and structures.* See [section 28-348](#).

(3) *Permissible uses by exception.* See [section 28-347](#); housing for the elderly; neighborhood recreation facility.

(4) *Minimum lot requirements (width and area):*

a. Minimum lot width, fifty (50) feet.

b. Minimum lot area, one-eighth acre (5,450 square feet).

(5) *Maximum lot coverage by all buildings:*

a. Thirty (30) percent.

(6) *Minimum yard requirements.* All permitted or permissible uses and structures:

a. Front, fifteen (15) feet.

b. Side, ten (10) feet.

c. Rear, ten (10) feet.

(7) *Maximum height of structures:*

a. Thirty-five (35) feet.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

(Code 1964, § 33-22; Ord. No. 99-05, § 3, 2-8-99)

Sec. 28-332. - Modification and height regulations.

The height limitations contained in article III, district regulations, do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, elevator shafts or other appurtenances usually required to be placed above the roof level and not intended for human occupancy; provided, however, that notwithstanding the permitted maximum height limitations allowed in the various zoning districts, no structure (including appurtenances and structures normally erected above roof level) shall be erected to a height above adjacent ground level exceeding the most restrictive of the following:

- (1) Fifty-five (55) feet; or
- (2) Elevations as may be prescribed by the Federal Aviation Administration; or
- (3) Elevations as may be prescribed by the State of Florida unless the applicable permit has been issued.

(Code 1964, § 33-88)

STAFF SUMMARY AND ANALYSIS

This request is to amend the Future Land Use designations and rezone the properties along Arapaho Avenue, PID 134760-0000, 134780-0000, & 134790-0000, so that they may be annexed into the City of St. Augustine.



17
Arapaho Avenue / PID 134760-0000, 134780-0000, & 134790-0000
Staff Report and Recommendation

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

Parcel ID Number	Proposed Land Use	Proposed Zoning
134760-0000 (Northern 5,076 square feet)	Residential Medium Density Mixed Use	Residential General Office (RGO)
134760-0000 (Remainder Southern portion)	Residential Low Density	Planned Unit Development (PUD)
134780-0000	Residential Low Density	Planned Unit Development (PUD)
134790-0000	Residential Low Density	Planned Unit Development (PUD)

The proposed PUD, which will overlap the proposed Residential Low Density Future Land Use amendment, is written in a way to resemble the City of St. Augustine's Residential Single-Family-Two (RS-2) zoning district. The table below illustrates the differences between the two.

	Residential Single-Family-Two (RS-2)	Proposed Planned Unit Development (PUD)
Setbacks	Front: Fifteen (15) feet Side: Ten (10) feet Rear: Ten (10) feet	Front: Twenty (20) feet - Corner yard may be ten (10) feet Side: Five (5) feet Rear: Ten (10) feet
Maximum Building Height	Thirty-five (35) feet, Code Section 28-332 as applicable	Thirty-five (35) feet, in addition to this building height, an additional five (5) feet shall be permitted for architectural features and mechanical equipment, pursuant to Code Section 28-332.
Minimum Lot Size	5,450 square feet	4,800 square feet
Minimum Lot Width	Fifty (50) feet	Forty (40) feet
Maximum Lot Coverage	Thirty (30) percent	Fifty (50) percent
Parking	A minimum of two (2) spaces per unit	A maximum of two (2) spaces per unit

In addition to the residential portion of the proposed PUD, the PUD includes a dock with 50 slips as represented on the Master Development Plan. The PUD documents include an outline for Conservation Overlay Zone development on pages 9 through 13 in the proposed PUD. The PUD text/narrative does include an analysis of Sec. 11-29(c) of the City's code, therefore the Planning and Zoning Board (PZB) can review the analysis provided and approve the conservation zone development as part of the PUD rezoning recommendation.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

STAFF RECOMMENDATION

Staff does not make recommendations concerning comprehensive plan amendments or the rezoning of land. The Board is responsible for making a recommendation based on the following;

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

The PUD section of the Zoning Code requires two (2) public hearings for PUD rezoning applications before the PZB unless the PZB waives this requirement. Staff recommends that a second public hearing is held at the April 4, 2023, PZB meeting to ensure that adjacent property owners have an opportunity to request additional information or a meeting with the developer or representative as per the "community" notification process in the code.



Jacob Fredriksson
Senior Planner
Planning and Building Department

Ellen Avery-Smith

100 Whetstone Place • Suite 200
St. Augustine, Florida 32086

904 . 825 . 1615
EAverySmith@rtlaw.com

904 . 396. 0663 Fax
www.rtlaw.com

March 1, 2023

VIA U.S. MAIL

Neighborhood Council of St. Augustine, Inc.
P.O. Box 658
St. Augustine, Florida 32085-0658

**Re: Developer Neighborhood Notice – Windward Shipyard Comprehensive Plan
Amendment and Planned Unit Development Rezoning Application**

To Whom It May Concern:

This Developer Neighborhood Notice is submitted on behalf of Windward Shipyard Land Holdings, LLC (“Owner”), the owner of property located west of the San Sebastian River and east of Arapaho Avenue (the “Property”). The Property includes St. Johns County Parcel Identification Nos. **134760-0000**, **134770-0000**, **134780-0000**, **134790-0000** and **134650-0000**.

The Property is located in unincorporated St. Johns County and has a Future Land Use Map (“FLUM”) designation of Mixed-Use District (County) and a zoning of Open Rural (County). The Owner is proposing to annex the Property into the City of St. Augustine’s boundaries and give the site (approximately 13.70 acres) a FLUM designation of Residential Low Density and a zoning district of Planned Unit Development (“PUD”) in the City. The Owner is proposing to construct a maximum of 55 single-family units, a community dock with 50 boat slips and recreational amenities related to the single-family homes within the Property (the “Project”).

Please contact me, the Applicant, directly on behalf of the Owner at the address and telephone number listed above, if you have any questions about the proposed Comprehensive Plan Amendment and PUD rezoning application for the Project summarized in the paragraph above. This developer neighborhood notice is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing. The developer neighborhood notice is an additional, courtesy informational tool provided to the public to facilitate early, voluntary and direct communication between the City's residents and PUD development applicants. This document was prepared by the Applicant, and the City does not warrant its accuracy. The official complete application public record will be available for review after filing at the City of St. Augustine Planning and Building Department, 75 King Street, St. Augustine, Florida, during regular office hours.

March 1, 2023
Developer Neighborhood Notice
Page 2

Please contact me with any questions regarding the Comprehensive Plan Amendment and PUD rezoning application and any comments or questions you may have about such application.

Sincerely yours,

Ellen Avery-Smith

cc: Amy Skinner (via e-mail)



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$1400 (plus advertising costs) Project Number: 2023-0006

Receipt Number: 2561968 Meeting Date: 03/07/23

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

1. NAME OF APPLICANT: Ellen Avery-Smith, Esq. Contact Number: 904-825-1615
Business (if applicable): Rogers Towers, P.A.
Address: 100 Whetstone Place, Suite 200 City: St. Augustine State: FL Zip: 32086
E-Mail Address: eaverysmith@rtlaw.com

2. NAME OF PROPERTY OWNER: Windward Shipyard Land Holdings, LLC Contact Number: 305-298-2967
Business (if applicable): _____
Address: 2999 NE 191 st St. Suite 800 City: Aventura State: FL Zip: 33180
E-Mail Address: stefan@staugustinemarine.com

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

4. PROJECT STREET ADDRESS: 0 Arapaho Avenue

5. SPECIFIC PROPOSED USE: Mixed-use development extending the existing Shipyard project.

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

7. DESCRIPTION OF ACTION REQUESTED: Comprehensive Plan Amendments to Residential
Medium Density Mixed Use and Residential Low Density future land use designations & Rezoning to Residential and General
Office (RGO) and Planned Unit Development (PUD).

8. JUSTIFICATION FOR ACTION REQUESTED: Please see attached.

04/18/2019

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

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: N/A
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: N/A
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: N/A
- (d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: N/A

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Signature of Applicant

Date

Signature of Property Owner

Date

04/18/2019



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

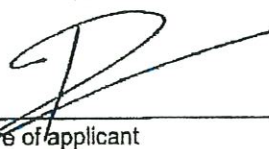
The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

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

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

Robert Finvarb

Print name of applicant



Signature of applicant

1-31-23
Date



Owner's Authorization For Agent

Ellen Avery-Smith Esq. of Rogers Towers, P.A. is/are hereby authorized TO ACT ON BEHALF
OF Windward Shipyard Land Holdings, LLC, the owner(s) of those lands described within
☐ the attached application, or ☐ described within the previously filed
Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located at:
PIN Nos.: 134760-0000;134770-0000;134780-0000;134790-0000 &134650-0000

BY: _____

Signature of Owner

Robert Finvarb

Print Name of Owner

Telephone Number

State of Florida

County of Miami-Dade

Signed and sworn before me on this 31st day of January, 2023.

By Robert Finvarb

Identification verified:

Oath sworn: _____ Yes _____ No

Notary Signature: _____

My Commission expires: _____

1/13/2024



Nindiri Rivas
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG946759
Expires 1/13/2024

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 6 Arapaho Avenue

Applicant's Name: Ellen Avery-Smith Applicant's Signature: Ellen Avery-Smith

Owner's Name: [Signature] Owner's Signature: _____

**Supplement to Shipyard Comprehensive Plan Amendment, Rezoning and Conservation
Overlay Zone Application**

Windward Shipyard Land Holdings, LLC (the "Owner") has applied to annex approximately 14.5 acres (the "Overall Site") located adjacent to its existing St. Augustine Shipyard site into the City of St. Augustine. The St. Augustine City Commission approved a Pre-Annexation Agreement for this purpose on January 23, 2023.

As stated in the Pre-Annexation Agreement, the Owner would like to:

1. Amend the future land use designation of approximately 0.5 acres of the Overall Site (the "Shipyard Mixed Use Parcel") from Mixed Use District in St. Johns County to Residential Medium Density Mixed Use in the City and the zoning of the Shipyard Mixed Use Parcel from Open Rural in the County to Residential and General Office ("RGO") in the City;
2. Change the future land use designation of approximately 13.7 acres of the Overall Site (the "Shipyard Single-Family Parcel") from Mixed Use District in the County to Residential Low Density in the City and the zoning of the Shipyard Single-Family Parcel from Open Rural in the County to Planned Unit Development ("PUD") in the City; and
3. As part of the PUD for the Shipyard Single-Family Parcel, obtain Conservation Overlay Zone development approval for a 50-slip community dock, minor wetland impacts and tree removal related to the residential units in the PUD.

The proposed Comprehensive Plan Amendment and rezoning application will not become effective until the Overall Site is annexed into the City.

Parcels subject to this application are: 134760-0000, 134770-0000, 134780-0000, 134790-0000 and 134650-0000.

Windward Shipyard Planned Unit Development

City of St. Augustine, Florida



February 2, 2023

Team Roster

Owner/Applicant: **Windward Shipyard Land Holdings, LLC**
Stefan Johansson, Chris Simon, Karl Masters
404 Riberia Street
St. Augustine, Florida 32084
(904) 824-4394

Civil Engineering: **Maverick Engineering**
Jeremy Calloway
10 Willow Winds Parkway
St. Johns, Florida 32259
(904) 655-6687

Landscape Architect: **Marquis Latimer +Halback, Inc.**
Jeremy Marquis, Fremont Latimer, Elijah George
34 Cordova Street, Suite A
St. Augustine, Florida 32084
(904) 540-6940

Environmental: **Carter Environmental Services, Inc.**
Ryan Carter
42 Masters Drive
St. Augustine, Florida 32084
(904) 540-1786

Legal: **Rogers Towers, P.A.**
Ellen Avery-Smith, Esq.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086
(904) 825-1615

Exhibit List:

Exhibit "A" – Legal Description of the Property
Exhibit "B" – Master Development Plan
Exhibit "C" – Tree Relocation Plan
Exhibit "D" – Conservation Overlay Zone Plan

WINDWARD SHIPYARD PLANNED UNIT DEVELOPMENT TEXT

A. Purpose and Intent.

Pursuant to Section 28-286 of the City of St. Augustine Code (the “Code”), the purpose of a planned unit development (“PUD”) zoning district is to provide an option and process for the provision of unique, individually planned developments that are consistent with the City’s Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible and innovative designs for projects than the regular zoning districts allow. The intent of a PUD is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD.

This Windward Shipyard PUD text creates site-specific regulations to address development and topographic conditions, historic or architectural features, and transitioning land uses. The PUD, including all exhibits hereto, complies with all applicable provisions of City Code Chapter 28.

B. Site Information.

1. Location

The property subject to this PUD ordinance is located west of the San Sebastian River, north of State Road 312 and east of U.S. Highway 1 in the City of St. Augustine. The property has St. Johns County Parcel Identification Nos. 134760-0000, 134770-0000, 134780-0000, 134790-0000 and 134650-0000 (collectively, the “Property”). A legal description of the Property is attached as Exhibit “A”.

2. Owner, Developer and Agent

The owner of the Property is Windward Shipyard Land Holdings, LLC (the “Owner”). The agent for the Owner and Developer is Ellen Avery-Smith, Esq., Rogers Towers, P.A. (the “Agent”). Addresses for the Owner and Agent are in the Team Roster on page 2.

3. Existing approvals A majority of the Property is located in unincorporated St. Johns County. The Property has a Future Land Use Map designation of Mixed Use District (County) and a zoning of Open Rural (County). The Owner has filed applications to annex the Property into the City of St. Augustine and to change the Future Land Use Map (“FLUM”) designation to Residential Low Density (“RLD”) in the City. The legal description of the Property is attached as Exhibit “A” (the “Property”). The Owner owns other parcels immediately north of the Property that are located in the City limits and commonly known as the St. Augustine Shipyard.

4. Summary of Proposed Development

The Owner is proposing to construct a maximum of 55 single-family units, a community dock with 50 boat slips and recreational amenities related to the single-family homes within the Property (the "Project"). A master development plan depicting the locations of the proposed uses within the Property is attached as Exhibit "B" (the "Master Development Plan").

The Property includes approximately 13.5 acres of uplands and 0.19 acres of wetland. The Owner is proposing to impact approximately 0.15 acres of on-site wetlands in order to construct roadway crossings, ponds and homes. All other on-site wetlands will be preserved.

C. Proposed Development (Code Section 28-289 provisions in BOLD).

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

The Property is located in unincorporated St. Johns County and has a FLUM designation of Mixed Use District (County) and a zoning of Open Rural (County). The Owner is proposing to annex the Property into the City's boundaries and give the site a FLUM designation of Residential Low Density in the City.

City Comprehensive Plan Future Land Use Element ("FLUE") Policy 6.4.3 states that the Residential Low Density FLUM category is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low-density single-family uses such as churches, child care centers, public and institutional uses, including school consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate to create and maintain a stable, low-intensity residential character. Single-family density is a maximum of eight (8) units per acre.

Future Land Use Element Goal 1 encourages the preservation and protection of the City's natural resources by establishing a pattern of development that is harmonious with the City's natural environment. The proposed PUD meets these requirements by preserving all marshland within the Property, retaining natural hydrologic connections managing all stormwater on-site. The Project will meet the requirements of FLUE Policies 1.1.8 and 1.1.9 by encouraging street, pedestrian and open space designs the discourage cut-through traffic and provide for safe, convenient and well-designed traffic circulation on the Property and through the adjacent Shipyards site.

FLUE Policies 2.1.2, 2.1.3, 2.1.4 and 2.3.4 require new development to provide necessary services and facilities or to pay a fair share of costs of providing such facilities, including extension of water, sanitary sewer and drainage systems to serve projects. The PUD will comply with those requirements by paying for connection to the City's existing water and sewer systems and dedicating such water and sewer improvements to the City, as well as providing drainage on-site. Internal streets constructed by the Owner will be connected to public streets owned by the City, St. Johns County and the Florida Department of Transportation ("FDOT").

FLUE Objectives 5.1 and 5.2 and their applicable policies encourage infill, mixed-use development of the type being proposed for the Property and adjacent land owned by the Owner in the Shipyards project. The combined projects provide orderly, compact development and the provision of public facilities and services that minimize costs and environmental impact and maximize efficiency. The Project and Shipyards will provide a pedestrian friendly street design and an interconnected street network, which will reduce greenhouse gas emissions.

FLUE Goal 8 and its policies focus on preserving the City's sense of place by balancing small-town urban character with economic activity and encouraging compatible infill development. The PUD provides these by providing residences adjacent to the mixed-use Shipyards project and other businesses in the surrounding area. The Project's proximity to places of employment, restaurants, shops and other commercial and office centers makes it a true walkable and bicycle-friendly community. The PUD has been designed to preserve the City's historic skyline and recognize eventual sea level rise.

Recreation and Open Space Element Overall Goal and applicable policies require certain residential developments to provide parks and recreational facilities, based on the number of proposed units. The Project will provide neighborhood parks for its residents and will be interconnected with the Shipyards via sidewalks and paths.

The Conservation and Coastal Management Element Overall Goal is to protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources. Approximately 3.24 acres of wetlands will remain in the Project. The Owner will impact approximately 0.15 acres of low-quality wetlands within the Property area in order to construct.

The Coastal Management Goal requires the City to maintain three (3) Conservation Overlay Zones ("COZs"). Conservation Overlay Zone 1 allows passive recreation, wildlife preservation and conservation areas, green space, and fishing piers and other water dependent uses, including boat ramps and marinas. Conservation Overlay Zone 2 allows for all of the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off-street parking areas; and residential development, provided that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category. Conservation Overlay Zone 3 allows a variety of land uses and development subject to performance standard requirements governed by the City's Comprehensive Plan, including the underlying FLUM category, and the City's land development regulations. The PUD will comply with all applicable COZ requirements enumerated in the Coastal Management Goal, as set forth more fully in Subsection C.3.p hereof.

The Infrastructure Element requires the provision of sanitary sewer, potable water and solid waste services to support intended development. The Project will connect to the City's existing sanitary sewer and potable water systems, including potable water system interconnection with adjacent parcels, at the expense of the Owner (in compliance with applicable requirements of the Capital Improvement Element). The Project will use water-wise landscaping where practicable. The project will also utilize City solid waste services. The

Stormwater Management Sub-Element requires developments to provide their own stormwater management systems. The PUD will comply with this requirement.

The Overall Goal of the Transportation and Mobility Element encourages accessible, energy efficient, sustainable and economically viable transportation options that meet the needs of residents, employees, employees and visitors. The Project meets applicable objectives and policies by providing interconnected streets and sidewalks so that residents and other City residents can drive, walk or bicycle to nearby places of employment, restaurants, shopping destinations and other places.

The Overall Goal of the Housing Element is to provide an adequate inventory of housing in stable neighborhoods. Goal 1 encourages quality housing through new construction, and requires the City to assist the private sector in providing adequate housing to meet current and future needs.

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

Not applicable.

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

The Owner desires to rezone the Property to PUD in order to provide more flexible site development standards, which will allow them to preserve on-site marshlands and wetlands associated with the San Sebastian River. The following development standards shall apply to the Property:

- a. Allowable uses: Allowable uses within the Property shall be:
 - (i) A maximum of 55 single-family residential units.
 - (ii) A 50-slip community dock related to the residential units.
 - (iii) Recreational and other amenities to serve the residential development.

The locations of the proposed homes, community dock and amenities are depicted on the Master Development Plan, Exhibit "B". The Owner, its successors and assigns, shall be permitted to make minor adjustments to the Master Development Plan based on applicable local, state and federal governmental agency review related to site permitting, engineering and construction plans. Staff shall review and approve any such revisions to the Master Development Plan, without the need for additional public hearings.

- b. Setbacks: The minimum building setbacks are as follows:

1. Front Yard: 20 feet; Corner Yard: 10 feet; Rear Yard: 10 feet; Side Yard: Five (5) feet
 2. The front yard setback shall be measured from the front lot line of each lot (not including portions of any lot that may be located within a road or common area tract). Setbacks shall be measured from the outer foundation wall of each structure 30 inches above grade. Eaves shall be permitted to project into yard setbacks, not more than 24 inches. Patios shall be permitted to extend into rear yard setbacks if not covered or screened. This method of measuring side setbacks is a waiver from the Code.
 3. Front of primary structure (home) in each lot shall be offset from the front of adjacent lot's primary structure a minimum of five (5) feet to allow for variation in the streetscape.
 4. The project amenity center and its associated parking lot will be located a minimum of 10 feet from all parcel boundaries.
- b. Maximum building height: Single-family residences shall not exceed 35 feet in height. In addition to this building height, an additional five (5) feet shall be permitted for architectural features and mechanical equipment, pursuant to Code Section 28-332.
 - d. Minimum lot size: 4,800 square feet.
 - e. Minimum lot width: 40 feet.
 - f. Maximum lot coverage by all buildings and structures: 50 percent.
 - g. Parking: Each single-family residence will have a driveway that can accommodate a maximum of two (2) cars, as well as a two (2)-car garage. A minimum of four (4) parking spaces will be provided at the project amenity center.
 - h. Signage: Project residential signage will comply with applicable provisions of the Code.
 - i. Roads: Project roadways will be private. Such roads will be owned and maintained by a homeowners' association ("HOA") and may be gated, provided that sidewalks shall not be gated. Project roads will be a minimum of 20 feet in width, with minimum 10-foot-wide lanes.
 - j. Sidewalks: A five (5)-foot-wide sidewalk will be constructed on at least one (1) side of all streets, in the locations depicted on the Master Development Plan. Sidewalks within the Property will be owned and maintained by the HOA.

- k. Fencing/Screening. The Owner shall be permitted to erect fences within side and rear yards of lots within the Property and within community recreation facilities, provided such fences are not taller than six (6) feet.
- l. Upland buffers: An average 25-foot undisturbed upland buffer will be provided adjacent to contiguous wetlands if no bulkhead is provided. If lots are bulkheaded, reduced upland buffers will be provided, but such lots will be required to have 10-foot rear yard setbacks, pursuant to Subsection C.3.b hereof. Locations of bulkheads are depicted on the Master Development Plan, **Exhibit "B"**.
- m. Stormwater: The Owner will provide a stormwater management system for the proposed development, in compliance with applicable City and St. Johns River Water Management District ("**District**") requirements.
- n. Lighting. Project lighting shall comply with applicable Code provisions. Full cutoff fixtures shall be used to meet "Dark Sky" objectives for all roadway, pedestrian, pathway and building lighting.
- o. Accessory Uses. Project accessory uses shall comply with applicable Code provisions.
- P. Temporary Uses. Project temporary uses shall comply with applicable Code provisions.
- q. Utilities: Project shall comply with applicable Code requirements. Project potable water lines will be interconnected with potable water lines that serve adjacent parcels.
- r. Landscaping: Project landscaping will comply with applicable provisions of Code Chapter 25, Article III, except that all planted trees will count toward satisfaction of any required mitigation, regardless of location on the project site, including required buffer yards.
- s. Tree Mitigation: Any project tree removal and replacement will comply with applicable provisions of Code Chapter 25, Article III, except that all planted trees will count toward satisfaction of any required mitigation, regardless of location on the project site, including required buffer yards. At present, the Owner does not intend to remove any significant trees but will relocate a number of such trees within the Property to retain them on-site. A tree significant relocation plan for the Property is attached as **Exhibit "C"** (the "**Tree Relocation Plan**"). Plant notes are contained on the Tree Relocation Plan. Prior to commencing development of lots within the Property, the Owner shall record restrictions against title to each lot prohibiting the removal of any trees within a lot without the prior written approval of the HOA and without replacement of any tree sought to be removed with a tree of equal credits per the Code.

- t. Conservation Overlay Zone Development: Chapter 11, Article II, Sections 11-26 through 11-30 of the Code set forth criteria for development within conservation overlay zones ("COZs"). Portions of the Property lie within COZs 1, 2 and 3, and development of the Property will comply with applicable provisions of Sections 11-26 through 11-30.

Code Section 11-29(a) allows permits for structures and uses located within COZ 1 to be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. Code Section 11-29(b) allows permits for structures and uses located within COZ 2 to be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect.

The Owner is proposing to construct a 50-slip community dock within the Property, in location are depicted on the Master Development Plan and on the Conservation Overlay Zone Plan attached as Exhibit "D". The proposed facilities will be designed avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. The impervious area within COZ 2 will not exceed 25 percent without the area receiving treatment equivalent to the District water quality treatment provisions required when new development is proposed along an unaltered shoreline.

Rear or side lot drainage from grassed or altered areas of The Windward Shipyard PUD along an altered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be compensated elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the 25-foot buffer (water discharged shall be at non-erosive velocities), with the following permitted activities: (1) pruning vegetation to retain or create a reasonable view. Ground cover and shrub vegetation to a height of 36 inches should be retained; (2) a maximum of 50 percent of the basal area of trees, and a maximum of 50 percent of the total number of saplings, may be removed for any purpose in a twenty-year period. A healthy, well-distributed strand of trees, saplings, shrubs and ground covers and their living, undamaged root systems

shall be left in place. Replacement planting with native, low maintenance vegetation is permitted to maintain the 50 percent level; (3) dead, diseased, unsafe or fallen trees may be removed; and (4) reasonably sized bridges, paths, walkways, gazebos, docks and decks, and accessways to such amenities are permitted across the buffer provided such activities have minimal impact to the wetlands and are scaled to preserve the integrity of the buffer (less than ten (10) percent of the buffer). Restoration plan(s) shall be developed to achieve the 50 percent criteria above for those sites already disturbed. If the altered shoreline is bulk-headed, softening of this hardened shoreline with riprap, environmentally engineered materials or other techniques to soften wave energies and promote vegetation is encouraged. Should a softening effort be employed, a reduction in the (25) – foot buffer may be permitted.

For the community dock and minimal lot bulkheading on the Master Development Plan and Conservation Overlay Zone Plan, the Owner provides the following information in response to Code Section 11-29(c) criteria (with Code criteria in BOLD below):

1. **Site specific conditions.**

See the Master Development Plan and Conservation Overlay Zone Plan for site development details.

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

See the Master Development Plan and Conservation Overlay Zone Plan for site development details.

3. **Natural and proposed drainage patterns.**

The Property is bounded on the east and south by the San Sebastian River and connected marshlands. The Property's existing drainage patterns can be described as the perimeter coast line drains directly to the river and connecting marsh while the internal portions of the site drain to onsite wetlands and a manmade drainage ditch, which eventually drain to the San Sebastian River on the east and south sides of the Property.

The proposed drainage pattern for the site will have stormwater collected and conveyed from roadways and lots within an inlet and pipe network, toward one on-site wet detention ponds.

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

The point discharges will include the outfall control structure in the wet detention pond system described above, which is proposed to connect to the San Sebastian River. There will be minimal impacts to marine life as

these outfalls will discharge treated stormwater. Nonpoint discharges from rear yards will be minimized as the lots will be designed with Type "A" grading, forcing runoff to reach the stormwater collection system.

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

Standard erosion control methods will include silt fencing around the perimeter of the developed areas, inlet protection during construction, hay bale barriers at the outfalls and floating turbidity barriers within the onsite ditch during road crossing construction. All disturbed areas will be seeded and mulched to establish vegetation to ensure minimal erosion after construction is complete.

6. **Impact on floodplain.**

Because the San Sebastian River is an open basin that has a direct connection to the Atlantic Ocean, the impacts to the floodplain will be minimal.

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

Approximately 0.15 acres of proposed wetland impacts are for home sites (Figure 4). Locations of the proposed wetland impacts are shown on the wetland management plan enclosed with the environmental report by Carter Environmental Services, Inc. included with the application package. Those impacts either have been permitted by both the District and U.S. Army Corps of Engineers (the "Corps"). All hydrologic flow will be unimpeded and follow its natural course. Further, all other wetlands on-site will remain.

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

Because the PUD will include single-family homes and the community dock, which will not have fueling or other activities that permit the use of hazardous chemicals and materials, there is no potential for contaminated drainage, storage of pollutants or the use of poisonous chemicals or materials.

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

The community dock be at minimum five (5) feet above mean high water. Therefore, shading will be minimal. None of the wetland impacts proposed in upland areas of the project will have a shade effect on vegetation or shellfish. The Owner will leave 3.24 acres to remain adjacent to the San Sebastian River. The 0.15 acres of low-quality freshwater wetland impacts, not saltmarsh, will be mitigated by purchasing 0.12 mitigation bank credits.

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

The proposed development will honor the standard will have no effect on manatees, vegetation, shellfish or wildlife, nor will it cause shoreline erosion because it is located within upland areas of the site.

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

The existing shoreline will not be altered by the proposed development. The bulkheads will be mostly constructed within the uplands, except for the areas adjacent to the wetland impacts.

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

The Conservation Overlay Zone 1 Development includes the community dock. The community dock is depicted on Figures 4 thru 10C.

The proposed single-family homes will be located within Conservation Overlay Zones 2 and 3. The homes will be limited to 35 feet in height (two stories) so their impacts to vistas and scenic opportunities will be minimal. Existing tree canopies within COZ 1 and upland buffers will be left in place and new trees will be planted within lots, both of which will allow the proposed homes to blend into the area.

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

Native vegetation will be preserved in buffer areas within the Property, in the locations depicted on the Master Development Plan. Native plants will be used for landscape and open space purposes to the extent practicable. Proposed retention areas are depicted on the Master Development Plan.

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

The Windward Shipyard project will cluster housing development within upland areas of the Property and will preserve marshlands and other wetlands associated with the San Sebastian River

15. **Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a**

surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)

Stormwater runoff from the Property will be routed to a surface water management system permitted by the St. Johns River Water Management District.

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

The project will have no impact on shellfish or on commercial or sport fish or waterfowl because all stormwater runoff from the Property will be routed to a District-permitted surface water management system. The proposed homes will be located on upland areas of the site.

17. Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

Project will comply.

4. **Compliance with the purpose and intent and criteria in Code Section 28-286.**

The PUD complies with Code Section 28-286 by:

- a. Promoting more efficient and economic use of land by clustering development within upland areas and preserving marshland and other wetland associated with the San Sebastian River.
- b. Encouraging a more compatible and harmonious development of contiguous lands by using natural buffers to ensure compatibility.
- c. Providing flexibility to meet changing needs, technologies, economics and consumer preferences in the Master Development Plan and this text.
- d. Providing a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole.
- e. Demonstrating the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned development's relationship with the existing and preferred architectural context surrounding the project.
- f. Providing an environment of consistent character compatible with the surrounding areas.
- g. Permitting specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

5. **Compliance with Code Section 28-288 and justification for any zoning uses.**

Permitted uses within the Property are set forth in Section C.3 hereof. Locations of the proposed uses are depicted on the Master Development Plan, **Exhibit "B"**. Proposed uses are consistent with the Residential Low Density future land use designation for the Property.

Development standards for the Property are set forth in Section C.3 hereof. These standards will mitigate for any negative impacts of the development on surrounding lands.

Benefits to the community from the Project include:

- a. Preserving marshland and other wetland associated with the San Sebastian River.
- b. Providing interconnection of potable water lines with adjacent parcels.
- c. Providing a project that compliments and incorporates the existing mixed-use Shipyards project to the north.

- d. Annexing the Property into the City limits, thus increasing the City's tax base and number of jobs available in the municipal boundaries.
- e. Providing pedestrian interconnectivity within the Shipyards project and with parcels to the north, along the west side of the San Sebastian River.

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

The Project will be developed in two (2), five (5)-year phases. Phase 1 shall commence within three (3) years of the City Commission's adoption of this PUD ordinance and shall be completed within five (5) years of commencement. Phase 2 shall commence no later than the completion of Phase 1 and shall be completed within five (5) years of commencement. For purposes of this PUD, "commencement" shall be defined as the City's approval of horizontal construction plans, and "completion" shall be defined as the City's approval of as-builts for horizontal improvements.

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

The Owner will create a homeowners' association ("HOA") that will be legally responsible for owning, operating and maintaining common areas within the Property, including but not limited to roads, sidewalks, parks, the community dock and other amenities.

8. **A termination date after which the PZB shall be required to evaluate whether all or part of the PUD has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) or other circumstances have contributed to the development delay, if so, one (1) year extension(s) may be granted by the PZB at an advertised public hearing, after two (2) such extensions if no activity has been initiated the city commission shall deem the PUD abandoned which shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule.**

This PUD shall terminate ten (10) years from its adoption by the City Commission unless otherwise extended or amended pursuant to the Code.

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

The proposed PUD is consistent with the underlying future land use designation of the Property.

10. **An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city.**

A public facility impact analysis and a traffic impact analysis that outline the project's potential impacts on transportation networks, circulation patterns and infrastructure were included with this application.

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

See Section E hereof.

D. Performance Standards (Code Section 28-291).

1. **Density of development.** The project will include a maximum of 55 single-family units on approximately 13.7 developable acres, yielding a net density of 4.01 units per acre on the Property.

2. **Open space.** Development will be clustered within upland areas of the Property.

3. **Waiver of yard, dwelling unit, frontage criteria and use restriction.** See Section C.3 hereof for these criteria and waivers from such requirements. Those waivers are detailed in Subsections C.3.r (Landscaping) and s (Tree Mitigation).

4. **Management and maintenance of open space areas.** All common property within the Property will be owned, operated and maintained by an HOA and will be available for use by residents within the Property. The HOA will have a declaration of restrictive covenants that governs use of common areas within the Property. The HOA board of directors will be responsible for enforcing the declaration. The HOA will own and maintain all roads and sidewalks within the Property. Access to homes will be over these privately owned streets. The HOA will have rules and regulations governing fencing, landscaping and other aesthetic issues in order to enhance the community and the privacy of its occupants, screening of objectionable views or uses and reduction of noise.

5. **Community facilities.**

a. **All utility facilities proposed for dedication to St. Augustine must be acceptable by the city as to the size, shape and location, and shown by the applicant to be of benefit to the general public.**

The project will dedicate all on-site utilities to the City, in compliance with applicable Code requirements.

b. **All requirements for off-street parking and loading shall apply to the PUD unless otherwise waived or modified.**

See Section C.3 for parking standards.

c. **Access and circulation shall adequately provide for firefighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal.**

The project will provide adequate access and circulation for emergency and other access, including access for large vehicles.

d. **Provide for underground installation of utilities, including telephone, power and cable television in both public and private rights-of-way. Provisions shall be made for acceptable design and construction of storm sewer facilities, including grading, gutters, piping and treatment of turf to handle stormwater and prevent erosion and formation of dust.**

The project will provide for underground utilities to the extent practicable.

e. **Specifications for street design, publicly used driving and access aisles, sidewalks and pedestrian walkways, including those providing interconnectivity between phases of the PUD or between the PUD and adjacent properties, shall conform to the rules and regulations adopted by the City of St. Augustine.**

See Section C.3 for street and sidewalk design criteria. The Master Development Plan shows interconnectivity with adjacent lands. Because the Property is surrounded on two sides by marshland, it is difficult to connect to adjacent lands other than via Arapaho Avenue.

f. ***General development patterns.* Residential subdivisions and mixed-use subdivisions shall provide a master tree plan, a master stormwater plan, an overall signage plan, any applicable overall design standards, descriptions of interconnectivity between areas within the PUD and connections to areas outside of the PUD proper, and general descriptions of how the PUD will create a sense of place.**

See the Master Development Plan, Exhibit "B", the Tree Relocation Plan, Exhibit "C", and this text for the development standards for the Property.

Windward Shipyard Land Holdings, LLC,
a Florida limited liability company

By: 
Name: Robert Curran
Title: Manager
Date: 12-5-22

Exhibit "A"

Legal Description of the Property

A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 19 & 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 6 CALLS (1) S 68°21'25" E, 122.04 FEET; (2) S 53°15'10" W, 8.50 FEET; (3) S 68°29'21" E, 403.09 FEET; (4) S 26°52'43" E, 205.14 FEET; (5) S 26°47'43" E, 692.28 FEET; (6) S 39°56'09" E, 249.22 FEET TO THE POINT OF BEGINNING AND A 58" IRON ROD AND CAP STAMPED #8177; THENCE FROM SAID POINT OF BEGINNING ; N 53°03'29" E , 333.34 FEET ALONG THE SOUTHERLY LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE 1160 TO THE SOUTHEAST CORNER OF AFOREMENTIONED PARCEL; THENCE N 39°32'35" W , 223.30 FEET ALONG THE EASTERLY LINE OF AFOREMENTIONED PARCEL; THENCE N 68° 19' 25" E, 396.45 FEET; THENCE N 24° 47' 29" E, 57.06 FEET; THENCE N 69° 42' 32" E, 135.86 FEET; THENCE S 17° 09' 35" E, 111.54 FEET; THENCE S 17° 38' 44" E, 131.74 FEET; THENCE S 18° 57' 11" E, 105.33 FEET; THENCE S 10° 12' 29" E, 40.03 FEET; THENCE S 11° 52' 43" E, 51.41 FEET; THENCE S 13° 02' 00" E, 157.41 FEET; THENCE S 36° 59' 22" E, 84.02 FEET; THENCE S 78° 42' 32" E, 26.87 FEET; THENCE S 11° 22' 05" W, 220.85 FEET; THENCE S 84° 46' 38" W, 81.60 FEET; THENCE S 62° 22' 13" W, 98.51 FEET; THENCE S 40° 49' 36" W, 93.52 FEET; THENCE S 80° 44' 20" W, 81.97 FEET; THENCE S 67° 54' 06" W, 33.95 FEET; THENCE N 22° 17' 02" W, 28.06 FEET; THENCE S 67° 53' 27" W, 55.55 FEET; THENCE S 76° 38' 57" W, 90.94 FEET; THENCE N 89° 10' 17" W, 197.97 FEET; THENCE N 46° 09' 33" W, 289.62 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ARAPAHO AVE. A 40 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE N 47° 28' 56" E , 180.64 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVE.; THENCE N 39°39'06" W , 111.75 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. CONTAINS 13.70 ACRES MORE OR LESS.

Exhibit "B"

Master Development Plan

Exhibit "C"

Tree Relocation Plan



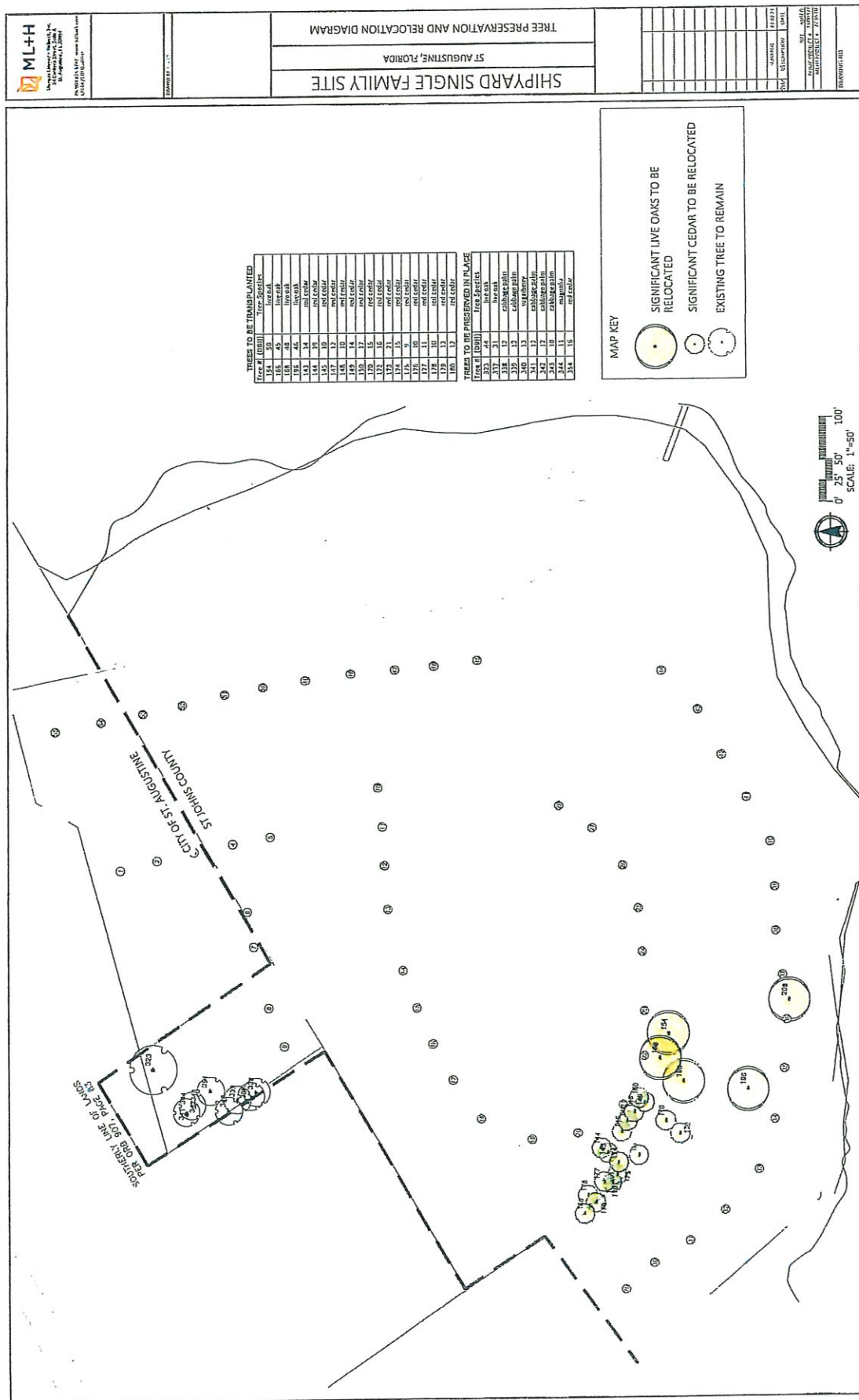
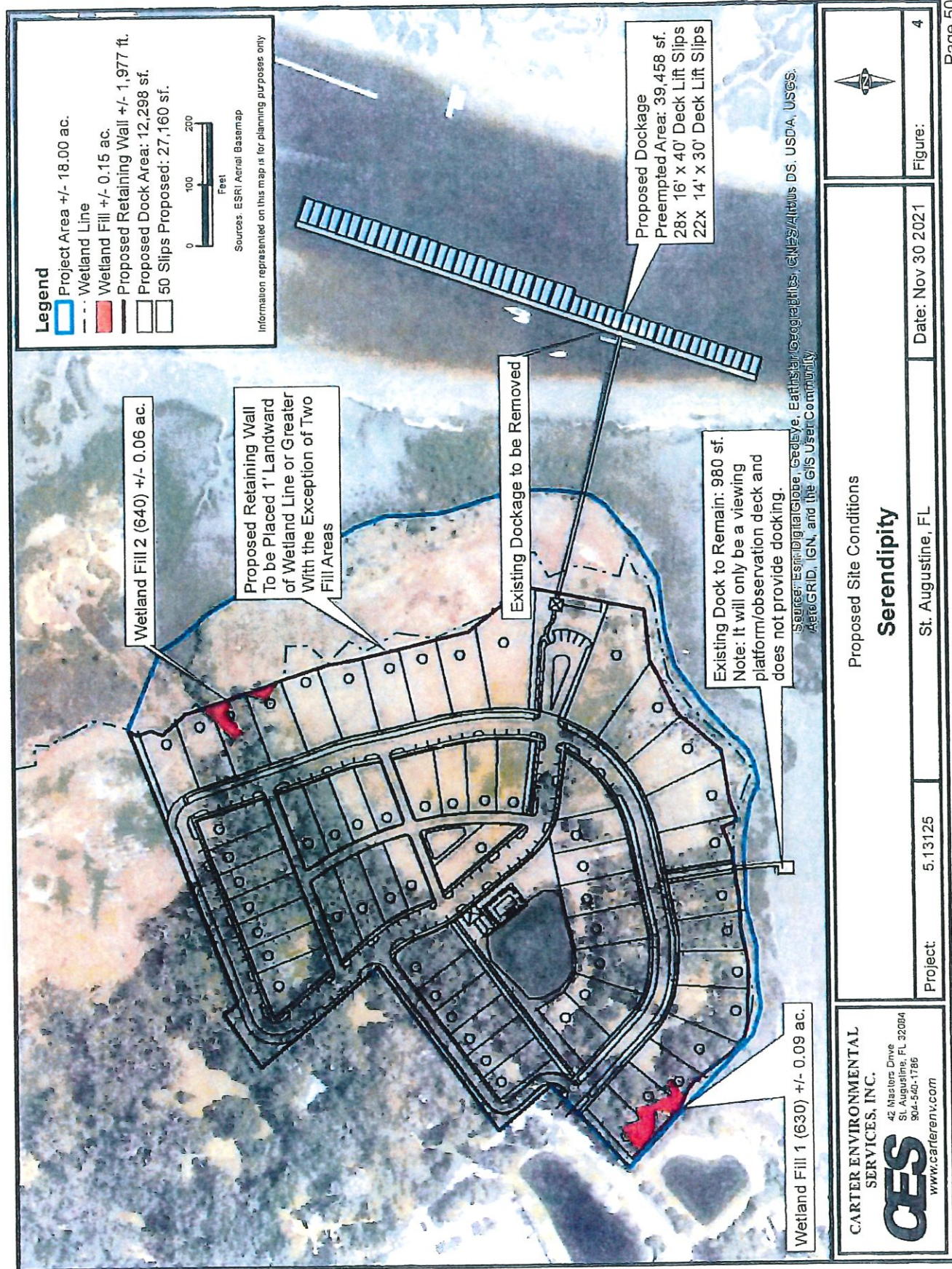
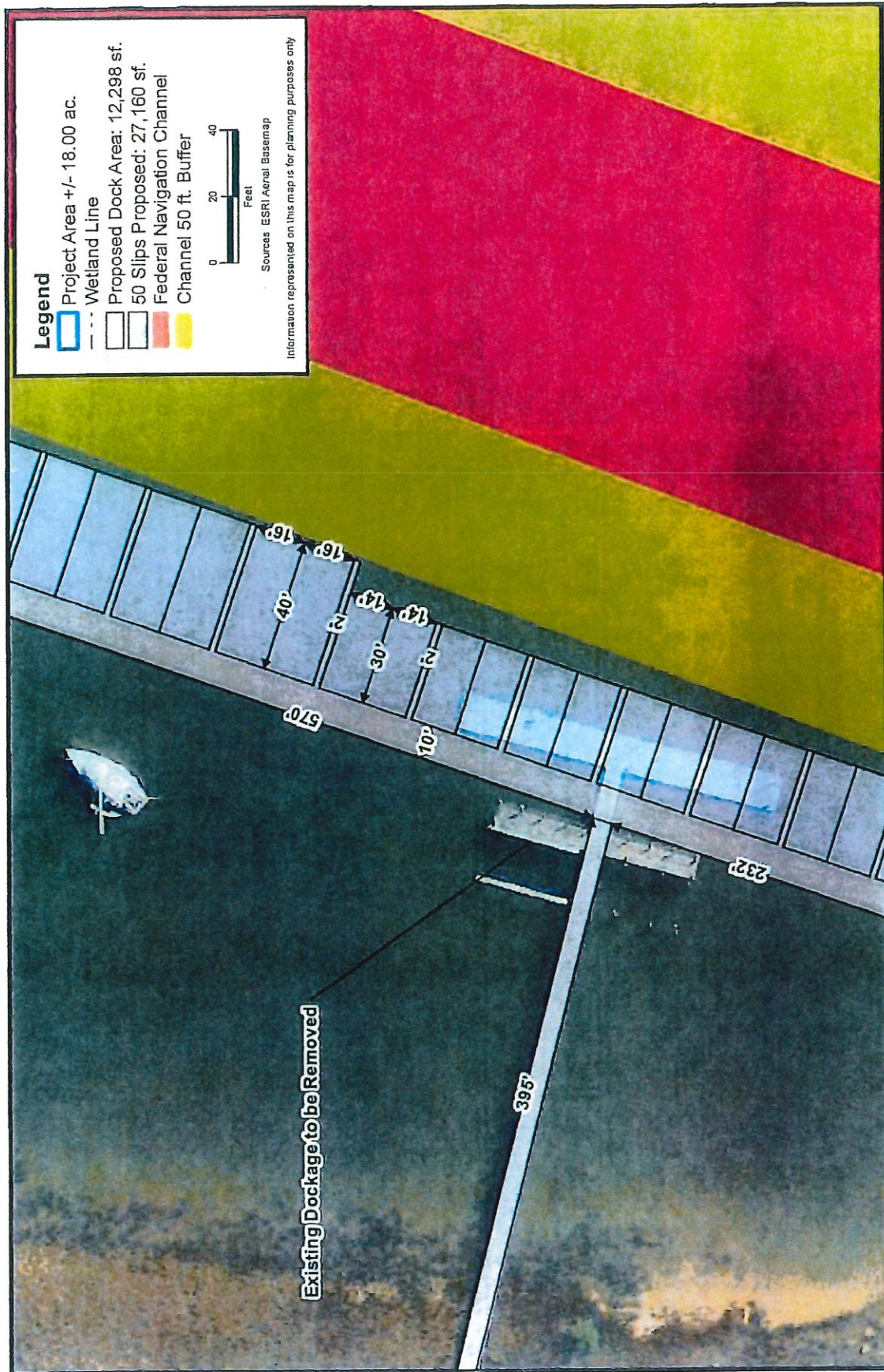


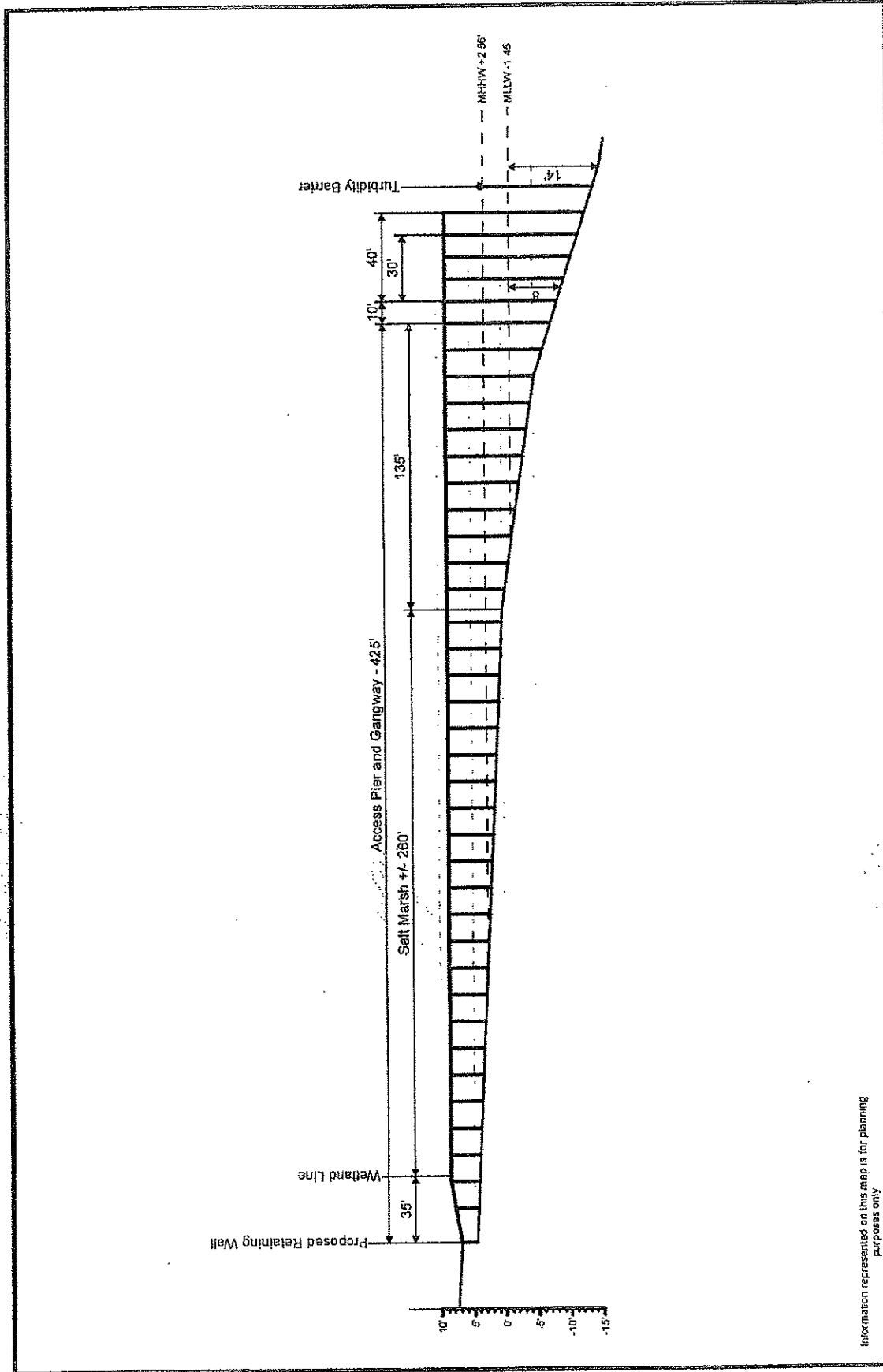
Exhibit "D"

Conservation Overlay Zone Plan

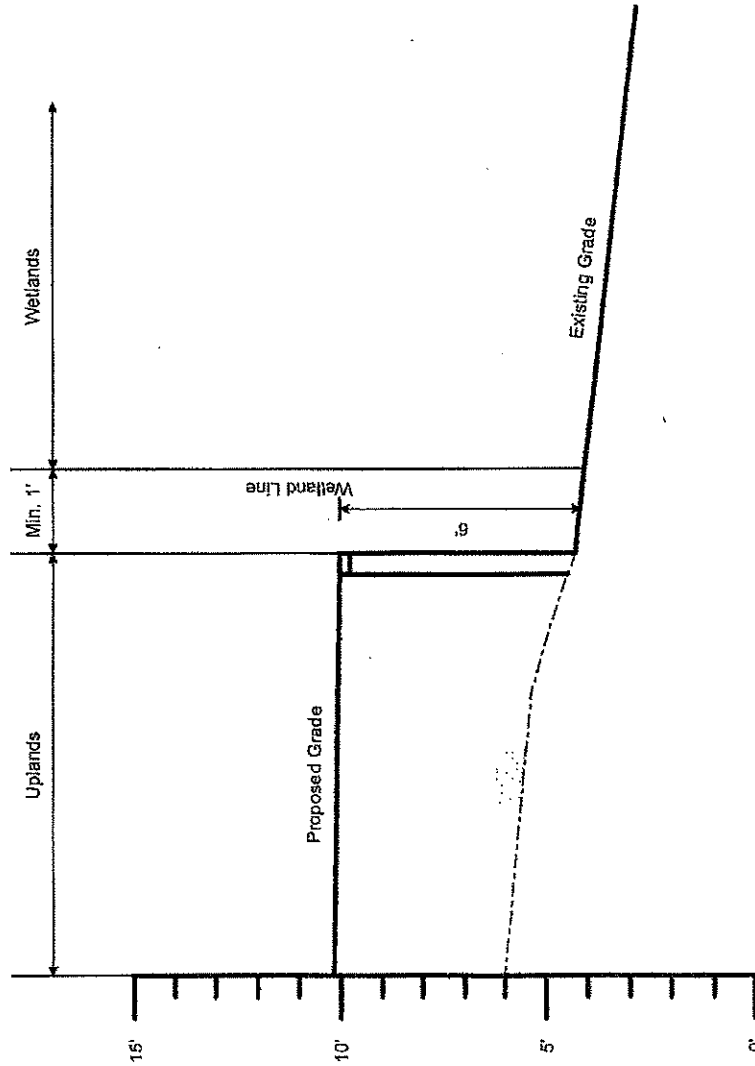




CARTER ENVIRONMENTAL SERVICES, INC. CES 42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com		Project: 5.13125		Date: Dec 01 2021		Figure: 6	
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CARTER ENVIRONMENTAL SERVICES, INC.  42 Masters Drive St. Augustine, FL 32094 904-540-1786 www.carterenv.com		Proposed Dock Cross Section Serendipity		
Project: 5.13125	Date: Nov 30 2021	Figure: 7		



Information represented on this map is for planning purposes only

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

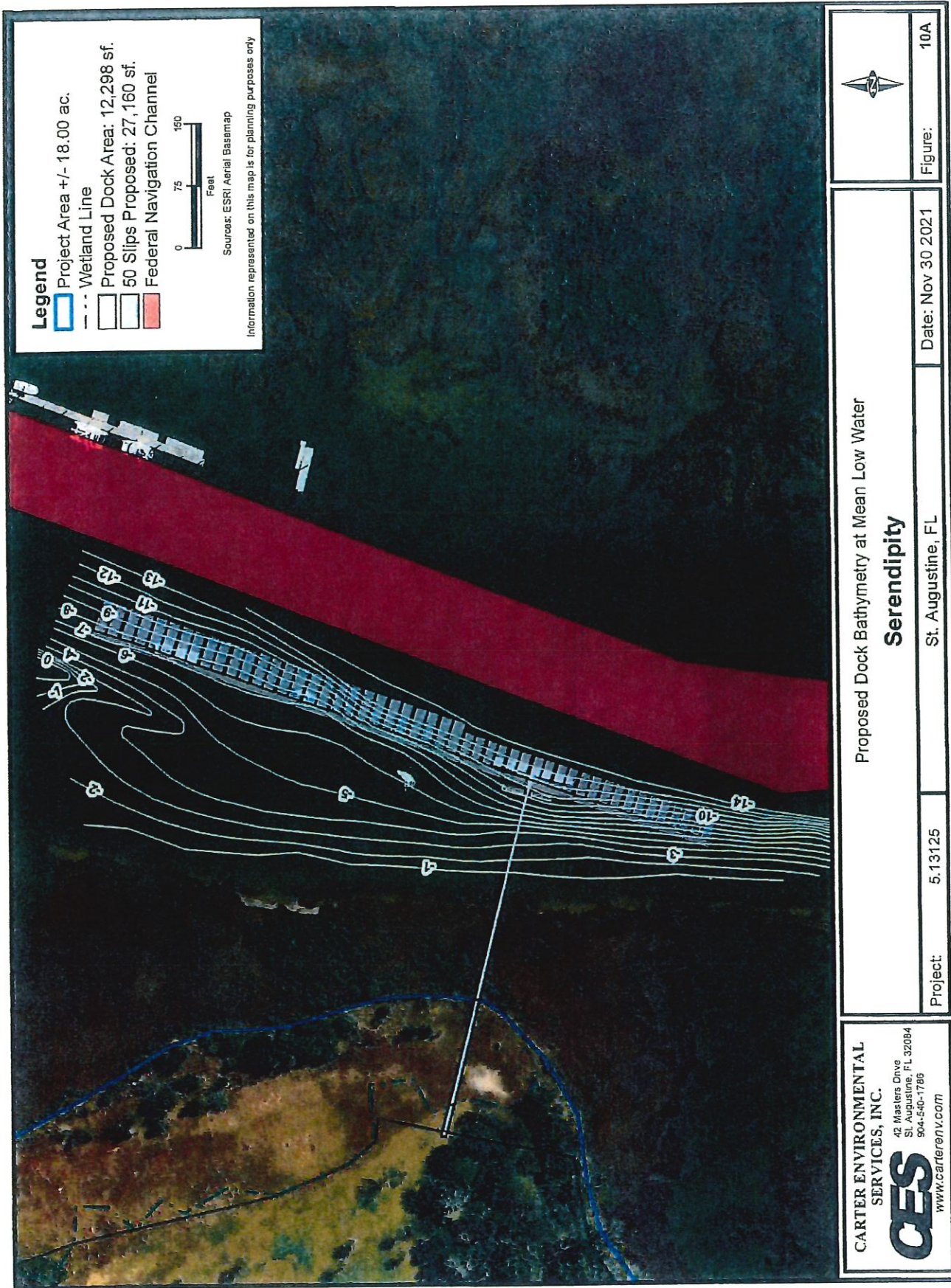
Proposed Retaining Wall Cross Section
Serendipity

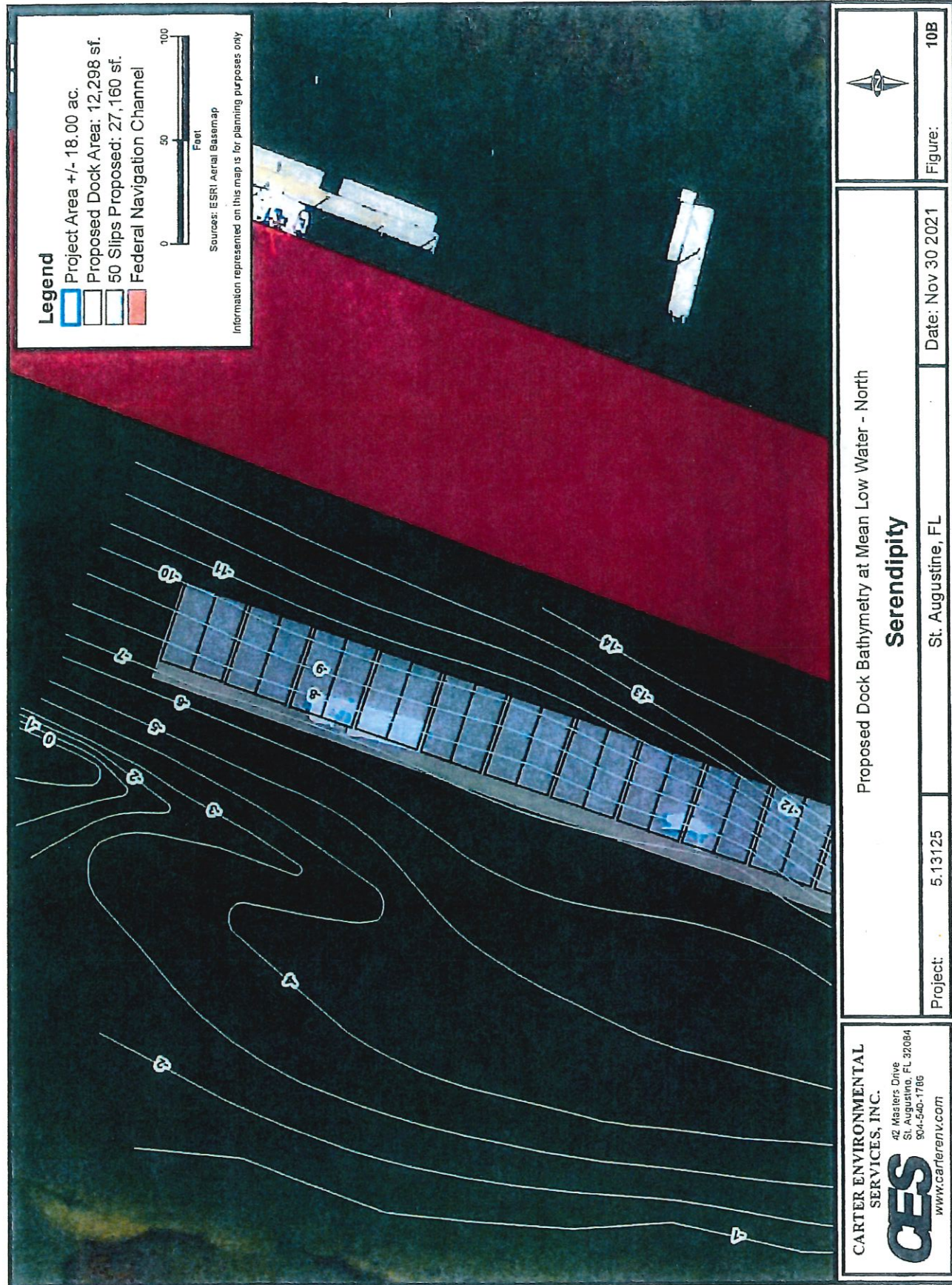
Project: 5.13125 St. Augustine, FL Date: Nov 30 2021 Figure: 8

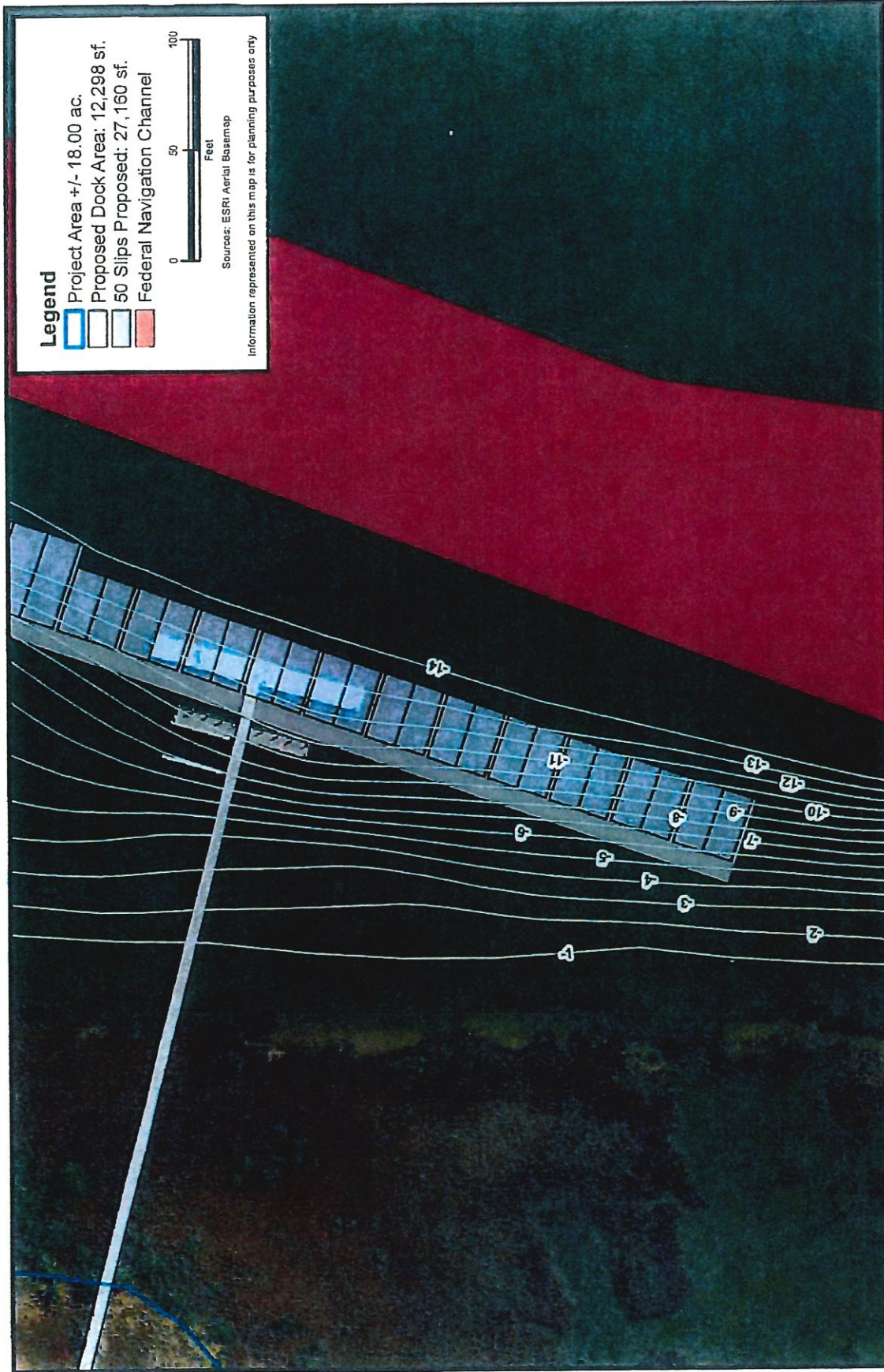




CARTER ENVIRONMENTAL SERVICES, INC. CES 42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com		Channel Navigational Fairway Dimensions Serendipity			
Project:	5.13125	St. Augustine, FL	Date: Nov 29 2021	Figure:	9







CARTER ENVIRONMENTAL
SERVICES, INC.

CES

42 Masters Drive
St. Augustine, FL 32084
904-540-1766
www.carterenv.com

Proposed Dock Bathymetry at Mean Low Water - South

Serendipity

Project: 5.13125

St. Augustine, FL

Date: Nov 30 2021

Figure: 10C

EXHIBIT "A"

Legal Description of Property

A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 19 & 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 6 CALLS (1) S 68°21'25" E, 122.04 FEET; (2) S 53°15'10" W, 8.50 FEET; (3) S 68°29'21" E, 403.09 FEET; (4) S 26°52'43" E, 205.14 FEET; (5) S 26°47'43" E, 692.28 FEET; (6) S 39°56'09" E, 249.22 FEET TO THE POINT OF BEGINNING AND A 58" IRON ROD AND CAP STAMPED # 8177; THENCE FROM SAID POINT OF BEGINNING N 53°03'29" E, 333.34 FEET ALONG THE SOUTHERLY LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE 1160 TO THE SOUTHEAST CORNER OF SAID AFOREMENTIONED PARCEL; THENCE N 39°32'35" W, 251.17 FEET; THENCE N 52°52'20" E, 115.39 FEET; THENCE S 39°33'49" E, 251.55 FEET; THENCE N 53°03'29" E, 400.87 FEET ALONG THE NORTH LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 2683 PAGE 1261; THENCE RUNNING ALONG THE EAST LINE ALSO AS DESCRIBED IN OFFICIAL RECORDS BOOK 2683 PAGE 1261 THE FOLLOWING TWO (2) CALLS; (1) S 35°20'31" E, 339.67 FEET; (2) S 19°38'59" E, 428.60 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF THE MARSH LANDS OF THE UN-SURVEYED SECTION 19 AND RUNNING THENCE WESTERLY ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING ELEVEN (11) CALLS; (1) S 33°04'04" W, 15.22 FEET; (2) S 48°45'09" W, 45.97 FEET; (3) S 46°32'02" W, 25.70 FEET; (4) S 60°01'56" W, 77.65 FEET; (5) S 82°07'30" W, 84.00 FEET; (6) S 75°26'56" W, 60.60 FEET; (7) S 55°02'52" W, 71.93 FEET; (8) S 48°32'31" W, 58.45 FEET; (9) S 2°59'51" W, 50.85 FEET; (10) S 61°15'51" W, 23.94 FEET; (11) S 78°25'41" W, 35.83 FEET; THENCE N 67°03'55" W, 12.18 FEET LEAVING SAID MEAN HIGH WATER LINE TO A 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE N 88°57'29" W, 396.30 FEET TO ANOTHER 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE N 45°57'29" W, 298.69 FEET TO THE SOUTH RIGHT OF WAY LINE OF ARAPAHO AVE. A 40-FOOT-WIDE RIGHT OF WAY AS NOW STABLISHED; THENCE ALONG SAID RIGHT OF WAY LINE, N 47°28'56" E, 187.12 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ARAPAHO AVE.; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N 39°39'06" W, 111.75 FEET TO THE POINT OF BEGINNING. CONTAINS 14.79 ACRES MORE OR LESS.

EXHIBIT "A-1"

Shipyard Mixed Use Parcel

A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 5 CALLS (1) S 68° 21' 25" E, 122.04 FEET; (2) S 53° 15' 10" W, 8.50 FEET; (3) S 68° 29' 21" E, 403.09 FEET; (4) S 26° 52' 42" E, 742.47 FEET; (5) S 26° 30' 24" E, 119.44 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE N 63° 29' 36" E, 335.33 FEET TO THE POINT OF BEGINNING AND ALONG THE WESTERLY LINE OF A PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 4829, PAGE 344; THENCE FROM SAID POINT OF BEGINNING AND ALONG SAID WEST LINE THENCE, N 39° 32' 35" W, 27.87 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE, N 52° 52' 20" E ALONG THE NORTH LINE OF SAID PARCEL, 115.39 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE, S 39° 33' 49" E ALONG THE EASTERLY LINE OF SAID PARCEL, 60.18 FEET; THENCE, S 68° 19' 25" W, 121.16 FEET TO THE POINT OF BEGINNING. CONTAINS 5,076 SQUARE FEET MORE OR LESS.

EXHIBIT "A-2"

Shipyard Single-Family Parcel

A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 19 & 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 6 CALLS (1) S 68°21'25" E, 122.04 FEET; (2) S 53°15'10" W, 8.50 FEET; (3) S 68°29'21" E, 403.09 FEET; (4) S 26°52'43" E, 205.14 FEET; (5) S 26°47'43" E, 692.28 FEET; (6) S 39°56'09" E, 249.22 FEET TO THE POINT OF BEGINNING AND A 58" IRON ROD AND CAP STAMPED #8177; THENCE FROM SAID POINT OF BEGINNING ; N 53°03'29" E , 333.34 FEET ALONG THE SOUTHERLY LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE 1160 TO THE SOUTHEAST CORNER OF AFOREMENTIONED PARCEL; THENCE N 39°32'35" W , 223.30 FEET ALONG THE EASTERLY LINE OF AFOREMENTIONED PARCEL; THENCE N 68° 19' 25" E, 396.45 FEET; THENCE N 24° 47' 29" E, 57.06 FEET; THENCE N 69° 42' 32" E, 135.86 FEET; THENCE S 17° 09' 35" E, 111.54 FEET; THENCE S 17° 38' 44" E, 131.74 FEET; THENCE S 18° 57' 11" E, 105.33 FEET; THENCE S 10° 12' 29" E, 40.03 FEET; THENCE S 11° 52' 43" E, 51.41 FEET; THENCE S 13° 02' 00" E, 157.41 FEET; THENCE S 36° 59' 22" E, 84.02 FEET; THENCE S 78° 42' 32" E, 26.87 FEET; THENCE S 11° 22' 05" W, 220.85 FEET; THENCE S 84° 46' 38" W, 81.60 FEET; THENCE S 62° 22' 13" W, 98.51 FEET; THENCE S 40° 49' 36" W, 93.52 FEET; THENCE S 80° 44' 20" W, 81.97 FEET; THENCE S 67° 54' 06" W, 33.95 FEET; THENCE N 22° 17' 02" W, 28.06 FEET; THENCE S 67° 53' 27" W, 55.55 FEET; THENCE S 76° 38' 57" W, 90.94 FEET; THENCE N 89° 10' 17" W, 197.97 FEET; THENCE N 46° 09' 33" W, 289.62 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ARAPAHO AVE. A 40 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE N 47° 28' 56" E , 180.64 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVE. THENCE N 39°39'06" W , 111.75 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. CONTAINS 13.70 ACRES MORE OR LESS.

THIS INSTRUMENT PREPARED BY:
CHARLES E. PELLICER, ESQ.
3000 N PONCE DE LEON BLVD
ST. AUGUSTINE, FL 32084

PA# 134760-0000

THIS WARRANTY DEED dated this 7th day of Nov, 2019 by **PATRICK A. PELLICER**, a married man, whose address is **200 Nix Boatyard, St. Augustine, Florida 32084**, hereinafter called the grantor, to, **WINDWARD SHIPYARD LAND HOLDINGS, LLC**, a **Delaware limited liability company**, having an address at 404 Riberia St., Unit A, St. Augustine, Florida 32084, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the grantor, for and in consideration of **TEN (\$10) DOLLARS AND NO/100THS**, and other good and valuable considerations, receipt of which is hereby acknowledged, by these presents does hereby grant, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees, all that certain land situate in **St. Johns County, Florida**, to-wit:

That certain parcel of land in Section 40, Township 7 South, Range 30 East, St. Johns County, Florida, more particularly described as follows: **STARTING** at a steel rod in pavement, rod replacing old 6x6 concrete monument; being the intersection of the centerline of Arapaho Avenue with the South line of land formerly of Albert Cubbedge; run East 351.5 feet for Point of Beginning, thence run East 115.5 feet to iron pipe; run North 250 feet to iron pipe; run West 115.5 feet to iron pipe; run South 250 feet to point of beginning.

The real property described herein is not the homestead of the Grantor.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor have good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and

year first above written.

SIGNED, SEALED AND DELIVERED
IN OUR PRESENCE:

Charles F. Pellicer
Witness

By: Patrick A. Pellicer
PATRICK A. PELLICER

Print: CHARLES F. PELLICER

Karoline K. Puzio
Witness
Print: Karoline K. Puzio

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 7th day of Nov., 2019 by PATRICK A. PELLICER, who is personally know to me or who produced as proof of identification and who X did did not take an oath.

Karoline K. Puzio
NOTARY PUBLIC
State of Florida at Large



KAROLINE K. PUZIO
Commission # 00262129
Expires September 25, 2022
Bonded Third Budget Notary Services

THIS DOCUMENT PREPARED
BY AND RETURN TO:
FRANK E. MILLER ESQ.
GUNSTER YOAKLEY & STEWART, P.A.
225 WATER STREET, SUITE 1750
JACKSONVILLE, FLORIDA 32202

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made as of the 8th day of November, 2019, by LINDA M. LUHRS, an unmarried woman, whose address is P.O. Box 529, St. Augustine, Florida 32085 (the "Grantor"), WINDWARD SHIPYARD LAND HOLDINGS, LLC, a Delaware limited liability company, with a mailing address 404 Riberia Street, Unit A, St. Augustine, FL 32084 (the "Grantee").

WITNESSETH:

That Grantor in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto Grantee, and Grantee's successors and assigns forever all of that certain real property situate in St. Johns County, Florida, described on Exhibit "A" attached hereto and made a part hereof ("Property")

Parcel Identification Numbers: 134780-0000 and 134790-0000

TO HAVE AND TO HOLD the same together with the hereditaments and appurtenances unto Grantee in fee simple. And Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to covenants, easements and restrictions of record, provided however, this reference to such matters shall not operate to re-impose the same and to ad valorem taxes levied or which may become a lien subsequent to December 31, 2019.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered
in the presence of:

Elsie S. Luhrs
Print Name: Elsie S. Luhrs

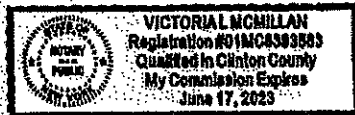
Daniel Thayer
Print Name: Daniel Thayer

GRANTOR:

Linda M. Luhrs [SEAL]
LINDA M. LUHRS

STATE OF New York
COUNTY OF Clinton

The foregoing instrument was acknowledged before me this 5th day of November, 2019 by
LINDA M. LUHRS.



Victoria L. McMullan
Print Name: Victoria L. McMullan
NOTARY PUBLIC
State of New York
Commission # 01MC6393583
My Commission Expires: June 17, 2023
Personally Known ☐ or
Produced ID ☒
Type of Identification Produced:
State of Florida License

Victoria L. McMullan

Victoria L. McMullan

2nd witness.

EXHIBIT "A"

Parcel 1:

A portion of the M. Solana Grant, Section 40, Township 7 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows.

For Point of Reference, commence at the 8-inch square wood post marking the "Northeast corner of property of Rogero" as said property corner is identified in deed recorded at Deed Book 153, page 94, Public Records of said County, and run South $54^{\circ}19'04''$ West along "Rogero's North line", a distance of 558.81 feet to the point of intersection of said line with the Easterly boundary of that certain parcel conveyed by G. E. Cubbedge to David F. Marchalleck and described in deed recorded at Official Records Volume 12, page 720, said Public Records; run thence South $38^{\circ}38'32''$ East along said Easterly boundary, a distance of 245.28 feet to the Southeasterly corner of said parcel lying on the "South line of the land formerly of Albert Cubbedge" as identified in said deed and the Point of Beginning.

From the Point of Beginning thus described, run North $54^{\circ}34'56''$ East along "Cubbedge's South line", a distance of 400.78 feet; run thence South $33^{\circ}49'04''$ East, a distance of 339.67 feet; run thence South $18^{\circ}07'32''$ East, a distance of 451 feet, more or less, to a point in the dividing line between the uplands of Section 40 and the marsh lands of unsurveyed Section 19; run thence Westerly along said dividing line, following the meanderings of same, a distance of 580 feet, more or less, to a point in the Easterly boundary of lands described in Official Records Book 276, page 347, said Public Records; run thence Northerly along said Easterly boundary line as follows: first course, North $14^{\circ}44'00''$ West, a distance of 336 feet, more or less, to an angle point; second course, North $51^{\circ}34'55''$ West, a distance of 365.90 feet to a point at the Northeasterly corner of said lands described in Official Records Book 276, page 347 and the Northwesterly corner of those lands described in Deed Book 186, page 592, said Public Records, said point lying on the Westerly prolongation of said "Cubbedge's South Line"; run thence North $54^{\circ}34'56''$ East, along the Northerly boundary line of said lands described in Deed Book 186, page 592 and along said Westerly prolongation, a distance of 249.18 feet to the Point of Beginning.

The lands thus described are the same lands as described in Deed Book 186, page 592, and that portion of Official Records Book 1733, page 1969, lying Southerly of the "South line of the land formerly of Albert Cubbedge", public records of St. Johns County, Florida.

Parcel 2:

All that portion of the following described property which lies South and East of Arapahoe Avenue, To-wit: A tract of land in the M. Solono Grant, Section 40, Township 7 South, Range 30 East, St. Johns County, Florida, said tract of land being more fully described as follows:

Commence at an iron pipe on the Northerly line of property of James S. Lindsley, said point being the point of beginning of property of Diesel Engine Sales Company as recorded in Deed Book 186, pages 592-593 of the public records of St. Johns County, Florida, said point also being the Northeasterly corner of those lands described in Official Records Book 827, page 1299, said public records, and being also the Point of Beginning of this tract of land; run thence Southeasterly along

the line dividing said Deed Book 186, page 592 and said Official Records Book 827, page 1299 the following courses: First course, South 50°34'62" East, 366.45 feet; Second course, South 13°40'52" East, 337.05 feet; thence departing said dividing line run Northwesterly along the Southwesterly boundary of said lands described in Official Records Book 827, page 1299, the following courses: First course, North 86°44'00" West, 396.30 feet; North 43°44'00" West, 299.11 feet to a point in the Southerly right of way line of Arapaho Avenue, as said right of way is now established; run thence Northeasterly and Northwesterly along said right of way line the following courses: First course, North 49°44'48" East, 187.47 feet; Second course, North 37°38'58" West, 110.70 feet to a point in the aforementioned Northerly line of property of James S. Lindsley; run thence North 55°31'40" East along said Northerly line of property of James S. Lindsley, 199.05 feet to the Point of Beginning.

Together with any right, title and interest in the property described in that instrument recorded in Deed Book 102, page 529, public records of St. Johns County, Florida, which lies between the boundaries of the property described above as Quitclaimed by Official Records Book 1754, page 441, said public records.

The above described lands being the same lands as those described in Official Records Book 827, page 1299, public records of St. Johns County, Florida, and being more fully described as follows:

All that portion of the following described property which lies South and East of Arapaho Avenue, to wit: A tract of land in the M. Solano Grant, Section 40, Township 7 South, Range 30 East, St. Johns County, Florida, said tract being more fully described as follows:

Commence at an iron pipe on the Northerly line of property of James S. Lindsley, said point being the Point of Beginning of property of Diesel Engine Sales Company as recorded in Deed Book 186, page 592-593 of the public records of St. Johns County, Florida, and being also the Point of Beginning of this tract of land; thence South 50°38'00" East, 365.9 feet to an iron pipe; thence South 13°51'00" East, 305.7 feet to an iron pipe; thence continue South 13°51'00" East, 31.34 feet to a concrete monument; thence North 86°44'00" West, 396.3 feet to a concrete monument; thence North 43°44'00" West, 430.51 feet to a concrete monument on the Northerly line of property of James S. Lindsley; thence North 55°30'00" East, 400.78 feet along the Northerly line of property of James S. Lindsley to the Point of Beginning.

Prepared By/Record and Return To:
Susan S. Bloodworth, Esquire
Rogers Towers, P.A.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086-5755
FN19-277710900
Consideration: \$6,000,000.00

SPECIAL WARRANTY DEED
(Non-Barn Property)

THIS INDENTURE is made this 8th day of November, 2019, between **GREENWOOD PROPERTY, LLC**, a Delaware limited liability company, f/k/a All Seasons, LLC, a Delaware limited liability company, **ST. AUGUSTINE SHIPYARD, LLC**, a Delaware limited liability company and **ST. AUGUSTINE SHIPYARD PROPERTY COMPANY**, a dissolved Florida corporation (collectively, "Grantor"), whose address is 117 Dockside Drive, St. Augustine, Florida 32084, and **WINDWARD SHIPYARD LAND HOLDINGS, LLC**, a Delaware limited liability company, ("Grantee"), whose address is 404 Riberia St., Unit A, St. Augustine, FL 32084;

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land (the "Land"), situate, lying and being in the County of St. Johns, State of Florida:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Property Appraiser's Parcel ID Numbers: 134230-0000, 134230-0020, 134340-0000, 134390-0000, 134390-0010, 134410-0000, 134600-0000, 134630-0000, 134650-0000, and 134770-0000.

Together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the permitted encumbrances listed on Exhibit "B" attached hereto and by this reference made a part hereof (the "Permitted Encumbrances").

To have and to hold the Property in fee simple forever.

Except as set forth in the Permitted Encumbrances, the said Grantor does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

This deed is given in connection with the winding up of the affairs of the ST. AUGUSTINE SHIPYARD PROPERTY COMPANY, a dissolved Florida corporation, which was administrative dissolved by the Colorado Secretary of State on November 14, 2017.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in his/hers/its name, the day and year first above written.

Signed and Sealed in
Our Presence:

"GRANTOR"

GREENWOOD PROPERTY, LLC, a
Delaware limited liability company

By: Colco Corp., a Colorado corporation, its
Operating Manager/Sole Member

By: [Signature]
Name: Gary Vose
Title: President

[Signature]
Name: Joseph Lavelle
[Signature]
Name: EDGAR BALBIN

ST. AUGUSTINE SHIPYARD, LLC, a
Delaware limited liability company

By: Colco Corp., a Colorado corporation, its
Manager/Sole Member

By: [Signature]
Name: Gary Vose
Title: President

[Signature]
Name: Joseph Lavelle
[Signature]
Name: EDGAR BALBIN

ST. AUGUSTINE SHIPYARD PROPERTY
COMPANY, a dissolved Florida corporation

By: [Signature]
Name: Gary Vose
Title: President

[Signature]
Name: Joseph Lavelle
[Signature]
Name: EDGAR BALBIN

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On November 4, 2019, before me, Natalie Asik, Notary Public (insert name and title of the officer) personally appeared GARY VOSE, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Natalie Asik

(Seal)

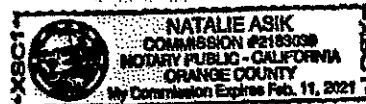


Exhibit "A"

SOUTH PARCEL:

A TRACT OF LAND COMPRISED OF PORTIONS OF SEMINOLE PARK, ACCORDING TO THE MAP RECORDED IN MAP BOOK 3, PAGE 87, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3818, PAGE 1150, AND OFFICIAL RECORDS BOOK 3757, PAGE 1474, LYING IN SECTIONS 19 AND 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ARAPAHO AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1 (A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 11°24'27" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 23.06 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF IROQUOIS AVENUE (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 41°44'18" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, BEING THE SAME AS THE NORTHWESTERLY LINE OF BLOCK H OF SAID SEMINOLE PARK, 178.02 FEET; THENCE SOUTH 48°13'13" EAST, DEPARTING LAST SAID LINE, 139.96 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LOT 5, BLOCK H OF SAID SEMINOLE PARK; THENCE NORTH 41°43'22" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 5, ACROSS FORMER MOHAWK STREET, VACATED PER OFFICIAL RECORDS BOOK 189, PAGE 372, SAID PUBLIC RECORDS, ALONG THE NORTHWESTERLY LINE OF LOTS 6 AND 7 BLOCK D OF SAID SEMINOLE PARK, 390.21 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 6, LOCATED IN THE FORMER SOUTHWESTERLY RIGHT OF WAY LINE OF CHEROKEE STREET, NOW CLOSED BY ORDINANCE 88- 45, AS RECORDED IN OFFICIAL RECORDS BOOK 791, PAGE 281, OF SAID PUBLIC RECORDS; THENCE NORTHEASTERLY ACROSS SAID FORMER CHEROKEE STREET, NORTH 37°39'42" EAST, 40.03 FEET, TO THE NORTHEASTERLY RIGHT OF WAY LINE OF CHEROKEE STREET; THENCE NORTH 52°23'36" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF CHEROKEE STREET, 162.43 FEET, TO THE FORMER CENTERLINE OF IROQUOIS AVENUE A 50 FOOT RIGHT OF WAY, CLOSED PER ORDINANCE NO. 2014-12, OFFICIAL RECORDS BOOK 3947, PAGE 881; THENCE NORTH 41°41'26" EAST, ALONG SAID FORMER CENTERLINE OF IROQUOIS AVENUE, AND ITS NORTHEASTERLY PROLONGATION, 262.96 FEET TO ITS INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE SAN SEBASTIAN RIVER; THENCE DEPARTING SAID FORMER CENTERLINE AND ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES: 1) SOUTH 61°54'54" EAST, 104.04 FEET; 2) SOUTH 58°45'38" EAST, 28.45 FEET; 3) SOUTH 70°11'24" EAST, 24.70 FEET; 4) SOUTH 71°07'34" EAST, 34.35 FEET, TO AN ANGLE POINT ON A CONCRETE BULKHEAD; THENCE ALONG SAID CONCRETE BULKHEAD THE FOLLOWING COURSES 1) SOUTH 47°00'58" EAST, 4.27 FEET; 2) SOUTH 47°48'58" EAST, 46.07 FEET; 3) SOUTH 48°59'40" EAST, 21.08 FEET; 4) NORTH 41°05'02" EAST, 32.76 FEET; 5) SOUTH 49°43'25" EAST, 12.94 FEET; 6)

SOUTH 40°23'47" WEST, 40.65 FEET; 7) SOUTH 49°20'34" EAST, 50.59 FEET; 8) NORTH 45°30'16" EAST, 43.37 FEET; 9) NORTH 42°32'05" EAST, 64.53 FEET; 10) NORTH 78°18'13" EAST, 63.60 FEET; 11) SOUTH 67°31'53" EAST, 150.30 FEET; 12) NORTH 27°54'01" EAST, 2.25 FEET; 13) SOUTH 63°34'52" EAST, 76.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID BULKHEAD THE FOLLOWING COURSES: 1) SOUTH 63°34'52" EAST, 217.13 FEET ; 2) SOUTH 68°57'26" EAST, 214.62 FEET; 15) SOUTH 06°23'08" EAST, 1.79 FEET; 3) SOUTH 59°47'29" WEST, 72.11 FEET; 4) SOUTH 39°36'26" EAST, 67.83 FEET; 5) NORTH 54°53'59" EAST, 70.90 FEET; 6) SOUTH 35°37'46" EAST, 71.43 FEET; 7) SOUTH 12°20'53" EAST, 24.82 FEET; 8) SOUTH 10°25'04" EAST, 21.99 ; 9) SOUTH 29°37'36" EAST, 16.43 FEET, TO THE END OF SAID CONCRETE BULKHEAD; THENCE SOUTHWESTERLY, ALONG THE MEAN HIGH WATER LINE OF THE SAN SEBASTIAN RIVER 1,081 FEET MORE OR LESS TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN AFOREMENTIONED OFFICIAL RECORDS BOOK 3757, PAGE 1474; THENCE ALONG SAID SOUTH LINE THE FOLLOWING 3 CALLS; 1) SOUTH 53°25'25" WEST, 483.98 FEET; 2) NORTH 39°35'38" WEST, 248.32 FEET; 3) SOUTH 52°47'10" WEST, 153.71 FEET; THENCE NORTH 26°51'17" WEST, DEPARTING LAST SAID LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4143, PAGE 863 SAID PUBLIC RECORDS, 638.42 FEET; THENCE SOUTH 63°08'43" WEST, DEPARTING LAST SAID LINE AND ALONG THE NORTHERLY LINE OF THE LAST SAID LANDS, 291.11 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED ARAPAHO AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING CALLS; 1) NORTH 26°52'42" WEST, 205.14; 2) NORTH 68°29'21" WEST, 62.14 FEET; THENCE NORTH 40°25'09" EAST, DEPARTING LAST SAID LINE, 953.91 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 25.67 ACRES MORE OR LESS.

EXHIBIT "B"
Permitted Exceptions

1. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
3. Easement recorded in Deed Book 205, Page 211 and Deed Book 206, Page 195, Public Records of St. Johns County, Florida.
4. Easements as set forth in Warranty Deed recorded in Deed Book 181, Page 300, Public Records of St. Johns County, Florida.
5. Easement recorded in Official Records Book 978, Page 1794.
6. Right of Way Easement, Perpetual, No. 21262 by the State of Florida through the Trustees of the Internal Improvement Fund of the State of Florida in favor of the St. Augustine Port, Waterway, and Beach District, established pursuant to chapter 18879, Laws of Florida, 1937, approved by referendum on May 3, 1938.
7. Restrictions, covenants, conditions and easements, as contained in that certain Declaration of Easements, Covenants and Restrictions recorded in Official Records Book 3985, Page 1785; First Amendment recorded in Official Records Book 4143, Page 885 and Second Amendment recorded in Official Records Book 4238, Page 169, Public Records of St. Johns County, Florida; and as may be subsequently amended.
8. Easement as set forth in instrument recorded in Official Records Book 4143, Page 863.
9. Terms and Conditions of that Declaration of Access Easement recorded in Official Records Book 4220, Page 852.
10. Terms and Conditions set forth in Shipyards Development Agreement recorded in Official Records Book 4734, Page 782.
11. Unrecorded City of St. Augustine Submerged Lands Lease by and between the City of St. Augustine, Florida, a municipal corporation (Lessor) and Greenwood Property, LLC (Lessee) dated October 8, 2018.
12. The nature, extent or existence of riparian rights is not insured.
13. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.
14. Rights of tenants, as tenants only, under recorded and unrecorded leases.

15. Recorded Notice of Environmental Resource Permit recorded in Official Records Book 4143, Page 410 and Official Records Book 4165, Page 1538, Public Records of St. Johns County, Florida.

COPY

Apply for Exemptions

2022 TRIM Notice

Summary

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Parcel ID	1347600000
Location Address	1500 ARAPAHO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Solana Grant Unplatted (691)
Tax Description*	(43-1) SOLANA GRANT SUB PART OF LOT 11 115.5 X 250 FT OR4829/344 <i>*The Description above is not to be used on legal documents</i>
Property Use Code	Vacant Residential (0000)
Subdivision	M Solana Grant Unplatted
Sec/Twp/Rng	40-7-30
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	12.8576
Acreage	0.660
Homestead	N

Owner Information

Owner Name	Windward Shipyard Land Holdings LLC 100%
Mailing Address	404 RIBERIA ST UNIT A SAINT AUGUSTINE, FL 32084-0000

Map



Building Value	
Extra Features Value	
Total Land Value	\$21,252
Agricultural (Assessed) Value	
Agricultural (Market) Value	
Just (Market) Value	\$21,252
Total Deferred	
Assessed Value	\$21,252
Total Exemptions	
Taxable Value	\$21,252

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$0	\$0	\$21,252	\$0	\$0	\$21,252	\$20,872	\$380	\$20,872
2021	\$0	\$0	\$18,975	\$0	\$0	\$18,975	\$18,975	\$0	\$18,975
2020	\$0	\$0	\$18,975	\$0	\$0	\$18,975	\$18,975	\$0	\$18,975
2019	\$20,293	\$308	\$17,710	\$0	\$0	\$38,311	\$38,311	\$0	\$38,311
2018	\$21,005	\$336	\$17,710	\$0	\$0	\$39,051	\$39,051	\$0	\$39,051
2017	\$21,608	\$364	\$17,710	\$0	\$0	\$39,682	\$39,682	\$0	\$39,682
2016	\$20,299	\$392	\$17,078	\$0	\$0	\$37,769	\$37,769	\$0	\$37,769
2015	\$20,626	\$420	\$16,200	\$0	\$0	\$37,246	\$37,246	\$0	\$37,246
2014	\$20,029	\$448	\$16,200	\$0	\$0	\$36,677	\$34,551	\$2,126	\$34,551
2013	\$14,790	\$420	\$16,200	\$0	\$0	\$31,410	\$31,410	\$0	\$31,410
2012	\$15,098	\$420	\$16,200	\$0	\$0	\$31,718	\$31,718	\$0	\$31,718
2011	\$15,715	\$420	\$18,000	\$0	\$0	\$34,135	\$34,135	\$0	\$34,135
2010	\$16,331	\$420	\$20,000	\$0	\$0	\$36,751	\$36,751	\$0	\$36,751

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	115	250	115	EF	\$21,252

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/7/2019	\$243,800.00	WARRANTY DEED	4829	344	U	I	PELLICER PATRICK A	WINDWARD SHIPYARD LAND HOLDINGS L
1/7/2011	12/8/2010	\$0.00	CORRECTIVE DEED	3396	858	U	I	PELLICER DOROTHEA L	PELLICER PATRICK A
	1/25/2010	\$0.00	CORRECTIVE DEED	3282	345	U	I	PELLICER DOROTHEA L	PELLICER PATRICK A
	1/24/2007	\$0.00	WARRANTY DEED	2860	1735	U	I	PELLICER DOROTHEA L	PELLICER PATRICK A
	1/1/1977	\$0.00		325	106	U	I		PELLICER DOROTHEA L

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

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[GDPR Privacy Notice](#)

Last Data Upload: 11/30/2022 1:34:49 AM



Apply for Exemptions

2022 TRIM Notice

Summary

No Image Available

Parcel ID	1347800000
Location Address	ARAPAHO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (68.115)
Tax Description*	(44) SOLANO GRANT SUB E PT OF LOT 13 OR4830/71 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	12.8576
Acreage	9.600
Homestead	N

Owner Information

Owner Name Windward Shipyard Land Holdings LLC 100%
Mailing Address 404 RIBERIA ST UNIT A
SAINT AUGUSTINE, FL 32084-0000

Map



Building Value	
Extra Features Value	\$42
Total Land Value	\$1,672
Agricultural (Assessed) Value	
Agricultural (Market) Value	
Just (Market) Value	\$1,715
Total Deferred	
Assessed Value	\$1,715
Total Exemptions	
Taxable Value	\$1,715

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$0	\$58,277	\$1,672,704	\$0	\$0	\$1,730,981	\$1,730,981	\$0	\$1,730,981
2021	\$0	\$65,682	\$1,672,704	\$0	\$0	\$1,738,386	\$1,738,386	\$0	\$1,738,386
2020	\$0	\$73,088	\$1,672,704	\$0	\$0	\$1,745,792	\$1,745,792	\$0	\$1,745,792
2019	\$0	\$70,646	\$522,720	\$0	\$0	\$593,366	\$436,665	\$156,701	\$436,665
2018	\$0	\$77,249	\$522,720	\$0	\$0	\$599,969	\$396,968	\$203,001	\$396,968
2017	\$0	\$43,686	\$522,720	\$0	\$0	\$566,406	\$360,880	\$205,526	\$360,880
2016	\$0	\$39,566	\$522,720	\$0	\$0	\$562,286	\$328,073	\$234,213	\$328,073
2015	\$0	\$42,500	\$522,720	\$0	\$0	\$565,220	\$298,248	\$266,972	\$298,248
2014	\$0	\$45,432	\$522,720	\$0	\$0	\$568,152	\$271,135	\$297,017	\$271,135
2013	\$0	\$13,206	\$233,280	\$0	\$0	\$246,486	\$246,486	\$0	\$246,486
2012	\$0	\$13,206	\$233,280	\$0	\$0	\$246,486	\$246,486	\$0	\$246,486
2011	\$0	\$13,206	\$259,200	\$0	\$0	\$272,406	\$272,406	\$0	\$272,406
2010	\$0	\$13,206	\$288,000	\$0	\$0	\$301,206	\$301,206	\$0	\$301,206

Extra Feature Information

Code Description	Status	Value
Boat Dock - Excellent (Mix)		22960
Boat Dock - Excellent (Mix)		6048
Boat Dock - Excellent (Mix)		1344
Boat Dock - Excellent (Mix)		10672
Boat Lift - Average (Mix)		1300

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	418176	SF	\$1,672,704

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	\$3,000,000.00	WARRANTY DEED	4830	71	Q	V	LUHRS LINDA M	WINDWARD SHIPYARD LAND HOLDINGS LLC
7/9/2015	6/29/2015	\$100.00	QUIT CLAIM DEED	4055	466	U	V	MACDAVITT LLC	LUHRS LINDA M
	2/9/2006	\$1,108,600.00	WARRANTY DEED	2683	1259	Q	I	7700 SOUTH TAMiami TRAIL CORP	LUHRS LINDA M
	10/2/2003	\$730,000.00	WARRANTY DEED	2061	1482	U	V	MARLBORO INDUSTRIAL PARK	7700 SOUTH TAMiami TRAIL CORP
	8/14/2003	\$0.00	OTHER INSTRUMENT	2196	1615	U	V	SALT WATER PROPERTIES CORP	MARLBORO INDUSTRIAL PARK
	3/1/1987	\$0.00	QUIT CLAIM DEED	739	263	U	V		SALT WATER PROPERTIES CORP
	3/1/1987	\$3,100,000.00	WARRANTY DEED	739	255	U	V		

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

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Summary

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Parcel ID	1347900000
Location Address	1510 ARAPAHO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	SL Augustine Shipyards (681.15)
Tax Description*	(45) SOLANA GRANT SUB LOT 12 & LOT 13 (EX SAC IN DB186/592 & R/W OF RD & PT LYING N OF RD IN OR276/347) OR4830/71 *The Description above is not to be used on legal documents
Property Use Code	Vacant Residential (0000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	12.8576
Acreage	4.800
Homestead	N

Owner Information

Owner Name	Windward Shipyards Land Holdings LLC 100%
Mailing Address	404 RIBERIA ST UNIT A SAINT AUGUSTINE, FL 32084-0000



Valuation Information

Building Value	
Extra Features Value	\$18
Total Land Value	\$836
Agricultural (Assessed) Value	
Agricultural (Market) Value	\$854
Just (Market) Value	
Total Deferred	
Assessed Value	\$854
Total Exemptions	
Taxable Value	\$854

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$0	\$19,919	\$836,352	\$0	\$0	\$856,271	\$856,271	\$0	\$856,27
2021	\$0	\$23,032	\$836,352	\$0	\$0	\$859,384	\$859,384	\$0	\$859,38
2020	\$0	\$26,146	\$836,352	\$0	\$0	\$862,498	\$862,498	\$0	\$862,49
2019	\$0	\$27,049	\$261,360	\$0	\$0	\$288,409	\$288,409	\$0	\$288,40
2018	\$0	\$29,917	\$261,360	\$0	\$0	\$291,277	\$283,187	\$8,090	\$283,18
2017	\$0	\$14,759	\$261,360	\$0	\$0	\$276,119	\$257,443	\$18,676	\$257,44
2016	\$0	\$16,149	\$261,360	\$0	\$0	\$277,509	\$234,039	\$43,470	\$234,03
2015	\$0	\$17,538	\$261,360	\$0	\$0	\$278,898	\$212,763	\$66,135	\$212,76
2014	\$0	\$18,927	\$261,360	\$0	\$0	\$280,287	\$193,421	\$86,866	\$193,42
2013	\$0	\$20,317	\$155,520	\$0	\$0	\$175,837	\$175,837	\$0	\$175,83
2012	\$36,664	\$12,985	\$155,520	\$0	\$0	\$205,169	\$205,169	\$0	\$205,16
2011	\$37,527	\$13,213	\$172,800	\$0	\$0	\$223,540	\$223,540	\$0	\$223,54
2010	\$38,390	\$13,441	\$192,000	\$0	\$0	\$243,831	\$243,831	\$0	\$243,83

Extra Feature Information

Code Description	Status	Value
Pole Barn (Mix)		1440
Canopy (Mix)		1210
Boat Dock - Excellent (Mix)		15712

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	209088	SF	\$836,352

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	\$3,000,000.00	WARRANTY DEED	4830	21	Q	V	LUHRS LINDA M	WINDWARD SHIPYARD LAND HOLDINGS LLC
7/16/2015	6/29/2015	\$100.00	QUIT CLAIM DEED	4058	167	U	V	MACDAVITT LLC	LUHRS LINDA M
7/9/2015	6/29/2015	\$100.00	QUIT CLAIM DEED	4055	466	U	V	MACDAVITT LLC	LUHRS LINDA M
	2/9/2006	\$1,108,600.00	WARRANTY DEED	2683	1259	Q	I	7700 SOUTH TAMiami TRAIL CORPORATION	LUHRS LINDA M
	4/29/2003	\$950,000.00	WARRANTY DEED	1952	447	U	I	ROEHR CLAUS,HELGA	7700 SOUTH TAMiami TRAIL CORPORATION
	4/19/2002	\$11,200.00	QUIT CLAIM DEED	1754	441	U	I	FLA DEPT OF TRANSPORTATION	ROEHR CLAUS,HELGA
	8/1/1989	\$307,500.00	WARRANTY DEED	627	1299	U	I		ROEHR CLAUS,HELGA
	1/1/1978	\$60,000.00		391	421	U	I		

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Summary

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Parcel ID	1347700000
Location Address	ARAPAHO AVE
	SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	(43) SOLANA GRANT SUB LOT 11 & MARSH (EX PTS LYING W OF ARAPAHO AVE & LOTS IN DB153/94 & 294 OR12/720 & OR506/592 & EX OR779/1156) OR4939/571 (C/ OR4829/835
	<i>*The Description above is not to be used on legal documents</i>
Property Use	Vacant Commercial (1000)
Code	
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	1.640
Homestead	N

Owner Information

Owner Name	Windward Shipyard Land Holdings LLC 100%
Mailing Address	2999 NE 191 ST STE 800 AVENTURA, FL 33180-0000

Date	Sale Date	Sale Price	Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	10/23/2001	\$3,600.00	QUIT CLAIM DEED	1733	1969	U	I	FLA DEPT OF TRANSPORTATION	MARLBORO INDUSTRIAL PAR
	7/1/1990	\$15,000.00	WARRANTY DEED	865	377	U	V		MARLBORO INDUSTRIAL PAR
	6/1/1990	\$56,000.00	WARRANTY DEED	865	374	U	V		
	12/1/1989	\$0.00		840	688	U	I		
	4/1/1986	\$0.00		702	525	U	I		
	4/1/1986	\$0.00		701	278	U	I		

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



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Parcel ID	1346000000
Location Address	ARAPAHO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	(32) SOLANA GRANT SUB NE'LY 1,000 FT OF LOT 9 (EX PT IN OR4143/863) & (EX PT IN OR5465/688) OR4829/835 *The Description above is not to be used on legal documents
Property Use Code	Vacant Commercial (1000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	4.300
Homestead	N

Owner Information

Owner Name	Windward Shipyard Land Holdings LLC 100%
Mailing Address	2999 NE 191 ST STE 800 AVENTURA, FL 33180-0000

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



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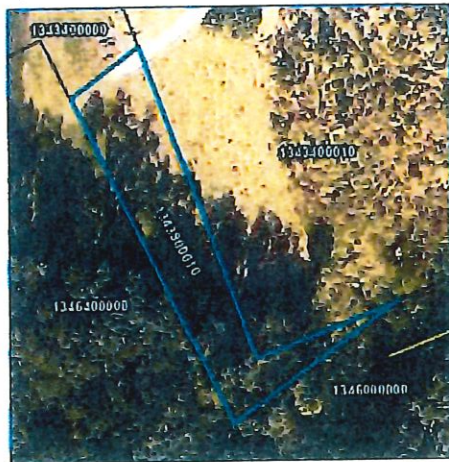
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No Image Available

Parcel ID	1343900010
Location	ICE PLANT RD
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	30-1 SOLANA GRANT SUB PT OF LOT 4 400 X 170FT LOTS 2 THRU 5 OF AN UNREC PLAT & VACA PT OF ICE PLANT RD PER OR974/983 (EX PT IN OR4143/863) & (EX PT IN OR5465/688) OR4829/835
	<i>*The Description above is not to be used on legal documents</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.160
Homestead	N

Owner Information

Owner Name	Windward Shipyards Land Holdings LLC 100%
Mailing Address	2999 NE 191 ST STE 800 AVENTURA, FL 33180-0000



Valuation Information

2

Building Value	
Extra Features Value	
Total Land Value	\$27,
Agricultural (Assessed) Value	
Agricultural (Market) Value	
Just (Market) Value	\$27,
Total Deferred	
Assessed Value	\$27,
Total Exemptions	
Taxable Value	\$27,

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$0	\$0	\$272,000	\$0	\$0	\$272,000	\$272,000	\$0	\$272,000
2021	\$0	\$0	\$272,000	\$0	\$0	\$272,000	\$272,000	\$0	\$272,000
2020	\$0	\$0	\$272,000	\$0	\$0	\$272,000	\$272,000	\$0	\$272,000
2019	\$0	\$0	\$136,000	\$0	\$0	\$136,000	\$102,850	\$33,150	\$102,850
2018	\$0	\$0	\$136,000	\$0	\$0	\$136,000	\$93,500	\$42,500	\$93,500
2017	\$0	\$0	\$85,000	\$0	\$0	\$85,000	\$85,000	\$0	\$85,000
2016	\$0	\$0	\$85,000	\$0	\$0	\$85,000	\$85,000	\$0	\$85,000
2015	\$0	\$0	\$85,000	\$0	\$0	\$85,000	\$85,000	\$0	\$85,000
2014	\$0	\$0	\$85,000	\$0	\$0	\$85,000	\$85,000	\$0	\$85,000
2013	\$0	\$0	\$85,000	\$0	\$0	\$85,000	\$85,000	\$0	\$85,000
2012	\$0	\$0	\$85,000	\$0	\$0	\$85,000	\$85,000	\$0	\$85,000
2011	\$0	\$0	\$102,000	\$0	\$0	\$102,000	\$102,000	\$0	\$102,000
2010	\$0	\$0	\$115,600	\$0	\$0	\$115,600	\$115,600	\$0	\$115,600

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	400	170	6970	SF	\$27,880

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	\$6,000,000.00	WARRANTY DEED	4829	835	Q	V	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LANE HOLDINGS LLC
2/1/2019	1/28/2019	\$0.00	ANNEXATION	4674	1835	U	V	CITY OF ST AUGUSTINE	
2/9/2015	1/27/2015	\$0.00	COVENANTS AND RESTRICTIONS	3985	1785	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ET AL
	7/25/2013	\$0.00	OTHER INSTRUMENT	9999	9999	U	V	ALL SEASONS LLC	GREENWOOD PROPERTY LLC
7/8/2013	7/2/2013	\$1,956,900.00	WARRANTY DEED	3757	1474	U	I	LUHRS CORPORATION	ALL SEASONS LLC
	5/13/2004	\$0.00	OTHER INSTRUMENT	2220	1010	U	V	MARLBORO INDUSTRIAL PARK	LUHRS CORPORATION (MERGE
	10/23/2001	\$3,600.00	QUIT CLAIM DEED	1733	1969	U	I	FLA DEPT OF TRANSPORTATION	MARLBORO INDUSTRIAL PAR
	7/1/1990	\$0.00	CORRECTIVE DEED	870	55	U	V		MARLBORO INDUSTRIAL PARK I
	7/1/1990	\$150,000.00	PERSONAL REP	864	369	U	V		
	4/1/1982	\$0.00		535	104	U	V		
	4/1/1982	\$0.00		535	103	U	V		

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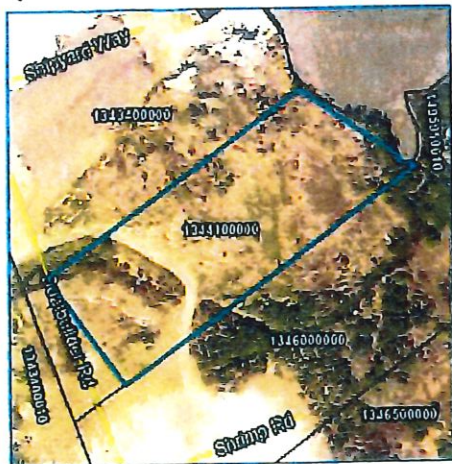
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Parcel ID	1344100000
Location Address	ICE PLANT RD
	SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	(31) SOLANA GRANT SUB PART OF LOT 4 OR4829/835
	*The Description above is not to be used on legal documents
Property Use Code	Vacant Commercial (1000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	1.880
Homestead	N

Owner Information

Owner Name	Windward Shipyards Land Holdings LLC 100%
Mailing Address	2999 NE 191 ST STE 800
	AVENTURA, FL 33180-0000



Valuation Information

2

Building Value	
Extra Features Value	
Total Land Value	\$327,
Agricultural (Assessed) Value	
Agricultural (Market) Value	
Just (Market) Value	\$327,
Total Deferred	
Assessed Value	\$327,
Total Exemptions	
Taxable Value	\$327,

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$0	\$0	\$327,548	\$0	\$0	\$327,548	\$327,548	\$0	\$327,548
2021	\$0	\$0	\$327,548	\$0	\$0	\$327,548	\$327,548	\$0	\$327,548
2020	\$0	\$0	\$327,548	\$0	\$0	\$327,548	\$327,548	\$0	\$327,548
2019	\$0	\$0	\$163,774	\$0	\$0	\$163,774	\$123,854	\$39,920	\$123,854
2018	\$0	\$0	\$163,774	\$0	\$0	\$163,774	\$112,595	\$51,179	\$112,595
2017	\$0	\$0	\$102,359	\$0	\$0	\$102,359	\$102,359	\$0	\$102,359
2016	\$0	\$0	\$102,359	\$0	\$0	\$102,359	\$102,359	\$0	\$102,359
2015	\$22,023	\$819	\$102,359	\$0	\$0	\$125,201	\$125,201	\$0	\$125,201
2014	\$21,597	\$819	\$102,359	\$0	\$0	\$124,775	\$124,775	\$0	\$124,775
2013	\$20,178	\$11,719	\$102,359	\$0	\$0	\$134,256	\$134,256	\$0	\$134,256
2012	\$20,178	\$11,719	\$102,359	\$0	\$0	\$134,256	\$134,256	\$0	\$134,256
2011	\$22,868	\$11,719	\$122,830	\$0	\$0	\$157,417	\$157,417	\$0	\$157,417
2010	\$26,903	\$11,719	\$139,208	\$0	\$0	\$177,830	\$177,830	\$0	\$177,830

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	81887	SF	\$327,548

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	\$6,000,000.00	WARRANTY DEED	4829	835	Q	V	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LAND HOLDINGS LLC
2/1/2019	1/28/2019	\$0.00	ANNEXATION	4674	1835	U	V	CITY OF ST AUGUSTINE	
1/29/2016	1/29/2016	\$0.00	COVENANTS AND RESTRICTIONS	4143	885	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ET AL
2/9/2015	1/27/2015	\$0.00	COVENANTS AND RESTRICTIONS	3985	1785	U	I	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ET AL
	7/25/2013	\$0.00	OTHER INSTRUMENT	9999	9999	U	I	ALL SEASONS LLC	GREENWOOD PROPERTY LLC
7/8/2013	7/2/2013	\$1,956,900.00	WARRANTY DEED	3757	1474	U	I	LUHRS CORPORATION	ALL SEASONS LLC
	5/13/2004	\$0.00	OTHER INSTRUMENT	2220	1010	U	I	MARLBORO INDUSTRIAL PARK	LUHRS CORPORATION (MERGE
	8/14/2003	\$0.00	OTHER INSTRUMENT	2196	1615	U	V	SALT WATER PROPERTIES CORP	MARLBORO INDUSTRIAL PARK
	3/1/1987	\$0.00		739	263	U	I		SALT WATER PROPERTIES CORP
	3/1/1987	\$0.00		739	255	U	I		
	8/1/1982	\$0.00		607	887	U	I		

Date	Sale Date	Sale Price	Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	1/1/1979	\$0.00		411	223	U	I		

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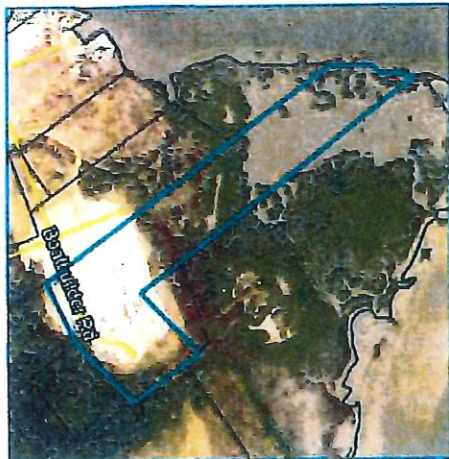
Summary

No Image Available

Parcel ID	1346500000
Location Address	ARAPAHO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	(33-1) SOLANA GRANT SUB E340.8 FT OF LOT 10 & MARSH LYING OF LOT 10 TO CENTER OF RIVER & PT OF LOT 11 250 X 250 FT OR 4939/571 (C/E) & OR 4829/835 <i>*The Description above is not to be used on legal documents</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	19-7-30
District	City of St. Augustine (District 452)
Millage Rate	18.9763
Acreage	7.400
Homestead	N

Owner Information

Owner Name	Windward Shipyard Land Holdings LLC 100%
Mailing Address	2999 NE 191 ST STE 800 AVENTURA, FL 33180-0000



Valuation Information

21

Building Value	
Extra Features Value	
Total Land Value	\$1,160,
Agricultural (Assessed) Value	
Agricultural (Market) Value	
Just (Market) Value	\$1,160,
Total Deferred	
Assessed Value	\$1,160,
Total Exemptions	
Taxable Value	\$1,160,

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Val
2022	\$0	\$0	\$1,160,490	\$0	\$0	\$1,160,490	\$1,160,490	\$0	\$1,160,49
2021	\$0	\$0	\$1,160,490	\$0	\$0	\$1,160,490	\$1,160,490	\$0	\$1,160,49
2020	\$0	\$0	\$1,160,490	\$0	\$0	\$1,160,490	\$1,160,490	\$0	\$1,160,49
2019	\$0	\$0	\$189,350	\$0	\$0	\$189,350	\$189,350	\$0	\$189,350
2018	\$0	\$0	\$189,350	\$0	\$0	\$189,350	\$189,350	\$0	\$189,350
2017	\$0	\$0	\$189,350	\$0	\$0	\$189,350	\$185,892	\$3,458	\$185,892
2016	\$0	\$0	\$189,350	\$0	\$0	\$189,350	\$168,993	\$20,357	\$168,993
2015	\$0	\$0	\$153,630	\$0	\$0	\$153,630	\$153,630	\$0	\$153,630
2014	\$0	\$0	\$153,630	\$0	\$0	\$153,630	\$153,630	\$0	\$153,630
2013	\$0	\$0	\$153,630	\$0	\$0	\$153,630	\$153,630	\$0	\$153,630
2012	\$0	\$0	\$153,630	\$0	\$0	\$153,630	\$153,630	\$0	\$153,630
2011	\$0	\$0	\$170,550	\$0	\$0	\$170,550	\$170,550	\$0	\$170,550
2010	\$0	\$0	\$189,350	\$0	\$0	\$189,350	\$189,350	\$0	\$189,350

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	290110	SF	\$1,160,440
Conservation Easements	0	0	0.1	AC	\$50

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/8/2020	12/9/2019	\$0.00	CONSERVATION EASEMENT	4939	521	U	V	WINDWARD SHIPYARD LAND HOLDINGS LLC	ST JOHNS RIVER WATER MANAGEMENT DISTRICT
11/12/2019	11/8/2019	\$6,000,000.00	WARRANTY DEED	4829	835	Q	V	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LAND HOLDINGS LLC
2/1/2019	1/28/2019	\$0.00	ANNEXATION	4674	1835	U	V	CITY OF ST AUGUSTINE	
2/9/2015	1/27/2015	\$0.00	COVENANTS AND RESTRICTIONS	3985	1785	U	V	GREENWOOD PROPERTY LLC	ST AUGUSTINE SHIPYARD PROPERTY COMPANY
3/20/2014	3/14/2014	\$100.00	WARRANTY DEED	3858	473	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC
	7/25/2013	\$0.00	OTHER INSTRUMENT	9999	9999	U	V	ALL SEASONS LLC	GREENWOOD PROPERTY LLC
7/8/2013	7/2/2013	\$1,956,900.00	WARRANTY DEED	3757	1474	U	I	LUHRS CORPORATION	ALL SEASONS LLC
	5/13/2004	\$0.00	OTHER INSTRUMENT	2220	1010	U	V	MARLBORO INDUSTRIAL PARK	LUHRS CORPORATION (MERG
	8/14/2003	\$0.00	OTHER INSTRUMENT	2196	1615	U	V	SALT WATER PROPERTIES CORP	MARLBORO INDUSTRIAL PAR
	3/1/1987	\$0.00		739	263	U	V		SALT WATER PROPERTIES CO

no data available for the following modules: exemption information, building information, sketch information, extra feature information



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Parcel ID 1343400000
 Location DIESEL RD
 Address SAINT AUGUSTINE 32084-0000
 Neighborhood St. Augustine Shipyards (681.15)
 Tax (12 & 13) SOLANO GRANT SUB - N295FT OF LOT 4 & ALL LOT 5 LYING E OF CO RD & VACA PT OF ICE PLANT RD PER OR974/983 & PT OF VAC ROW DIESEL RD PER SJC RES
 Description* 2022-40 (EX PT IN OR4143/863) & (EX PT IN OR5465/688) DB198/420 & DB206/187 OR9/204 & 207 OR4829/835
 *The Description above is not to be used on legal documents.
 Property Use Vacant Commercial (1000)
 Code
 Subdivision M Solana Grant Uplatted
 Sec/Twp/Rng 40-7-30
 District City of St Augustine (District 452)
 Millage Rate 18.9763
 Acreage 4.870
 Homestead N

Owner Information

Owner Name [Windward Shipyards Land Holdings LLC](#) 100%
 Mailing Address 2999 NE 191ST STE 800
 AVENTURA, FL 33180-0000



Valuation Information

Building Value	
Extra Features Value	\$68,
Total Land Value	\$848,
Agricultural (Assessed) Value	
Agricultural (Market) Value	
Just (Market) Value	\$917,
Total Deferred	
Assessed Value	\$917,
Total Exemptions	
Taxable Value	\$917,

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Val
2022	\$0	\$62,071	\$1,139,880	\$0	\$0	\$1,201,951	\$1,201,951	\$0	\$1,201,95
2021	\$0	\$66,209	\$1,139,880	\$0	\$0	\$1,206,089	\$1,206,089	\$0	\$1,206,08
2020	\$0	\$65,135	\$1,139,880	\$0	\$0	\$1,205,015	\$1,205,015	\$0	\$1,205,01
2019	\$0	\$48,221	\$569,940	\$0	\$0	\$618,161	\$496,657	\$121,504	\$496,657
2018	\$0	\$51,235	\$569,940	\$0	\$0	\$621,175	\$451,506	\$169,669	\$451,506
2017	\$0	\$54,248	\$356,212	\$0	\$0	\$410,460	\$394,316	\$16,144	\$394,316
2016	\$75,330	\$2,257	\$356,212	\$0	\$0	\$433,799	\$433,799	\$0	\$433,799
2015	\$75,330	\$2,257	\$356,212	\$0	\$0	\$433,799	\$433,799	\$0	\$433,799
2014	\$108,882	\$10,283	\$356,212	\$0	\$0	\$475,377	\$475,377	\$0	\$475,377
2013	\$242,014	\$72,809	\$436,004	\$436,004	\$340,629	\$655,452	\$655,452	\$0	\$655,452
2012	\$258,457	\$72,809	\$436,004	\$436,004	\$340,629	\$671,895	\$671,895	\$0	\$671,895
2011	\$278,610	\$72,809	\$484,449	\$484,449	\$340,629	\$692,048	\$692,048	\$0	\$692,048
2010	\$293,973	\$72,809	\$484,449	\$484,449	\$340,629	\$707,411	\$707,411	\$0	\$707,411

Extra Feature Information

Code Description	Status	Value
Bulkhead - Average (Mix)		68893

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	212137	SF	\$848,548

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/8/2022	2/1/2022	\$0.00	VACATION OF R/W	5630	1624	U	V	BOARD OF COUNTY COMMISSIONERS	WINDWARD SHIPYARD LAN HOLDINGS LLC
11/12/2019	11/8/2019	\$6,000,000.00	WARRANTY DEED	4829	835	Q	V	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LAN HOLDINGS LLC
2/1/2019	1/28/2019	\$0.00	ANNEXATION	4674	1835	U	V	CITY OF ST AUGUSTINE	
1/29/2016	1/29/2016	\$0.00	COVENANTS AND RESTRICTIONS	4143	885	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ET A
2/9/2015	1/27/2015	\$0.00	COVENANTS AND RESTRICTIONS	3985	1785	U	I	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ET A
	7/25/2013	\$0.00	OTHER INSTRUMENT	9999	9999	U	I	ALL SEASONS LLC	GREENWOOD PROPERTY LL
7/8/2013	7/2/2013	\$1,956,900.00	WARRANTY DEED	3757	1474	U	I	LUHRS CORPORATION	ALL SEASONS LLC

No data available for the following modules: exemption information, building information, sketch information.



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

[Last Data Upload: 11/30/2022, 1:34:49 AM](#)



John P. Regan, PE
City Manager
City of St. Augustine
P.O.Box 210
St. Augustine, FL 32085

December 5, 2022

Re: Shipyard Single Family Annexation Engineering Report
Maverick Project No.2213

Mr. Regan,

On behalf of our client, Windward Shipyard Land Holdings, LLC, please see details below on the current capacity for the Shipyard PUD consisting of a 55 lot Single-Family development and associated amenities located on Parcel numbers 1347600000, 1347700000, 1347800000, 1347900000, and 1346500000 within St. Johns County, Florida. Capacity and availability are subject to City and other respective municipality's review and approval of Engineering Plans, Specifications, Standards and Details, including all installation and testing.

WATER CAPACITY AND AVAILABILITY

Per the attached City of St. Augustine Statement of Water/Sewer Availability letter, there is domestic and landscape irrigation water capacity and availability, as well as fire protection/sprinkler service for the development of the Shipyard PUD. The 6" PVC water line in the Arapaho Avenue right-of-way will be the point of connection for water for the development, see attached map for existing utility location.

WASTEWATER CAPACITY AND AVAILABILITY

Per the attached City of St. Augustine Statement of Water/Sewer Availability letter, there is sanitary sewer capacity and availability for the development via line extension by the developer. The force main in the south side of the Arapaho Avenue right-of-way will be the point of connection for wastewater for the development, see attached map for existing utility location.

TRANSPORTATION CAPACITY AND AVAILABILITY

Per the Traffic Impact Statement prepared by Chindalur Traffic Solutions Inc, there is sufficient capacity within the existing traffic conditions to operate at LOS D or better under the year 2025 build-out conditions of the proposed development.

If you have any questions concerning this correspondence, or if Maverick can serve you in any other way, please do not hesitate to contact me.

Respectfully submitted,
Maverick Engineering

Cydney C. Maksymow

Cydney C. Maksymow, P.E.
Project Manager



City of St. Augustine
STATEMENT OF WATER / SEWER AVAILABILITY
*** PRELIMINARY STATEMENT ***
RESIDENTIAL SUBDIVISION PROJECT



Public Works Department ▪ City Hall, 75 King Street, Lobby B - 4th Floor ▪ PO Box 210 ▪ St. Augustine, FL 32085-0210
www.CityStAug.com ▪ Phone: (904) 825-1040 ▪ Fax: (904) 209-4286 ▪ Email: UtilConnect@CityStAug.com

Subject Property of this Availability Statement:		Outside City Limits
Street Address: Various	Project: Single Family Subdivision	Additional Description: 56 SFR with amenity
Parcel #(s): 134760-0000, 134780-0000, 134790-0000		
Reason for Request: Construction - NEW Development		

Applicant:			
Name: Karl Masters		Business: Windward Marina Group	
Mailing Address: 404 Riberia Street		Email: karl@mywindward.com	Phone: (904) 207-9491
City: St. Augustine	State: Florida	Zip Code: 32084	

WATER Availability – Domestic (potable) & Landscape Irrigation:			
Availability Determination: AVAILABLE		Service Location: Refer to attached City Utility Map for possible connection points	
# Services: TBD	# Services:	# Services:	# Services:
Size:	Size:	Size:	Size:
Use:	Use:	Use:	Use:
Utility Work BY DEVELOPER's CONTRACTOR(s): Responsible for ALL aspects of Utility Construction & Plumbing per City-Approved Civil Engineering Plans, Specifications, Standards & Details, including all applicable Backflow prevention installation and testing			
Utility Work BY CITY UTILITY CREW: SET water meters in meter boxes FULLY constructed by Developer's Contractor			

WATER Availability – Fire Protection / Sprinkler Service:			
Availability Determination: AVAILABLE; Order FLOW TEST to Determine Existing Flow		Service Location: Refer to attached City Utility Map for possible connection points	
# Services: TBD	# Services:	Utility Work BY DEVELOPER's CONTRACTOR(s): Responsible for ALL aspects of Utility Construction & Plumbing per City-Approved Civil Engineering Plans, Specifications, Standards & Details	
Size:	Size:		
Use:	Use:		
Utility Work BY CITY UTILITY CREW: INSPECTION ONLY			

SANITARY SEWER Availability:			
Availability Determination: AVAILABLE by Line Extension(s) by Developer		Service Location: Refer to attached City Utility Map for possible connection points	
# Services: TBD	# Services:	Maintenance of Sewer Collection System: TBD	
Type:	Type:		
Utility Work BY DEVELOPER's CONTRACTOR(s): Responsible for ALL aspects of Utility Construction & Plumbing per City-Approved Civil Engineering Plans, Specifications, Standards & Details			
Utility Work BY CITY UTILITY CREW: INSPECTION ONLY			



City of St. Augustine
STATEMENT OF WATER / SEWER AVAILABILITY
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www.CityStAug.com ▪ Phone: (904) 825-1040 ▪ Fax: (904) 209-4286 ▪ Email: UtilConnect@CityStAug.com

Statement Date: 7/7/2021	Availability Verified By: Signature:  Name: Daniel Borrer Title: Development & Utility Coordinator
VOID AFTER: 9/30/2021	

Preliminary & Estimated - INFRASTRUCTURE UTILITY FEES				FOR CITY USE ONLY			
For: Rough Estimate Based on Information Provided							
Payment Due: After City Plan Approval; Prior to and Within 6 Months of City Pre-Construction Meeting							
Fees per City Code:	Water	Sewer	Total				
Gallons Per Day	TBD GPD	TBD GPD					
Flow-Based Fees	TBD	TBD	\$ 0.00				
Northwest Forcemain		N/A	\$ 0.00				
Meter / Connection	TBD	TBD	\$ 0.00				
Tap Fees	TBD	TBD	\$ 0.00				
Inspection Fees	TBD	TBD	\$ 0.00				
Other Charges *	N/A	N/A	\$ 0.00				
Total	\$ 0.00	\$ 0.00	\$ 0.00				

Account Code	Amount	Account Code	Amount
WTRCON:	\$ 0.00	WTRTAP:	\$ 0.00
SWRCON:	\$ 0.00	SWRTAP:	\$ 0.00
INDUST:	\$ 0.00	U-MISC:	\$ 0.00
Total: \$ 0.00			

Additional Information (if applicable):
 Common area / Amenity Capacity Reservation cost will be shown above if applicable. The Gray box below provides each individual lot's Capacity Reservation, meter, and inspection fees, to be paid separately prior to building permits.

Informational Only - UNIT FLOW & CONNECTION FEES (Subject to Change with each City Fiscal Year)			
For: 1 Residential Unit with City Water Meter			
Payment Due: Prior to Building Permit for Each House; Apply Separately; Meters will be Installed for Paid Units Following City Acceptance of Utility Construction			
Fees per City Code:	Water	Sewer	Total
Gallons Per Day	300 GPD	210 GPD	
Flow-Based Fees	\$2,232.00	\$1,667.00	\$3,899.00
Northwest Forcemain		N/A	\$ 0.00
Meter / Connection	\$420.00	\$360.00	\$ 780.00
Restoration Fees	By Developer	By Developer	\$ 0.00
Permit Fees	By Developer	By Developer	\$ 0.00
Total	\$2,652.00	\$2,027.00	\$4,679.00

PAYMENT:
This Statement becomes VOID after 5:00 PM on "VOID AFTER" date, unless plans are approved by City and fees are paid prior to this date. Statement is <u>not</u> a commitment for utility service. Full fee payment establishes utility commitment.
Payment Options
1. In person. Cash, check, credit card (Visa/Mastercard). City Hall - 75 King Street - Public Works - Elevator B - 4th Floor. 2. By mail. Check payable to <u>City of St. Augustine</u> . Send to: City Public Works Department - PO Box 210 - St. Augustine, Florida 32085-0210. Clearly reference "Utility Fees" and the Project Name on the check.

Statement Date: 7/7/2021

Subject Property: 1500-1510 Arapahoe Ave
 Statement of Availability is not valid and complete without all pages.

Page 2 of 3



City of St. Augustine
STATEMENT OF WATER / SEWER AVAILABILITY
*** PRELIMINARY STATEMENT ***
RESIDENTIAL SUBDIVISION PROJECT



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www.CityStAug.com ▪ Phone: (904) 825-1040 ▪ Fax: (904) 209-4286 ▪ Email: UtilConnect@CityStAug.com

ALL CHECKED ITEMS APPLY TO THIS STATEMENT:

Read the following checked items carefully and retain this document for future reference.

- ☒ This is a Preliminary Statement based solely on information provided by applicant without benefit of City-approved construction plans. The City currently has uncommitted water/wastewater capacity available.
- ☒ A conclusive, final Statement will be provided and fees may be paid after construction plans are approved by City Public Works Department. Refer to attached Connection Fee Payment Policy for more information.
- ☒ Refer to the attached existing City utility information for project planning purposes. Utility mains and meter sizes must be determined by developer's professional consultants with applicable calculations provided to City for review.
- ☒ A City Public Works permit will be required for this project. Refer to City Public Works website for information, application forms, fee schedules, permitting process and construction requirements. (www.CityStAug.com)
- ☒ Developer's civil engineer is encouraged to schedule one no-charge 30-minute pre-application meeting with Public Works staff for review of preliminary design plans. Contact City Public Works Permit Technician to schedule and with questions related to permitting forms, requirements and process: (904) 209-4375 or PWPermits@citystaug.com
- ☒ Developer is responsible for all land surveying, testing, design, permits, approvals, construction, materials, restoration and costs. Following City acceptance of utilities, City will own and maintain domestic water lines up to and including meter assemblies; fire protection taps; public fire hydrants; and sanitary sewer manholes, mains and service lines up to first cleanout on lateral. Developer is responsible for protecting utilities during all construction activities. City will not be responsible for damage. Repair costs incurred by City may be charged back to developer.
- ☒ The City will inspect construction by developer's Florida licensed underground utility contractor who must obtain performance and maintenance bonds in favor of the City in accordance with City bond requirements (copy attached for reference). Developer, consultants and contractors must adhere to current City Construction and Dedication Requirements in effect at time of construction (copy attached for reference). Utilities not constructed to City standards and specifications will not be placed in service.

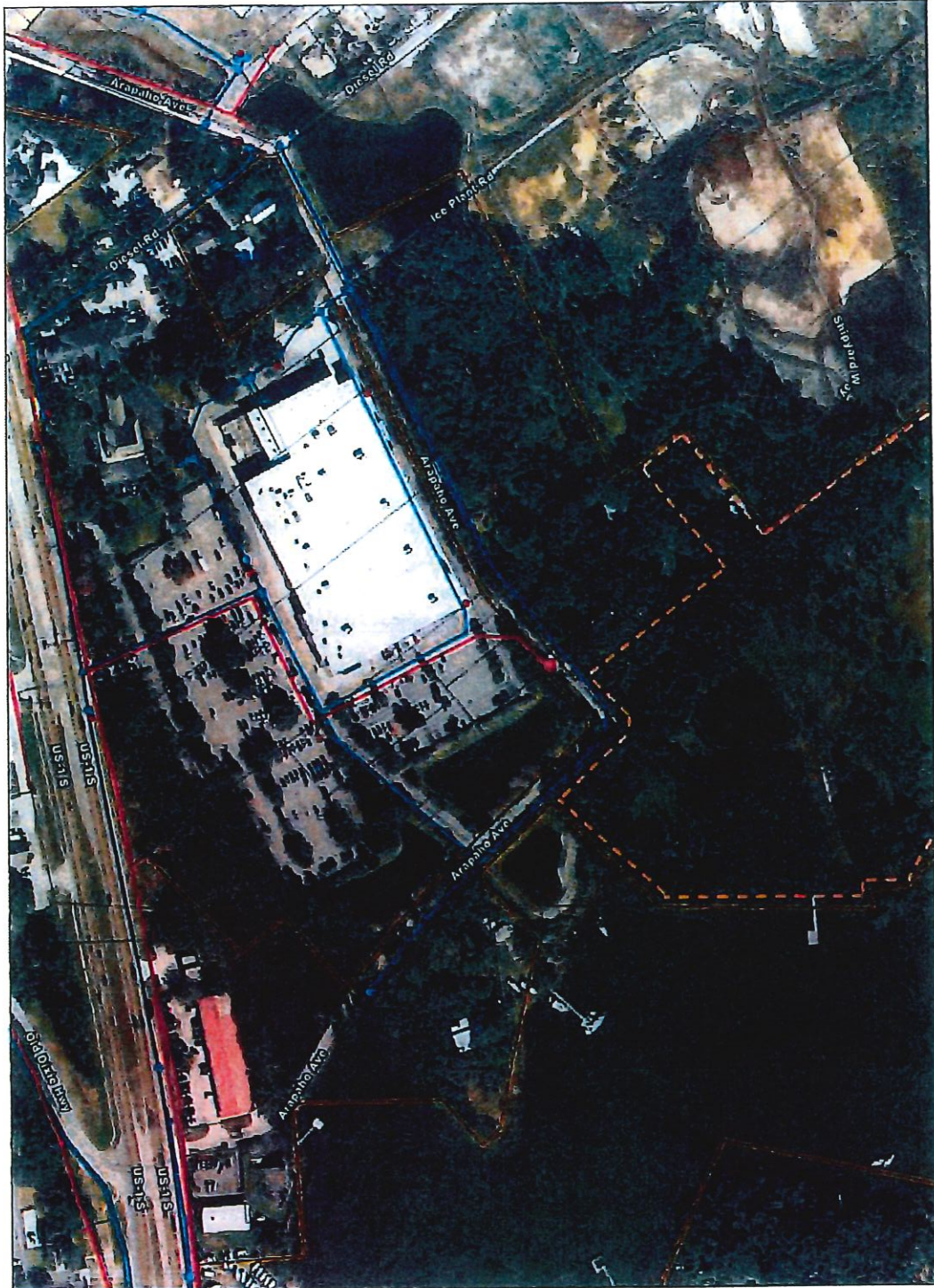
Additional Comments by City Reviewer:

XC:

John P. Regan, P. E., City Manager
Reuben C. Franklin, Jr., P. E., Public Works Director
Kelly Schley, SJC DRC, kschley@sjcfl.us

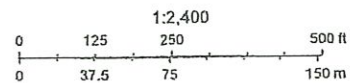
Jake Torres, Tower Construction Mgmt,
jake@towerconstructionmgmt.com
Chris Simon, Finvarb Group, chris@finvarb.com

GIS -1500-1510 Arapahoe Ave



7/7/2021, 10:11:07 AM

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> Address - Parcels Sewer - ssLiftStation Sewer - ssLateralLine Sewer - ssPressurizedMain <all other values> Water - wHydrant Water - wServiceConnection | <ul style="list-style-type: none"> Water - wSystemValve Water - wServiceLine WSERVICE WFIRELIN WHYDLIN Water - wMain 4" Polyvinyl Chloride 6" Polyvinyl Chloride | <ul style="list-style-type: none"> 6" Polyvinyl Chloride 10" Polyvinyl Chloride 10" Cast Iron 12" Polyvinyl Chloride Infrastructure Service Areas City Limits |
|--|--|---|



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
 Sources: Esri, HERE, DeLorme, Mapbox, OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS



City of St. Augustine
STATEMENT OF WATER / SEWER AVAILABILITY
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Subject Property of this Availability Statement:		Outside City Limits
Street Address: Various	Project: Single Family Subdivision	Additional Description: 56 SFR with amenity
Parcel #(s): 134760-0000, 134780-0000, 134790-0000		
Reason for Request: Construction - NEW Development		

Applicant:			
Name: Karl Masters		Business: Windward Marina Group	
Mailing Address: 404 Riberia Street		Email: karl@mywindward.com	Phone: (904) 207-9491
City: St. Augustine	State: Florida	Zip Code: 32084	

WATER Availability – Domestic (potable) & Landscape Irrigation:			
Availability Determination: AVAILABLE		Service Location: Refer to attached City Utility Map for possible connection points	
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Use:	Use:	Use:	Use:
Utility Work BY DEVELOPER's CONTRACTOR(s): Responsible for ALL aspects of Utility Construction & Plumbing per City-Approved Civil Engineering Plans, Specifications, Standards & Details, including all applicable Backflow prevention installation and testing			
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Statement Date: **7/7/2021**

Subject Property: **1500-1510 Arapahoe Ave**
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Page 1 of 3



City of St. Augustine
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VOID AFTER: 9/30/2021	

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City of St. Augustine
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Additional Comments by City Reviewer:

XC:

John P. Regan, P. E., City Manager
Reuben C. Franklin, Jr., P. E., Public Works Director
Kelly Schley, SJC DRC, kschley@sjcfl.us

Jake Torres, Tower Construction Mgmt,
jake@towerconstructionmgmt.com
Chris Simon, Finvarb Group, chris@finvarb.com

Shipyards Luhrs Subdivision Traffic Impact Statement

City of St. Augustine, Florida



Prepared for:



Windward
Marina
Group



Prepared by:



Chindalur Traffic Solutions, Inc.
8833 Perimeter Park Boulevard, Suite 103
Jacksonville, FL 32216
904.619.3368

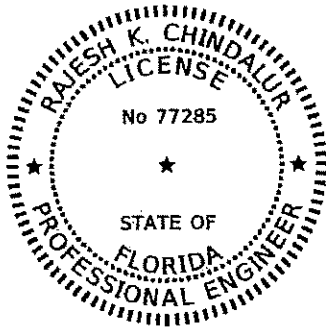
Project No.: 1168-220-070
Date: 12/02/2022

PROFESSIONAL ENGINEER CERTIFICATE

I, Rajesh Ramn K. Chindalur, PE #77285, certify that I currently hold an active license in the state of Florida and am competent through education or experience to provide engineering services in the civil discipline contained in this plan, print, specification, or report.

PROJECT:	Shipyards Luhrs Subdivision - Traffic Impact Statement
LOCATION:	City of St. Augustine, Florida
CLIENT:	Windward Marina Group

I further certify that this plan, print, specification, or report was prepared by me or under my responsible charge as defined in Chapter 61G15-18.001 F.A.C. Moreover, if offered by a corporation, partnership, or through a fictitious name, I certify that the company offering the engineering services, Chindalur Traffic Solutions, Inc., 8833 Perimeter Park Boulevard, Suite 103, Jacksonville, Florida 32216, holds an active certificate of authorization #30806 to provide engineering service.



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

CHINDALUR TRAFFIC SOLUTIONS, INC.
8833 PERIMETER PARK BOULEVARD, SUITE 103
JACKSONVILLE, FL 32216
CERTIFICATE OF AUTHORIZATION #30806
RAJESH RAMN K. CHINDALUR, P.E. NO. 77285

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THIS DOCUMENT IN
ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

Table of Contents	
	Summary and Conclusions 1
	Introduction 2
	Project Related Trip Generation 2
	Study Area Roadway Segments 2
	Roadway Segment Data Collection 2
	Project Related Trip Distribution and Assignment 3
	Year 2025 Future Background Conditions Traffic Projections 3
	Year 2025 Build-Out Conditions Traffic Projections 3
	US 1 and Arapaho Avenue Intersection 3
	Figures
Figure 01	Location Map
Figure 02	US 1 at Arapaho Intersection Existing Conditions
Figure 03	Existing Traffic Volumes and LOS on Study Roadway Segments
Figure 04	Project Traffic Distribution and Assignment
Figure 05	Year 2025 Future Background Conditions Traffic Volumes and LOS
Figure 06	Year 2025 Future Build-Out Conditions Traffic Volumes and LOS
	Tables
Table 01	Trip Generation
Table 02	Study Area Roadway Links Existing Conditions
Table 03	Project Traffic Distribution and Assignment
Table 04	Year 2025 Roadway Segment Analysis
	Appendix
Attachment A	Conceptual Site Plan (Source: Maverick Engineering, Inc.)
Attachment B	SJC Transportation Analysis Spreadsheet (TAS) – 04/12/2022 Updated 06/01/2022
Attachment C	Project Traffic Distribution
Attachment D	US 1 and Arapaho Avenue Intersection Configuration

Luhrs Shipyards Single Family Development – Traffic Impact Statement
City of St. Augustine, St. Johns County, Florida

1.0 Summary and Conclusions

A residential development that is anticipated to include 55 single-family dwelling units is proposed for development in the City of St. Augustine, St. Johns County, Florida. The proposed development will be located on the east end of Arapaho just east of US 1. Access to the development will be provided via Arapaho Avenue on US 1.

The proposed single-family residential development is seeking rezoning to PUD with the City of St. Augustine. The city land development code requires a full public facilities analysis for availability of water, sewer, etc. for utilities and also a traffic study to show potential impacts to City roads. This traffic impact study evaluates and determines the impact of the proposed development on the major roadway segments within the vicinity of the proposed development.

The proposed development is anticipated to generate **582 Daily trips** which includes **45 AM peak** and **57 PM peak trips**.

The study includes the major roadway segments within the vicinity of the proposed development.

The roadway segment evaluation was performed under the PM peak time periods. Hence, PM peak traffic volumes on the study roadway segments were obtained from the St. Johns County Transportation Analysis Spreadsheet (TAS) Dated 04/12/2022, Updated 06/01/2022. All the study roadway segment are currently operating at LOS D or better.

Project traffic distribution on US 1 was obtained from the Intersection Control Evaluation (ICE) Analysis of the US 1 and Arapaho Avenue intersection. Project traffic distribution for the other study roadway segment was estimated based on existing traffic patterns and engineering judgement.

The proposed development is anticipated to be built-out by year 2025. Hence, the future year 2025 background traffic volumes were calculated by applying a growth factor of 1.061 (growth rate of 2.0% per year for 3 years) to the existing traffic volumes on each of the study roadway segments. Each of the study roadway segments are anticipated to operate at LOS D or better under the year 2025 background conditions.

Year 2025 build-out traffic projections include year 2025 future background traffic volumes and project traffic assignment for each of the study roadway segments. All the study roadway segments are anticipated to operate at LOS D or better under the year 2025 build-out conditions of the proposed development.

Traffic from the proposed development will use Arapaho Avenue to get to US 1. The City of St. Augustine is anticipated to help fund the installation of a traffic signal at the US 1 and Arapaho Avenue Intersection. US 1 is a Florida Department of Transportation facility. A Stage 01 Intersection Control Evaluation (ICE) Analysis was performed to determine appropriate signal control at US 1 and Arapaho Avenue intersection. It appears that FDOT will allow for right-in/left-in/right-out signal. A traffic signal and the intersection improvements as shown in this concept is anticipated to be constructed by the St. Augustine Shipyards Development.

2.0 Introduction

A residential development that is anticipated to include 55 single-family dwelling units is proposed for development in the City of St. Augustine, St. Johns County, Florida. The proposed development will be located on the east end of Arapaho just east of US 1. **Figure 01** shows the location of the proposed single-family development and **Attachment A** includes a copy of the site plan. Access to the development will be provided via Arapaho Avenue on US 1. **Figure 02** shows the existing conditions on US 1 at Arapaho Avenue intersections.

The proposed single-family residential development is seeking rezoning to PUD with the City of St. Augustine. The city land development code requires a full public facilities analysis for availability of water, sewer, etc. for utilities and also a traffic study to show potential impacts to City roads. This traffic impact study evaluates and determines the impact of the proposed development on the major roadway segments within the vicinity of the proposed development.

3.0 Project Related Trip Generation

Trip generation and for the proposed residential development was estimated using the rates and equations for land use code 210 – Single-family Housing (Detached) included in the Trip Generation Manual, 11th Edition published by the ITE. Attached **Table D1** summarizes the Daily, AM and PM peak trips anticipated by the proposed development. As shown in this table, the proposed development is anticipated to generate **582 Daily trips** which includes **45 AM peak** and **57 PM peak trips**.

4.0 Study Area Roadway Segments

The study includes the following major roadway segments within the vicinity of the proposed development.

- SR 207 - Holmes Boulevard to SR 312
- SR 207 - SR 312 to US 1
- SR 312 - SR 207 to CR 5A
- SR 312 - CR 5A to US 1
- SR 312 - US 1 to SR A1A
- US 1 - North of SR 207
- US 1 - SR 207 to SR 312
- US 1 - Lewis Point Road to SR 312

5.0 Roadway Segment Data Collection

The roadway segment evaluation was performed under the PM peak time periods. Hence, PM peak traffic volumes on the study roadway segments were obtained from the St. Johns County Transportation Analysis Spreadsheet (TAS) Dated 04/12/2022, Updated 06/01/2022. The roadway type, number of lanes, peak hour maximum service volume (MSV/Capacity), existing year 2022 PM peak hour traffic volumes, roadway segment adopted LOS standard, and roadway segment's annual growth factor data for each of the study roadway segment was obtained from the above stated TAS. **Table 02** summarizes the existing conditions data for each of the study roadway segment. **Figure 02** shows year 2022 PM peak traffic volumes on each of the study roadway segments. **Attachment B** includes a copy of the St. Johns County Transportation Analysis Spreadsheet (TAS).

As shown in this table, all the study roadway segment are currently operating at LOS D or better. **Figure 03** shows year 2022 existing traffic volumes and level of service.

6.0 Project Traffic Distribution and Assignment

Project traffic distribution on US 1 was obtained from the Intersection Control Evaluation (ICE) Analysis of the US 1 and Arapaho Avenue intersection. A copy of the project traffic distribution on US 1 is included as **Attachment C**. Project traffic distribution for the other study roadway segment was estimated based on existing traffic patterns and engineering judgement. **Table 03** shows project traffic distribution on each of the study roadway segments.

This project traffic distribution was applied to the PM peak trip generation estimated in previously stated **Table 01**. **Figure 04** shows project traffic distribution and PM peak assignment on each of the study roadway segments.

7.0 Year 2025 Future Background Conditions Traffic Projections

The proposed development is anticipated to be built-out by year 2025. Hence, the future year 2025 background traffic volumes were calculated by applying a growth factor of 1.061 (growth rate of 2.0% per year for 3 years) to the existing traffic volumes on each of the study roadway segments. The growth factor was estimated using the yearly growth rate for each of the roadway segment included in the St. Johns County TAS. **Table 04** summarizes the year 2025 background conditions PM peak traffic volumes on each of the study roadway segments. As shown in this table, each of the study roadway segments are anticipated to operate at LOS D or better under the year 2025 background conditions. **Figure 05** shows year 2025 background conditions traffic volumes and level of service.

8.0 Year 2025 Build-Out Conditions Traffic Projections

Year 2025 build-out traffic projections include year 2025 future background traffic volumes and project traffic assignment for each of the study roadway segments. Previously stated **Table 03** summarizes the year 2025 build-out conditions traffic volumes on each of the study roadway segments. As shown in this table, all the study roadway segments are anticipated to operate at LOS D or better under the year 2025 build-out conditions of the proposed development. **Figure 06** shows year 2025 build-out conditions traffic volumes and level of service.

9.0 US 1 and Arapaho Intersection

Traffic from the proposed development will use Arapaho Avenue to get to US 1. The City of St. Augustine is anticipated to help fund the installation of a traffic signal at the US 1 and Arapaho Avenue intersection. US 1 is a Florida Department of Transportation facility. A Stage 01 Intersection Control Evaluation (ICE) Analysis was performed to determine appropriate signal control at US 1 and Arapaho Avenue intersection. It appears that FDOT will allow for right-in/left-in/right-out signal as shown in attached concept included as **Attachment D**. A traffic signal and the intersection improvements as shown in this concept is anticipated to be constructed by the St. Augustine Shipyards Development.



Chubb Traffic Solutions, Inc.
 8833 Perimeter Park Blvd., Suite 101
 Jacksonville, FL 32216
 (904) 625-3728 | www.ctsolutions.com

Figure 01 – Location Map
 Luhrs Shipyards Residential – Traffic Impact Statement
 City of St. Augustine, St. Johns County, Florida

US 1 at Arapaho Avenue (South Intersection)

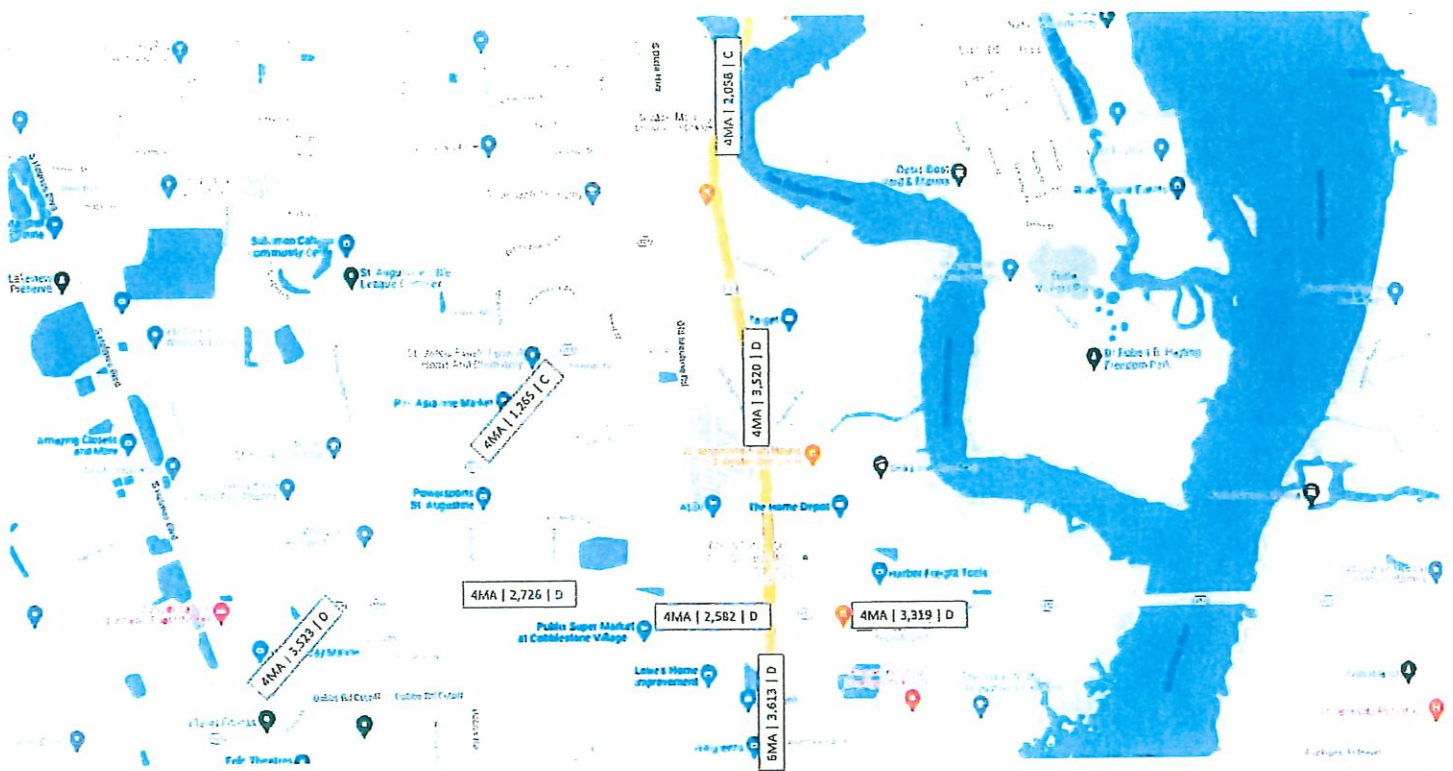


US 1 at Arapaho Avenue (North Intersection)



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Jacksonville FL 32216
(904) 619-3168 | www.cttsolutions.com

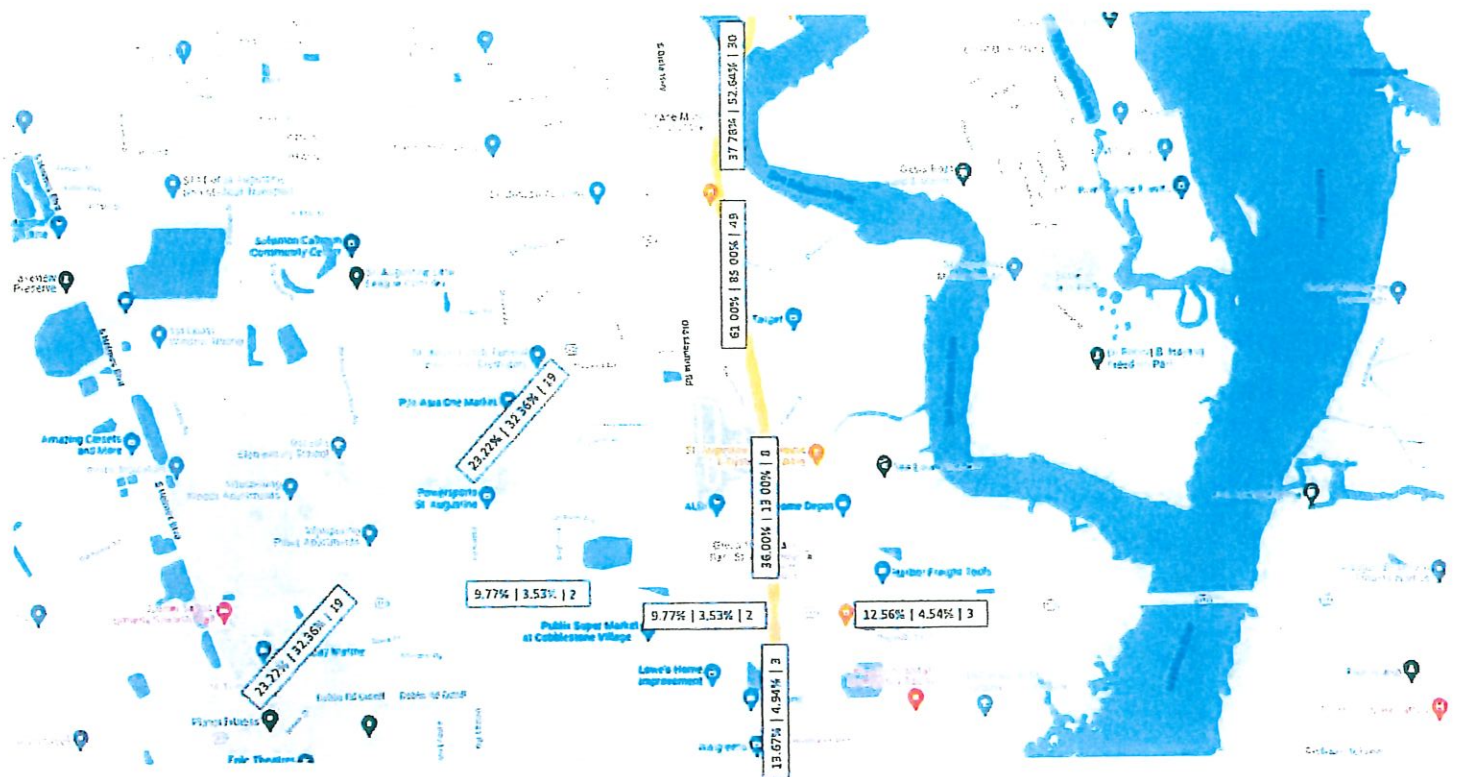
Figure 02 – Existing Conditions on US 1 at Arapaho Avenue Intersections
Luhrs Shipyards Residential – Traffic Impact Statement
City of St. Augustine, St. Johns County, Florida



Chindalar Traffic Solutions, Inc.
8433 Pelicanway Park Blvd., Suite 103
Jacksonville FL 32216
(904) 619-3168 | www.trafficolutions.com

Roadway Type ——— 4MA | 2,726 | D ——— Level of Service
Year 2022 PM Peak Traffic Volume

Figure 03 – Existing Traffic Volumes on Study Roadway Segments
Luhrs Shipyards Residential – Traffic Impact Statement
City of St. Augustine, St. Johns County, Florida



Chisholm Traffic Solutions, Inc.
6833 Palmetto Port Blvd., Suite 103
Jacksonville, FL 32216
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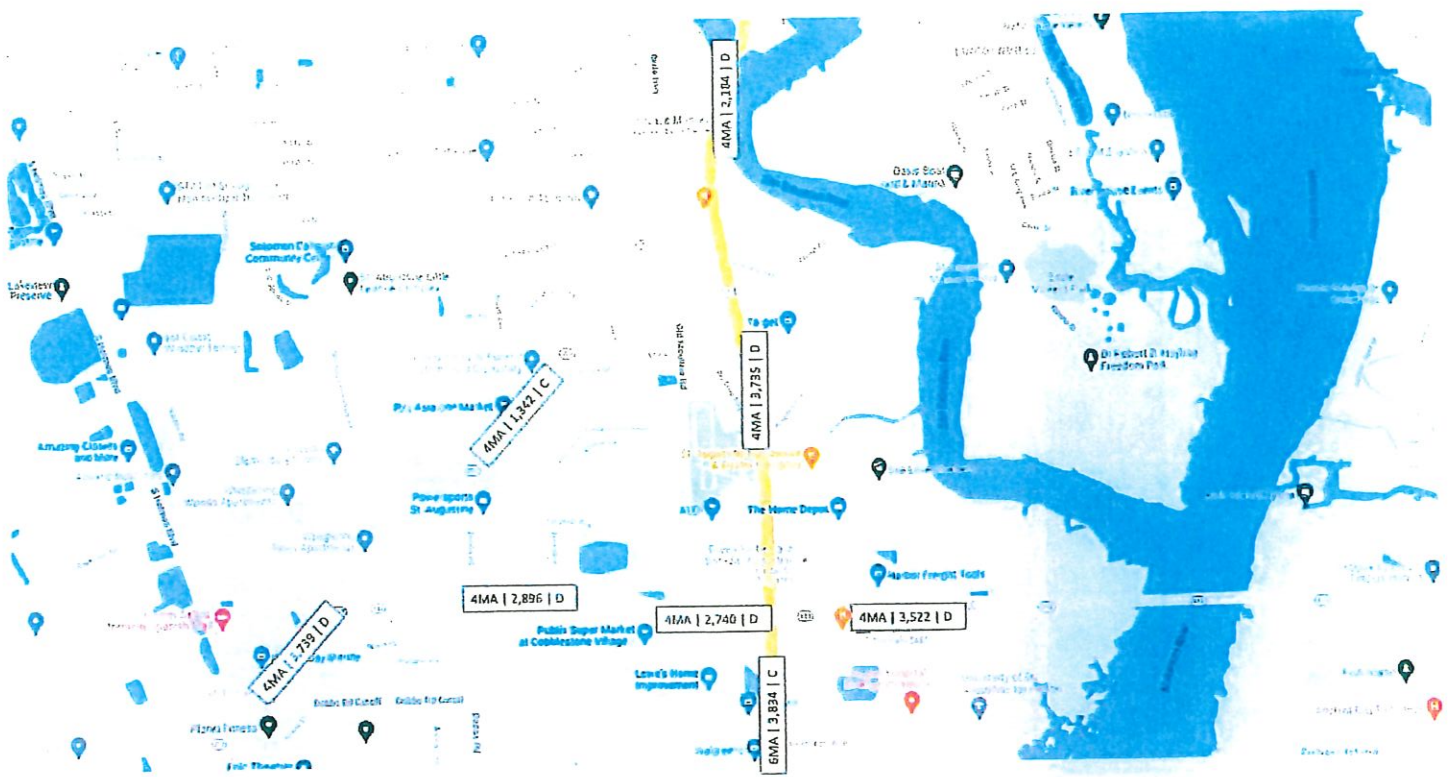
Entering Distribution

XX.XX% | XX.XX% | XX

PM Peak Project Traffic Assignment

Exiting Distribution

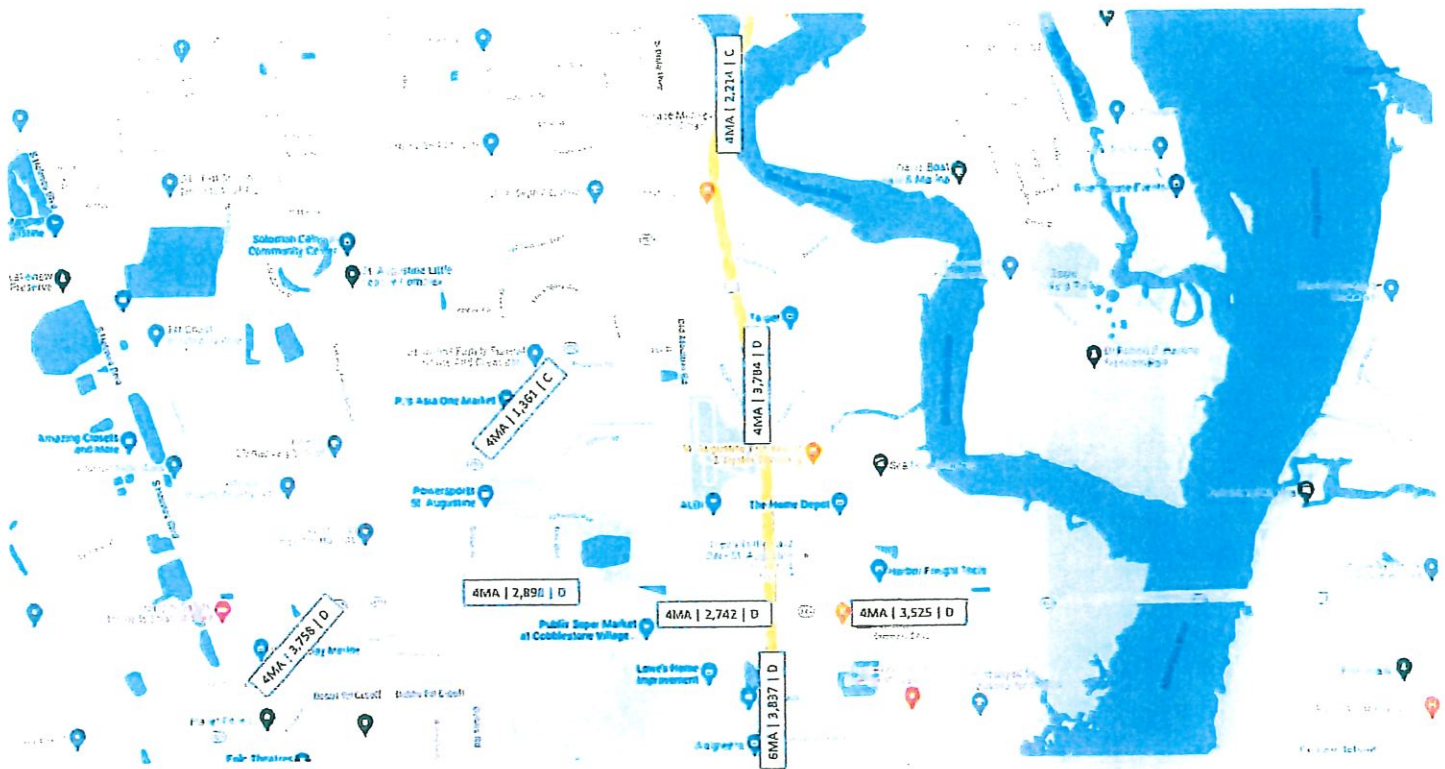
Figure 04 – Project Traffic Distribution & Assignment
Luhrs Shipyards Residential – Traffic Impact Statement
City of St. Augustine, St. Johns County, Florida



CSi
 Chindatur Traffic Solutions, Inc.
 8333 Perimeter Park Blvd., Suite 303
 Jacksonville, FL 32216
 (904) 915-3358 | www.csi-traffic.com

Roadway Type ——— 4MA | 2,726 | D ——— Level of Service
 Year 2022 P/M Peak Traffic Volume

Figure 05 – Year 2025 Background Traffic Volumes on Study Roadway Segments
 Luhrs Shipyards Residential – Traffic Impact Statement
 City of St. Augustine, St. Johns County, Florida



C8i
C8i-delo Traffic Solutions, Inc.
8433 Piedmont Park Blvd., Suite 103
Jacksonville, FL 32216
(904) 615-3325 | www.c8i-delo.com

Roadway Type — 4MA | 2,726 | D — Level of Service
Year 2022 PM Peak Traffic Volume

Figure 06 – Year 2025 Build-Out Traffic Volumes on Study Roadway Segments
Luhrs Shipyards Residential – Traffic Impact Statement
City of St. Augustine, St. Johns County, Florida

Table 01
Trip Generation
Luhrs Single Family, City of St. Augustine, St. Johns County, FL

ITE Land Use Code	Description	Quantity	Units	Time Period	Rate or Equation	Percent Traffic		Project Trips		
						Entering	Exiting	Total	Entering	Exiting
210	Single Family Home Detached	55	Dwelling Units	Daily	$\ln(T) = 0.92 \ln(X) + 2.68$	50%	50%	582	291	291
				AM Peak	$\ln(T) = 0.91 \ln(X) + 0.12$	26%	74%	43	11	32
				PM Peak	$\ln(T) = 0.94 \ln(X) + 0.27$	63%	37%	57	36	21

Source: Trip Generation Manual, 11th Edition, ITE

Table 02
Study Area Roadway Links Existing Conditions
Luhrs Single Family, City of St. Augustine, St. Johns County, FL

Roadway	Terminal	Approved Road Type	LOS Standard	Peak Hour MSV	Year 2022 Peak Hour Traffic	Year 2022 Pk Hr Traffic % of MSV	Year 2022 Peak Hour LOS	Annual Growth Factor
SR 207	Holmes Boulevard to SR 312	4MA	D	4,750	3,523	74.17%	D	1.02
SR 207	SR 312 to US 1	4MA	D	3,580	1,265	35.34%	C	1.02
SR 312	SR 207 to CR 5A	4MA	D	3,580	2,729	76.23%	D	1.02
SR 312	CR 5A to US 1	4MA	D	3,580	2,582	72.12%	D	1.02
SR 312	US 1 to SR A1A	4MA	D	4,310	3,319	77.01%	D	1.02
US 1	North of SR 207	4PA	D	4,490	2,058	45.84%	C	1.02
US 1	SR 207 to SR 312	4PA	E	4,950	3,520	71.11%	D	1.02
US 1	Lewis Point Road to SR 312	6PA	E	5,350	3,613	67.53%	D	1.02

Source: Transportation Analysis Spreadsheet, Dated 04/12/2022 (Updated 06/01/2022)

Table 03
Project Traffic Distribution and Assignment
Luhrs Single Family, City of St. Augustine, St. Johns County, FL

		36		21		
Roadway	Termini	Entering Project Traffic Distribution	Exiting Project Traffic Distribution	Entering Project Traffic Assignment	Exiting Project Traffic Assignment	PM Peak Project Traffic Assignment
SR 207	Holmes Boulevard to SR 312	23.22%	32.36%	12	7	19
SR 207	SR 312 to US 1	23.22%	32.36%	12	7	19
SR 312	SR 207 to CR 5A	9.77%	3.53%	1	1	2
SR 312	CR 5A to US 1	9.77%	3.53%	1	1	2
SR 312	US 1 to SR A1A	12.56%	4.54%	2	1	3
US 1	North of SR 207	37.78%	52.64%	19	11	30
US 1	SR 207 to SR 312	61.00%	85.00%	31	18	49
US 1	Lewis Point Road to SR 312	13.67%	4.94%	2	1	3

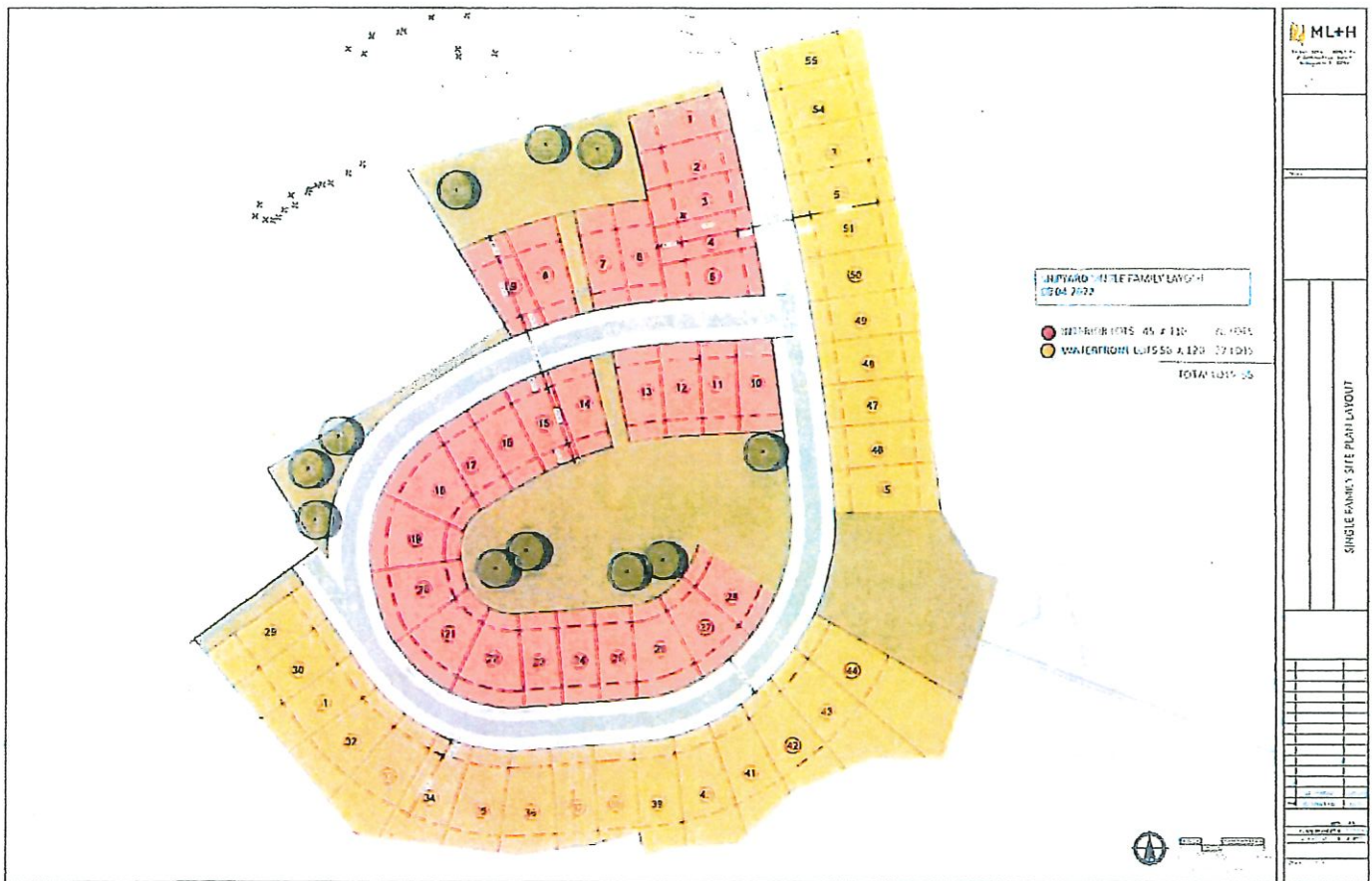
Table 04
Year 2025 Roadway Segment Analysis
Lufkin Single Family, City of St. Augustine, St. Johns County, FL

Roadway	Terminal	A Peak Hour MSV	B Year 2022 Peak Hour Traffic	C Annual Growth Rate	D Year 2025 Background Pk Hr Traffic	E Year 2025 Pk Hr Traffic % of MSV	Year 2025 Background Traffic LOS	F PM Peak Project Traffic Assignment	G Project Traffic % of MSV	H Year 2025 Build-Out Pk Hr Traffic	I Year 2025 BO Pk Hr Traffic % of MSV	Year 2025 Build-Out Traffic LOS
		{Table 02}	{Table 02}	{Table 02}	B + C%	D/A		F	F/A	D + F	H/A	
SR 207	Holmes Boulevard to SR 312	4,750	3,523	1.02	3,739	78.72%	D	19	0.40%	3,758	79.12%	D
SR 207	SR 312 to US 1	3,580	1,265	1.02	1,342	37.49%	C	19	0.53%	1,361	38.02%	C
SR 312	SR 207 to CR 5A	3,580	2,729	1.02	2,896	80.89%	D	2	0.06%	2,898	80.95%	D
SR 312	CR 5A to US 1	3,580	2,582	1.02	2,740	76.54%	D	2	0.06%	2,742	76.59%	D
SR 312	US 1 to SR 312A	4,310	3,319	1.02	3,522	81.72%	D	3	0.07%	3,525	81.79%	D
US 1	North of SR 207	4,490	2,058	1.02	2,184	48.64%	C	30	0.67%	2,214	49.31%	C
US 1	SR 207 to SR 312	4,950	3,520	1.02	3,735	75.45%	D	49	0.99%	3,784	76.44%	D
US 1	Lewis Point Road to SR 312	5,350	3,613	1.02	3,834	71.66%	D	3	0.06%	3,837	71.72%	D

Attachment A

Conceptual Site Plan

(Source: Maverick Engineering, Inc.)



Attachment B

St. Johns County Transportation
Analysis Spreadsheet (TAS) –
Dated 04/12/2022, Updated
06/01/2022



St. Johns County Transportation Analysis Spreadsheet

Updated with 2020 FDOT Traffic Counts and
2021 St. Johns County Traffic Counts
Published: 04/12/2022 (Updated: 8/1/2022)

LINK ID	FDOT COUNT STN	ROADWAY	FROM/TO	AREA TYPE	APPROX ROAD TYPE	LOS	SEGMENT LENGTH (MI)	DATE OF COUNT	TRAFFIC COUNT ADJUST	ANNUAL GROWTH FACTOR	LINK K FACTOR	2012 PK HR TRAFFIC	EXEMPT DEVELOP TRAFFIC	APPROX CONC TRAFFIC	TOTAL COMMITTED PK HR TRAFFIC	PERCENT SERVICE VOLUME W/ADSD	STATUS	TRAFFIC STUDY SERVICE VOLUME	APPROX PK HR SERVICE VOLUME
1		11th Street	SR A1A to A1A Beach Blvd	UZ	2UC	C	0.68	AD121	826	1.0200	0.099	94	2	98	20.2%	OK		475	
2		16th Street	SR A1A to A1A Beach Blvd	UZ	2UC	C	0.78	AD121	1,914	1.0250	0.090	177	4	181	38.1%	OK		475	
3		A Street	SR A1A to A1A Beach Blvd	UZ	2UC	C	0.57	AD121	3,351	1.0354	0.090	312	11	323	68.0%	OK		475	
4		A Nassau Rd (Maitland Blvd)	SR 369 to Co. Landfill Entrance	TR	2MAC	D	2.45	AD121	1,477	1.0264	0.125	189	5	194	19.9%	OK		1,050	
5		Alisa Nassau Rd	Co. Landfill Entrance to CR 214	TR	2MAC	D	1.23	AD121	1,408	1.0417	0.125	183	5	188	21.6%	OK		1,050	
7		Coral Blvd	CR 210A (Hickory Blvd) to CR 210 (Palm Vly Rd)	UZ	2UC	D	0.78	AD121	3,035	1.0200	0.127	292	8	300	41.7%	OK		950	
8		Cowpen Branch Rd	CR 13 to SR 205	RU	2MAC	C	3.99	AD121	567	1.0625	0.085	57	4	61	7.4%	OK		820	
10		CR 13	CR 204 to Cowpen Branch Rd	RU	2MAC	C	4.82	AD121	3,182	1.0313	0.085	312	10	322	39.3%	OK		820	
11		CR 13	Cowpen Branch Rd to George Hallet Rd	RU	2MAC	C	2.47	AD121	3,309	1.0403	0.090	329	13	342	41.7%	OK		820	
12		CR 13	George Hallet Rd to SR 207 (W)	RU	2MAC	C	2.27	AD121	3,060	1.0360	0.090	310	6	316	28.7%	OK		1,750	
13		CR 13	SR 207 (W) to SR 207 (E)	RU	2MAC	C	1.58	AD121	810	1.0550	0.089	82	2	84	7.5%	OK		1,100	
14		CR 13	SR 207 to CR 13A	RU	2MAC	C	2.71	AD121	1,834	1.0700	0.104	290	4	294	30.2%	OK		820	
15		CR 13	CR 13A to CR 214	RU	2MAC	C	7.38	AD121	1,802	1.0200	0.100	78	2	80	9.9%	OK		820	
16		CR 13	CR 214 to CR 208	RU	2MAC	C	6.56	AD121	660	1.0300	0.097	85	1	86	8.0%	OK		820	
17.1		CR 13	CR 208 to Joe Ashton Rd	RU	2MAC	D	4.10	AD121	2,444	1.0308	0.090	225	5	230	13.3%	OK		2,110	
17.2		CR 13	Joe Ashton Rd to SR 16	UZ	2UC	D	1.27	AD121	1,023	1.0216	0.090	93	23	64	1.07%	OK		1,440	
18		CR 13A	CR 13 to CR 305	RU	2MAC	C	0.87	AD121	1,494	1.0200	0.133	204	4	208	32.1%	OK		820	
19		CR 13A	CR 305 to CR 214	RU	2MAC	C	4.48	AD121	1,598	1.0200	0.108	175	4	179	30.6%	OK		820	
20		CR 13A	CR 214 to CR 208	TR	2MAC	D	3.78	AD121	2,485	1.0235	0.102	303	7	310	17.1%	OK		2,110	
21.1		CR 13A	CR 208 to Samara Lakes Parkway	TR	2MAC	D	2.85	AD121	4,642	1.0458	0.098	491	22	513	48.7%	OK		1,310	
21.2		CR 13A	Samara Lakes Parkway to SR 16	UZ	4UC	D	1.50	AD121	16,891	1.0762	0.085	1735	132	199	2.06%	OK		5,220	
22		CR 13B (Pine Cove Rd)	SR 13 to SR 13	UZ	2UC	D	2.38	AD121	870	1.0300	0.110	98	2	100	26.4%	OK		1,150	
23.1		CR 13A	CR 13 to CR 210	UZ	2UC	D	0.78	AD121	11,100	1.0200	0.100	1,080	21	1,101	1.14%	PERCENT		7,440	
23.2		CR 13A	CR 210 to CR 210A	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
23.3		CR 13A	CR 210A to CR 210A	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
23.4		CR 13A	CR 210A to CR 210A	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
23.5		CR 13A	CR 210A to CR 210A	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
23.6		CR 13A	CR 210A to CR 210A	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
23.7		CR 13A	CR 210A to CR 210A	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
23.8		CR 13A	CR 210A to CR 210A	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
23.9		CR 13A	CR 210A to CR 210A	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
24		CR 13A	CR 210A to CR 210A	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
25.1		CR 13A	CR 210A to CR 210A	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
25.2		CR 13A	CR 210A to CR 210A	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
26		CR 13A	CR 210A to CR 210A	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
27		CR 13A	CR 210A to CR 210A	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
28.1		CR 203 (Ponte Vedra Blvd)	SR A1A to CR 210 (Corona Rd)	UZ	2UC	D	0.65	AD119	2,767	1.0200	0.108	318	0	318	28.7%	OK		1,150	
28.2		CR 203 (Ponte Vedra Blvd)	CR 210 (Corona Rd) to CR 210A (Solana Rd)	UZ	2UC	D	0.177	AD119	0.060	1.0200	0.105	344	7	351	30.6%	OK		1,350	
29		CR 204	CR 13 to SR 5 (US 1)	RU	2MAC	C	5.55	AD121	3,752	1.0288	0.093	364	8	372	39.9%	OK		820	
30		CR 208	CR 13 to Joe Ashton Rd	TR	2MAC	D	4.03	AD121	2,542	1.0200	0.103	57	1	58	2.7%	OK		2,110	
31		CR 208	Joe Ashton Rd to CR 13A	TR	2MAC	D	2.37	AD121	3,212	1.0300	0.118	319	8	327	18.3%	OK		2,110	
32		CR 208	CR 13A to SR 16	TR	2MAC	D	4.51	AD121	5,501	1.0300	0.107	692	12	704	46.9%	OK		2,110	
33		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
34		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
35		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
36		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
37		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
38		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
39		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
40		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
41		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
42		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
43		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
44		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
45		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
46		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
47		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
48		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
49		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
50		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
51		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
52		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
53		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
54		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
55		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
56		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
57		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
58		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
59		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
60		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
61		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
62		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
63		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
64		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
65		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT		810	
66		CR 208	SR 16 to SR 16	UZ	2UC	D	0.10	AD121	1,100	1.0200	0.100	100	2	102	1.02%	PERCENT			



St. Johns County Transportation Analysis Spreadsheet

Updated with 2020 FDOT Traffic Counts and
2021 St. Johns County Traffic Counts
Published 04/12/2022 (Updated 6/1/2022)

LINK ID	FOOT COUNTRY	ROADWAY	FROM/TO	AREA	ROAD TYPE	LINK TYPE	RIGHT OF WAY	DATE OF CONN	TRAFFIC COUNT AADT	ANNUAL GROWTH FACTOR	W & F FACTOR	2022 PK HR TRAFFIC	EXISTING TRAFFIC	APPROX CONC TRAFFIC	TOTAL COMBINED PK HR TRAFFIC	PERCENT SERVICE VOLUME UTILIZED	LINK STATUS	TRAFFIC STUDY SERVICE VOLUME	APPROX PK HR SERVICE VOLUME
30.4		CR 210	Altamonte CR 210 to Valley Ridge Blvd	SR	2MAG	D	0.93	ADT21	15,000	1.0551	0.000	545	545	545	545	100.0%	DEFICIENT	1,310	1,310
37		Palm Valley Rd (CR 210)	Valley Ridge Blvd to Preservation Trail	TR	2MAG	D	1.88	ADT21	9,750	1.0551	0.000	545	545	545	545	100.0%	DEFICIENT	1,310	1,310
36.7		CR 210 (Palm Valley Rd) 674	CR 210 (Palm Valley Rd) to McKee Rd	CR	2MAG	D	1.88	ADT21	9,750	1.0551	0.000	545	545	545	545	100.0%	DEFICIENT	1,310	1,310
36.8		CR 210 (Palm Valley Rd) 674	CR 210 (Palm Valley Rd) to McKee Rd	CR	2MAG	D	1.88	ADT21	9,750	1.0551	0.000	545	545	545	545	100.0%	DEFICIENT	1,310	1,310
36.9		CR 210 (Palm Valley Rd) 674	CR 210 (Palm Valley Rd) to McKee Rd	CR	2MAG	D	1.88	ADT21	9,750	1.0551	0.000	545	545	545	545	100.0%	DEFICIENT	1,310	1,310
41		CR 210 (Caretta Rd) E&W	SR A1A to CR 203 (Ponte Vedra Blvd)	UZ	2UC	D	0.59	ADT21	4,750	1.0200	0.000	520	520	520	520	100.0%	OK	1,150	1,150
42		CR 210A (Reserve Blvd)	Ponte Vedra Rd to Canal Blvd	UZ	2UC	D	3.28	ADT21	5,504	1.0257	0.101	670	100	100	100	100.0%	OK	1,150	1,150
43.1		CR 210A (Reserve Blvd)	Canal Blvd to PGA Tour Blvd	UZ	2UC	D	3.08	ADT21	5,568	1.0257	0.119	729	10	10	10	100.0%	OK	1,150	1,150
43.2		CR 210A (Solana Rd)	PGA Tour Blvd to SR A1A	UZ	2UC	D	1.41	ADT21	11,264	1.0200	0.001	1,044	21	21	21	100.0%	OK	1,690	1,690
43.3		CR 210A (Solana Rd)	SR A1A to CR 203 (Ponte Vedra Blvd)	UZ	2UC	D	0.63	ADT21	5,138	1.0200	0.120	628	13	13	13	100.0%	OK	560	560
44		CR 214	CR 13A to CR 13B	RU	2MAG	C	3.88	ADT21	861	1.0200	0.125	310	2	2	2	100.0%	OK	620	620
45		CR 214	CR 13A to Alton House Rd	TR	2MAG	D	3.21	ADT21	1,915	1.0200	0.121	237	5	5	5	100.0%	OK	2,110	2,110
46		CR 214	Alton House Rd to Holmes Blvd	TR	2MAG	D	4.28	ADT21	4,007	1.0200	0.107	534	11	11	11	100.0%	OK	1,310	1,310
47		CR 214 (W. Yong St)	Holmes Blvd to Volusia St	UZ	2UC	E	0.84	ADT21	4,181	1.0200	0.105	449	3	3	3	100.0%	OK	1,440	1,440
48		CR 214 (W. Yong St)	Volusia St to Palmer St	UZ	2UC	E	0.54	ADT21	9,785	1.0200	0.090	688	16	16	16	100.0%	OK	1,440	1,440
49		CR 214 (W. Yong St)	Palmer St to US 1	UZ	2UC	E	0.54	ADT21	9,785	1.0200	0.090	688	16	16	16	100.0%	OK	1,440	1,440
51		CR 305	SR 205 to SR 207	TR	2MAG	D	3.08	ADT21	4,598	1.0200	0.107	534	2	2	2	100.0%	OK	2,110	2,110
52		CR 305	CR 13 to SR 207	RU	2MAG	C	4.88	ADT21	3,552	1.0200	0.116	465	14	14	14	100.0%	OK	820	820
53		CR 3A (Old Manatee Rd)	SR 5105 to Kings Estate Rd	UZ	2UC	D	1.31	ADT21	8,100	1.0278	0.088	814	23	23	23	100.0%	OK	1,440	1,440
54.1		CR 3A (Old Manatee Rd)	Kings Estate Rd to Kings Estate Rd	UZ	2UC	D	1.31	ADT21	8,100	1.0278	0.088	814	23	23	23	100.0%	OK	1,440	1,440
54.2		CR 3A (Old Manatee Rd)	Kings Estate Rd to Kings Estate Rd	UZ	2UC	D	1.31	ADT21	8,100	1.0278	0.088	814	23	23	23	100.0%	OK	1,440	1,440
55		CR 3A (Old Manatee Rd)	Kings Estate Rd to Kings Estate Rd	UZ	2UC	D	1.31	ADT21	8,100	1.0278	0.088	814	23	23	23	100.0%	OK	1,440	1,440
56		CR 3A (Old Manatee Rd)	Kings Estate Rd to Kings Estate Rd	UZ	2UC	D	1.31	ADT21	8,100	1.0278	0.088	814	23	23	23	100.0%	OK	1,440	1,440
57		CR 3A (Old Manatee Rd)	Kings Estate Rd to Kings Estate Rd	UZ	2UC	D	1.31	ADT21	8,100	1.0278	0.088	814	23	23	23	100.0%	OK	1,440	1,440
58		CR 3A (Old Manatee Rd)	Kings Estate Rd to Kings Estate Rd	UZ	2UC	D	1.31	ADT21	8,100	1.0278	0.088	814	23	23	23	100.0%	OK	1,440	1,440
59.2		CR 3A (Old Manatee Rd)	Kings Estate Rd to Kings Estate Rd	UZ	2UC	D	1.31	ADT21	8,100	1.0278	0.088	814	23	23	23	100.0%	OK	1,440	1,440
60		CR 3A (Old Manatee Rd)	Kings Estate Rd to Kings Estate Rd	UZ	2UC	D	1.31	ADT21	8,100	1.0278	0.088	814	23	23	23	100.0%	OK	1,440	1,440
61		CR 3A (Old Manatee Rd)	Kings Estate Rd to Kings Estate Rd	UZ	2UC	D	1.31	ADT21	8,100	1.0278	0.088	814	23	23	23	100.0%	OK	1,440	1,440
62.1		CR 3A (Old Manatee Rd)	Kings Estate Rd to Kings Estate Rd	UZ	2UC	D	1.31	ADT21	8,100	1.0278	0.088	814	23	23	23	100.0%	OK	1,440	1,440
62.2		CR 3A (Old Manatee Rd)	Kings Estate Rd to Kings Estate Rd	UZ	2UC	D	1.31	ADT21	8,100	1.0278	0.088	814	23	23	23	100.0%	OK	1,440	1,440
63		CR 3A (Old Manatee Rd)	Kings Estate Rd to Kings Estate Rd	UZ	2UC	D	1.31	ADT21	8,100	1.0278	0.088	814	23	23	23	100.0%	OK	1,440	1,440
64		CR 3A (Old Manatee Rd)	Kings Estate Rd to Kings Estate Rd	UZ	2UC	D	1.31	ADT21	8,100	1.0278	0.088	814	23	23	23	100.0%	OK	1,440	1,440
65		CR 3A (Old Manatee Rd)	Kings Estate Rd to Kings Estate Rd	UZ	2UC	D	1.31	ADT21	8,100	1.0278	0.088	814	23	23	23	100.0%	OK	1,440	1,440
66		CR 3A (Old Manatee Rd)	Kings Estate Rd to Kings Estate Rd	UZ	2UC	D	1.31	ADT21	8,100	1.0278	0.088	814	23	23	23	100.0%	OK	1,440	1,440
67.3		CR 3A (Old Manatee Rd)	Kings Estate Rd to Kings Estate Rd	UZ	2UC	D	1.31	ADT21	8,100	1.0278	0.088	814	23	23	23	100.0%	OK	1,440	1,440
68		CR 3A (Old Manatee Rd)	Kings Estate Rd to Kings Estate Rd	UZ	2UC	D	1.31	ADT21	8,100	1.0278	0.088	814	23	23	23	100.0%	OK	1,440	1,440
69		CR 3A (Old Manatee Rd)	Kings Estate Rd to Kings Estate Rd	UZ	2UC	D	1.31	ADT21	8,100	1.0278	0.088	814	23	23	23	100.0%	OK	1,440	1,440
71		CR 3A (Old Manatee Rd)	Kings Estate Rd to Kings Estate Rd	UZ	2UC	D	1.31	ADT21	8,100	1.0278	0.088	814	23	23	23	100.0%	OK	1,440	1,440
72		CR 3A (Old Manatee Rd)	Kings Estate Rd to Kings Estate Rd	UZ	2UC	D	1.31	ADT21	8,100	1.0278	0.088	814	23	23	23	100.0%	OK	1,440	1,440



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Published: 04/14/2022 Updated: 04/14/2022																			
SRH LINK ID	FDOT COUNT SRH	ROADWAY	PROJECT	AREA TYPE	APPROX ROAD TYPE	LOT SIZES	SEGMENT LENGTH (MI)	DATE COUNT	TRAFFIC COUNT ADT	ANNUAL GROWTH FACTOR	LINK K FACTOR	POST PK TR TRAFFIC	EXEMPT TRUCK TRAFFIC	APPROX COMMIT TRAFFIC	TOTAL COMMITTED PK TR TRAFFIC	PERCENT SERVICE VOLUME UTILIZED	LINK STATUS	TRAFFIC STUDY SERVICE VOLUME	APPROX PK TR SERVICE VOLUME
73.1		International Golf Pkwy	SR 10 to Royal Palm Parkway	UZ	4UC	D	1.50	ADT21	23,850	1.0925	0.093	2,287	148	1,875	4,430	123.7%	DEFICIENT	3,559	1,540
73.2		International Golf Pkwy	Royal Palm Parkway to SR 8 (US 1)	UZ	4UC	D	0.85	ADT21	22,705	1.0497	0.050	2,280	113	2,594	4,907	133.0%	DEFICIENT	3,559	1,540
74.1		International Golf Pkwy	SR 8 (US 1) to Ft. Snelling Blvd.	TR	4UC	D	0.70	ADT21	10,751	1.0523	0.100	1,681	114	1,196	3,484	105.2%	DEFICIENT	3,265	1,265
74.2		International Golf Pkwy	Ft. Snelling Blvd. to St. Johns Pkwy Blvd.	TR	2UC	D	5.23	ADT21	11,453	1.0469	0.100	1,103	58	570	1,830	125.3%	DEFICIENT	1,480	1,480
74.3		International Golf Pkwy	St. Johns Pkwy Blvd. to SR 5 (US 1)	TR	2UC	D	0.81	ADT21	11,733	1.0524	0.094	1,102	81	536	1,759	120.5%	DEFICIENT	1,480	1,480
75		Papa Rd	SR 11A to A1A Beach Blvd	UZ	2UC	C	0.65	ADT21	2,600	1.0200	0.090	238	5	283	273	22.8%	OK	1,150	1,150
76		Race Track Rd	SR 13 to Bishop Estates Rd	UZ	4UC	D	3.07	ADT21	24,429	1.0700	0.095	2,362	47	403	2,412	74.0%	OK	1,770	3,770
77.1		Race Track Rd	Bishop Estates Rd. to Veterans Pkwy	UZ	4UC	D	1.02	ADT21	20,838	1.0482	0.104	2,035	141	830	2,742	103.7%	DEFICIENT	3,560	3,560
77.2		Race Track Rd	Veterans Pkwy to St. Johns Pkwy	UZ	4UC	D	1.23	ADT21	27,602	1.0510	0.094	2,883	140	1,006	4,005	113.6%	DEFICIENT	3,560	3,560
77.3		Race Track Rd	St. Johns Pkwy to West Payton Pkwy	UZ	4UC	D	1.85	ADT21	25,675	1.0572	0.050	2,719	143	1,378	4,018	110.5%	DEFICIENT	3,553	3,553
77.4		Race Track Rd	West Payton Pkwy to Veterans Pkwy Blvd	UZ	4UC	D	0.70	ADT21	22,724	1.0331	0.094	3,001	86	1,255	4,234	105.6%	CRITICAL	3,540	3,540
78.11		Race Track Rd	Veterans Pkwy Blvd to East Payton Pkwy	UZ	2UC	D	0.65	ADT21	10,500	1.0452	0.090	1,650	86	1,185	2,370	290.4%	DEFICIENT	1,620	1,620
78.12		Race Track Rd	East Payton Pkwy to Barton Springs Pkwy	UZ	2UC	D	0.67	ADT21	10,500	1.0482	0.090	1,650	86	1,185	2,342	62.3%	CRITICAL	3,580	3,580
78.2		Race Track Rd	Barton Springs Pkwy to SR 5 (US 1)	UZ	4UC	D	0.97	ADT21	16,212	1.0448	0.092	1,942	88	1,228	3,150	89.2%	OK	3,580	3,580
78.3		Roberts Rd	SR 13 to Langford Pkwy	UZ	2UC	D	2.69	ADT21	13,783	1.0227	0.092	3,283	29	880	1,642	107.0%	DEFICIENT	1,440	1,440
80		Rusted Sampson Rd	CR 210 to St. Johns Pkwy	UZ	2UC	D	2.37	ADT21	5,457	1.0752	0.121	710	53	570	1,293	89.8%	OK	1,440	1,440
81	202	SR 13/ SR 16	SR 16 (East) to SR 16 (West)	TR	2UC	D	4.07	ADT20	9,100	1.0200	0.090	832	17	571	1,410	84.2%	OK	2,110	2,110
82.1	105	SR 13	SR 16 (West) to CR 30A	UZ	2UC	D	1.34	ADT20	13,000	1.0200	0.090	1,817	35	880	1,453	84.4%	DEFICIENT	1,600	1,600
82.2	105	SR 13	CR 16A to Greenfield Rd	TR	2UC	D	8.17	ADT20	4,300	1.0200	0.090	401	8	584	995	85.2%	OK	1,450	1,450
84	290	SR 13	Greenfield Rd to Roberts Rd	UZ	2UC	D	2.70	ADT20	8,300	1.0200	0.090	777	18	485	1,288	80.5%	OK	1,600	1,600
85	240	SR 13	Roberts Rd to CR 30A (Front Gate Rd S.)	UZ	4UC	D	0.89	ADT20	24,949	1.0200	0.090	2,335	47	1,004	3,380	84.8%	CRITICAL	2,590	2,590
89	240	SR 13	CR 30A (Front Gate Rd S.) to Race Track Rd	UZ	4UC	D	1.17	ADT20	20,830	1.0200	0.090	2,435	89	978	3,460	86.7%	CRITICAL	1,510	1,510
89	3364	Dover	Race Track Rd to David Co. Line	UZ	4UC	D	0.71	ADT21	44,878	1.0200	0.090	4,115	82	277	4,415	123.2%	DEFICIENT	2,500	2,500
89	0015	Clay	Clay Co. Line to SR 13	UZ	2UC	D	1.45	ADT21	18,350	1.0223	0.095	1,775	40	489	2,304	84.4%	OK	2,580	2,580
90	235	SR 16	SR 13 to CR 30A	UZ	2UC	D	3.08	ADT21	18,361	1.0200	0.094	1,805	47	620	2,378	140.0%	DEFICIENT	1,600	1,600
91.1	2036	SR 16	CR 30A to International Golf Pkwy	UZ	4UC	D	3.45	ADT21	27,180	1.0480	0.091	2,291	90	1,415	4,117	115.6%	DEFICIENT	3,580	3,580
91.2	84	SR 16	International Golf Pkwy to CR 2200	UZ	2UC	D	0.78	ADT21	18,860	1.0421	0.090	1,781	74	1,115	3,560	100.8%	DEFICIENT	1,620	1,620
92.11	47	SR 16	CR 2200 to St. Johns Rd	TR	2UC	D	0.98	ADT21	14,657	1.0330	0.088	1,724	57	1,020	2,842	134.7%	DEFICIENT	2,110	2,110
92.12	47	SR 16	St. Johns Rd to West Mall Entrance	TR	2UC	D	3.39	ADT21	10,570	1.0330	0.088	1,818	80	1,384	3,159	148.9%	DEFICIENT	2,110	2,110
92.2	47	SR 16	West Mall Entrance to I-95	TR	4UC	D	0.82	ADT19	25,221	1.0239	0.090	2,420	50	1,388	3,804	121.8%	DEFICIENT	1,200	1,200
93.1	SR 16		SR 8 (US 1) to I-95	TR	4UC	D	0.34	ADT21	30,615	1.0242	0.088	2,637	129	2,808	3,812	184.8%	DEFICIENT	3,200	3,200
93.2	8	SR 16	Burns Rd. to Pace Mills Rd	TR	4UC	D	2.90	ADT21	41,172	1.0210	0.090	3,824	122	1,700	5,804	197.0%	CRITICAL	5,970	5,970
94	3031	SR 16	Pace Mills Rd. to Woodson Rd	UZ	4UC	D	0.77	ADT21	35,844	1.0520	0.090	2,400	77	1,835	5,157	98.1%	CRITICAL	3,240	3,240
95	104	SR 16	Woodson Rd. to Madison Dr	UZ	4UC	D	1.61	ADT21	20,730	1.0200	0.090	1,901	26	528	2,468	89.1%	OK	2,580	2,580
96	SR 16		Madison Dr. to Lewis Spdyr (CR 16A)	UZ	4UC	D	0.19	ADT21	23,000	1.0200	0.090	2,111	42	812	2,765	77.2%	OK	3,580	3,580
97	187	SR 16	Lewis Spdyr (CR 16A) to St. Aug. Lnwz (W)	UZ	4UC	D	0.10	ADT21	24,037	1.0200	0.090	2,289	48	544	2,878	80.4%	OK	3,580	3,580
98	72	SR 200	SR 207 to CR 30A	RD	2UC	C	3.50	ADT20	5,700	1.0200	0.095	563	11	18	592	48.5%	OK	1,220	1,220
100	SR 205		CR 30A to SR 9 (I-95)	TR	2UC	D	5.05	ADT21	5,084	1.0200	0.099	508	10	76	584	48.7%	OK	1,460	1,460
101	78	SR 206	SR 9 (I-95) to SR 5 (US 1)	TR	2UC	D	2.16	ADT20	8,800	1.0200	0.090	824	18	41	881	60.2%	OK	1,450	1,450
102	22	SR 205	SR 5 (US 1) to SR 11A	UZ	2UC	D	3.47	ADT20	12,000	1.0200	0.095	1,105	24	25	1,235	77.2%	OK	1,620	1,620
103	176	SR 207	Pulaski Co. Line to Hastings City Limits (W)	RD	4UC	B	0.53	ADT20	18,708	1.0200	0.095	1,848	37	1,845	62.7%	OK	2,960	2,960	
104	270	SR 207	Hastings City Limits (E) to SR 205	RD	4UC	B	1.31	ADT20	22,000	1.0200	0.095	2,174	43	2,212	79.7%	OK	2,760	2,760	
105	231	SR 207	SR 206 to CR 13	RD	4UC	B	1.29	ADT20	15,400	1.0200	0.095	1,522	30	44	1,596	57.4%	OK	2,760	2,760



St. Johns County Transportation Analysis Spreadsheet

Updated with 2020 FDOT Traffic Counts and
2021 St. Johns County Traffic Counts
Published: 04/12/2022 (Updated, 6/1/2022)

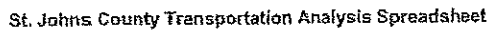
MILE MARK ID	FOOT COUNT STN	ROADWAY	FROM/TO	AREA TYPE	APPROX ROAD TYPE	LOS	SEGMENT LENGTH (MI)	DATE OF COUNT	TRAFFIC COUNT A-DT	ANNUAL GROWTH FACTOR	LOS E FACTOR	2022 PK HR TRAFFIC	EXEMPT DEVEL TRAFFIC	APPROX COMM TRAFFIC	TOTAL COUNTED PK HR TRAFFIC	PERCENT SERVICE VOLUME UTILIZED	UNK STATUS	HAFFE STUDY SERVICE VOLUME	APPROX PK HR SERVICE VOLUME
100	35	SR 207	CR 13 to CR 305	RU	2HA	B	4.49	ADT20	13,890	1.0000	0.085	1374	27		1,401	47.3%	OK	2,868	2,868
101	100	SR 207	CR 305 to Vermont Blvd	TR	4HA	C	3.48	ADT20	15,900	1.0200	0.055	1562	31	247	1,840	41.0%	OK	4,480	4,480
102	107	SR 207	Vermont Blvd to Cypress Links Blvd	TR	4HA	C	1.07	ADT21	19,753	1.0500	0.063	2,414	746	511	3,471	77.3%	OK	4,480	4,480
103	107	SR 207	Cypress Links Blvd to SR 9 (B-9)	TR	4HA	C	0.58	ADT21	22,460	1.0757	0.080	2,873	53	1,202	3,328	74.1%	OK	4,480	4,480
104	271	SR 207	SR 9 (B-9) to SR 312	TR	4HA	C	1.97	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
105	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
106	271	SR 207	SR 312 (US 1) to SR 312	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
107	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
108	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
109	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
110	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
111	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
112	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
113	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
114	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
115	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
116	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
117	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
118	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
119	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
120	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
121	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
122	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
123	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
124	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
125	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
126	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
127	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
128	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
129	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
130	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
131	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
132	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
133	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
134	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
135	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
136	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
137	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
138	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
139	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
140	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
141	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480
142	271	SR 207	SR 312 to SR 312 (US 1)	TR	4HA	C	0.03	ADT21	30,301	1.0200	0.080	2,863	53	1,202	3,328	74.1%	OK	4,480	4,480



St. Johns County Transportation Analysis Spreadsheet

Updated with 2020 FDOT Traffic Counts and
2021 St. Johns County Traffic Counts
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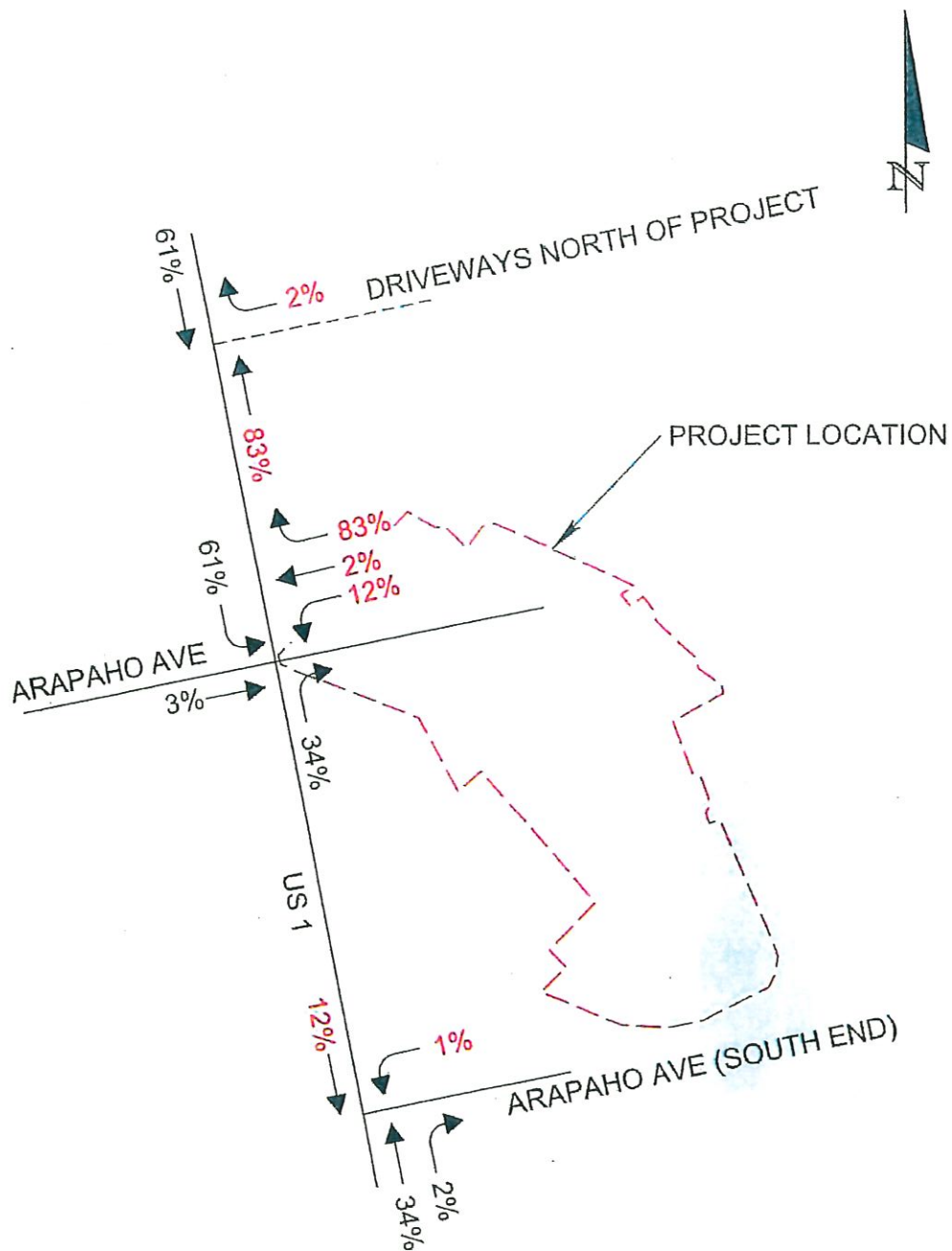
2021 LINK ID	FDOT COUNT GTH	ROADWAY	FR/TO	AREA TYPE	APPROV ROAD TYPE	LOS STAB	SEGMENT LENGTH (MI)	DATE OF COUNT	TRAFFIC COUNT AADT	ANNUAL GROWTH FACTOR	LINK R FACTOR	1922 PK HR TRAFFIC	EXEMPT DEVAL TRAFFIC	APPROV CONC TRAFFIC	TOTAL COMMITTED PK HR TRAFFIC	PERCENT SERVICE VOLUME UTILIZED	LINK STATUS	TRAFFIC STUDY SERVICE VOLUME	APPROV PK HR SERVICE VOLUME
143.1		SR A1A	3rd St. to Guana River Park Day Use Entry	UR	2MA	D	4.75	ADT21	5,637	1.0200	0.057	555	11	75	642	30.4%	OK		2,110
143.2	78	SR A1A	Guana River Park Day Use Entry to Mclure Rd	UR	2MA	D	9.81	ADT21	7,715	1.0200	0.053	720	15	40	785	37.2%	OK		2,110
144.1		SR A1A	Mclure Rd to Sawgrass Dr (W/Old)	UR	2MA	D	0.26	ADT21	20,500	1.0200	0.065	1,600	34	231	1,865	84.8%	CRITICAL	1,000	1,500
144.2	274	SR A1A	Sawgrass Dr. W to Palm Valley Rd (4 lanes)	UZ	4MA	D	0.45	ADT21	22,701	1.0200	0.050	1,834	42	231	2,157	85.8%	OK		3,500
145.1	81	SR A1A	Palm Valley Rd to PGA Town Blvd	UZ	4MA	D	0.54	ADT21	28,729	1.0200	0.050	3,385	44	231	3,749	76.8%	OK	4,850	4,850
145.2		SR A1A	PGA Town Blvd to Conroy Rd	UZ	4MA	D	0.57	ADT21	48,265	1.0200	0.052	3,755	76	133	4,054	82.0%	OK	4,850	4,850
146	260	SR A1A	Conroy Rd to CR 210A (Solana Rd)	UZ	4MA	D	0.76	ADT21	39,461	1.0200	0.050	3,659	73	96	3,828	78.4%	OK	4,850	4,850
147.1	30	SR A1A	CR 210A (Solana Rd) to MacArthur	UZ	4MA	D	0.30	ADT21	22,376	1.0200	0.050	1,808	36	100	2,404	100.0%	DEPENDENT	4,850	4,850
147.2		SR A1A	MacArthur to Royal Golf Club	UZ	4MA	D	0.08	ADT21	14,070	1.0200	0.050	1,510	10	100	1,620	100.0%	DEPENDENT	4,850	4,850
148		St Ambrose Church Rd	CR 13A to SR 207	RG	2UC	C	3.53	ADT21	442	1.0200	0.109	48	1	1	50	6.1%	OK		520
149		Varaha Ave	SR 18 to Leves Speedway (CR 16A)	UZ	2UC	D	0.77	ADT21	2,551	1.0200	0.050	271	5	53	339	20.5%	OK		1,150



WNY LINK ID	FDOT COUNT STH	ROADWAY	ENROUTE D	AREA TYPE	APPROX ROAD TYPE	LOS ATHD	SEGVMT (MI)	DATE COUNT	TRAFFIC COUNT ADJUST	ANNUAL GROWTH FACTOR	LOS K FACTOR	PHI PER TRAFFIC	EXEMPT DEVELOP TRAFFIC	APPROX COUNT TRAFFIC	TOTAL COUNTED PK HR TRAFFIC	PERCENT VOLUME UTILIZED	LINK STATUS	TRAFFIC STUDY SERVICE VOLUME	APPROX PK HR SERVICE VOLUME
150.1		Westwood Dr	SR 5 (US 1) to Deaneville Centre	UZ	2UC	D	1.13	AD121	32,059	0.038	0.090	1120	32	168	1,320	60.0% OK	1,650	1,650	
150.2		Westwood Dr	Deaneville Drive to SR 267	UZ	2UC	D	2.94	AD121	8,006	0.021	0.06	791	17	210	1,318	77.6% OK	1,440	1,440	
150.3		Whodasht Rd	SR 128 to Greenfield Park (CR 15A)	UZ	2UC	D	0.92	AD121	2,503	0.040	0.06	504	50	91	9,212	210.6% DEFICIENT	1,450	1,450	
151.2		Westwood Rd	Westwood Road to Leona Superway (CR 15A)	UZ	2UC	D	0.99	AD121	7,741	0.059	0.117	554	64	102	1,130	78.5% OK	1,446	1,446	
153.2		Westwood Pkwy	Longport Pkwy to Race Track Rd	UZ	4UC	D	1.75	AD121	8,759	0.078	0.120	1,368	108	822	2,298	21.1% OK	3,270	3,270	
153.7		Leona Pkwy	CR 21W to Greenfield Rd	TR	4MA	D	3.03	AD121	5,463	0.104	0.128	773	81	1,255	2,108	73.2% OK	2,850	2,850	
154.2		Leona Pkwy	Greenfield Rd to Race Track Rd	TR	4MA	D	0.72	AD121	2,361	0.071	0.128	508	14	236	1,326	60.8% OK	1,440	1,440	
155.2		Leona Pkwy	Race Track Rd to Leona Superway	TR	4MA	D	0.72	AD121	2,361	0.071	0.128	508	14	236	1,326	60.8% OK	1,440	1,440	
155.3		Leona Pkwy	Leona Superway to Leona Pkwy	TR	4MA	D	0.72	AD121	2,361	0.071	0.128	508	14	236	1,326	60.8% OK	1,440	1,440	
155.4		Leona Pkwy	Leona Pkwy to Leona Superway	TR	4MA	D	0.72	AD121	2,361	0.071	0.128	508	14	236	1,326	60.8% OK	1,440	1,440	
155.5		Leona Pkwy	Leona Pkwy to Leona Superway	TR	4MA	D	0.72	AD121	2,361	0.071	0.128	508	14	236	1,326	60.8% OK	1,440	1,440	
155.6		Leona Pkwy	Leona Pkwy to Leona Superway	TR	4MA	D	0.72	AD121	2,361	0.071	0.128	508	14	236	1,326	60.8% OK	1,440	1,440	
155.7		Leona Pkwy	Leona Pkwy to Leona Superway	TR	4MA	D	0.72	AD121	2,361	0.071	0.128	508	14	236	1,326	60.8% OK	1,440	1,440	
155.8		Leona Pkwy	Leona Pkwy to Leona Superway	TR	4MA	D	0.72	AD121	2,361	0.071	0.128	508	14	236	1,326	60.8% OK	1,440	1,440	
155.9		Leona Pkwy	Leona Pkwy to Leona Superway	TR	4MA	D	0.72	AD121	2,361	0.071	0.128	508	14	236	1,326	60.8% OK	1,440	1,440	
156.1		Valley Ridge Blvd	Longport Pkwy to Race Track Rd	UZ	4MA	D	1.40	AD121	11,034	0.057	0.103	1,218	80	824	2,223	62.1% OK	3,300	3,300	
156.2		Valley Ridge Blvd	US 1 to CR 21W	TR	4MA	D	0.64	AD121	10,487	0.020	0.101	1,182	22	953	2,223	94.6% OK	3,300	3,300	
156.3		Valley Ridge Blvd	CR 21W to Nicoletta Pkwy	TR	4MA	D	1.45	AD121	13,166	0.020	0.103	1,379	34	915	2,223	74.9% OK	3,300	3,300	
156.4		Nicoletta Pkwy	US 1 to Duval County Lea	TR	4E	D	1.30	AD121	25,543	0.154	0.081	2,113	419	2,468	5,050	87.0% OK	6,850	6,850	
156.5		Nicoletta Pkwy	Duval County Lea to Greenfield Pkwy	TR	4MA	D	0.46	AD121	25,761	0.085	0.094	2,747	243	2,306	6,295	91.9% OK	10,200	10,200	
156.6		Nicoletta Pkwy	Greenfield Pkwy to Leona Superway	TR	4MA	D	0.46	AD121	25,761	0.085	0.094	2,747	243	2,306	6,295	91.9% OK	10,200	10,200	
156.7		Nicoletta Pkwy	Leona Superway to Leona Pkwy	TR	4MA	D	0.46	AD121	25,761	0.085									

Attachment C

Project Traffic Distribution
Source: US 1/Arapaho Avenue
ICE Analysis

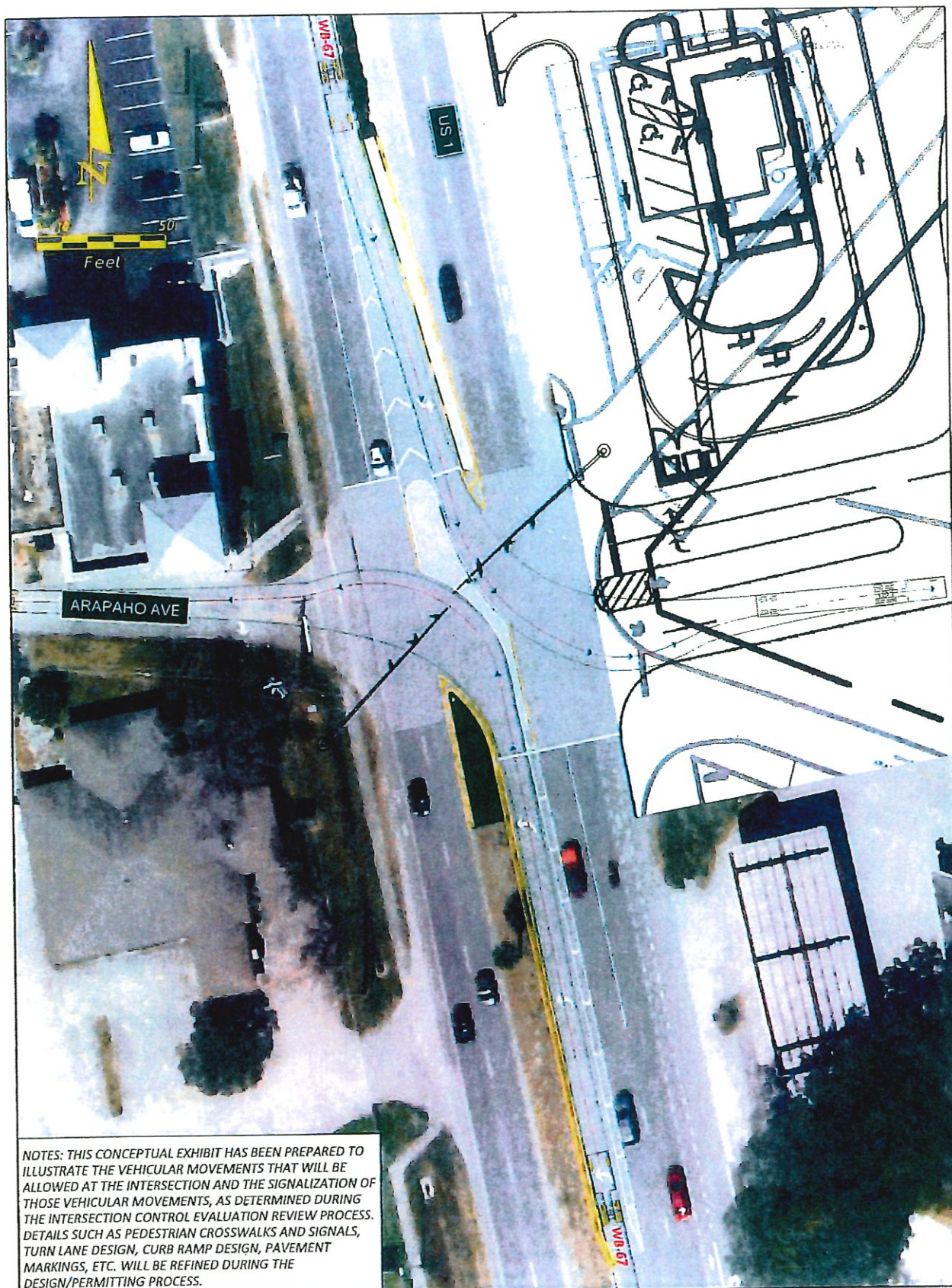


LEGEND XX % INBOUND PROJECT TRAFFIC ASSIGNMENT XX % OUTBOUND PROJECT TRAFFIC ASSIGNMENT		
INTERSECTION CONTROL EVALUATION STAGE 1 US 1 AT ARAPAHO AVENUE	PROJECT TRAFFIC ASSIGNMENT	ATTACHMENT D

Attachment D

US 1 and Arapaho Avenue
Intersection Configuration

Source: US 1/Arapaho Avenue
ICE Analysis



NOTES: THIS CONCEPTUAL EXHIBIT HAS BEEN PREPARED TO ILLUSTRATE THE VEHICULAR MOVEMENTS THAT WILL BE ALLOWED AT THE INTERSECTION AND THE SIGNALIZATION OF THOSE VEHICULAR MOVEMENTS, AS DETERMINED DURING THE INTERSECTION CONTROL EVALUATION REVIEW PROCESS. DETAILS SUCH AS PEDESTRIAN CROSSWALKS AND SIGNALS, TURN LANE DESIGN, CURB RAMP DESIGN, PAVEMENT MARKINGS, ETC. WILL BE REFINED DURING THE DESIGN/PERMITTING PROCESS.

INTERSECTION CONTROL EVALUATION STAGE 1
US 1 AT ARAPAHO AVENUE

DIRECTIONAL TRAFFIC SIGNAL ALTERNATIVE

ENVIRONMENTAL ASSESSMENT REPORT
OF
LUHRS-SERENDIPITY DEVELOPMENT SITE
ST. JOHNS COUNTY, FLORIDA

Prepared For
Windward Shipyard Land Holdings LLC

December 6, 2022



Prepared by
Carter Environmental Services, Inc.
42 Masters Drive
St. Augustine, Florida 32084

Table of Contents

INTRODUCTION	1
EXISTING SITE CONDITIONS	1
Elevation and Hydrology	1
Soils	2
Vegetative Communities.....	2
PROTECTED ANIMAL SPECIES.....	3
Bald Eagle.....	3
Gopher Tortoise.....	4
Listed Wading Birds	4
Eastern Indigo and Florida Pine Snakes.....	5
PROTECTED PLANT SPECIES	5
FUTURE DEVELOPMENT CONSIDERATIONS	5
CONCLUSIONS.....	5
APPENDIX A: SITE MAPS.....	6

INTRODUCTION

The 13.7-acre Serendipity project area is located off Arapaho Avenue in Sections 19/40, Township 7 South, Range 30 East in St. Johns County, Florida, Parcel ID's: 1346500000, 1347600000, 1347700000, 1347800000, and 1347900000 (Figure 1).

The purpose of our work on the subject property was to determine if there are any natural resource concerns that could potentially affect future/further development of the site. Specifically, this environmental assessment was to determine the approximate extent of any jurisdictional wetlands, habitat types, and to look for the presence of or potential utilization by any threatened, endangered or species of special concern.

EXISTING SITE CONDITIONS

The 13.70-acre Serendipity project site is located adjacent to a portion of the San Sebastian River that has high boat use and is considered St. Augustine's working waterfront. It is an urban infill parcel surrounded by commercial and residential development to the north and west and the river to the east and south.

The property was historically a saltwater marsh that had been filled in and maintained as pasture and other agricultural uses. These modified lands were used for cattle ranching in the early to mid-20th century. Present day landcover would be classified as Vacant Land or Mixed Hardwood-Coniferous (Figure 3).

The site includes wetlands regulated by the St. Johns River Water Management District (SJRWMD) and the U.S. Army Corps of Engineers (ACOE). The wetland jurisdiction lines were flagged by Carter Environmental Services, Inc. (CES) in December of 2019. The locations of the wetland jurisdiction lines were reviewed and approved in the field by Christine Wentzel of SJRWMD on 1-28-20. Two small wetland fill areas were permitted in 2022 with SJRWMD (#171618-1) and ACOE (#SAJ-2005-07685) to accommodate the proposed development. The salt marsh remaining along the fringe of the site is outside of the permitted bulkhead and will remain intact.

Elevation and Hydrology

The elevations of the property range from approximately +10 feet to +2 feet NAVD88. Elevations in the wetlands are approximately 1 to 2 feet lower than the adjacent uplands. Surface water drainage typically flows downgradient through fringe wetlands and wetland tributaries towards the San Sebastian River. A relatively large artificial aeration pond is located near the center of the property.

Soils

The *Soil Survey of St. Johns County, Florida* (U.S.D.A., Soil Conservation Service, 2004) indicates the following soil types within the property (Figure 2):

Pellicer silty clay loam, frequently flooded (24). Pellicer silty clay loam, frequently flooded, is a very poorly drained, nearly level soil that is in low tidal marshes along stream estuaries near the Atlantic coast. This soil is flooded twice daily by normal high tides. The water table fluctuates with the tide. Typically, the surface layer is very dark brown silty clay loam about 10 inches thick. Between depths of 10 and 55 inches, the material is dark greenish gray clay loam.

Astatula-Urban land complex (54). This map unit consists of nearly level to sloping, excessively drained Astatula soils on broad upland ridges and urban land. Astatula soils have a water table at a depth of more than 72 inches. Typically, Astatula soils have a surface layer of very dark grayish brown fine sand about six inches thick. Below that is fine sand, which extends to a depth of 80 inches or more. It is yellowish brown and has pockets of very dark grayish brown in the upper 11 inches. Below that, the material is strong brown and has pockets of light yellowish brown.

Adamsville Variant fine sand (57). Adamsville Variant fine sand is a somewhat poorly drained, nearly level soil on low knolls adjacent to tidal marshes, streams, and estuaries, near the Atlantic coast and Atlantic Inland Waterway. In most years the water table is at a depth of 20 to 40 inches for two to six months. It rises to within a depth of 10 to 20 inches for up to two weeks during the rainy season in some years. It is within a depth of 60 inches for more than nine months in most years. Typically, the surface layer, about 10 inches thick, is very dark grayish brown fine sand containing oyster shells 1/4 inch to 2 1/2 inches in diameter. Below this is pale brown, brown, light brownish gray, and light yellowish brown fine sand that extends to a depth of 60 to 80 inches.

Vegetative Communities

After the site visit, CES used the Florida Land Use Cover Form Classification System (FLUCFCS, Figure 3) to characterize land cover. The following cover types were observed, and no significant communities as defined by the St. Johns County LDC were found.

Uplands:

Vacant Land (FLUCFCS 190) – This portion of the project site was once an industrial, boat manufacturing site. When the associated structures were abandoned and demolished, the area generally became a bahiagrass (*Paspalum notatum*) field with scattered red cedar (*Juniperus virginiana*), cabbage palm (*Sabal palmetto*), live oak (*Quercus virginiana*), laurel oak (*Quercus hemisphaerica*), and Chinese tallow (*Triadica sebifera*) trees.

Hardwood/Conifer Mixed (FLUCCS 434) – This community has an overstory comprised of live oak, laurel oak, red cedar, and slash pine (*Pinus elliotii*). The understory and groundcover are vegetated with saplings of overstory species, Chinese tallow, Caesar weed (*Urena lobata*), milk pea (*Galactia volubilis*), yaupon holly (*Ilex vomitoria*), American beautyberry (*Callicarpa americana*), and muscadine (*Vitis rotundifolia*).

Wetlands:

Saltwater Marsh (FLUCCS 642) – This community is dominated by smooth cordgrass (*Spartina alterniflora*), saltmeadow cordgrass (*Spartina patens*), and black needlerush (*Juncus roemerianus*). Scattered saltbush, marsh elder, and black mangrove (*Avicennia germinans*) are present.

Ponds (FLUCCS 524) – This excavated pond contains some musk grass (*Chara spp.*) around the edges, and contains a significant amount of filamentous algae (*Lyngbya spp.*). The pond was once aerated, but since the closing of the boat manufacturing facility, it has become relatively stagnant.

PROTECTED ANIMAL SPECIES

Bald Eagle

Using St. John's County geospatial data from aerial surveys (2021), CES did not locate any bald eagle (*Haliaeetus leucocephalus*) nests on record within 1,500 feet of the property (Figure 4). Although no longer listed as threatened, endangered, or a species of special concern, bald eagles (*Haliaeetus leucocephalus*) are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act of 1918. Certain activities proposed to take place within 1,500 feet of a bald eagle nest are regulated by St. Johns County Land Development Code, Section 4.01.10. If a bald eagle nest is located within 1,500 ft. of a property, an alternate site-specific bald eagle management plan may be required, along with an application for a waiver from the Board of County Commissioners requesting the management zones be reduced to match Federal

regulations. Currently, Federal regulation of bald eagle nests extend 660 feet outward from the nest tree with more intense regulation pertaining to the zone within 330 feet of the nest. During the CES site assessment, no bald eagles or their nests were observed. Therefore, there are no bald eagle restrictions associated with the development of this property.

Gopher Tortoise

CES determined that there was a slight potential for gopher tortoise (*Gopherus polyphemus*) habitat on the referenced property due to the presence of a small area of suitable soils occurring at the site (Figure 3). The CES site visit found that the habitat was not suitable to support gopher tortoises. The majority of the project site is dominated by soils that are not suitable for tortoise burrowing due to a shallow depth to water table. Within the small area of suitable soils, the understory lacks herbaceous grasses or forbs needed for gopher tortoise foraging. Additionally, the project area is a relatively small site that is surrounded by development to the north and west and salt marsh to the south and east. It is highly unlikely that gopher tortoises would ever occupy this site if it were to remain in its current condition. Therefore, restrictions to development due to gopher tortoise presence is not considerable here.

Listed Wading Birds

Wood Stork:

CES reviewed current geospatial data, provided by FWS, to look for wood stork (*Mycteria americana*) colonies in close proximity to the site. The nearest known wood stork colony is located at the St. Augustine Alligator Farm, approximately 1.8 miles away, which puts this project within the wood stork colony's core foraging area. Although the site falls within a core foraging area, wood storks are extremely tolerant of development and human presence. This is evidenced by their common occurrences in roadside ditches, swales, and stormwater retention ponds. No wood storks were observed by CES biologists during multiple site visits.

Other Protected Wading Birds:

CES reviewed the FWC database of wading bird rookeries (FWC Water Bird Locator) to assess the potential for protected wading birds to nest on the property. The review revealed no known rookery within a one-mile radius of the property. The closest known, active rookery is approximately 10 miles to the south on Matanzas State Forest. No listed wading birds were observed by CES biologists during multiple site visits.

Eastern Indigo and Florida Pine Snakes

CES assessed the site for potential utilization by eastern indigo and Florida pine snakes. These snakes need large expanses of contiguous habitat as their home range can exceed 200 acres. Due to surrounding development in a suburban landscape, the habitat is not suitable for the indigo or pine snake because of size constraints and habitat fragmentation.

PROTECTED PLANT SPECIES

In addition to protected animal species, CES biologists reviewed the site for protected plant species, and none were observed. No coordination would be required with any regulatory agency if protected plant species were observed in the future. Currently, no regulations exist for protected plant species occurring on privately owned land, unless the landowner is harvesting and engaging in the commercial sale of protected plants.

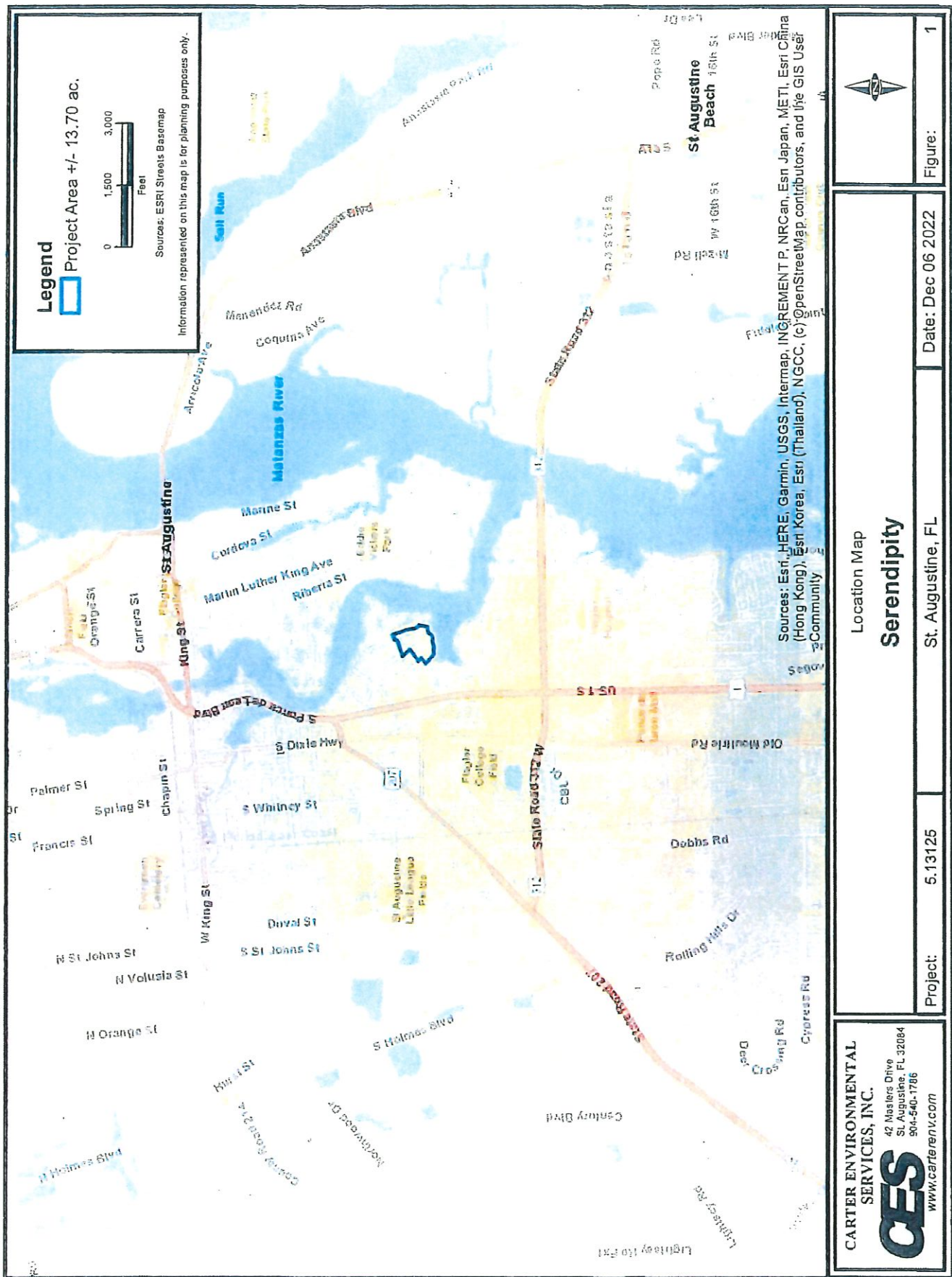
FUTURE DEVELOPMENT CONSIDERATIONS

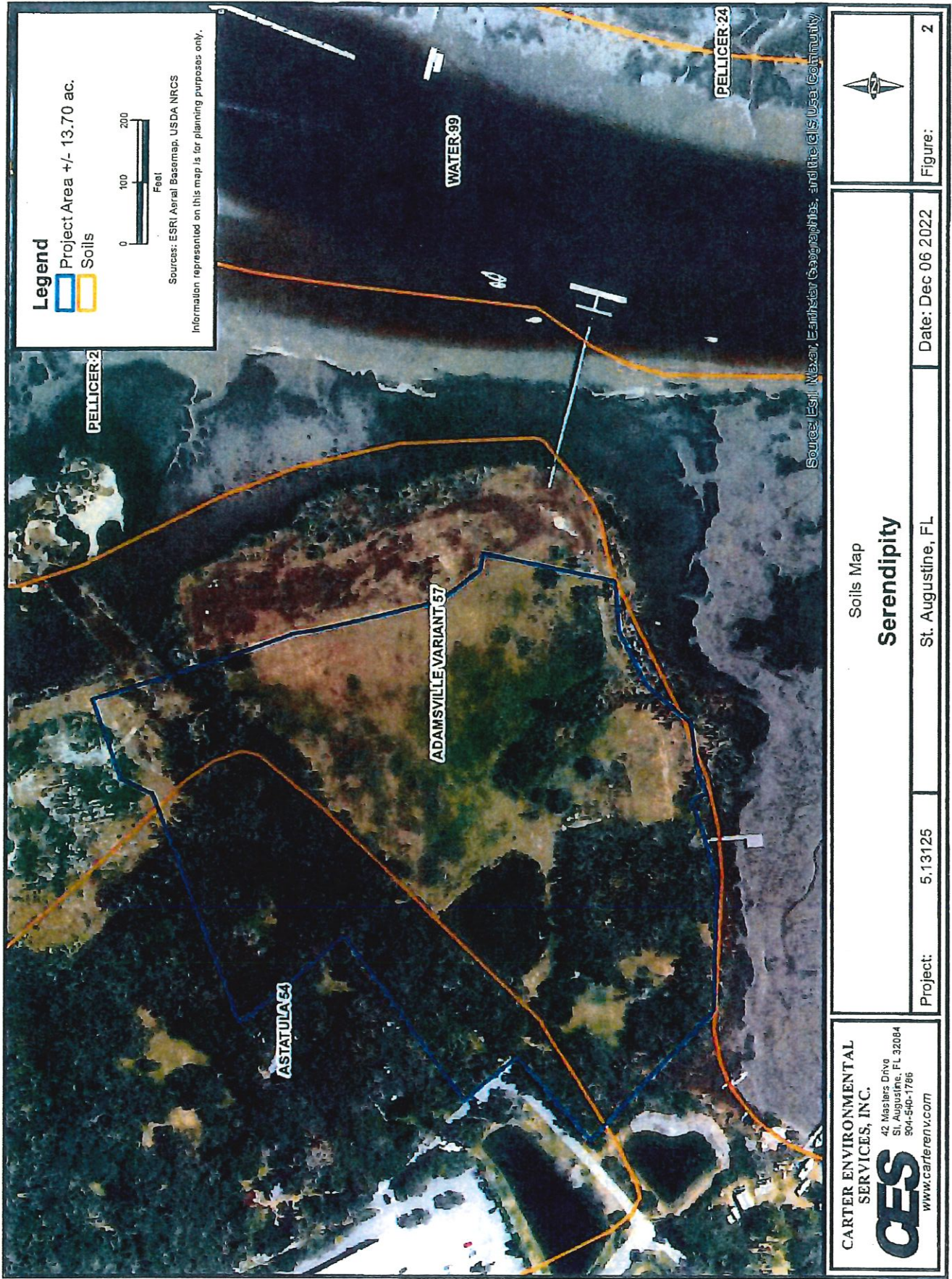
Future development is proposed for a single-family residential community, dockage, and shoreline stabilization. Federal and State permits have been obtained (SJRWMD #171618-1 and ACOE #SAJ-2005-07685). A cultural resource assessment has been performed per the request of the Army Corps of Engineers, and coordination with St. Johns County has already taken place. Existing salt marsh habitat will be avoided, while permitted fill was over relatively low-quality hydric pasture and fringe freshwater wetlands. The proposed dockage will traverse along the alignment of existing dockage so no salt marsh areas will be disturbed.

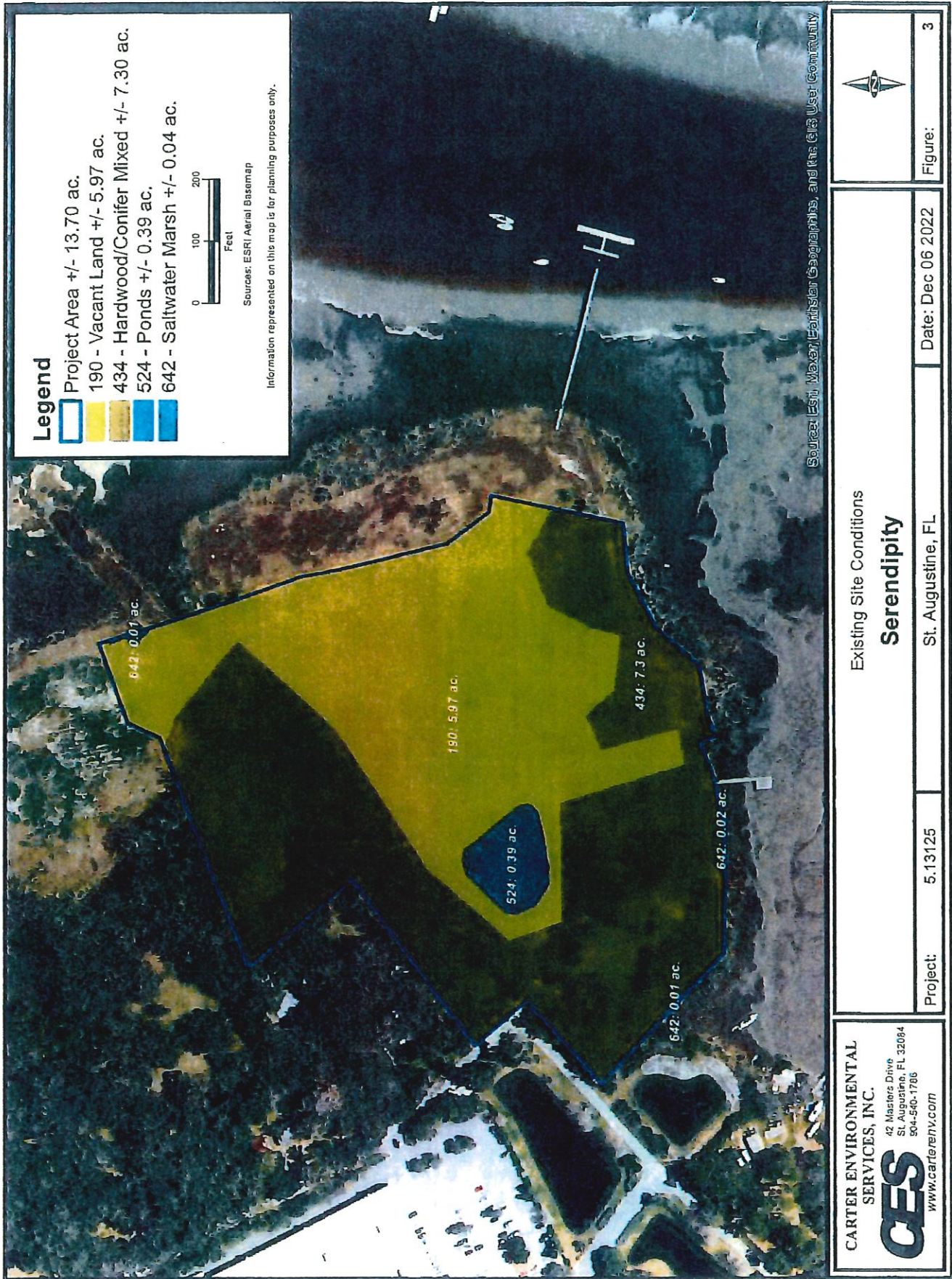
CONCLUSIONS

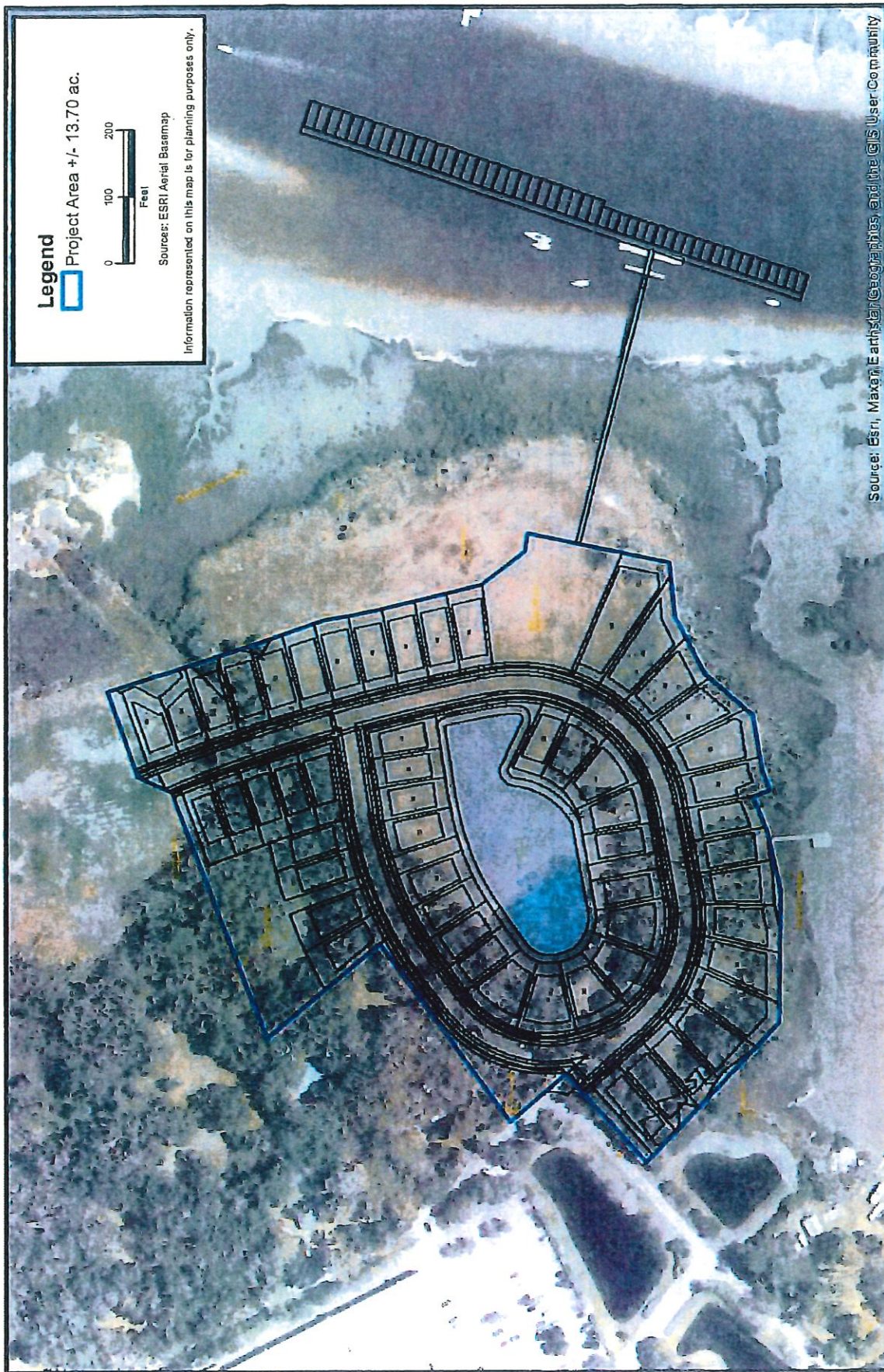
The site has been under anthropogenic use and alterations for over a century. Due to the historic use, lack of wildlife connectivity, and nature of the site as an urban infill parcel, the uplands provide marginal habitat value. Fringe salt marsh provides habitat for transient wading birds and juvenile fish habitat and these areas will remain untouched with the proposed site plan. Any additional work proposed on, in or over wetlands would require both State and Federal permitting. Furthermore, the lack of protected species or significant natural communities poses no additional regulatory constraints.

APPENDIX A: SITE MAPS









Source: ESRI, Maxar, Earthstar Geographics, and the GIS User Community

Figure: 4

Proposed Site Conditions
Serendipity

Date: Dec 06 2022

Project: 5.13125

St. Augustine, FL

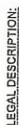
CARTER ENVIRONMENTAL
 SERVICES, INC.

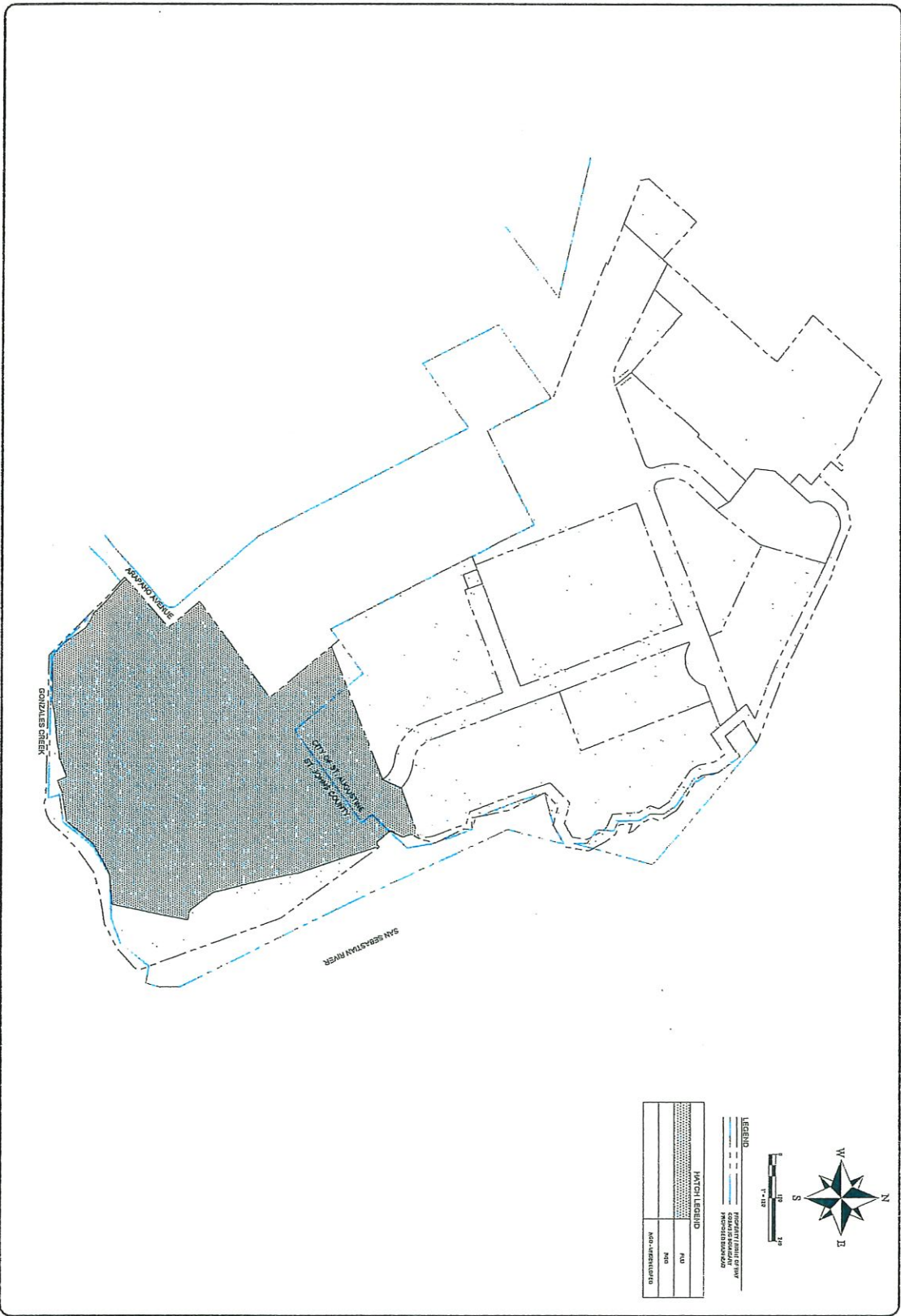
42 Mastara Drive
 St. Augustine, FL 32084
 904-540-1786
www.carterenv.com



Eagle Nests Location Map Serendipity		Date: Dec 06 2022
Project: 5.13125	St. Augustine, FL	Figure: 5

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





SHIPYARD ANNEXATION EXHIBIT

SHIPYARD SINGLE FAMILY

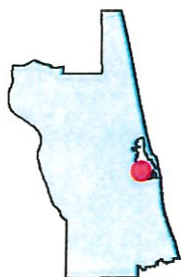
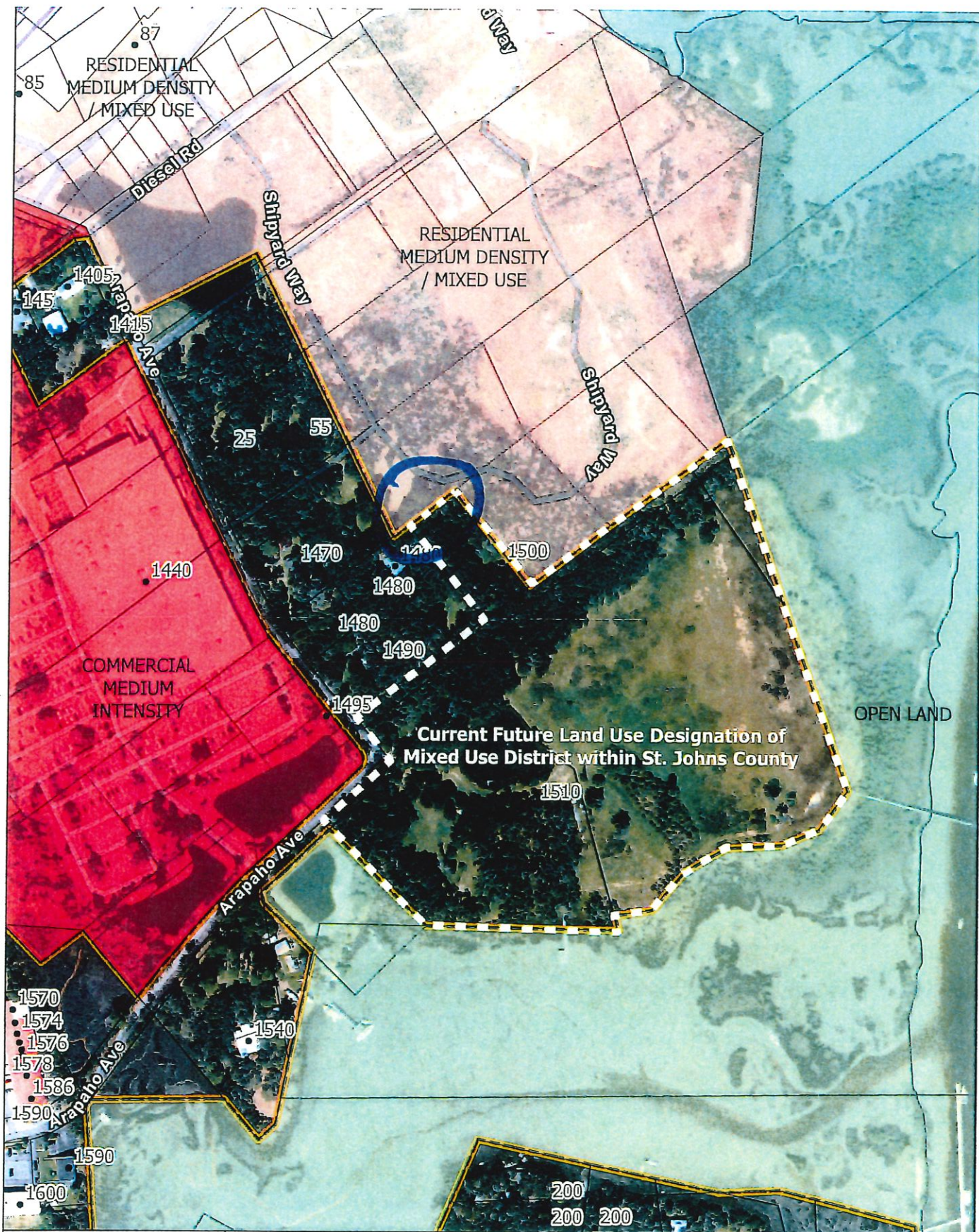
ST. JOHNS COUNTY

PREPARED FOR:
MAVERICK SHIPYARD DEVELOPMENT, LLC

DESIGNED BY:	DATE:	DESCRIPTION:
ECG	10/10/22	1.1
ECG	10/10/22	1.2
ECG	10/10/22	1.3
ECG	10/10/22	1.4
ECG	10/10/22	1.5
ECG	10/10/22	1.6
ECG	10/10/22	1.7
ECG	10/10/22	1.8
ECG	10/10/22	1.9
ECG	10/10/22	1.10

MAVERICK ENGINEERING

10 WILLOW WINDS PARKWAY
ST. JOHNS, FLORIDA 32269
(850) 655-6657



Current Land Use



St Johns County, Maxar, Microsoft, Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

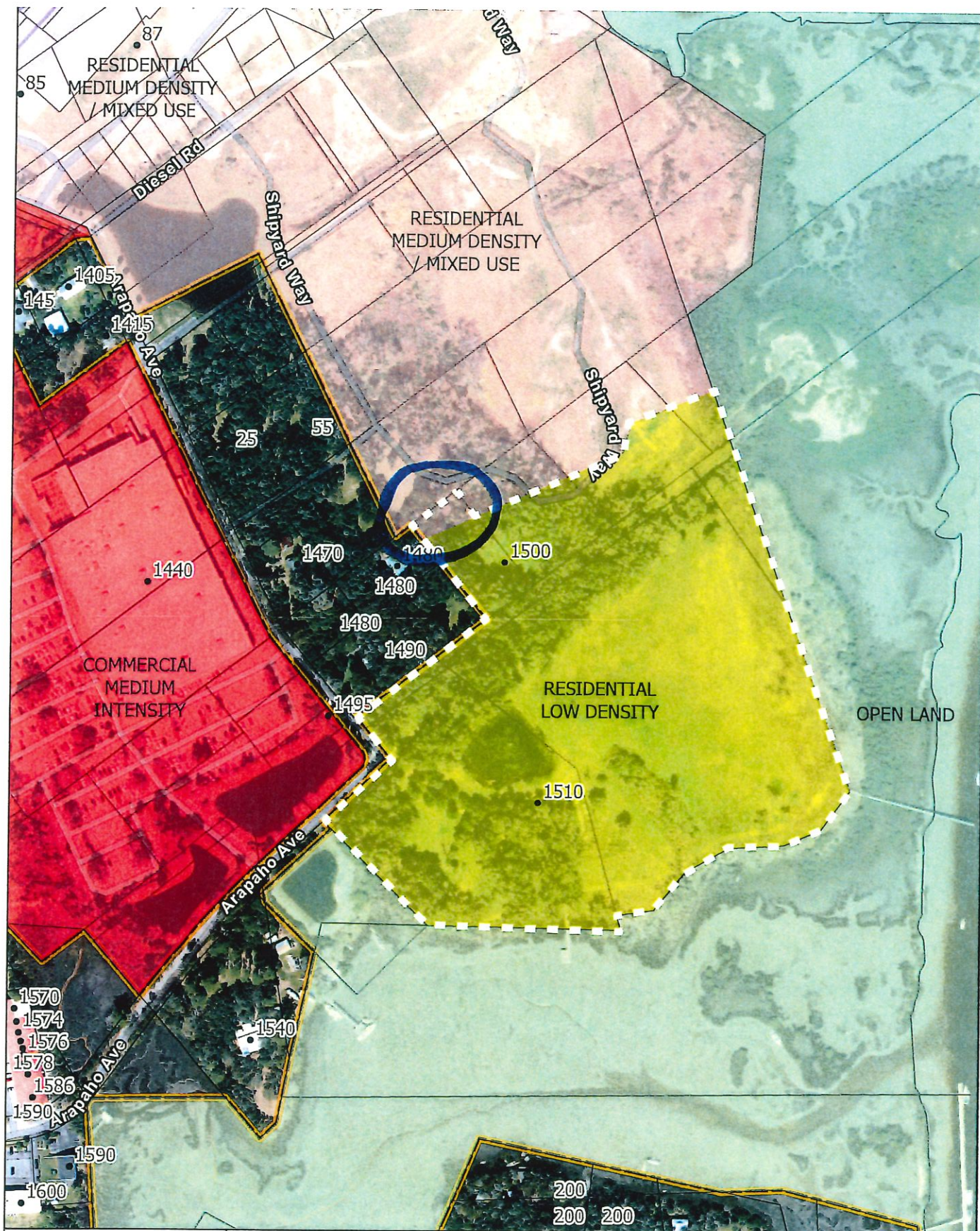
2023

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



0 0.04 0.07 Miles

0 170 340 Feet



Proposed Land Use



St Johns County, Maxar, Microsoft, Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

2023

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



0 0.04 0.07 Miles

0 170 340 Feet

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John Regan, P.E.
City Manager

DATE: June 1, 2023

RE: **Ordinance 2023-12 – Amending the Zoning of a 5,076 square feet Portion of Annexed Property from St. Johns County Open Rural (OR) to Residential General Office (RGO) – Second Reading and Public Hearing**

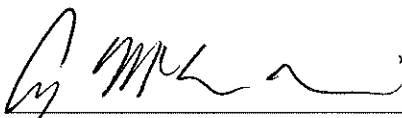
The 5,076 square foot property east of Arapaho Avenue and part of a 14.79-acre annexation as part of the Shipyards development is centrally located in the land area between Arapaho Avenue and the San Sebastian River and is highlighted in the attached map. The property is bordered on the north by the existing Shipyards development, on the west by properties remaining in the county, to the south and east by additional acreage as part of the current proposed annexation. This property is owned by Windward Shipyard Land Holdings, LLC.

The county's Future Land Use Map (FLUM) identified Mixed-Use District as the land use category for the property. The owner has also requested to change the land use to the consistent category of Residential Medium Density Mixed Use. The application is to rezone the property to Residential General Office (RGO), which is consistent with the proposed land use category. The owner is proposing that this property be incorporated into the overall Shipyards development.

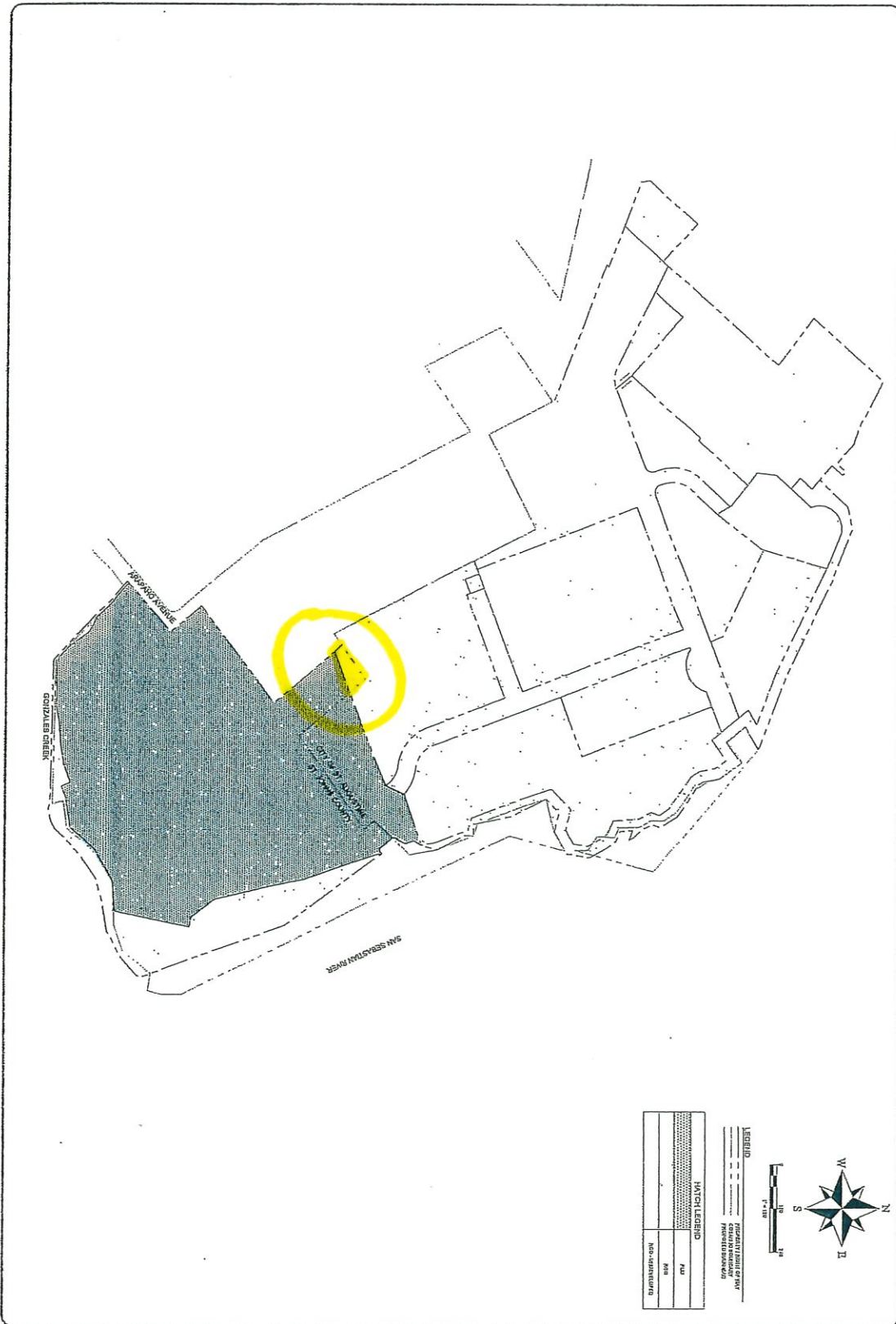
On March 7, 2023, the Planning and Zoning Board (PZB) made a positive recommendation to amend the zoning of this property from County OR to City RGO. Attached you will find the Ordinance, and legal description and a map illustrating the requested change. The packet of information provided to the PZB is included with the land use plan amendment material.

On April 24, 2023, the City Commission read and passed this Ordinance on First Reading. Please place Ordinance 2023-12 on the City Commission agenda for Second Reading and Public Hearing.

If you have any questions, please let me know.



Amy McClure Skinner, AICP
Director, Planning and Building Department



ORDINANCE NO. 2023-12

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 5,076 SQUARE FEET OF PROPERTY LOCATED EAST OF ARAPAHO AVENUE AS A PORTION OF THE M. SOLANA GRANT WITHIN THE SHIPYARDS DEVELOPMENT IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF ST. JOHNS COUNTY OPEN RURAL (OR) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF RESIDENTIAL GENERAL OFFICE (RGO); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that property identified by the attached legal description as containing approximately 5,076 square feet of land, located east of Arapaho Avenue as a portion of the M. Solana Grant within the Shipyards Development being more fully described herein, should be rezoned;

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

Section 1. The following described property, containing approximately 5,076 square feet of land, located east of Arapaho Avenue as a portion of the M. Solana Grant within the Shipyards Development in the City of St. Augustine, and identified by the attached legal description, is hereby rezoned from the classification of St. Johns County Open Rural (OR) to the City of St. Augustine classification of Residential General Office (RGO), and as more fully described in the attached legal description.

Section 2. The City Planning and Building Director is hereby authorized and directed to change the Zoning Atlas for the City of St. Augustine, Florida to reflect the rezoning of the above-described land.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

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

Section 5. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption in conjunction with Ordinance No. 2023-11 or, if Ordinance No. 2023-11 is challenged within thirty (30) days after adoption, effective upon issuance of a final order by the Department of Economic Opportunity or the Administration Commission.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2023.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(SEAL)

EXHIBIT "A-1"

Shipyard Mixed Use Parcel

A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 5 CALLS (1) S 68° 21' 25" E, 122.04 FEET; (2) S 53° 15' 10" W, 8.50 FEET; (3) S 68° 29' 21" E, 403.09 FEET; (4) S 26° 52' 42" E, 742.47 FEET; (5) S 26° 30' 24" E, 119.44 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE N 63° 29' 36" E, 335.33 FEET TO THE POINT OF BEGINNING AND ALONG THE WESTERLY LINE OF A PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 4829, PAGE 344; THENCE FROM SAID POINT OF BEGINNING AND ALONG SAID WEST LINE THENCE, N 39° 32' 35" W, 27.87 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE, N 52° 52' 20" E ALONG THE NORTH LINE OF SAID PARCEL, 115.39 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE, S 39° 33' 49" E ALONG THE EASTERLY LINE OF SAID PARCEL, 60.18 FEET; THENCE, S 68° 19' 25" W, 121.16 FEET TO THE POINT OF BEGINNING. CONTAINS 5,076 SQUARE FEET MORE OR LESS.



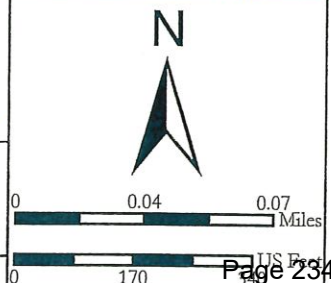
Current Zoning



St Johns County, Maxar, Microsoft, Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

2023

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet





Proposed Zoning



2023

St Johns County, Maxar, Microsoft, Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



0 0.04 0.07 Miles

0 170 US Feet

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: March 7, 2023

RE: **COMPREHENSIVE PLAN AMENDMENT AND REZONING 2023-0006**

AGENDA ITEM	10(a)
APPLICANT	Ellen Avery-Smith, Esq. c/o Rogers Towers, P.A.
OWNER	Windward Shipyard Land Holdings, LLC
LOCATION	Arapaho Avenue / PID 134760-0000, 134780-0000, & 134790-0000
REQUEST	To amend the current land use of Mixed-Use District (St. Johns County) to Residential Medium Density Mixed Use and Residential Low Density (City of St. Augustine) and to rezone the properties from Open Rural (OR) (St. Johns County) to Residential General Office (RGO) and Planned Unit Development (PUD) (City of St. Augustine).
CURRENT ST. JOHNS COUNTY LAND USE	Mixed-Use District
CURRENT ST. JOHNS COUNTY ZONING	Open Rural (OR)
PROPOSED CITY OF ST. AUGUSTINE LAND USE	Residential Medium Density Mixed Use & Residential Low Density
PROPOSED CITY OF ST. AUGUSTINE ZONING	Residential General Office (RGO) & Planned Unit Development (PUD)

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

FLUE Policy 6.4.3

Residential Low Density

This district is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low density single-family uses such as churches, child care centers, public and institutional uses, including schools consistent

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate so as to create and maintain a stable low intensity residential character.

For Residential Uses a maximum of 8 single family dwellings per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.

FLUE Policy 6.4.6

Residential Medium Density Mixed Use

This district is intended to apply to those neighborhoods designated for mixed residential and commercial uses so as to create a medium intensity residential and medium intensity commercial mix of uses. A maximum of fifty percent (50%) of the Residential Medium Density Mixed Use land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity industrial (light manufacturing, processing, packaging and fabricating), medium intensity commercial, public and institutional uses including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate. Low intensity industrial uses shall not be permitted near public schools unless a trade or technical school.

For Residential Uses a maximum of 16 units per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.

To encourage mixed use developments:

- Residential uses shall occupy a minimum of 40% and a maximum of 75% of the development area, unless otherwise approved by the PZB.
- Commercial uses shall occupy a minimum of 35% and a maximum of 50% of the development area, unless otherwise approved by the PZB.

FLUE Policy 6.4.7

Performance standards for residential uses shall include, but are not limited to, the following:

- The land development code shall include performance standards for multi-family and residential mixed-use residential uses that control the location of proposed buildings in relation to the overall dimension of the site, provide sufficient on-site/structured parking where applicable, and provide open space and recreation amenities.
- The land development code shall contain requirements for significant open space, landscaping and buffers to effectively screen multi-family developments from single-family low density residential zoning districts.
- Grid street networks are highly encouraged to serve residential developments and provide connectivity throughout the City. Cul-de-sacs and gated developments are discouraged.
- Themes are encouraged for residential developments to include cohesive streetscape design, signage, landscape architecture and streetscape furniture to create an identity for neighborhoods in the City.

APPLICABLE CODES/ORDINANCES

Sec. 28-30. Comprehensive plan amendments, rezonings and amendment of chapter.

- (a) *General.* This chapter may from time to time be amended, supplemented or changed; the land use plan and land use map established by the comprehensive plan may also be amended and the zoning atlas may from time to time be revised by the rezoning of land as provided in this section.
- (b) *Initiation of proposals.* An ordinance for the rezoning of land may be proposed only by the city commission or any member thereof, by the planning and zoning board or by the owner of subject property, its attorney or duly authorized agent. An amendment to this chapter may be proposed for adoption only by the city commission or any member thereof, or by the planning and zoning board. Proposals to amend this chapter shall be submitted in writing, accompanied by all pertinent information which may be required for proper consideration of the matter.
- (c) *Nature and requirements of board report.* The report and recommendations to the city commission as required by subsection (d) below shall show that the board has studied and considered:
 - (1) The need and justification for the change.
 - (2) The relationship of the proposed amendment or rezoning to the city's general planning program and such comprehensive plans as may from time to time be adopted by the city commission.
 - (3) Consistency with the Comprehensive Plan.
- (d) *Board report to commission.* If the board recommends approval of the amendment or rezoning, the board shall forward its recommendation and report to the city commission. The report and recommendation of the board shall be advisory only and shall not be construed to be binding upon the city commission. If the board recommends denial of the amendment or rezoning, the property owner or other person aggrieved may proceed with an appeal to the city commission pursuant to section 28-29(g) of the City Code.
- (e) *Limitations on rezoning of land:*
 - No ordinance to rezone land shall contain conditions, limitations or requirements not applicable to all other land in the zoning district to which the particular land is rezoned, except as provided in article III, division 8.
 - Whenever the city commission has, by ordinance, changed the zoning classification of land, the board shall not then consider any application for rezoning of any part or all of the same land for a period of one (1) year from the effective date of such ordinance.
 - Whenever the city commission has denied an application for the rezoning of land, no further application shall be filed for the same rezoning of any part or all of the same land for a period of six (6) months from the date of such action. In the event that two (2) or more applications for the same rezoning for any part or all of the same land has been denied, no further application shall be filed for the same rezoning or any part or all of the same land for a period of one (1) year from the date of such action denying the last application filed.
 - Land use plan amendments shall be made consistent with the State of Florida's Community Planning Act F.S. ch. 163, as may be amended from time to time.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

- (f) *Waiver of time limits.* The time limits of subsection (e) may be waived by three (3) affirmative votes of the city commission when such action is deemed necessary to prevent injustice or to facilitate proper development of the city.
- (g) *City commission action.* Upon receipt of a favorable report of the board as required by subsection (d) hereof, the city manager shall set the date for a public hearing before the city commission. The date of such public hearing to be set by the city manager shall be the first regular meeting of the city commission after ten (10) days following receipt of a report. At the conclusion of the public hearing, the city commission shall either deny the proposed amendment or rezoning or by ordinance adopt such amendment or rezoning.
- (h) *Process, public hearings and notification for amendments to this chapter or rezoning of land (city commission public hearing).* The amendment process, including public hearings and notification regarding amendments to this chapter which change the actual list of permitted, conditional or prohibited uses within a zoning category or which change the actual zoning map designation of land in the city shall be as required by F.S. [chapter] 166. Public hearings for ordinances initiated by other than the city that change the actual zoning map designation of a parcel or parcels of land, required to be enacted pursuant to F.S. 166.041(3)(a) shall be noticed in accordance with section 28-59(a) of the City Code.
- (i) *Process, public hearings and notification for comprehensive plan amendments (city commission public hearing).* The amendment process, including public hearings and notification for comprehensive plan amendments, shall be consistent with the State of Florida's Community Planning Act, F.S. ch. 163, as may be amended from time to time.

Sec. 28-165. - Residential and general office: RGO.

Intent. This district is intended to apply to those neighborhoods designated for mixed residential and commercial uses so as to create a medium intensity residential and low intensity commercial mix of uses.

(1) *Permitted uses and structures:*

- a. Multiple-family dwellings.
- b. Professional and business offices.
- c. Restaurants, but not drive-in.
- d. Retail sales such as specialty food stores and drugs (but not supermarkets), clothing and toy and hobby shops, pet shops (but not kennel or veterinarian), bookstore and newsstand, stationery and card shops, leather goods and luggage, jewelry (including repair but not pawn shops), art and photographic supplies, TV and stereo equipment (including incidental repairs), florist or gift shop, bake shop (but not wholesale bakery), sporting goods, sundries and notions, business office supplies, musical instruments, records and tapes, retail sale of alcohol and similar products, with no exterior display or storage of merchandise permitted.
- e. Marina.
- f. Museums.
- g. Parking facilities and garages.
- h. Bar/tavern.
- i. Home office, private.
- j. Hotels, motels, conference centers, convention centers and spas.
- k. Craft alcohol industry.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

(2) *Permitted accessory uses and structures.* See [section 28-348](#).

(3) *Permissible uses by exception.*

- a. See [section 28-347](#)(1) and (2), special event venue as per [section 28-347](#)(8) only allowed as an accessory use to a principal use.
- b. Light manufacturing, processing, packaging and fabricating.
- c. Housing for the cognitively impaired.
- d. Housing for the elderly.
- e. Single-family dwellings, with minimum yard requirements as defined for zoning district RS-2 and a maximum height of thirty-five (35) feet.
- f. Retirement housing, which shall be defined as any building or buildings, section or distinct part of a building, private home, boarding house, home for the aged, or other residential facility, whether operated for profit or not, which undertakes through its ownership or management to provide housing, meals, and one (1) or more personal services for a period exceeding twenty-four (24) hours to one (1) or more adults who are not relatives of the owner or administrator. Retirement housing: may provide non-invasive services such as assistance with: (i) medication management including: with medication administration (topical, oral, and by injection (although only a licensed nurse may administer any such injection)) and ordering medications from a pharmacy; (ii) arranging for the provision of independent medical services (both off the property and as "home health care" on the property); (iii) diabetes testing; (iv) diet control and administration; and (v) wellness services, which include quarterly health assessments, weight monitoring, blood pressure checks, contracting with medical professionals, and coordinating any special services required by the resident (such as acquisition of medical equipment and supplies). The term "retirement housing" does not include the provision of medical, nursing, dental, or mental health services. The term "retirement housing" also does not include nursing homes.
- g. Commercial recreational and entertainment facilities including outdoor sports or activities such as tennis, paddle tennis, handball, racquetball, shuffleboard, miniature golf, archery range and horseshoe games but not shooting gallery, skating rinks, pony rides or go-cart tracks.

(4) *Minimum lot requirements.* As per planning and zoning board site plan review.

(5) *Maximum lot coverage by all buildings and structures.* Fifty (50) percent.

(6) *Minimum yard requirements:*

- (1) Front, fifteen (15) feet.
- (2) Side, ten (10) feet.
- (3) Rear, ten (10) feet.

(7) *Maximum height of structures.* Fifty (50) feet.

(Code 1964, § 33-26; Ord. No. 95-16, § 1, 5-8-95; Ord. No. 99-11, § 2, 3-22-99; Ord. No. 03-10, § 1, 4-14-03; Ord. No. 04-20, § 1, 1-10-05; Ord. No. 12-01, § 1, 3-16-12; Ord. No. 15-02, § 1, 12-14-15; Ord. No. 21-17, § 1, 10-11-21)

DIVISION 9. - PLANNED UNIT DEVELOPMENT: PUD

Sec. 28-286. - Purpose and intent.

The purpose of the planned unit development (PUD) zoning district is to provide an option, and process for the provision of unique, individually planned developments that are consistent with the Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible, and innovative designs for projects than the regular zoning districts allow. The PUD process is a voluntary process initiated by an applicant to provide flexibility for their project, while at the same time providing an opportunity for the city planning and zoning board (PZB) and city commission to integrate potential benefits, limitations and regulations as it deems necessary to protect the public health, safety and general welfare.

The PUD process is designed to:

- (a) Promote more efficient and economic uses of land, including bypassed lands, land ripe for urban infill, and potential redevelopment projects;
- (b) Encourage a more compatible and harmonious development of contiguous lands;
- (c) Provide flexibility to meet changing needs, technologies, economics, and consumer preferences;
- (d) Provide a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole;
- (e) Demonstrate the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned developments relationship with the existing and preferred architectural context surrounding the project;
- (f) Provide an environment of consistent character compatible with the surrounding areas; and,
- (g) Permit specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety, or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

The intent of a planned unit development (PUD) is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD. A PUD is a zoning category that can be beneficially utilized in order to create site-specific regulations to address specific development or topographic conditions, historic or architectural features, existing structures, neighborhood patterns or transitioning uses of land. PUDs may be created as in-fill development or redevelopment, or may be developed as traditional residential subdivisions of vacant land. The regulations found in this section may be generally applicable to all PUDs, while others, such as [section 28-291](#), are intended for traditional residential or mixed use subdivisions of vacant land. Amendments to existing PUDs shall comply with the same requirements as found herein for PUD rezoning.

(Code 1964, § 33-70; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 13-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-287. - Defined.

A planned unit development (PUD) shall mean the zoning district for the development of a particular parcel of land under unified control which is planned and developed as a whole in a single or programmed series of operations and conditions, with uses and structures substantially related to the character of the entire development. A PUD, established pursuant to ordinance of the city commission, must also include an attached final development plan, and project narrative with specified development conditions and a program for the provision, maintenance and operation of all areas, improvements, facilities and necessary services for the common use of all occupants thereof. **As a zoning district, the terms and conditions of a PUD shall be enforceable in the same manner as enforcement of all other city code provisions. All city rules, codes and regulations shall remain in full force and effect, and shall apply to the PUD unless a specific exemption, waiver or alternative condition is included in the approved PUD text and site development plan.**

(Code 1964, § 33-71; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 2013-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-288. - Permissible uses.

Any use which is permitted by the comprehensive plan may be included and approved in a PUD. Those uses allowed may be allowed in a PUD, but must be specifically identified in the PUD development narrative text, and must be compatible with the property's identified comprehensive plan future land use designation. Such uses approved in conjunction with a PUD must provide a justification for the requested use and include defined development criteria in the PUD to mitigate any potential negative impacts of the uses. Additionally, certain desired benefits to the community must be outlined. The benefits to the community may include, but are not limited to those provided on-site, but benefits related to the proposed planned development off-site as well, such as, public parking provisions, enhanced landscaping or street tree planting, architectural or historic preservation benefits, benefits of certain uses in certain areas and/or alternative transportation benefits, and maintenance, improvement or encouragement of public access to waterways, conservation areas and/or vistas and scenic opportunities.

(Code 1964, § 33-72; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-289. - Procedures, application requirements and narrative PUD text.

(a) *Application for rezoning to PUD.* Each application shall identify and address applicable criteria to its specific plan of development. An application for rezoning to PUD shall proceed in general as for other applications for rezoning of land; and, in addition to the information usually required for such applications, the following shall be required:

- (1) Plats, surveys, and metes and bounds description of the area within the PUD.
- (2) The name and address of the owner and, if applicable, evidence of the assignment of an agent who represents the owner.
- (3) Evidence of unified control of the entire area within the PUD with all owners within the area of same identified.
- (4) An agreement by all owners within the PUD which includes their commitment to:

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

- a. Proceed with the proposed development in accordance with the PUD ordinance and such conditions and safeguards as may be set by the city commission in such ordinance; and,
- b. Provide a written narrative PUD text that clearly identifies by corresponding numbered and lettered paragraphs responses to the following criteria:
 1. Consistency with every relevant goal, policy and objective of the Comprehensive Plan, including but not limited to density and intensity limitations of the Future Land Use Map category for the property; and,
 2. For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts; and,
 3. The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception; and,
 4. Compliance with the purpose and intent and criteria in [section 28-286](#); and,
 5. Compliance with [section 28-288](#) and justification for any zoning uses; and,
 6. The phasing of the PUD or PUD amendment, including all sub-phases; each phase addressing the types of approval required or obtained (i.e.: entry corridor, HARB, building plan, landscaping, etc.) and the proposed commencement and completion of such development according to the plans approved by such ordinance or other related permit; and,
 7. Identification of the legally responsible entity or entities for continuing operations and maintenance to such areas, functions and facilities as are not to be provided, operated or maintained by the city pursuant to written agreement; and,
 8. A termination date after which the PZB shall be required to evaluate whether all or part of the PUD has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) or other circumstances have contributed to the development delay, if so, one (1) year extension(s) may be granted by the PZB at an advertised public hearing, after two (2) such extensions if no activity has been initiated the city commission shall deem the PUD abandoned which shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule; and,
9. If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the time of the reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted; and,

10. An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city; and

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

(b) *Materials to accompany applications.* An application for rezoning to PUD shall be accompanied by the following, in sufficient copies as deemed necessary by the planning and zoning board for referrals and recommendations. The planning and building department will maintain a checklist of materials to accompany an application to help clarify the submittal requirements:

(1) Plans, maps, studies and reports, including an infrastructure impact analysis, as may reasonably be required by the city commission and the planning and zoning board in order to make the findings and determinations called for in the particular case. The infrastructure impact analysis shall include site specific design improvements related to traffic circulation, and the movement of pedestrians, bicycles, and vehicles on and off-site, and water, sewer, stormwater improvements, and public utility improvements and impacts.

(2) For proposed PUDs currently zoned HP-1, HP-2, HP-3, HP-4 and HP-5, a streetscape demonstrating the size and scale of the project in context with the adjacent properties and existing historic district development patterns. The streetscape shall include at a minimum the subject block and facing block to illustrate how the proposed project meets the scale of the surrounding context. This streetscape requirement is not mandatory for projects that create no visual impact to the exterior of an existing structure. Structural changes in roof lines, exterior facades and elevations and any exterior additions or reconfigurations may require a streetscape, as deemed necessary by staff or the historic architectural review board concurrent with project details.

(3) Infill and redevelopment projects shall also be required to provide a streetscape analysis similar to that required in the historic districts as per (b) (2) above, as deemed necessary by staff to allow the PZB and/or HARB, for projects in the city's entry corridors, to evaluate the projects impact on the neighborhood or area, as a defined community in [section 28-289\(b\)](#) (9) and the projects ability to contribute to and enhance the existing streetscape.

(4) A written PUD text narrative compliant with all parts of sections [28-286](#) through [28-292](#), as applicable. Such PUD text narrative shall also include as an exhibit a final site development plan at an appropriate scale and consistent with the terms of the PUD text narrative, an introductory statement explaining the intended plan of development, clearly indicating where approval of the rezoning to PUD or PUD amendment will benefit the future occupants of the proposed development, will be compatible with the adjacent neighborhood, and will forward the goals, policies and objectives of the city in general, and including any specific benefits to the community as a whole. Such justification shall be based on the intent of the PUD, consistency with the Comprehensive Plan, and compliance with all requirements of rezoning to PUD or PUD amendment as found herein.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

- (5) The final site development plan included at an appropriate scale supporting the above statement illustrating:
- a. The location, grouping and height of all uses and facilities.
 - b. In the case of residential development, the number of residential units, their location and number of stories.
 - c. A multi-modal circulation system including any vehicular, public transit, pedestrian and bicycle access points, driveways, walkways or crosswalks, parking areas, transit shelters or bus stop loading areas, bicycle racks, and rights-of-way, streets or sidewalks to be dedicated in support of the infrastructure impact analysis.
 - d. A system of open space and recreational uses, with the acreage to be dedicated and that to be retained in common ownership.
 - e. A topographic map at an appropriate scale showing contour lines, including all existing buildings and wooded areas.
 - f. An illustration, outline or discussion describing any community benefits incorporated into the planned development or provided off-site, such as, public parking, enhanced landscaping or street trees, public park facilities, architectural or historic resource benefits, the encouragement of beneficial uses or alternative forms of transportation, maintenance, improvement or encouraging public access to waterways, conservation areas and/or vistas and scenic opportunities.
 - g. Elevations, specific architectural elements, and contextual drawings, as deemed necessary by staff and the PZB and/or HARB to illustrate the details of the project, which may include a sun, shadow or shade study.
 - h. Full signage and hardscape plans, as well as, landscape and tree preservation or replacement plans in sufficient detail to allow PZB to review and make a recommendation concerning the project.
 - i. The site plan must describe and show any buffers or setbacks required from any jurisdictional areas for review to include details for conservation overlay zone development, as well as, locations of any proposed docks or water features, and/or impacts to existing tree canopy areas.
- (6) Statements indicating how the problems of maintenance and ownership of common facilities will be resolved.
- (7) A schedule of development, including the staging and phasing of:
- a. Areas to be developed, in order of priority;
 - b. The construction of streets, utilities and other improvements necessary to serve the proposed development; and
 - c. The dedication of land to public use, if any.
- (8) Each of the above elements shall be listed as to their relative order of improvement with an estimated time schedule for their accomplishment. It is, among other things, the intent of this requirement that the schedule of development be such that a staged implementation of the PUD would not result in land use conditions which would establish a precedent for the use of adjoining undeveloped property for purposes other than that shown on the approved PUD.
- (9) Developer neighborhood notice. At the time of filing a PUD or PUD amendment application, the applicant must submit to the city's planning department a copy of the

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

developer neighborhood notice mailed to the Neighborhood Council of St. Augustine, Inc., or its successor, by regular U.S. mail at the current mailing address provided to the Florida Department of State, Division of Corporations, as made available on that agency's website. If the property is not included in a defined neighborhood area the boundaries of a "community" area will be defined as those properties within a five hundred-foot radius of the project boundaries to be notified by mail postmarked no less than fifteen (15) days prior to the first scheduled PZB meeting, and shall be notified individually by the same neighborhood notice process below. The developer neighborhood notice shall include the following information:

- a. The project name, property owner(s) and applicant(s); and
- b. The existing zoning and requested rezoning, the physical address or location of the project, and a brief description of the application request; and
- c. The developer's project coordinator contact information, including name, mailing address, telephone number and email address; and
- d. The following statement in prominent font:

"Please contact the developer's project coordinator directly if a courtesy neighborhood informational meeting is requested of the developer. The courtesy neighborhood informational meeting will be presented by the developer, not by City staff. It is not an official City meeting or hearing on the project application. The developer neighborhood notice is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing. The developer neighborhood notice is an additional, courtesy informational tool provided to the public to facilitate early, voluntary and direct communication between the City's neighborhoods or defined communities and PUD development applicants. This document was prepared by the developer and the City does not warrant its accuracy. The official complete application public record will be available for review after filing at the City of St. Augustine Planning and Building Department, 75 King Street, St. Augustine, Florida, during regular office hours."

- e. In addition to the developer neighborhood notice, the city planning and building department may provide additional courtesy information regarding pending applications to individuals and organizations that request it or as part of the city's public information outreach initiative. Such additional courtesy information may be provided in person, by U.S. regular mail, electronic mail or posting on the city's website, as reasonably practicable. This additional courtesy information is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing.

(c) *Action by the planning and zoning board and the city commission.* Following the public hearing as required for all applications for rezoning, the planning and zoning board may recommend and the city commission may enact an ordinance establishing a PUD, including any special conditions related thereto, based upon findings that:

- (1) No adverse effect finding. The proposed PUD does not adversely affect the orderly development of the city, the health and safety of residents in the area, the natural environment, the use and development of adjacent properties or the general neighborhood.

(2) Consistency with the Comprehensive Plan and PUD regulations finding. The proposed PUD is consistent with the comprehensive plan and meets the intent and criteria of sections 28-286 through 28-292, as applicable.

(3) Need and justification finding. In order to permit the use of more flexible land use regulations and the most advantageous techniques of land development, the PUD must affirmatively comply with each applicable PUD regulation found in this section and clearly identify the need and justification for rezoning to PUD. The objective of a PUD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers to produce residential, commercial, industrial or institutional developments, or combinations thereof, that effectively integrate existing historic and neighborhood patterns, or effectively transition between adjacent development uses.

(4) Site-specific conditions and mitigation finding. The site-specific development conditions for the proposed PUD:

- a. Permit a creative approach to the development of land; and
- b. Accomplish a more desirable environment than would be possible through the strict application of the existing zoning district requirements; and
- c. Provide for an efficient use of land; and
- d. Improves the appearance of the area through the preservation and enhancement of historic and natural features, recreation areas and open space, and effectively transition from existing development patterns to the PUD; and
- e. Provide an environment of consistent character compatible with surrounding areas; and
- f. Retain property values over the years.

(d) A PUD or PUD amendment shall first be reviewed by the planning and zoning board, followed by the historic and architectural review board if such review is required. The city commission may remand a PUD application for further review by its planning and zoning board or historic architectural review board, such review shall be limited to the scope of review as expressed by the city commission. The city commission may expressly limit the additional review to only one such agency, after which the PUD application shall be promptly scheduled for further action by the city commission. Nothing in these regulations is intended to remove the historic and architectural review board's reviewing authority after a property has been rezoned to PUD.

(e) *Deviations from ordinance creating PUD.* In order to facilitate minor adjustments to the plans approved as part of the ordinance creating a PUD, the city commission may approve changes in such plans, without the review and recommendation of the PZB, and without the adoption of an ordinance to modify the PUD ordinance, if as a result of such changes:

- (1) There are the same or fewer number of dwelling units and/or floor area;
- (2) The open space is in the same general location and in the same general amount, or a greater amount;
- (3) The buildings have the same or less number of stories and/or floor area; and
- (4) The roads and drives follow approximately the same course and have the same public or private rights therein.

(f) Given the scale and complicated nature of PUDs the PZB shall require review of a planned unit development final development plan, and narrative requirements with at least two (2) public hearing(s) in an effort to garner as much information and public input as possible, as

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

well as, to finalize any recommendations to the city commission. The PZB reserves the right to require only one (1) public hearing, if deemed appropriate by the PZB, the project may move straight to the city commission for rezoning.

- (g) Because of the nature of PUD's with regard to potential size and the level of detail required of projects, and unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a PUD rezoning within not more than sixty (60) days from the date of filing of the complete application. Any revisions or amendment to the PUD rezoning application must be submitted to the planning and building department at least fifteen (15) days prior to the scheduled meeting date. Notice of public hearing shall be made as provided in [section 28-59\(a\)](#) and (b).
- (h) *Expiration of time limits provided in ordinance creating a PUD.* If development actions required by the ordinance creating a PUD are not taken within the timeline established in the PUD from the date of approval by the city commission actions consistent with [section 28-289 \(a\)\(4\)b.8.](#) shall be taken.

(Code 1964, § 33-73; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 2013-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-290. - Implementation of a PUD.

- (a) *Development plan.* The final development plan, and project narrative shall be attached to the PUD ordinance as an exhibit and shall be the only development plan associated with the PUD unless and until an amendment to the PUD is pursued via amendment to the PUD ordinance or via minor amendment procedures.
- (b) *Record plats.* If the PUD ordinance requires the recording of record plats, such plats shall be submitted to the city commission for final approval.
- (c) *Approval of development plans.* The planning and building department shall review all development plans; and, if found in compliance with this Code, and the PUD ordinance shall approve same.
- (d) *Permits required.* All construction in the development of a PUD shall proceed only under applicable permits issued by the planning and building department; and no building permit, certificate or other document authorizing construction or occupancy within a PUD shall be issued, except in accordance with the approved PUD ordinance and all regulatory provisions in existence at the time of the permit except as otherwise exempted or waived in the PUD text.

(Code 1964, § 33-74; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 2013-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-291. - Standards and criteria for stand-alone residential and mixed use PUD subdivisions.

The following performance standards are intended for standalone residential and mixed use PUD subdivisions. These projects typically include exclusively residential uses or mixed use projects developed on vacant parcels with defined boundaries and a self-contained subdivision identity separated from adjacent properties through a visible perimeter break.

- (1) *Density of developments.* The total ground occupied by buildings and structures for area devoted to residential use in mixed use PUD subdivisions shall not exceed thirty-five (35) percent of the total ground area of that portion of the PUD devoted to

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

residential use. The density and intensity of development within a PUD shall be consistent with the density and intensity allowed within the City of St. Augustine Comprehensive Plan.

(2) *Open space.* The PUD may include residential lots of smaller size than would be permitted by the zoning regulations otherwise applicable to the site, provided the overall density is not increased. The excess land shall be utilized as open space. The open space shall be utilized as a park, for either passive or active recreation or as a conservation area. The open space shall either be dedicated to the City of St. Augustine or be maintained by a community association composed of residents of the PUD. Land recorded as open shall not be encroached upon by any residential, commercial or industrial, primary or accessory use.

(3) *Waiver of yard, dwelling unit, frontage criteria and use restriction.* Minimum yard, lot size, type of dwelling unit, height and frontage requirements and use restrictions are waived for the PUD, provided the spirit and intent of this chapter is complied with in the total development of the PUD. However, the City Commission of St. Augustine may, at its discretion, require adherence to minimum zone requirements within certain portions of the site if deemed necessary in order to maintain the spirit and intent of this chapter.

(4) *Support legal documents for open space.* Legal documents which assure adequate management and maintenance of the open space area must be provided by the developer for all areas proposed for common ownership by the residents of the PUD. Legal instruments provided for dedications, covenants, community associations and subdivision controls shall:

- a. Place title of common property in a form of common ownership by the residents of the PUD; e.g., a duly constituted and legally responsible community association, cooperative, etc.
- b. Appropriately limit the use of common property.
- c. Place responsibility for management and maintenance of common property. The St. Augustine City Commission, at its discretion, may require the applicant to enter into a contract with St. Augustine for maintenance of commonly held properties.
- d. Place responsibility for enforcement of covenants.
- e. Permit the subjection of each lot to assessment for its proportionate share of maintenance costs.

(5) *Access.* Access to each single family dwelling unit shall be provided via either a public right-of-way or a private vehicular or pedestrian way owned by the individual lot owner in fee or in common ownership with the residents of the PUD.

(6) *Privacy.* Each dwelling unit within the PUD shall be provided visual and acoustical privacy. Fences, walks and landscaping shall be provided for the protection and aesthetic enhancement of property and the privacy of its occupants, screening of objectionable views or uses and reduction of noise.

(7) *Community facilities:*

- a. All utility facilities proposed for dedication to St. Augustine must be acceptable by the city as to the size, shape and location, and shown by the applicant to be of benefit to the general public.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

b. All requirements for off-street parking and loading (article IV, division 2) shall apply to the PUD unless otherwise waived or modified.

c. Access and circulation shall adequately provide for firefighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal.

d. These PUD's shall provide for underground installation of utilities, including telephone, power and cable television in both public and private rights-of-way. Provisions shall be made for acceptable design and construction of storm sewer facilities, including grading, gutters, piping and treatment of turf to handle stormwaters and prevent erosion and formation of dust.

e. Specifications for street design, publicly used driving and access aisles, sidewalks and pedestrian walkways, including those providing interconnectivity between phases of the PUD or between the PUD and adjacent properties, shall conform to the rules and regulations adopted by the City of St. Augustine.

(8) *General development patterns.* Residential subdivisions and mixed use subdivisions shall provide a master tree plan, a master stormwater plan, an overall signage plan, any applicable overall design standards, descriptions of interconnectivity between areas within the PUD and connections to areas outside of the PUD proper, and general descriptions of how the PUD will create a sense of place.

(9) *Mixed Use PUD subdivisions.* A subdivision PUD that also includes a mixed use component shall also provide a description of the potential other uses allowed besides residential single family uses. This description shall provide enough information to evaluate its proposed consistency with the Comprehensive Plan, potential benefits to the overall PUD community, and the neighborhoods outside of the PUD community, the types of uses proposed, such as, multifamily units, commercial, civic or other uses, and establish the parameters of how these uses are integrated into the development plan.

(Code 1964, § 33-75; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 2013-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-292. - Standards and criteria for redevelopment and infill PUD developments.

The following performance standards are intended for redevelopment and infill PUD developments. These projects typically involve property currently developed where the proposed PUD includes razing the existing development and building new or renovating the existing development to the extent that it is a redevelopment project which introduces new uses or combination of uses and a new design changing the character of the existing. Infill projects typically involve vacant property within an existing developed area where it is important for the proposed PUD to be compatible with the existing surrounding development. These standards and criteria are in addition to other PUD requirements outlined above.

(1) *General development patterns.* Redevelopment and infill projects within the city shall take into consideration pedestrian oriented design, the human scale and sense of place of the surrounding area, and shall respect existing development patterns and provide for compatibility, quality and integrity of the existing area and neighborhoods. They should provide a unique sense of place through architectural design and a mixture

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

of compatible uses in a compact setting with sensitivity to the context of the surrounding neighborhood. The PUD should be an addition to the area and neighborhood which contributes to the area and increases the value of the surrounding area.

(2) *Contributions to the existing community.* Redevelopment and infill projects shall also demonstrate consideration for the existing neighborhoods and street patterns within the city by describing the project's impact on existing community patterns, the environment, the economy, the transportation networks or circulation patterns as described in an infrastructure impact analysis, as well as, natural features, and vistas and scenic opportunities. The project narrative shall include a statement of how the PUD is consistent with the character, history, and cultural and natural features that help create a sense of place. The project shall be compatible by demonstrating appropriate design, massing, screening, and architectural techniques.

(3) *Redevelopment and infill PUD projects.* Additionally, redevelopment and infill projects shall include a description evaluating the existing building(s) condition, potential demolition issues, and the extent of renovation of the existing building(s), if applicable. A clear description of the site design evaluating existing issues, such as, access, driveways, parking, maneuverability, landscaping, including tree removal is also required if necessary. A description with detailed drawings that show the existing streetscape, and the new streetscape to demonstrate compatibility, proportion, form, and rhythm with the surrounding area is required. Details of colors, materials, and design themes may also be required, and compatibility with applicable Design Standards for Entry Corridors must be demonstrated.

(Ord. No. 16-07, § 1, 2-8-16)

Secs. 28-293—28-310. - Reserved.

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

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

- (1) *Permitted uses and structures.* Single-family dwellings; home office, private.
- (2) *Permitted accessory uses and structures.* See [section 28-348](#).
- (3) *Permissible uses by exception.* See [section 28-347](#); housing for the elderly; neighborhood recreation facility.
- (4) *Minimum lot requirements (width and area):*
 - a. Minimum lot width, fifty (50) feet.
 - b. Minimum lot area, one-eighth acre (5,450 square feet).
- (5) *Maximum lot coverage by all buildings:*
 - a. Thirty (30) percent.
- (6) *Minimum yard requirements.* All permitted or permissible uses and structures:
 - a. Front, fifteen (15) feet.
 - b. Side, ten (10) feet.
 - c. Rear, ten (10) feet.
- (7) *Maximum height of structures:*
 - a. Thirty-five (35) feet.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

(Code 1964, § 33-22; Ord. No. 99-05, § 3, 2-8-99)

Sec. 28-332. - Modification and height regulations.

The height limitations contained in article III, district regulations, do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, elevator shafts or other appurtenances usually required to be placed above the roof level and not intended for human occupancy; provided, however, that notwithstanding the permitted maximum height limitations allowed in the various zoning districts, no structure (including appurtenances and structures normally erected above roof level) shall be erected to a height above adjacent ground level exceeding the most restrictive of the following:

- (1) Fifty-five (55) feet; or
- (2) Elevations as may be prescribed by the Federal Aviation Administration; or
- (3) Elevations as may be prescribed by the State of Florida unless the applicable permit has been issued.

(Code 1964, § 33-88)

STAFF SUMMARY AND ANALYSIS

This request is to amend the Future Land Use designations and rezone the properties along Arapaho Avenue, PID 134760-0000, 134780-0000, & 134790-0000, so that they may be annexed into the City of St. Augustine.



CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

Parcel ID Number	Proposed Land Use	Proposed Zoning
134760-0000 (Northern 5,076 square feet)	Residential Medium Density Mixed Use	Residential General Office (RGO)
134760-0000 (Remainder Southern portion)	Residential Low Density	Planned Unit Development (PUD)
134780-0000	Residential Low Density	Planned Unit Development (PUD)
134790-0000	Residential Low Density	Planned Unit Development (PUD)

The proposed PUD, which will overlap the proposed Residential Low Density Future Land Use amendment, is written in a way to resemble the City of St. Augustine's Residential Single-Family-Two (RS-2) zoning district. The table below illustrates the differences between the two.

	Residential Single-Family-Two (RS-2)	Proposed Planned Unit Development (PUD)
Setbacks	Front: Fifteen (15) feet Side: Ten (10) feet Rear: Ten (10) feet	Front: Twenty (20) feet - Corner yard may be ten (10) feet Side: Five (5) feet Rear: Ten (10) feet
Maximum Building Height	Thirty-five (35) feet, Code Section 28-332 as applicable	Thirty-five (35) feet, in addition to this building height, an additional five (5) feet shall be permitted for architectural features and mechanical equipment, pursuant to Code Section 28-332.
Minimum Lot Size	5,450 square feet	4,800 square feet
Minimum Lot Width	Fifty (50) feet	Forty (40) feet
Maximum Lot Coverage	Thirty (30) percent	Fifty (50) percent
Parking	A minimum of two (2) spaces per unit	A maximum of two (2) spaces per unit

In addition to the residential portion of the proposed PUD, the PUD includes a dock with 50 slips as represented on the Master Development Plan. The PUD documents include an outline for Conservation Overlay Zone development on pages 9 through 13 in the proposed PUD. The PUD text/narrative does include an analysis of Sec. 11-29(c) of the City's code, therefore the Planning and Zoning Board (PZB) can review the analysis provided and approve the conservation zone development as part of the PUD rezoning recommendation.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

STAFF RECOMMENDATION

Staff does not make recommendations concerning comprehensive plan amendments or the rezoning of land. The Board is responsible for making a recommendation based on the following;

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

The PUD section of the Zoning Code requires two (2) public hearings for PUD rezoning applications before the PZB unless the PZB waives this requirement. Staff recommends that a second public hearing is held at the April 4, 2023, PZB meeting to ensure that adjacent property owners have an opportunity to request additional information or a meeting with the developer or representative as per the "community" notification process in the code.



Jacob Fredriksson
Senior Planner
Planning and Building Department

Ellen Avery-Smith

100 Whetstone Place • Suite 200
St. Augustine, Florida 32086

904 . 825 . 1615
EAverySmith@rtlaw.com

904.396.0663 Fax
www.rtlaw.com

March 1, 2023

VIA U.S. MAIL

Neighborhood Council of St. Augustine, Inc.
P.O. Box 658
St. Augustine, Florida 32085-0658

**Re: Developer Neighborhood Notice – Windward Shipyard Comprehensive Plan
Amendment and Planned Unit Development Rezoning Application**

To Whom It May Concern:

This Developer Neighborhood Notice is submitted on behalf of Windward Shipyard Land Holdings, LLC (“Owner”), the owner of property located west of the San Sebastian River and east of Arapaho Avenue (the “Property”). The Property includes St. Johns County Parcel Identification Nos. **134760-0000**, **134770-0000**, **134780-0000**, **134790-0000** and **134650-0000**.

The Property is located in unincorporated St. Johns County and has a Future Land Use Map (“FLUM”) designation of Mixed-Use District (County) and a zoning of Open Rural (County). The Owner is proposing to annex the Property into the City of St. Augustine’s boundaries and give the site (approximately 13.70 acres) a FLUM designation of Residential Low Density and a zoning district of Planned Unit Development (“PUD”) in the City. The Owner is proposing to construct a maximum of 55 single-family units, a community dock with 50 boat slips and recreational amenities related to the single-family homes within the Property (the “Project”).

Please contact me, the Applicant, directly on behalf of the Owner at the address and telephone number listed above, if you have any questions about the proposed Comprehensive Plan Amendment and PUD rezoning application for the Project summarized in the paragraph above. This developer neighborhood notice is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing. The developer neighborhood notice is an additional, courtesy informational tool provided to the public to facilitate early, voluntary and direct communication between the City’s residents and PUD development applicants. This document was prepared by the Applicant, and the City does not warrant its accuracy. The official complete application public record will be available for review after filing at the City of St. Augustine Planning and Building Department, 75 King Street, St. Augustine, Florida, during regular office hours.

March 1, 2023
Developer Neighborhood Notice
Page 2

Please contact me with any questions regarding the Comprehensive Plan Amendment and PUD rezoning application and any comments or questions you may have about such application.

Sincerely yours,

Ellen Avery-Smith

cc: Amy Skinner (via e-mail)



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$1400 (plus advertising costs) Project Number: 2023-0006
 Receipt Number: 2561968 Meeting Date: 03/07/23
 Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Ellen Avery-Smith, Esq. Contact Number: 904-825-1615
 Business (if applicable): Rogers Towers, P.A.
 Address: 100 Whetstone Place, Suite 200 City: St. Augustine State: FL Zip: 32086
 E-Mail Address: eaverysmith@rtlaw.com

2. NAME OF PROPERTY OWNER: Windward Shipyard Land Holdings, LLC Contact Number: 305-298-2967
 Business (if applicable): _____
 Address: 2999 NE 191 st St. Suite 800 City: Aventura State: FL Zip: 33180
 E-Mail Address: stefan@staugustinemarine.com

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

4. PROJECT STREET ADDRESS: 0 Arapaho Avenue

5. SPECIFIC PROPOSED USE: Mixed-use development extending the existing Shipyard project.

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

7. DESCRIPTION OF ACTION REQUESTED: Comprehensive Plan Amendments to Residential
Medium Density Mixed Use and Residential Low Density future land use designations & Rezoning to Residential and General
Office (RGO) and Planned Unit Development (PUD).

8. JUSTIFICATION FOR ACTION REQUESTED: Please see attached.

04/18/2019

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

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

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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


Signature of Applicant

2/1/23
Date


Signature of Property Owner

1-31-23
Date

04/18/2019



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

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

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

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

Robert Finvarb

Print name of applicant



Signature of applicant

1-31-23
Date

10/31/17



Owner's Authorization For Agent

Ellen Avery-Smith Esq. of Rogers Towers, P.A. is/are hereby authorized TO ACT ON BEHALF
OF Windward Shipyard Land Holdings, LLC, the owner(s) of those lands described within
☐ the attached application, or ☐ described within the previously filed
Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located at:
PIN Nos.: 134760-0000;134770-0000;134780-0000;134790-0000 & 134650-0000

BY: [Signature]
Signature of Owner
Robert Finvarb
Print Name of Owner

Telephone Number

State of Florida

County of Miami-Dade

Signed and sworn before me on this 31st day of January, 2023.

By Robert Finvarb

Identification verified:

Oath sworn: _____ Yes _____ No

Notary Signature:

[Signature]

My Commission expires:

1/13/2024



Nindiri Rivas
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG946759
Expires 1/13/2024

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 6 Arapaho Avenue

Applicant's Name: Eileen Avery-Smith Applicant's Signature: Eileen Avery-Smith

Owner's Name: [Signature] Owner's Signature: _____

**Supplement to Shipyard Comprehensive Plan Amendment, Rezoning and Conservation
Overlay Zone Application**

Windward Shipyard Land Holdings, LLC (the "Owner") has applied to annex approximately 14.5 acres (the "Overall Site") located adjacent to its existing St. Augustine Shipyard site into the City of St. Augustine. The St. Augustine City Commission approved a Pre-Annexation Agreement for this purpose on January 23, 2023.

As stated in the Pre-Annexation Agreement, the Owner would like to:

1. Amend the future land use designation of approximately 0.5 acres of the Overall Site (the "Shipyard Mixed Use Parcel") from Mixed Use District in St. Johns County to Residential Medium Density Mixed Use in the City and the zoning of the Shipyard Mixed Use Parcel from Open Rural in the County to Residential and General Office ("RGO") in the City;
2. Change the future land use designation of approximately 13.7 acres of the Overall Site (the "Shipyard Single-Family Parcel") from Mixed Use District in the County to Residential Low Density in the City and the zoning of the Shipyard Single-Family Parcel from Open Rural in the County to Planned Unit Development ("PUD") in the City; and
3. As part of the PUD for the Shipyard Single-Family Parcel, obtain Conservation Overlay Zone development approval for a 50-slip community dock, minor wetland impacts and tree removal related to the residential units in the PUD.

The proposed Comprehensive Plan Amendment and rezoning application will not become effective until the Overall Site is annexed into the City.

Parcels subject to this application are: 134760-0000, 134770-0000, 134780-0000, 134790-0000 and 134650-0000.

Windward Shipyard Planned Unit Development

City of St. Augustine, Florida



February 2, 2023

Team Roster

Owner/Applicant: **Windward Shipyard Land Holdings, LLC**
Stefan Johansson, Chris Simon, Karl Masters
404 Riberia Street
St. Augustine, Florida 32084
(904) 824-4394

Civil Engineering: **Maverick Engineering**
Jeremy Calloway
10 Willow Winds Parkway
St. Johns, Florida 32259
(904) 655-6687

Landscape Architect: **Marquis Latimer +Halback, Inc.**
Jeremy Marquis, Fremont Latimer, Elijah George
34 Cordova Street, Suite A
St. Augustine, Florida 32084
(904) 540-6940

Environmental: **Carter Environmental Services, Inc.**
Ryan Carter
42 Masters Drive
St. Augustine, Florida 32084
(904) 540-1786

Legal: **Rogers Towers, P.A.**
Ellen Avery-Smith, Esq.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086
(904) 825-1615

Exhibit List:

Exhibit "A" – Legal Description of the Property
Exhibit "B" – Master Development Plan
Exhibit "C" – Tree Relocation Plan
Exhibit "D" – Conservation Overlay Zone Plan

WINDWARD SHIPYARD PLANNED UNIT DEVELOPMENT TEXT

A. Purpose and Intent.

Pursuant to Section 28-286 of the City of St. Augustine Code (the “Code”), the purpose of a planned unit development (“PUD”) zoning district is to provide an option and process for the provision of unique, individually planned developments that are consistent with the City’s Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible and innovative designs for projects than the regular zoning districts allow. The intent of a PUD is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD.

This Windward Shipyard PUD text creates site-specific regulations to address development and topographic conditions, historic or architectural features, and transitioning land uses. The PUD, including all exhibits hereto, complies with all applicable provisions of City Code Chapter 28.

B. Site Information.

1. Location

The property subject to this PUD ordinance is located west of the San Sebastian River, north of State Road 312 and east of U.S. Highway 1 in the City of St. Augustine. The property has St. Johns County Parcel Identification Nos. 134760-0000, 134770-0000, 134780-0000, 134790-0000 and 134650-0000 (collectively, the “Property”). A legal description of the Property is attached as Exhibit “A”.

2. Owner, Developer and Agent

The owner of the Property is Windward Shipyard Land Holdings, LLC (the “Owner”). The agent for the Owner and Developer is Ellen Avery-Smith, Esq., Rogers Towers, P.A. (the “Agent”). Addresses for the Owner and Agent are in the Team Roster on page 2.

3. Existing approvals A majority of the Property is located in unincorporated St. Johns County. The Property has a Future Land Use Map designation of Mixed Use District (County) and a zoning of Open Rural (County). The Owner has filed applications to annex the Property into the City of St. Augustine and to change the Future Land Use Map (“FLUM”) designation to Residential Low Density (“RLD”) in the City. The legal description of the Property is attached as Exhibit “A” (the “Property”). The Owner owns other parcels immediately north of the Property that are located in the City limits and commonly known as the St. Augustine Shipyard.

4. Summary of Proposed Development

The Owner is proposing to construct a maximum of 55 single-family units, a community dock with 50 boat slips and recreational amenities related to the single-family homes within the Property (the "Project"). A master development plan depicting the locations of the proposed uses within the Property is attached as Exhibit "B" (the "Master Development Plan").

The Property includes approximately 13.5 acres of uplands and 0.19 acres of wetland. The Owner is proposing to impact approximately 0.15 acres of on-site wetlands in order to construct roadway crossings, ponds and homes. All other on-site wetlands will be preserved.

C. Proposed Development (Code Section 28-289 provisions in BOLD).

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

The Property is located in unincorporated St. Johns County and has a FLUM designation of Mixed Use District (County) and a zoning of Open Rural (County). The Owner is proposing to annex the Property into the City's boundaries and give the site a FLUM designation of Residential Low Density in the City.

City Comprehensive Plan Future Land Use Element ("FLUE") Policy 6.4.3 states that the Residential Low Density FLUM category is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low-density single-family uses such as churches, child care centers, public and institutional uses, including school consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate to create and maintain a stable, low-intensity residential character. Single-family density is a maximum of eight (8) units per acre.

Future Land Use Element Goal 1 encourages the preservation and protection of the City's natural resources by establishing a pattern of development that is harmonious with the City's natural environment. The proposed PUD meets these requirements by preserving all marshland within the Property, retaining natural hydrologic connections managing all stormwater on-site. The Project will meet the requirements of FLUE Policies 1.1.8 and 1.1.9 by encouraging street, pedestrian and open space designs the discourage cut-through traffic and provide for safe, convenient and well-designed traffic circulation on the Property and through the adjacent Shipyards site.

FLUE Policies 2.1.2, 2.1.3, 2.1.4 and 2.3.4 require new development to provide necessary services and facilities or to pay a fair share of costs of providing such facilities, including extension of water, sanitary sewer and drainage systems to serve projects. The PUD will comply with those requirements by paying for connection to the City's existing water and sewer systems and dedicating such water and sewer improvements to the City, as well as providing drainage on-site. Internal streets constructed by the Owner will be connected to public streets owned by the City, St. Johns County and the Florida Department of Transportation ("FDOT").

FLUE Objectives 5.1 and 5.2 and their applicable policies encourage infill, mixed-use development of the type being proposed for the Property and adjacent land owned by the Owner in the Shipyards project. The combined projects provide orderly, compact development and the provision of public facilities and services that minimize costs and environmental impact and maximize efficiency. The Project and Shipyards will provide a pedestrian friendly street design and an interconnected street network, which will reduce greenhouse gas emissions.

FLUE Goal 8 and its policies focus on preserving the City's sense of place by balancing small-town urban character with economic activity and encouraging compatible infill development. The PUD provides these by providing residences adjacent to the mixed-use Shipyards project and other businesses in the surrounding area. The Project's proximity to places of employment, restaurants, shops and other commercial and office centers makes it a true walkable and bicycle-friendly community. The PUD has been designed to preserve the City's historic skyline and recognize eventual sea level rise.

Recreation and Open Space Element Overall Goal and applicable policies require certain residential developments to provide parks and recreational facilities, based on the number of proposed units. The Project will provide neighborhood parks for its residents and will be interconnected with the Shipyards via sidewalks and paths.

The Conservation and Coastal Management Element Overall Goal is to protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources. Approximately 3.24 acres of wetlands will remain in the Project. The Owner will impact approximately 0.15 acres of low-quality wetlands within the Property area in order to construct.

The Coastal Management Goal requires the City to maintain three (3) Conservation Overlay Zones ("COZs"). Conservation Overlay Zone 1 allows passive recreation, wildlife preservation and conservation areas, green space, and fishing piers and other water dependent uses, including boat ramps and marinas. Conservation Overlay Zone 2 allows for all of the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off-street parking areas; and residential development, provided that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category. Conservation Overlay Zone 3 allows a variety of land uses and development subject to performance standard requirements governed by the City's Comprehensive Plan, including the underlying FLUM category, and the City's land development regulations. The PUD will comply with all applicable COZ requirements enumerated in the Coastal Management Goal, as set forth more fully in Subsection C.3.p hereof.

The Infrastructure Element requires the provision of sanitary sewer, potable water and solid waste services to support intended development. The Project will connect to the City's existing sanitary sewer and potable water systems, including potable water system interconnection with adjacent parcels, at the expense of the Owner (in compliance with applicable requirements of the Capital Improvement Element). The Project will use water-wise landscaping where practicable. The project will also utilize City solid waste services. The

Stormwater Management Sub-Element requires developments to provide their own stormwater management systems. The PUD will comply with this requirement.

The Overall Goal of the Transportation and Mobility Element encourages accessible, energy efficient, sustainable and economically viable transportation options that meet the needs of residents, employees, employees and visitors. The Project meets applicable objectives and policies by providing interconnected streets and sidewalks so that residents and other City residents can drive, walk or bicycle to nearby places of employment, restaurants, shopping destinations and other places.

The Overall Goal of the Housing Element is to provide an adequate inventory of housing in stable neighborhoods. Goal 1 encourages quality housing through new construction, and requires the City to assist the private sector in providing adequate housing to meet current and future needs.

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

Not applicable.

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

The Owner desires to rezone the Property to PUD in order to provide more flexible site development standards, which will allow them to preserve on-site marshlands and wetlands associated with the San Sebastian River. The following development standards shall apply to the Property:

- a. Allowable uses: Allowable uses within the Property shall be:
 - (i) A maximum of 55 single-family residential units.
 - (ii) A 50-slip community dock related to the residential units.
 - (iii) Recreational and other amenities to serve the residential development.

The locations of the proposed homes, community dock and amenities are depicted on the Master Development Plan, Exhibit "B". The Owner, its successors and assigns, shall be permitted to make minor adjustments to the Master Development Plan based on applicable local, state and federal governmental agency review related to site permitting, engineering and construction plans. Staff shall review and approve any such revisions to the Master Development Plan, without the need for additional public hearings.

- b. Setbacks: The minimum building setbacks are as follows:

1. Front Yard: 20 feet; Corner Yard: 10 feet; Rear Yard: 10 feet; Side Yard: Five (5) feet
 2. The front yard setback shall be measured from the front lot line of each lot (not including portions of any lot that may be located within a road or common area tract). Setbacks shall be measured from the outer foundation wall of each structure 30 inches above grade. Eaves shall be permitted to project into yard setbacks, not more than 24 inches. Patios shall be permitted to extend into rear yard setbacks if not covered or screened. This method of measuring side setbacks is a waiver from the Code.
 3. Front of primary structure (home) in each lot shall be offset from the front of adjacent lot's primary structure a minimum of five (5) feet to allow for variation in the streetscape.
 4. The project amenity center and its associated parking lot will be located a minimum of 10 feet from all parcel boundaries.
- b. Maximum building height: Single-family residences shall not exceed 35 feet in height. In addition to this building height, an additional five (5) feet shall be permitted for architectural features and mechanical equipment, pursuant to Code Section 28-332.
 - d. Minimum lot size: 4,800 square feet.
 - e. Minimum lot width: 40 feet.
 - f. Maximum lot coverage by all buildings and structures: 50 percent.
 - g. Parking: Each single-family residence will have a driveway that can accommodate a maximum of two (2) cars, as well as a two (2)-car garage. A minimum of four (4) parking spaces will be provided at the project amenity center.
 - h. Signage: Project residential signage will comply with applicable provisions of the Code.
 - i. Roads: Project roadways will be private. Such roads will be owned and maintained by a homeowners' association ("HOA") and may be gated, provided that sidewalks shall not be gated. Project roads will be a minimum of 20 feet in width, with minimum 10-foot-wide lanes.
 - j. Sidewalks: A five (5)-foot-wide sidewalk will be constructed on at least one (1) side of all streets, in the locations depicted on the Master Development Plan. Sidewalks within the Property will be owned and maintained by the HOA.

- k. Fencing/Screening. The Owner shall be permitted to erect fences within side and rear yards of lots within the Property and within community recreation facilities, provided such fences are not taller than six (6) feet.
- l. Upland buffers: An average 25-foot undisturbed upland buffer will be provided adjacent to contiguous wetlands if no bulkhead is provided. If lots are bulk-headed, reduced upland buffers will be provided, but such lots will be required to have 10-foot rear yard setbacks, pursuant to Subsection C.3.b hereof. Locations of bulkheads are depicted on the Master Development Plan, **Exhibit "B"**.
- m. Stormwater: The Owner will provide a stormwater management system for the proposed development, in compliance with applicable City and St. Johns River Water Management District ("**District**") requirements.
- n. Lighting. Project lighting shall comply with applicable Code provisions. Full cutoff fixtures shall be used to meet "Dark Sky" objectives for all roadway, pedestrian, pathway and building lighting.
- o. Accessory Uses. Project accessory uses shall comply with applicable Code provisions.
- P. Temporary Uses. Project temporary uses shall comply with applicable Code provisions.
- q. Utilities: Project shall comply with applicable Code requirements. Project potable water lines will be interconnected with potable water lines that serve adjacent parcels.
- r. Landscaping: Project landscaping will comply with applicable provisions of Code Chapter 25, Article III, except that all planted trees will count toward satisfaction of any required mitigation, regardless of location on the project site, including required buffer yards.
- s. Tree Mitigation: Any project tree removal and replacement will comply with applicable provisions of Code Chapter 25, Article III, except that all planted trees will count toward satisfaction of any required mitigation, regardless of location on the project site, including required buffer yards. At present, the Owner does not intend to remove any significant trees but will relocate a number of such trees within the Property to retain them on-site. A tree significant relocation plan for the Property is attached as **Exhibit "C"** (the "**Tree Relocation Plan**"). Plant notes are contained on the Tree Relocation Plan. Prior to commencing development of lots within the Property, the Owner shall record restrictions against title to each lot prohibiting the removal of any trees within a lot without the prior written approval of the HOA and without replacement of any tree sought to be removed with a tree of equal credits per the Code.

- t. Conservation Overlay Zone Development: Chapter 11, Article II, Sections 11-26 through 11-30 of the Code set forth criteria for development within conservation overlay zones ("COZs"). Portions of the Property lie within COZs 1, 2 and 3, and development of the Property will comply with applicable provisions of Sections 11-26 through 11-30.

Code Section 11-29(a) allows permits for structures and uses located within COZ 1 to be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. Code Section 11-29(b) allows permits for structures and uses located within COZ 2 to be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect.

The Owner is proposing to construct a 50-slip community dock within the Property, in location are depicted on the Master Development Plan and on the Conservation Overlay Zone Plan attached as Exhibit "D". The proposed facilities will be designed avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. The impervious area within COZ 2 will not exceed 25 percent without the area receiving treatment equivalent to the District water quality treatment provisions required when new development is proposed along an unaltered shoreline.

Rear or side lot drainage from grassed or altered areas of The Windward Shipyard PUD along an altered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be compensated elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the 25-foot buffer (water discharged shall be at non-erosive velocities), with the following permitted activities: (1) pruning vegetation to retain or create a reasonable view. Ground cover and shrub vegetation to a height of 36 inches should be retained; (2) a maximum of 50 percent of the basal area of trees, and a maximum of 50 percent of the total number of saplings, may be removed for any purpose in a twenty-year period. A healthy, well-distributed strand of trees, saplings, shrubs and ground covers and their living, undamaged root systems

shall be left in place. Replacement planting with native, low maintenance vegetation is permitted to maintain the 50 percent level; (3) dead, diseased, unsafe or fallen trees may be removed; and (4) reasonably sized bridges, paths, walkways, gazebos, docks and decks, and accessways to such amenities are permitted across the buffer provided such activities have minimal impact to the wetlands and are scaled to preserve the integrity of the buffer (less than ten (10) percent of the buffer). Restoration plan(s) shall be developed to achieve the 50 percent criteria above for those sites already disturbed. If the altered shoreline is bulk-headed, softening of this hardened shoreline with riprap, environmentally engineered materials or other techniques to soften wave energies and promote vegetation is encouraged. Should a softening effort be employed, a reduction in the (25) – foot buffer may be permitted.

For the community dock and minimal lot bulkheading on the Master Development Plan and Conservation Overlay Zone Plan, the Owner provides the following information in response to Code Section 11-29(c) criteria (with Code criteria in BOLD below):

1. **Site specific conditions.**

See the Master Development Plan and Conservation Overlay Zone Plan for site development details.

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

See the Master Development Plan and Conservation Overlay Zone Plan for site development details.

3. **Natural and proposed drainage patterns.**

The Property is bounded on the east and south by the San Sebastian River and connected marshlands. The Property's existing drainage patterns can be described as the perimeter coast line drains directly to the river and connecting marsh while the internal portions of the site drain to onsite wetlands and a manmade drainage ditch, which eventually drain to the San Sebastian River on the east and south sides of the Property.

The proposed drainage pattern for the site will have stormwater collected and conveyed from roadways and lots within an inlet and pipe network, toward one on-site wet detention ponds.

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

The point discharges will include the outfall control structure in the wet detention pond system described above, which is proposed to connect to the San Sebastian River. There will be minimal impacts to marine life as

these outfalls will discharge treated stormwater. Nonpoint discharges from rear yards will be minimized as the lots will be designed with Type "A" grading, forcing runoff to reach the stormwater collection system.

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

Standard erosion control methods will include silt fencing around the perimeter of the developed areas, inlet protection during construction, hay bale barriers at the outfalls and floating turbidity barriers within the onsite ditch during road crossing construction. All disturbed areas will be seeded and mulched to establish vegetation to ensure minimal erosion after construction is complete.

6. **Impact on floodplain.**

Because the San Sebastian River is an open basin that has a direct connection to the Atlantic Ocean, the impacts to the floodplain will be minimal.

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

Approximately 0.15 acres of proposed wetland impacts are for home sites (Figure 4). Locations of the proposed wetland impacts are shown on the wetland management plan enclosed with the environmental report by Carter Environmental Services, Inc. included with the application package. Those impacts either have been permitted by both the District and U.S. Army Corps of Engineers (the "Corps"). All hydrologic flow will be unimpeded and follow its natural course. Further, all other wetlands on-site will remain.

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

Because the PUD will include single-family homes and the community dock, which will not have fueling or other activities that permit the use of hazardous chemicals and materials, there is no potential for contaminated drainage, storage of pollutants or the use of poisonous chemicals or materials.

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

The community dock be at minimum five (5) feet above mean high water. Therefore, shading will be minimal. None of the wetland impacts proposed in upland areas of the project will have a shade effect on vegetation or shellfish. The Owner will leave 3.24 acres to remain adjacent to the San Sebastian River. The 0.15 acres of low-quality freshwater wetland impacts, not saltmarsh, will be mitigated by purchasing 0.12 mitigation bank credits.

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

The proposed development will honor the standard will have no effect on manatees, vegetation, shellfish or wildlife, nor will it cause shoreline erosion because it is located within upland areas of the site.

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

The existing shoreline will not be altered by the proposed development. The bulkheads will be mostly constructed within the uplands, except for the areas adjacent to the wetland impacts.

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

The Conservation Overlay Zone 1 Development includes the community dock. The community dock is depicted on Figures 4 thru 10C.

The proposed single-family homes will be located within Conservation Overlay Zones 2 and 3. The homes will be limited to 35 feet in height (two stories) so their impacts to vistas and scenic opportunities will be minimal. Existing tree canopies within COZ 1 and upland buffers will be left in place and new trees will be planted within lots, both of which will allow the proposed homes to blend into the area.

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

Native vegetation will be preserved in buffer areas within the Property, in the locations depicted on the Master Development Plan. Native plants will be used for landscape and open space purposes to the extent practicable. Proposed retention areas are depicted on the Master Development Plan.

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

The Windward Shipyard project will cluster housing development within upland areas of the Property and will preserve marshlands and other wetlands associated with the San Sebastian River

15. **Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a**

surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)

Stormwater runoff from the Property will be routed to a surface water management system permitted by the St. Johns River Water Management District.

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

The project will have no impact on shellfish or on commercial or sport fish or waterfowl because all stormwater runoff from the Property will be routed to a District-permitted surface water management system. The proposed homes will be located on upland areas of the site.

17. Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

Project will comply.

4. **Compliance with the purpose and intent and criteria in Code Section 28-286.**

The PUD complies with Code Section 28-286 by:

- a. Promoting more efficient and economic use of land by clustering development within upland areas and preserving marshland and other wetland associated with the San Sebastian River.
- b. Encouraging a more compatible and harmonious development of contiguous lands by using natural buffers to ensure compatibility.
- c. Providing flexibility to meet changing needs, technologies, economics and consumer preferences in the Master Development Plan and this text.
- d. Providing a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole.
- e. Demonstrating the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned development's relationship with the existing and preferred architectural context surrounding the project.
- f. Providing an environment of consistent character compatible with the surrounding areas.
- g. Permitting specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

5. **Compliance with Code Section 28-288 and justification for any zoning uses.**

Permitted uses within the Property are set forth in Section C.3 hereof. Locations of the proposed uses are depicted on the Master Development Plan, **Exhibit "B"**. Proposed uses are consistent with the Residential Low Density future land use designation for the Property.

Development standards for the Property are set forth in Section C.3 hereof. These standards will mitigate for any negative impacts of the development on surrounding lands.

Benefits to the community from the Project include:

- a. Preserving marshland and other wetland associated with the San Sebastian River.
- b. Providing interconnection of potable water lines with adjacent parcels.
- c. Providing a project that compliments and incorporates the existing mixed-use Shipyards project to the north.

- d. Annexing the Property into the City limits, thus increasing the City's tax base and number of jobs available in the municipal boundaries.
- e. Providing pedestrian interconnectivity within the Shipyards project and with parcels to the north, along the west side of the San Sebastian River.

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

The Project will be developed in two (2), five (5)-year phases. Phase 1 shall commence within three (3) years of the City Commission's adoption of this PUD ordinance and shall be completed within five (5) years of commencement. Phase 2 shall commence no later than the completion of Phase 1 and shall be completed within five (5) years of commencement. For purposes of this PUD, "commencement" shall be defined as the City's approval of horizontal construction plans, and "completion" shall be defined as the City's approval of as-builts for horizontal improvements.

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

The Owner will create a homeowners' association ("HOA") that will be legally responsible for owning, operating and maintaining common areas within the Property, including but not limited to roads, sidewalks, parks, the community dock and other amenities.

8. A termination date after which the PZB shall be required to evaluate whether all or part of the PUD has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) or other circumstances have contributed to the development delay, if so, one (1) year extension(s) may be granted by the PZB at an advertised public hearing, after two (2) such extensions if no activity has been initiated the city commission shall deem the PUD abandoned which shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule.

This PUD shall terminate ten (10) years from its adoption by the City Commission unless otherwise extended or amended pursuant to the Code.

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

The proposed PUD is consistent with the underlying future land use designation of the Property.

10. **An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city.**

A public facility impact analysis and a traffic impact analysis that outline the project's potential impacts on transportation networks, circulation patterns and infrastructure were included with this application.

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

See Section E hereof.

D. Performance Standards (Code Section 28-291).

1. **Density of development.** The project will include a maximum of 55 single-family units on approximately 13.7 developable acres, yielding a net density of 4.01 units per acre on the Property.

2. **Open space.** Development will be clustered within upland areas of the Property.

3. **Waiver of yard, dwelling unit, frontage criteria and use restriction.** See Section C.3 hereof for these criteria and waivers from such requirements. Those waivers are detailed in Subsections C.3.r (Landscaping) and s (Tree Mitigation).

4. **Management and maintenance of open space areas.** All common property within the Property will be owned, operated and maintained by an HOA and will be available for use by residents within the Property. The HOA will have a declaration of restrictive covenants that governs use of common areas within the Property. The HOA board of directors will be responsible for enforcing the declaration. The HOA will own and maintain all roads and sidewalks within the Property. Access to homes will be over these privately owned streets. The HOA will have rules and regulations governing fencing, landscaping and other aesthetic issues in order to enhance the community and the privacy of its occupants, screening of objectionable views or uses and reduction of noise.

5. **Community facilities.**

a. **All utility facilities proposed for dedication to St. Augustine must be acceptable by the city as to the size, shape and location, and shown by the applicant to be of benefit to the general public.**

The project will dedicate all on-site utilities to the City, in compliance with applicable Code requirements.

b. All requirements for off-street parking and loading shall apply to the PUD unless otherwise waived or modified.

See Section C.3 for parking standards.

c. Access and circulation shall adequately provide for firefighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal.

The project will provide adequate access and circulation for emergency and other access, including access for large vehicles.

d. Provide for underground installation of utilities, including telephone, power and cable television in both public and private rights-of-way. Provisions shall be made for acceptable design and construction of storm sewer facilities, including grading, gutters, piping and treatment of turf to handle stormwater and prevent erosion and formation of dust.

The project will provide for underground utilities to the extent practicable.

e. Specifications for street design, publicly used driving and access aisles, sidewalks and pedestrian walkways, including those providing interconnectivity between phases of the PUD or between the PUD and adjacent properties, shall conform to the rules and regulations adopted by the City of St. Augustine.

See Section C.3 for street and sidewalk design criteria. The Master Development Plan shows interconnectivity with adjacent lands. Because the Property is surrounded on two sides by marshland, it is difficult to connect to adjacent lands other than via Arapaho Avenue.

f. *General development patterns.* Residential subdivisions and mixed-use subdivisions shall provide a master tree plan, a master stormwater plan, an overall signage plan, any applicable overall design standards, descriptions of interconnectivity between areas within the PUD and connections to areas outside of the PUD proper, and general descriptions of how the PUD will create a sense of place.

See the Master Development Plan, Exhibit "B", the Tree Relocation Plan, Exhibit "C", and this text for the development standards for the Property.

Windward Shipyard Land Holdings, LLC,
a Florida limited liability company

By: _____
Name: Robert Kinyarb
Title: Manager
Date: 12-5-22

Exhibit "A"

Legal Description of the Property

A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 19 & 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 6 CALLS (1) S 68°21'25" E, 122.04 FEET; (2) S 53°15'10" W, 8.50 FEET; (3) S 68°29'21" E, 403.09 FEET; (4) S 26°52'43" E, 205.14 FEET; (5) S 26°47'43" E, 692.28 FEET; (6) S 39°56'09" E, 249.22 FEET TO THE POINT OF BEGINNING AND A 58" IRON ROD AND CAP STAMPED #8177; THENCE FROM SAID POINT OF BEGINNING ; N 53°03'29" E , 333.34 FEET ALONG THE SOUTHERLY LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE 1160 TO THE SOUTHEAST CORNER OF AFOREMENTIONED PARCEL; THENCE N 39°32'35" W , 223.30 FEET ALONG THE EASTERLY LINE OF AFOREMENTIONED PARCEL; THENCE N 68° 19' 25" E, 396.45 FEET; THENCE N 24° 47' 29" E, 57.06 FEET; THENCE N 69° 42'32" E, 135.86 FEET; THENCE S 17° 09'35" E, 111.54 FEET; THENCE S 17° 38' 44" E, 131.74 FEET; THENCE S 18° 57' 11" E, 105.33 FEET; THENCE S 10° 12' 29" E, 40.03 FEET; THENCE S 11° 52' 43" E, 51.41 FEET; THENCE S 13° 02' 00" E, 157.41 FEET; THENCE S 36° 59' 22" E, 84.02 FEET; THENCE S 78° 42' 32" E, 26.87 FEET; THENCE S 11° 22' 05" W, 220.85 FEET; THENCE S 84° 46' 38" W, 81.60 FEET; THENCE S 62° 22' 13" W, 98.51 FEET; THENCE S 40° 49' 36" W, 93.52 FEET; THENCE S 80° 44' 20" W, 81.97 FEET; THENCE S 67° 54' 06" W, 33.95 FEET; THENCE N 22° 17' 02" W, 28.06 FEET; THENCE S 67° 53' 27" W, 55.55 FEET; THENCE S 76° 38' 57" W, 90.94 FEET; THENCE N 89° 10' 17" W, 197.97 FEET; THENCE N 46° 09' 33" W, 289.62 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ARAPAHO AVE. A 40 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE N 47° 28' 56" E , 180.64 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVE.; THENCE N 39°39'06" W , 111.75 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. CONTAINS 13.70 ACRES MORE OR LESS.

Exhibit "B"

Master Development Plan

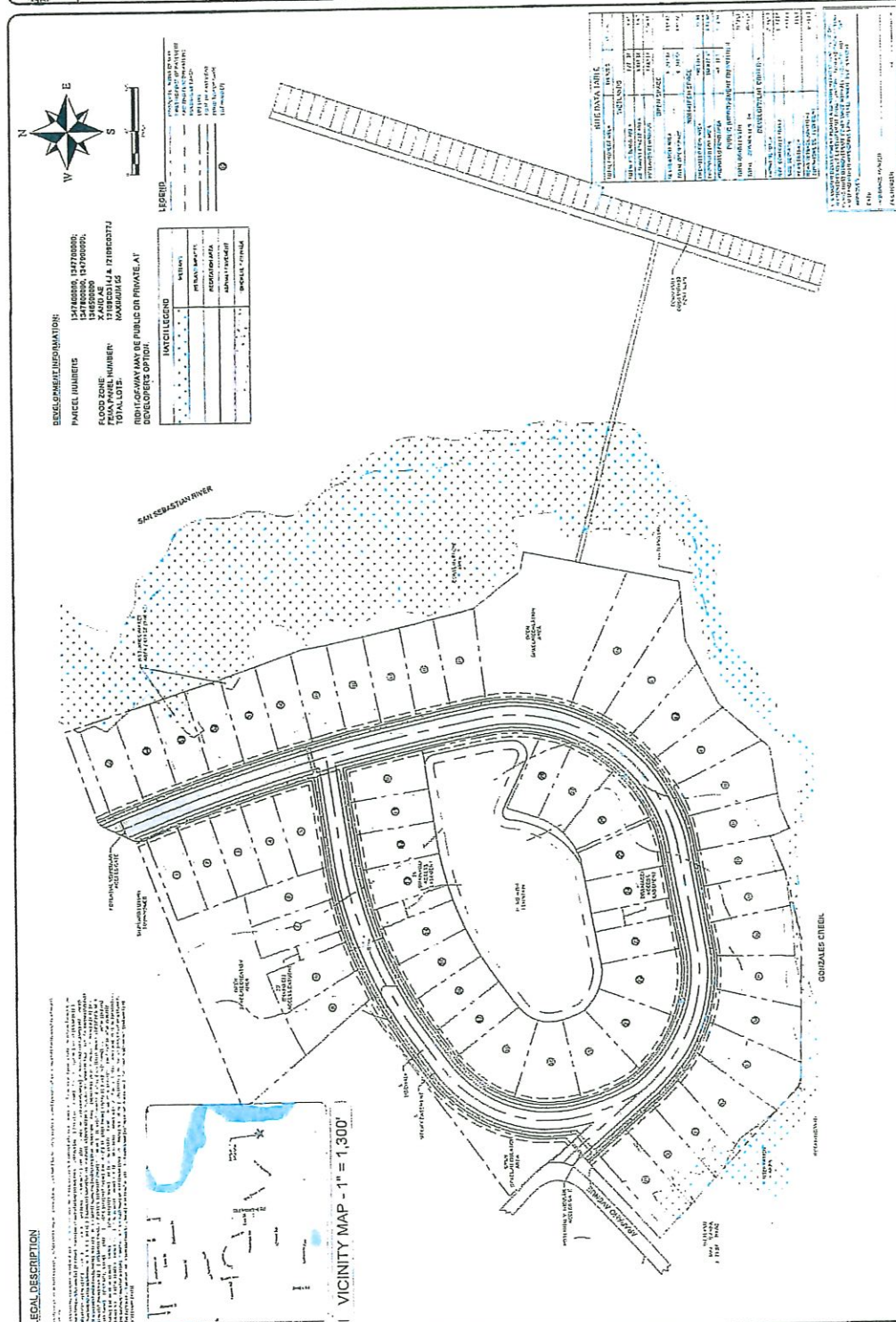


Exhibit "C"

Tree Relocation Plan



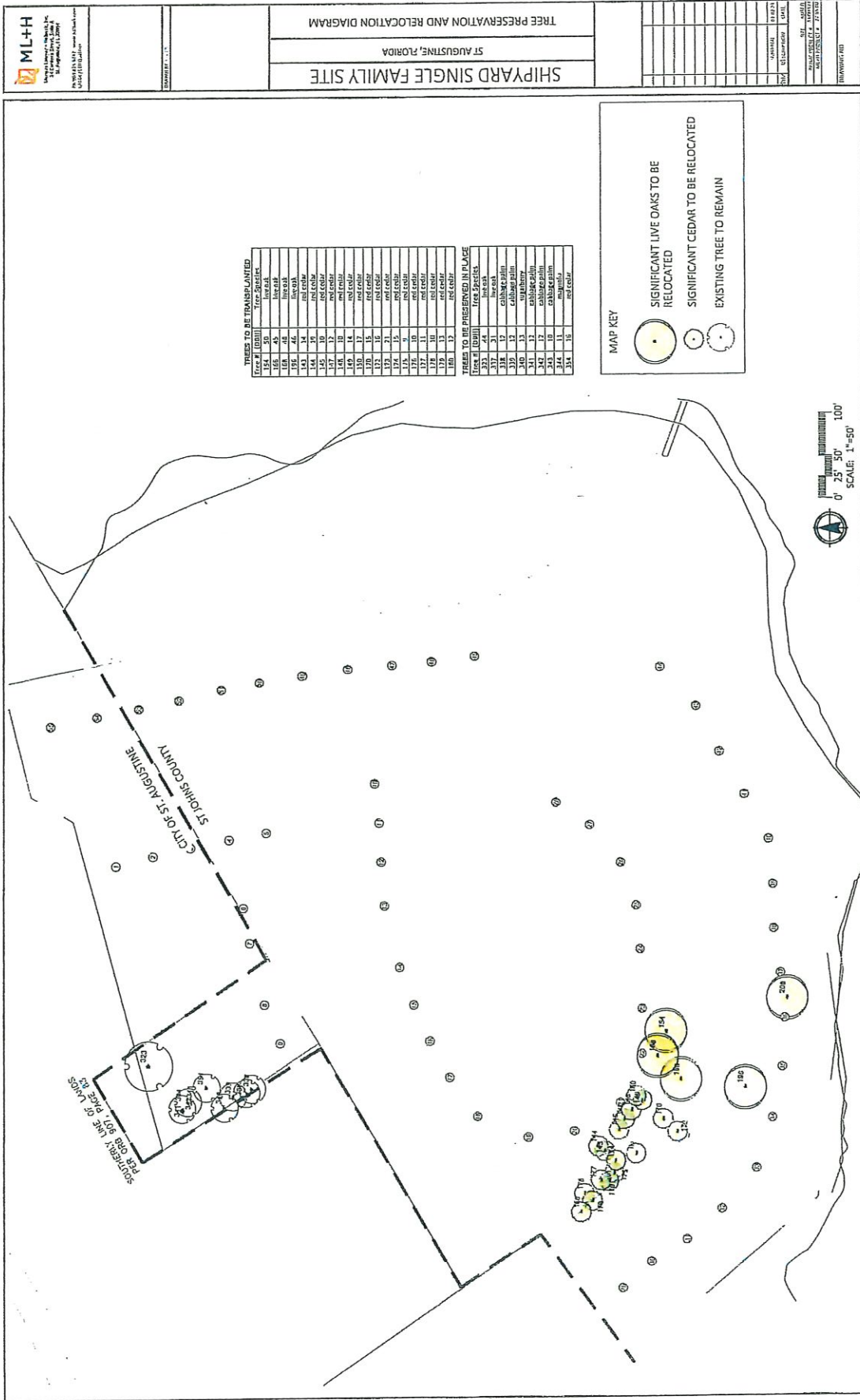
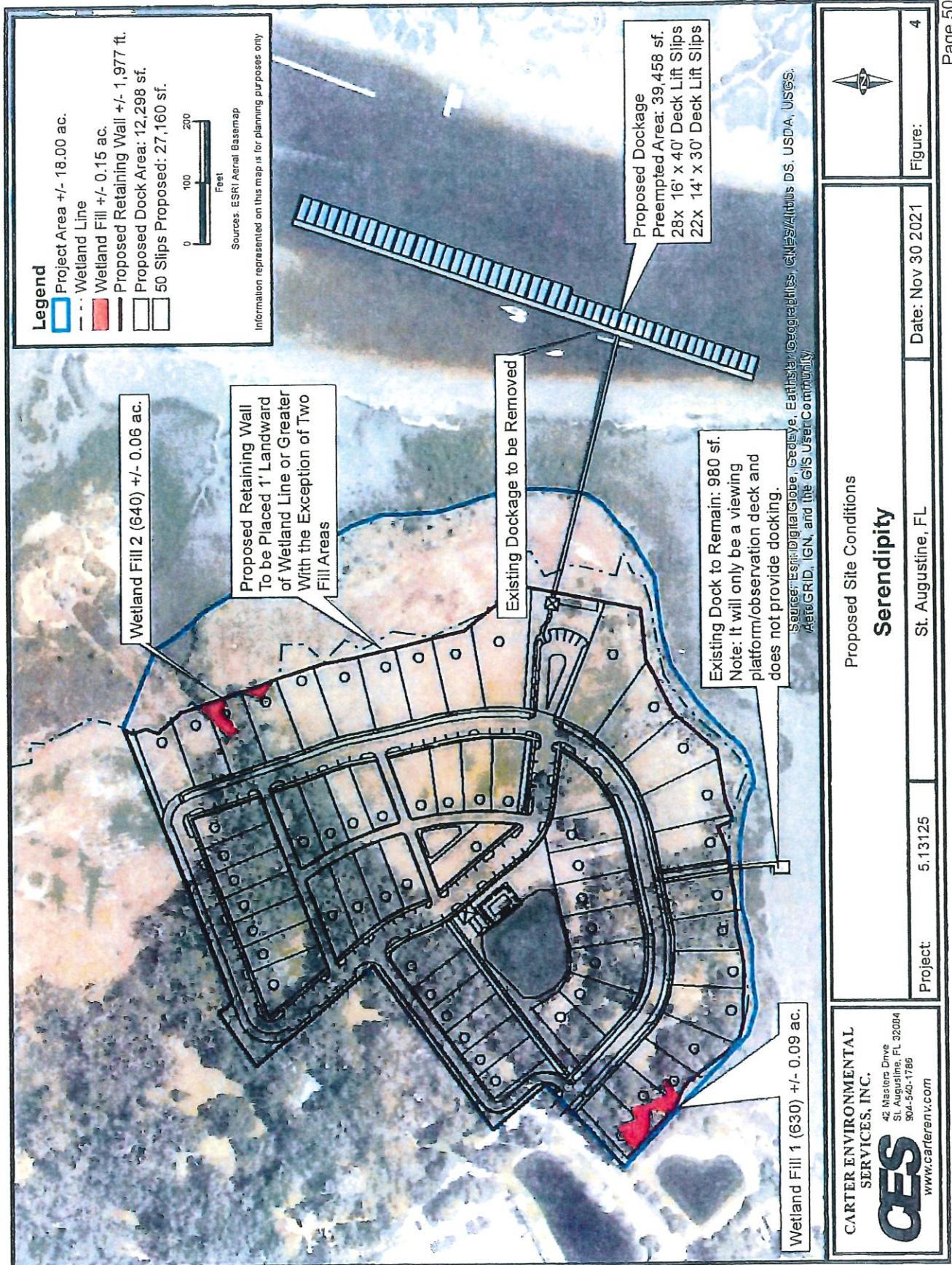
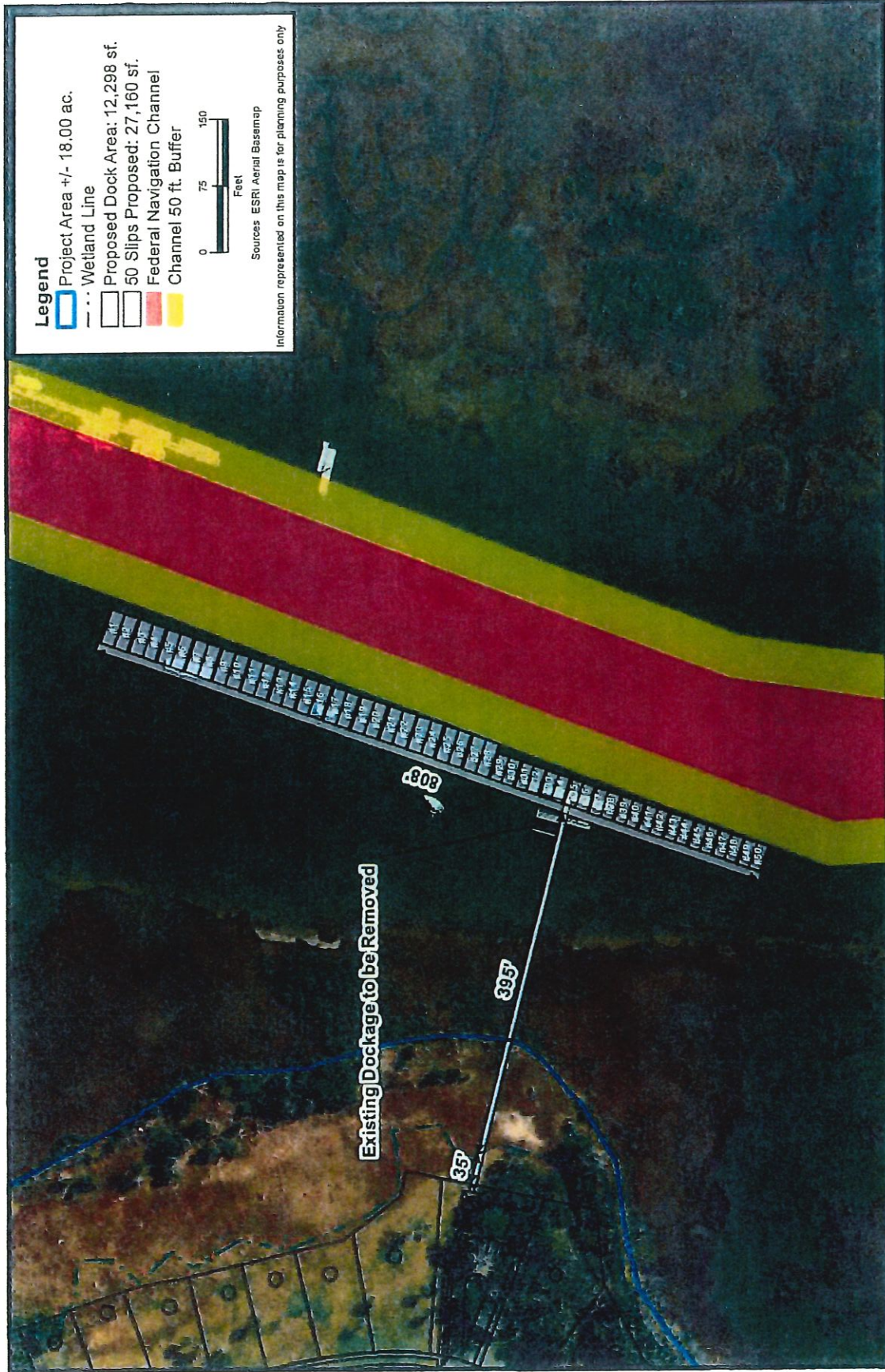


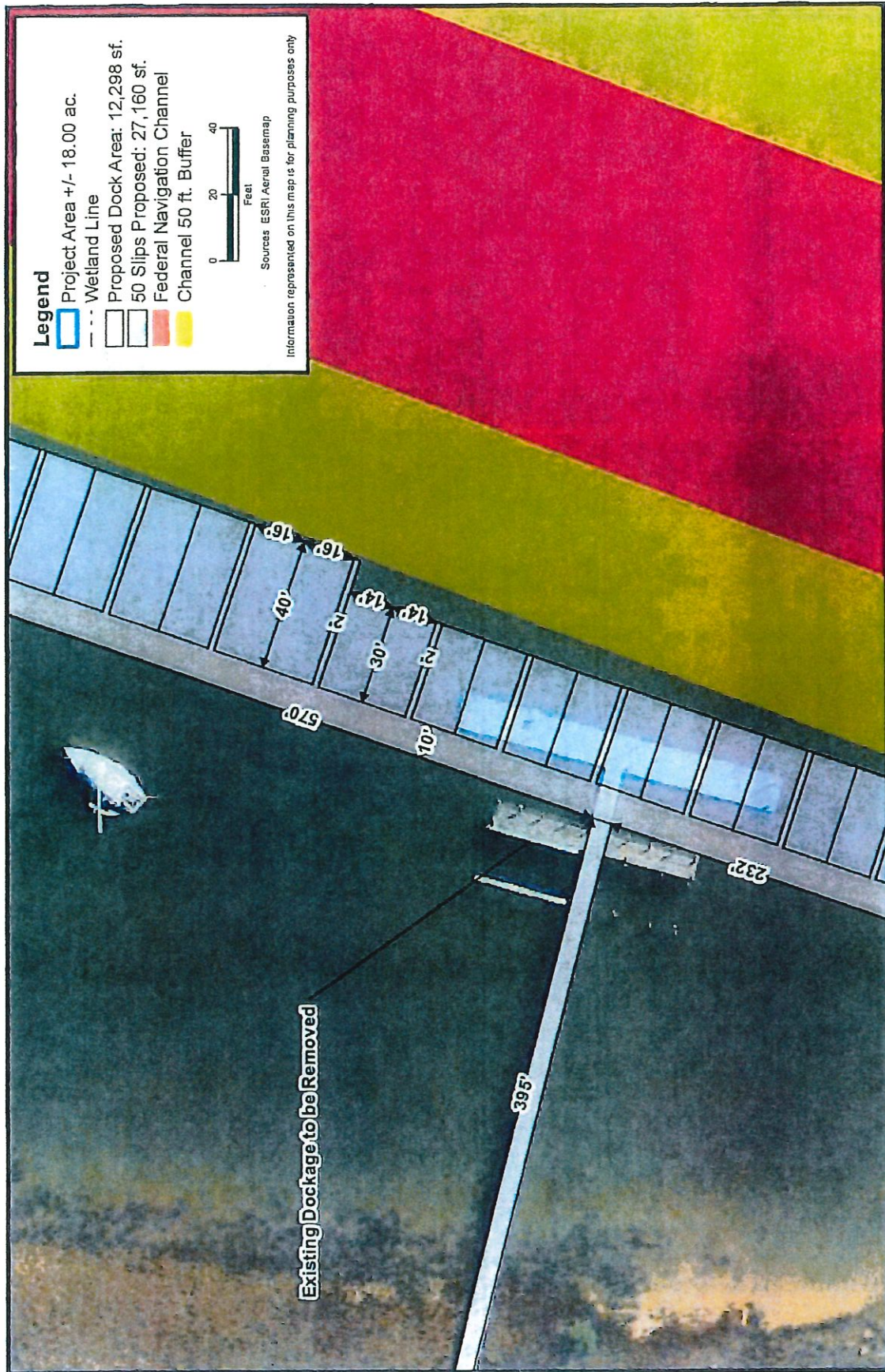
Exhibit "D"

Conservation Overlay Zone Plan

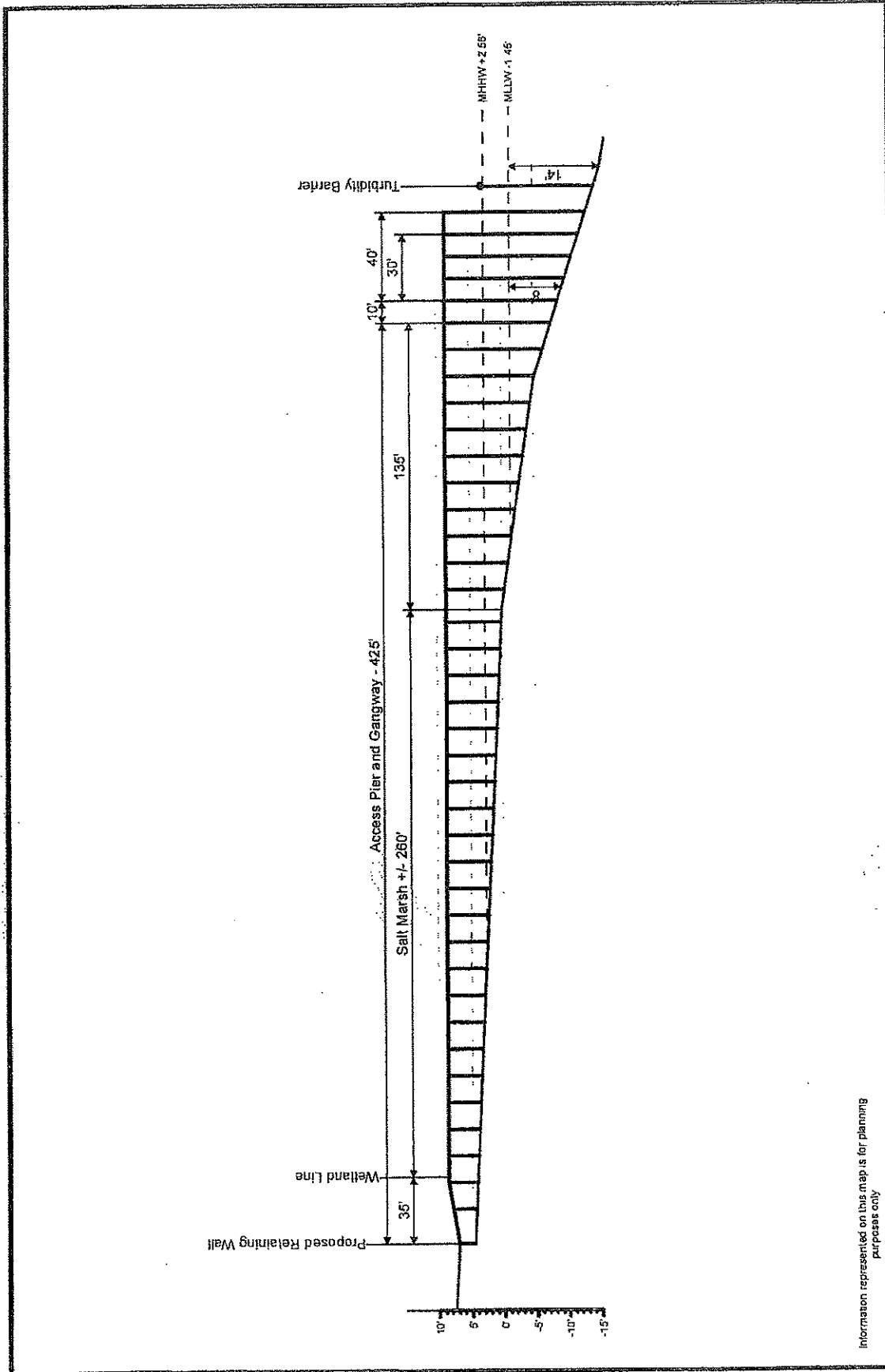




CARTER ENVIRONMENTAL SERVICES, INC.  42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com		Proposed Dock Alignment Serendipity		Figure: 5
Project: 5.13125	St. Augustine, FL	Date: Dec 01 2021		



CARTER ENVIRONMENTAL SERVICES, INC.  42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com		Proposed Dock Detail Serendipity		
Project: 5.13125	Date: Dec 01 2021	Figure: 6		

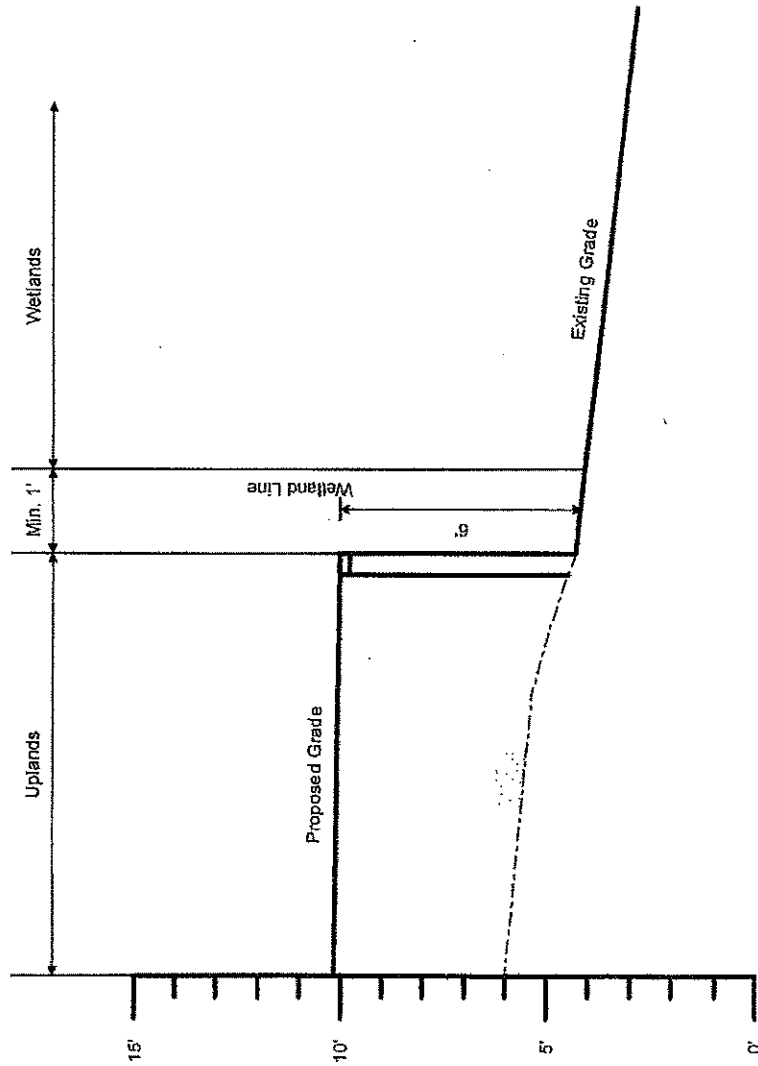


Information represented on this map is for planning purposes only

CARTER ENVIRONMENTAL SERVICES, INC.
CES
 42 Masters Drive
 St. Augustine, FL 32084
 904-540-1785
www.carterenv.com

Proposed Dock Cross Section
Serendipity
 Project: 5.13125 St. Augustine, FL
 Date: Nov 30 2021

Figure: 7



Information represented on this map is for planning purposes only

CARTER ENVIRONMENTAL SERVICES, INC.
CES
 42 Masters Drive
 St. Augustine, FL 32084
 904-540-1785
 www.carterenv.com

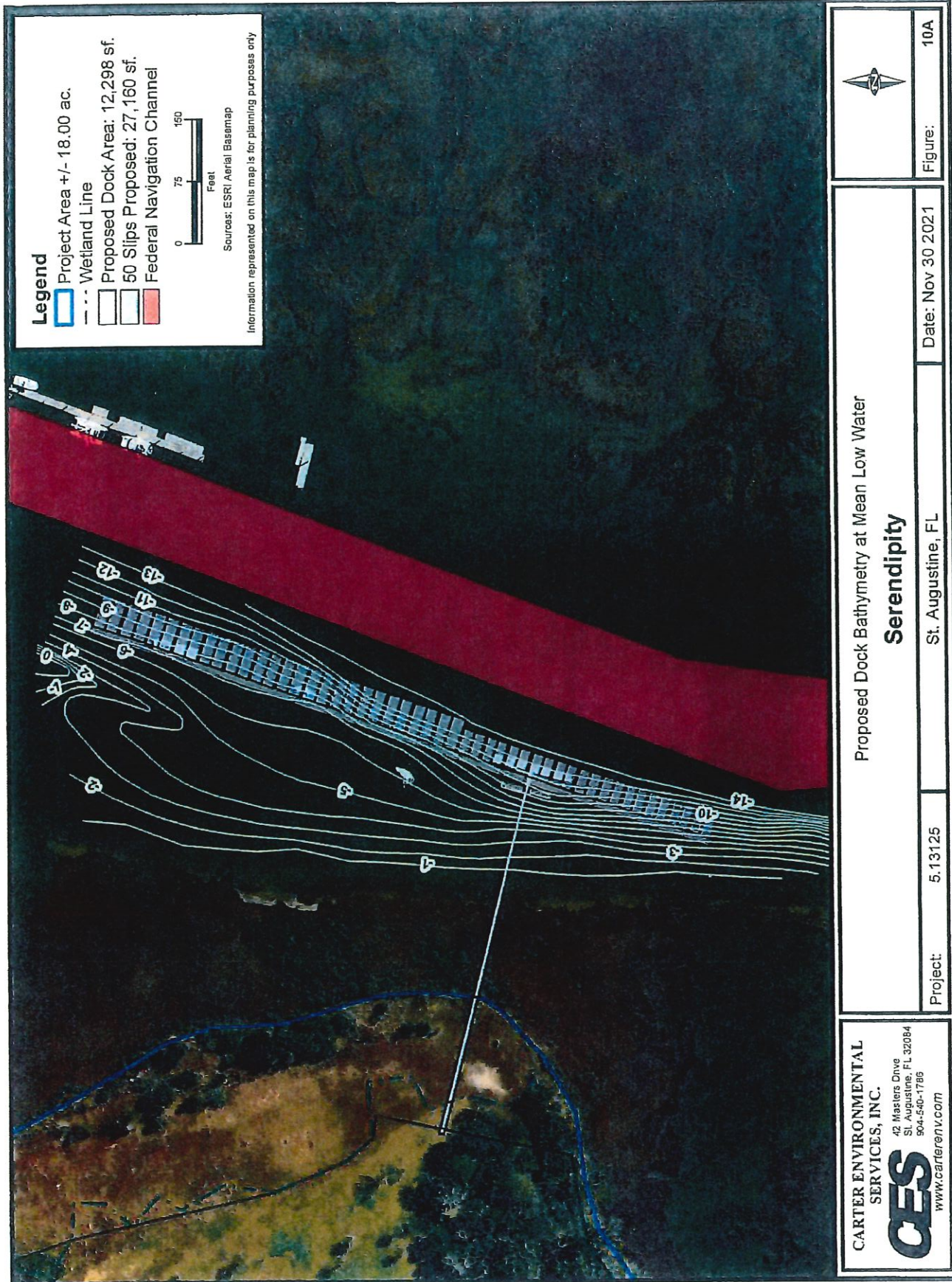
Proposed Retaining Wall Cross Section
Serendipity

Figure: 8

Project: 5.13125 Date: Nov 30 2021 St. Augustine, FL

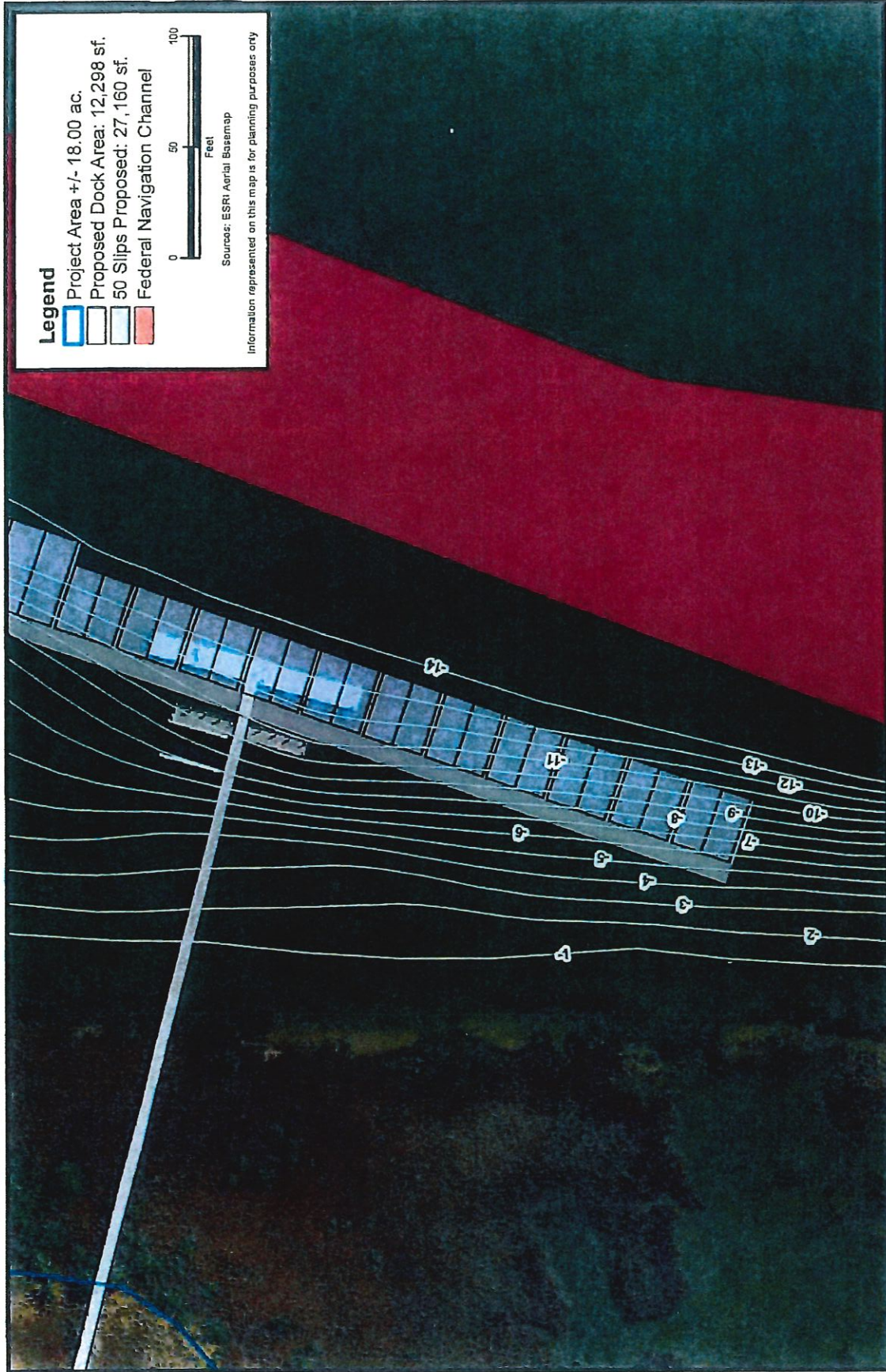


CARTER ENVIRONMENTAL SERVICES, INC. 42 Masters Drive St. Augustine, FL 32084 904-540-1785 www.carterenv.com		Channel Navigational Fairway Dimensions Serendipity		Figure: 9
Project: 5.13125	St. Augustine, FL	Date: Nov 29 2021		





CARTER ENVIRONMENTAL SERVICES, INC.  42 Masters Drive St. Augustine, FL 32084 904-540-1766 www.carterenv.com		Proposed Dock Bathymetry at Mean Low Water - North Serendipity		
Project: 5.13125	Date: Nov 30 2021	Figure: 10B		



CARTER ENVIRONMENTAL SERVICES, INC.  42 Masters Drive St. Augustine, FL 32084 904-560-1766 www.carterenv.com		Proposed Dock Bathymetry at Mean Low Water - South Serendipity		
Project: 5,13125	Date: Nov 30 2021	Figure: 10C		

EXHIBIT "A"

Legal Description of Property

A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 19 & 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 6 CALLS (1) S 68°21'25" E, 122.04 FEET; (2) S 53°15'10" W, 8.50 FEET; (3) S 68°29'21" E, 403.09 FEET; (4) S 26°52'43" E, 205.14 FEET; (5) S 26°47'43" E, 692.28 FEET; (6) S 39°56'09" E, 249.22 FEET TO THE POINT OF BEGINNING AND A 58" IRON ROD AND CAP STAMPED # 8177; THENCE FROM SAID POINT OF BEGINNING N 53°03'29" E, 333.34 FEET ALONG THE SOUTHERLY LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE 1160 TO THE SOUTHEAST CORNER OF SAID AFOREMENTIONED PARCEL; THENCE N 39°32'35" W, 251.17 FEET; THENCE N 52°52'20" E, 115.39 FEET; THENCE S 39°33'49" E, 251.55 FEET; THENCE N 53°03'29" E, 400.87 FEET ALONG THE NORTH LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 2683 PAGE 1261; THENCE RUNNING ALONG THE EAST LINE ALSO AS DESCRIBED IN OFFICIAL RECORDS BOOK 2683 PAGE 1261 THE FOLLOWING TWO (2) CALLS; (1) S 35°20'31" E, 339.67 FEET; (2) S 19°38'59" E, 428.60 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF THE MARSH LANDS OF THE UN-SURVEYED SECTION 19 AND RUNNING THENCE WESTERLY ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING ELEVEN (11) CALLS; (1) S 33°04'04" W, 15.22 FEET; (2) S 48°45'09" W, 45.97 FEET; (3) S 46°32'02" W, 25.70 FEET; (4) S 60°01'56" W, 77.65 FEET; (5) S 82°07'30" W, 84.00 FEET; (6) S 75°26'56" W, 60.60 FEET; (7) S 55°02'52" W, 71.93 FEET; (8) S 48°32'31" W, 58.45 FEET; (9) S 2°59'51" W, 50.85 FEET; (10) S 61°15'51" W, 23.94 FEET; (11) S 78°25'41" W, 35.83 FEET; THENCE N 67°03'55" W, 12.18 FEET LEAVING SAID MEAN HIGH WATER LINE TO A 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE N 88°57'29" W, 396.30 FEET TO ANOTHER 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE N 45°57'29" W, 298.69 FEET TO THE SOUTH RIGHT OF WAY LINE OF ARAPAHO AVE. A 40-FOOT-WIDE RIGHT OF WAY AS NOW ESTABLISHED; THENCE ALONG SAID RIGHT OF WAY LINE, N 47°28'56" E, 187.12 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ARAPAHO AVE.; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N 39°39'06" W, 111.75 FEET TO THE POINT OF BEGINNING. CONTAINS 14.79 ACRES MORE OR LESS.

EXHIBIT "A-1"

Shipyard Mixed Use Parcel

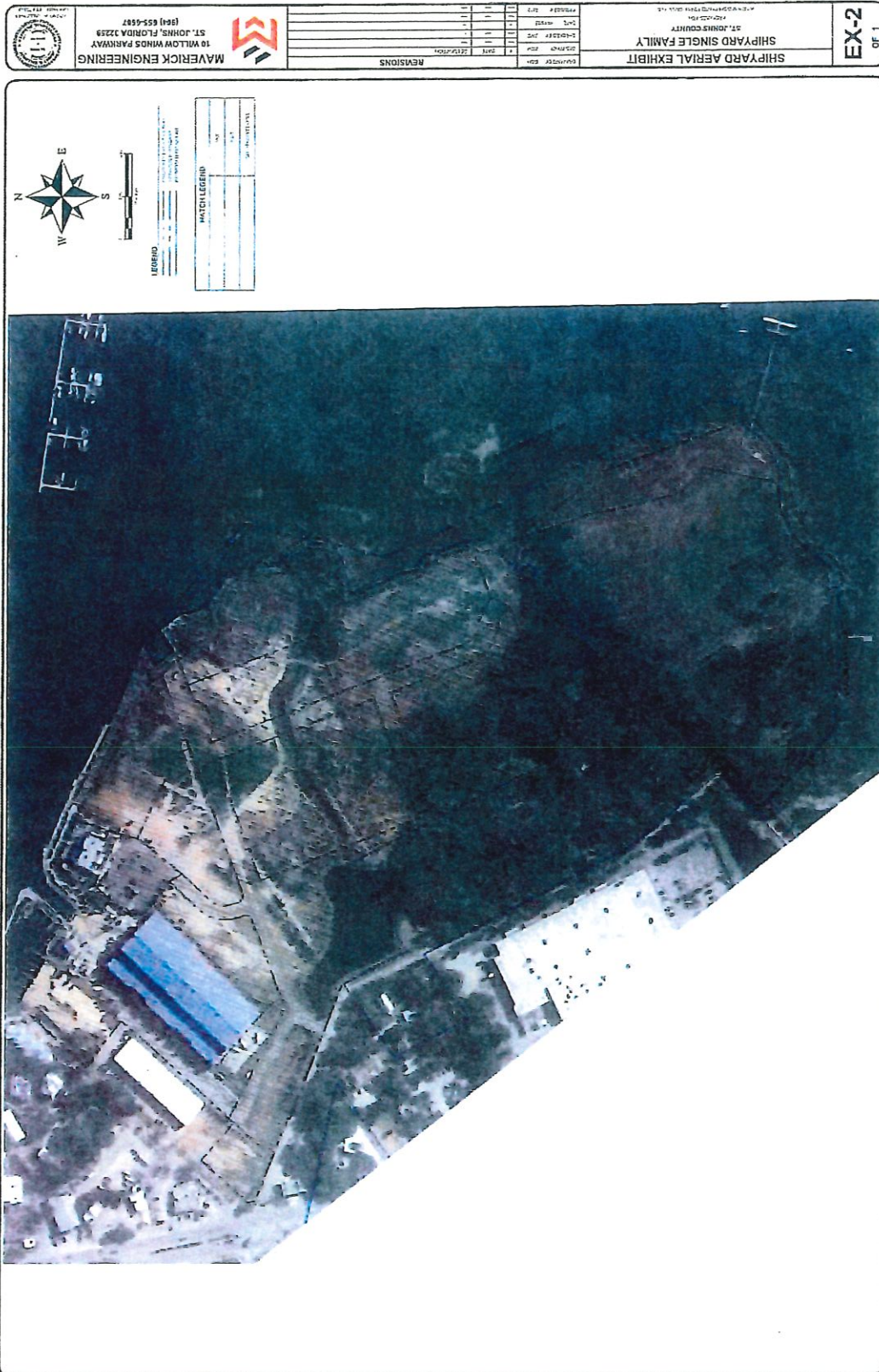
A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 5 CALLS (1) S 68° 21' 25" E, 122.04 FEET; (2) S 53° 15' 10" W, 8.50 FEET; (3) S 68° 29' 21" E, 403.09 FEET; (4) S 26° 52' 42" E, 742.47 FEET; (5) S 26° 30' 24" E, 119.44 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE N 63° 29' 36" E, 335.33 FEET TO THE POINT OF BEGINNING AND ALONG THE WESTERLY LINE OF A PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 4829, PAGE 344; THENCE FROM SAID POINT OF BEGINNING AND ALONG SAID WEST LINE THENCE, N 39° 32' 35" W, 27.87 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE, N 52° 52' 20" E ALONG THE NORTH LINE OF SAID PARCEL, 115.39 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE, S 39° 33' 49" E ALONG THE EASTERLY LINE OF SAID PARCEL, 60.18 FEET; THENCE, S 68° 19' 25" W, 121.16 FEET TO THE POINT OF BEGINNING. CONTAINS 5,076 SQUARE FEET MORE OR LESS.

EXHIBIT "A-2"

Shipyard Single-Family Parcel

A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 19 & 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 6 CALLS (1) S 68°21'25" E, 122.04 FEET; (2) S 53°15'10" W, 8.50 FEET; (3) S 68°29'21" E, 403.09 FEET; (4) S 26°52'43" E, 205.14 FEET; (5) S 26°47'43" E, 692.28 FEET; (6) S 39°56'09" E, 249.22 FEET TO THE POINT OF BEGINNING AND A 58" IRON ROD AND CAP STAMPED #8177; THENCE FROM SAID POINT OF BEGINNING ; N 53°03'29" E , 333.34 FEET ALONG THE SOUTHERLY LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE 1160 TO THE SOUTHEAST CORNER OF AFOREMENTIONED PARCEL; THENCE N 39°32'35" W , 223.30 FEET ALONG THE EASTERLY LINE OF AFOREMENTIONED PARCEL; THENCE N 68° 19' 25" E, 396.45 FEET; THENCE N 24° 47' 29" E, 57.06 FEET; THENCE N 69° 42' 32" E, 135.86 FEET; THENCE S 17° 09' 35" E, 111.54 FEET; THENCE S 17° 38' 44" E, 131.74 FEET; THENCE S 18° 57' 11" E, 105.33 FEET; THENCE S 10° 12' 29" E, 40.03 FEET; THENCE S 11° 52' 43" E, 51.41 FEET; THENCE S 13° 02' 00" E, 157.41 FEET; THENCE S 36° 59' 22" E, 84.02 FEET; THENCE S 78° 42' 32" E, 26.87 FEET; THENCE S 11° 22' 05" W, 220.85 FEET; THENCE S 84° 46' 38" W, 81.60 FEET; THENCE S 62° 22' 13" W, 98.51 FEET; THENCE S 40° 49' 36" W, 93.52 FEET; THENCE S 80° 44' 20" W, 81.97 FEET; THENCE S 67° 54' 06" W, 33.95 FEET; THENCE N 22° 17' 02" W, 28.06 FEET; THENCE S 67° 53' 27" W, 55.55 FEET; THENCE S 76° 38' 57" W, 90.94 FEET; THENCE N 89° 10' 17" W, 197.97 FEET; THENCE N 46° 09' 33" W, 289.62 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ARAPAHO AVE. A 40 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE N 47° 28' 56" E , 180.64 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVE; THENCE N 39°39'06" W , 111.75 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. CONTAINS 13.70 ACRES MORE OR LESS.



THIS INSTRUMENT PREPARED BY:
CHARLES E. PELLICER, ESQ.
3000 N PONCE DE LEON BLVD
ST. AUGUSTINE, FL 32084

PA# 134760-0000

THIS WARRANTY DEED dated this 7th day of Nov, 2019 by **PATRICK A. PELLICER**, a married man, whose address is 200 Nix Boatyard, St. Augustine, Florida 32084, hereinafter called the grantor, to, **WINDWARD SHIPYARD LAND HOLDINGS, LLC**, a **Delaware limited liability company**, having an address at 404 Riberia St., Unit A, St. Augustine, Florida 32084, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the grantor, for and in consideration of **TEN (\$10) DOLLARS AND NO/100THS**, and other good and valuable considerations, receipt of which is hereby acknowledged, by these presents does hereby grant, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees, all that certain land situate in **St. Johns County, Florida**, to-wit:

That certain parcel of land in Section 40, Township 7 South, Range 30 East, St. Johns County, Florida, more particularly described as follows: **STARTING** at a steel rod in pavement, rod replacing old 6x6 concrete monument, being the intersection of the centerline of Arapaho Avenue with the South line of land formerly of Albert Cubbedge; run East 351.5 feet for Point of Beginning, thence run East 115.5 feet to iron pipe; run North 250 feet to iron pipe; run West 115.5 feet to iron pipe; run South 250 feet to point of beginning.

The real property described herein is not the homestead of the Grantor.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor have good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and

year first above written.

SIGNED, SEALED AND DELIVERED
IN OUR PRESENCE:

Charles F. Pellicer
Witness

By: Patrick A. Pellicer
PATRICK A. PELLICER

Print: CHARLES F. PELLICER

Karoline K. Puzio
Witness
Print: Karoline K. Puzio

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 7th day of Nov., 2019 by PATRICK A. PELLICER, who is _____ personally know to me or who produced _____ as proof of identification and who X did _____ did not take an oath.

Karoline K. Puzio
NOTARY PUBLIC
State of Florida at Large



KAROLINE K. PUZIO
Commission # 00262129
Expires September 25, 2022
Bonded Third Budget Notary Services

THIS DOCUMENT PREPARED
BY AND RETURN TO:
FRANK E. MILLER ESQ.
GUNSTER YOAKLEY & STEWART, P.A.
225 WATER STREET, SUITE 175
JACKSONVILLE, FLORIDA 32202

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made as of the 8th day of November, 2019, by LINDA M. LUHRS, an unmarried woman, whose address is P.O. Box 529, St. Augustine, Florida 32085 (the "Grantor"), WINDWARD SHIPYARD LAND HOLDINGS, LLC, a Delaware limited liability company, with a mailing address 404 Riberia Street, Unit A, St. Augustine, FL 32084 (the "Grantee").

WITNESSETH:

That Grantor in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto Grantee, and Grantee's successors and assigns forever all of that certain real property situate in St. Johns County, Florida, described on Exhibit "A" attached hereto and made a part hereof ("Property")

Parcel Identification Numbers: 134780-0000 and 134790-0000

TO HAVE AND TO HOLD the same together with the hereditaments and appurtenances unto Grantee in fee simple. And Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to covenants, easements and restrictions of record, provided however, this reference to such matters shall not operate to re-impose the same and to ad valorem taxes levied or which may become a lien subsequent to December 31, 2019.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

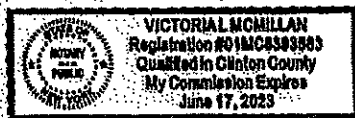
Elsie S. Luhrs
Print Name: Elsie S. Luhrs

Linda M. Luhrs [SEAL]
LINDA M. LUHRS

Daniel H. Luhrs
Print Name: Daniel H. Luhrs

STATE OF New York
COUNTY OF Clinton

The foregoing instrument was acknowledged before me this 5th day of November, 2019 by
LINDA M. LUHRS.



Victoria L. McMullan
Print Name: Victoria L. McMullan
NOTARY PUBLIC
State of New York
Commission # 01MC6393583
My Commission Expires June 17, 2023
Personally Known ☐ or
Produced ID ☒
Type of Identification Produced:
State of Florida License

Victoria L. McMullan

Victoria L. McMullan

2nd witness.

EXHIBIT "A"

Parcel 1:

A portion of the M. Solana Grant, Section 40, Township 7 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows.

For Point of Reference, commence at the 8-inch square wood post marking the "Northeast corner of property of Rogero" as said property corner is identified in deed recorded at Deed Book 153, page 94, Public Records of said County, and run South $54^{\circ}19'04''$ West along "Rogero's North line", a distance of 558.81 feet to the point of intersection of said line with the Easterly boundary of that certain parcel conveyed by G. E. Cubbedge to David F. Marchalleck and described in deed recorded at Official Records Volume 12, page 720, said Public Records; run thence South $38^{\circ}38'32''$ East along said Easterly boundary, a distance of 245.28 feet to the Southeasterly corner of said parcel lying on the "South line of the land formerly of Albert Cubbedge" as identified in said deed and the Point of Beginning.

From the Point of Beginning thus described, run North $54^{\circ}34'56''$ East along "Cubbedge's South line", a distance of 400.78 feet; run thence South $33^{\circ}49'04''$ East, a distance of 339.67 feet; run thence South $18^{\circ}07'32''$ East, a distance of 451 feet, more or less, to a point in the dividing line between the uplands of Section 40 and the marsh lands of unsurveyed Section 19; run thence Westerly along said dividing line, following the meanderings of same, a distance of 580 feet, more or less, to a point in the Easterly boundary of lands described in Official Records Book 276, page 347, said Public Records; run thence Northerly along said Easterly boundary line as follows: first course, North $14^{\circ}44'00''$ West, a distance of 336 feet, more or less, to an angle point; second course, North $51^{\circ}34'55''$ West, a distance of 365.90 feet to a point at the Northeasterly corner of said lands described in Official Records Book 276, page 347 and the Northwesterly corner of those lands described in Deed Book 186, page 592, said Public Records, said point lying on the Westerly prolongation of said "Cubbedge's South Line"; run thence North $54^{\circ}34'56''$ East, along the Northerly boundary line of said lands described in Deed Book 186, page 592 and along said Westerly prolongation, a distance of 249.18 feet to the Point of Beginning.

The lands thus described are the same lands as described in Deed Book 186, page 592, and that portion of Official Records Book 1733, page 1969, lying Southerly of the "South line of the land formerly of Albert Cubbedge", public records of St. Johns County, Florida.

Parcel 2:

All that portion of the following described property which lies South and East of Arapahoe Avenue, To-wit: A tract of land in the M. Solono Grant, Section 40, Township 7 South, Range 30 East, St. Johns County, Florida, said tract of land being more fully described as follows:

Commence at an iron pipe on the Northerly line of property of James S. Lindsley, said point being the point of beginning of property of Diesel Engine Sales Company as recorded in Deed Book 186, pages 592-593 of the public records of St. Johns County, Florida, said point also being the Northeasterly corner of those lands described in Official Records Book 827, page 1299, said public records, and being also the Point of Beginning of this tract of land; run thence Southeasterly along

the line dividing said Deed Book 186, page 592 and said Official Records Book 827, page 1299 the following courses: First course, South 50°34'62" East, 366.45 feet; Second course, South 13°40'52" East, 337.05 feet; thence departing said dividing line run Northwesterly along the Southwesterly boundary of said lands described in Official Records Book 827, page 1299, the following courses: First course, North 86°44'00" West, 396.30 feet; North 43°44'00" West, 299.11 feet to a point in the Southerly right of way line of Arapaho Avenue, as said right of way is now established; run thence Northeasterly and Northwesterly along said right of way line the following courses: First course, North 49°44'48" East, 187.47 feet; Second course, North 37°38'58" West, 110.70 feet to a point in the aforementioned Northerly line of property of James S. Lindsley; run thence North 55°31'40" East along said Northerly line of property of James S. Lindsley, 199.05 feet to the Point of Beginning.

Together with any right, title and interest in the property described in that instrument recorded in Deed Book 102, page 529, public records of St. Johns County, Florida, which lies between the boundaries of the property described above as Quitclaimed by Official Records Book 1754, page 441, said public records.

The above described lands being the same lands as those described in Official Records Book 827, page 1299, public records of St. Johns County, Florida, and being more fully described as follows:

All that portion of the following described property which lies South and East of Arapaho Avenue, to wit: A tract of land in the M. Solano Grant, Section 40, Township 7 South, Range 30 East, St. Johns County, Florida, said tract being more fully described as follows:

Commence at an iron pipe on the Northerly line of property of James S. Lindsley, said point being the Point of Beginning of property of Diesel Engine Sales Company as recorded in Deed Book 186, page 592-593 of the public records of St. Johns County, Florida, and being also the Point of Beginning of this tract of land; thence South 50°38'00" East, 365.9 feet to an iron pipe; thence South 13°51'00" East, 305.7 feet to an iron pipe; thence continue South 13°51'00" East, 31.34 feet to a concrete monument; thence North 86°44'00" West, 396.3 feet to a concrete monument; thence North 43°44'00" West, 430.51 feet to a concrete monument on the Northerly line of property of James S. Lindsley; thence North 55°30'00" East, 400.78 feet along the Northerly line of property of James S. Lindsley to the Point of Beginning.

Prepared By/Record and Return To:
Susan S. Bloodworth, Esquire
Rogers Towers, P.A.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086-5755
FN19-27/7718900
Consideration: \$6,000,000.00

SPECIAL WARRANTY DEED
(Non-Barn Property)

THIS INDENTURE is made this 8th day of November, 2019, between **GREENWOOD PROPERTY, LLC**, a Delaware limited liability company, f/k/a All Seasons, LLC, a Delaware limited liability company, **ST. AUGUSTINE SHIPYARD, LLC**, a Delaware limited liability company and **ST. AUGUSTINE SHIPYARD PROPERTY COMPANY**, a dissolved Florida corporation (collectively, "Grantor"), whose address is 117 Dockside Drive, St. Augustine, Florida 32084, and **WINDWARD SHIPYARD LAND HOLDINGS, LLC**, a Delaware limited liability company, ("Grantee"), whose address is 404 Riberia St., Unit A, St. Augustine, FL 32084;

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land (the "Land"), situate, lying and being in the County of **St. Johns**, State of Florida:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Property Appraiser's Parcel ID Numbers: 134230-0000, 134230-0020, 134340-0000, 134390-0000, 134390-0010, 134410-0000, 134600-0000, 134630-0000, 134650-0000, and 134770-0000.

Together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the permitted encumbrances listed on Exhibit "B" attached hereto and by this reference made a part hereof (the "Permitted Encumbrances").

To have and to hold the Property in fee simple forever.

Except as set forth in the Permitted Encumbrances, the said Grantor does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On November 4, 2019, before me, Natalie Asik, Notary Public (insert name and title of the officer) personally appeared GARY VOSE, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Signature] (Seal)



Exhibit "A"

SOUTH PARCEL:

A TRACT OF LAND COMPRISED OF PORTIONS OF SEMINOLE PARK, ACCORDING TO THE MAP RECORDED IN MAP BOOK 3, PAGE 87, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3818, PAGE 1150, AND OFFICIAL RECORDS BOOK 3757, PAGE 1474, LYING IN SECTIONS 19 AND 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ARAPAHO AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1 (A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 11°24'27" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 23.06 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF IROQUOIS AVENUE (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 41°44'18" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, BEING THE SAME AS THE NORTHWESTERLY LINE OF BLOCK H OF SAID SEMINOLE PARK, 178.02 FEET; THENCE SOUTH 48°13'13" EAST, DEPARTING LAST SAID LINE, 139.96 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LOT 5, BLOCK H OF SAID SEMINOLE PARK; THENCE NORTH 41°43'22" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 5, ACROSS FORMER MOHAWK STREET, VACATED PER OFFICIAL RECORDS BOOK 189, PAGE 372, SAID PUBLIC RECORDS, ALONG THE NORTHWESTERLY LINE OF LOTS 6 AND 7 BLOCK D OF SAID SEMINOLE PARK, 390.21 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 6, LOCATED IN THE FORMER SOUTHWESTERLY RIGHT OF WAY LINE OF CHEROKEE STREET, NOW CLOSED BY ORDINANCE 88- 45, AS RECORDED IN OFFICIAL RECORDS BOOK 791, PAGE 281, OF SAID PUBLIC RECORDS; THENCE NORTHEASTERLY ACROSS SAID FORMER CHEROKEE STREET, NORTH 37°39'42" EAST, 40.03 FEET, TO THE NORTHEASTERLY RIGHT OF WAY LINE OF CHEROKEE STREET; THENCE NORTH 52°23'36" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF CHEROKEE STREET, 162.43 FEET, TO THE FORMER CENTERLINE OF IROQUOIS AVENUE A 50 FOOT RIGHT OF WAY, CLOSED PER ORDINANCE NO. 2014-12, OFFICIAL RECORDS BOOK 3947, PAGE 881; THENCE NORTH 41°41'26" EAST, ALONG SAID FORMER CENTERLINE OF IROQUOIS AVENUE, AND ITS NORTHEASTERLY PROLONGATION, 262.96 FEET TO ITS INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE SAN SEBASTIAN RIVER; THENCE DEPARTING SAID FORMER CENTERLINE AND ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES: 1) SOUTH 61°54'54" EAST, 104.04 FEET; 2) SOUTH 58°45'38" EAST, 28.45 FEET; 3) SOUTH 70°11'24" EAST, 24.70 FEET; 4) SOUTH 71°07'34" EAST, 34.35 FEET, TO AN ANGLE POINT ON A CONCRETE BULKHEAD; THENCE ALONG SAID CONCRETE BULKHEAD THE FOLLOWING COURSES 1) SOUTH 47°00'58" EAST, 4.27 FEET; 2) SOUTH 47°48'58" EAST, 46.07 FEET; 3) SOUTH 48°59'40" EAST, 21.08 FEET; 4) NORTH 41°05'02" EAST, 32.76 FEET; 5) SOUTH 49°43'25" EAST, 12.94 FEET; 6)

SOUTH 40°23'47" WEST, 40.65 FEET; 7) SOUTH 49°20'34" EAST, 50.59 FEET; 8) NORTH 45°30'16" EAST, 43.37 FEET; 9) NORTH 42°32'05" EAST, 64.53 FEET; 10) NORTH 78°18'13" EAST, 63.60 FEET; 11) SOUTH 67°31'53" EAST, 150.30 FEET; 12) NORTH 27°54'01" EAST, 2.25 FEET; 13) SOUTH 63°34'52" EAST, 76.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID BULKHEAD THE FOLLOWING COURSES: 1) SOUTH 63°34'52" EAST, 217.13 FEET ; 2) SOUTH 68°57'26" EAST, 214.62 FEET; 15) SOUTH 06°23'08" EAST, 1.79 FEET; 3) SOUTH 59°47'29" WEST, 72.11 FEET; 4) SOUTH 39°36'26" EAST, 67.83 FEET; 5) NORTH 54°53'59" EAST, 70.90 FEET; 6) SOUTH 35°37'46" EAST, 71.43 FEET; 7) SOUTH 12°20'53" EAST, 24.82 FEET; 8) SOUTH 10°25'04" EAST, 21.99 ; 9) SOUTH 29°37'36" EAST, 16.43 FEET, TO THE END OF SAID CONCRETE BULKHEAD; THENCE SOUTHWESTERLY, ALONG THE MEAN HIGH WATER LINE OF THE SAN SEBASTIAN RIVER 1,081 FEET MORE OR LESS TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN AFOREMENTIONED OFFICIAL RECORDS BOOK 3757, PAGE 1474; THENCE ALONG SAID SOUTH LINE THE FOLLOWING 3 CALLS; 1) SOUTH 53°25'25" WEST, 483.98 FEET; 2) NORTH 39°35'38" WEST, 248.32 FEET; 3) SOUTH 52°47'10" WEST, 153.71 FEET; THENCE NORTH 26°51'17" WEST, DEPARTING LAST SAID LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4143, PAGE 863 SAID PUBLIC RECORDS, 638.42 FEET; THENCE SOUTH 63°08'43" WEST, DEPARTING LAST SAID LINE AND ALONG THE NORTHERLY LINE OF THE LAST SAID LANDS, 291.11 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED ARAPAHO AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING CALLS; 1) NORTH 26°52'42" WEST, 205.14; 2) NORTH 68°29'21" WEST, 62.14 FEET; THENCE NORTH 40°25'09" EAST, DEPARTING LAST SAID LINE, 953.91 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 25.67 ACRES MORE OR LESS.

EXHIBIT "B"
Permitted Exceptions

1. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
3. Easement recorded in Deed Book 205, Page 211 and Deed Book 206, Page 195, Public Records of St. Johns County, Florida.
4. Easements as set forth in Warranty Deed recorded in Deed Book 181, Page 300, Public Records of St. Johns County, Florida.
5. Easement recorded in Official Records Book 978, Page 1794.
6. Right of Way Easement, Perpetual, No. 21262 by the State of Florida through the Trustees of the Internal Improvement Fund of the State of Florida in favor of the St. Augustine Port, Waterway, and Beach District, established pursuant to chapter 18879, Laws of Florida, 1937, approved by referendum on May 3, 1938.
7. Restrictions, covenants, conditions and easements, as contained in that certain Declaration of Easements, Covenants and Restrictions recorded in Official Records Book 3985, Page 1785; First Amendment recorded in Official Records Book 4143, Page 885 and Second Amendment recorded in Official Records Book 4238, Page 169, Public Records of St. Johns County, Florida; and as may be subsequently amended.
8. Easement as set forth in instrument recorded in Official Records Book 4143, Page 863.
9. Terms and Conditions of that Declaration of Access Easement recorded in Official Records Book 4220, Page 852.
10. Terms and Conditions set forth in Shipyards Development Agreement recorded in Official Records Book 4734, Page 782.
11. Unrecorded City of St. Augustine Submerged Lands Lease by and between the City of St. Augustine, Florida, a municipal corporation (Lessor) and Greenwood Property, LLC (Lessee) dated October 8, 2018.
12. The nature, extent or existence of riparian rights is not insured.
13. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.
14. Rights of tenants, as tenants only, under recorded and unrecorded leases.

15. Recorded Notice of Environmental Resource Permit recorded in Official Records Book 4143, Page 410 and Official Records Book 4165, Page 1538, Public Records of St. Johns County, Florida.

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Apply for Exemptions

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Summary

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Parcel ID 1347600000
 Location Address 1500 ARAPAHO AVE
 SAINT AUGUSTINE 32084-0000
 Neighborhood Solana Grant Unplatted (691)
 Tax Description* (43-1) SOLANA GRANT SUB PART OF LOT 11 115.5 X 250 FT OR 4829/344
**The Description above is not to be used on legal documents*
 Property Use Code Vacant Residential (0000)
 Subdivision M Solana Grant Unplatted
 Sec/Twp/Rng 40-7-30
 District South Ponte Vedra & US 1 North Area (District 450)
 Millage Rate 12.8576
 Acreage 0.660
 Homestead N

Owner Information

Owner Name [Windward Shipyard Land Holdings LLC](#) 100%
 Mailing Address 404 RIBERIA ST UNIT A
 SAINT AUGUSTINE, FL 32084-0000

Map



Building Value	
Extra Features Value	
Total Land Value	\$21,;
Agricultural (Assessed) Value	
Agricultural (Market) Value	
Just (Market) Value	\$21,;
Total Deferred	
Assessed Value	\$21,;
Total Exemptions	
Taxable Value	\$21,;

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Val
2022	\$0	\$0	\$21,252	\$0	\$0	\$21,252	\$20,872	\$380	\$20,872
2021	\$0	\$0	\$18,975	\$0	\$0	\$18,975	\$18,975	\$0	\$18,975
2020	\$0	\$0	\$18,975	\$0	\$0	\$18,975	\$18,975	\$0	\$18,975
2019	\$20,293	\$308	\$17,710	\$0	\$0	\$38,311	\$38,311	\$0	\$38,311
2018	\$21,005	\$336	\$17,710	\$0	\$0	\$39,051	\$39,051	\$0	\$39,051
2017	\$21,608	\$364	\$17,710	\$0	\$0	\$39,682	\$39,682	\$0	\$39,682
2016	\$20,299	\$392	\$17,078	\$0	\$0	\$37,769	\$37,769	\$0	\$37,769
2015	\$20,626	\$420	\$16,200	\$0	\$0	\$37,246	\$37,246	\$0	\$37,246
2014	\$20,029	\$448	\$16,200	\$0	\$0	\$36,677	\$34,551	\$2,126	\$34,551
2013	\$14,790	\$420	\$16,200	\$0	\$0	\$31,410	\$31,410	\$0	\$31,410
2012	\$15,098	\$420	\$16,200	\$0	\$0	\$31,718	\$31,718	\$0	\$31,718
2011	\$15,715	\$420	\$18,000	\$0	\$0	\$34,135	\$34,135	\$0	\$34,135
2010	\$16,331	\$420	\$20,000	\$0	\$0	\$36,751	\$36,751	\$0	\$36,751

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	115	250	115	EF	\$21,252

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/7/2019	\$243,800.00	WARRANTY DEED	4829	344	U	I	PELLICER PATRICK A	WINDWARD SHIPYARD LAND HOLDINGS L
1/7/2011	12/8/2010	\$0.00	CORRECTIVE DEED	3396	858	U	I	PELLICER DOROTHEA L	PELLICER PATRICK A
	1/25/2010	\$0.00	CORRECTIVE DEED	3282	345	U	I	PELLICER DOROTHEA L	PELLICER PATRICK A
	1/24/2007	\$0.00	WARRANTY DEED	2860	1735	U	I	PELLICER DOROTHEA L	PELLICER PATRICK A
	1/1/1977	\$0.00		325	106	U	I		PELLICER DOROTHEA L

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Summary

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Parcel ID	1347800000
Location Address	ARAPAHO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	(44) SOLANO GRANT SUB E PT OF LOT 13 OR 4830/71 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	12.8576
Acreage	9.600
Homestead	N

Owner Information

Owner Name Windward Shipyard Land Holdings LLC 100%
Mailing Address 404 RIBERIA ST UNIT A
SAINT AUGUSTINE, FL 32084-0000

Map



Building Value	
Extra Features Value	\$42
Total Land Value	\$1,672
Agricultural (Assessed) Value	
Agricultural (Market) Value	
Just (Market) Value	\$1,715
Total Deferred	
Assessed Value	\$1,715
Total Exemptions	
Taxable Value	\$1,715

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$0	\$58,277	\$1,672,704	\$0	\$0	\$1,730,981	\$1,730,981	\$0	\$1,730,981
2021	\$0	\$65,682	\$1,672,704	\$0	\$0	\$1,738,386	\$1,738,386	\$0	\$1,738,386
2020	\$0	\$73,088	\$1,672,704	\$0	\$0	\$1,745,792	\$1,745,792	\$0	\$1,745,792
2019	\$0	\$70,646	\$522,720	\$0	\$0	\$593,366	\$436,665	\$156,701	\$436,665
2018	\$0	\$77,249	\$522,720	\$0	\$0	\$599,969	\$396,968	\$203,001	\$396,968
2017	\$0	\$43,686	\$522,720	\$0	\$0	\$566,406	\$360,880	\$205,526	\$360,880
2016	\$0	\$39,566	\$522,720	\$0	\$0	\$562,286	\$328,073	\$234,213	\$328,073
2015	\$0	\$42,500	\$522,720	\$0	\$0	\$565,220	\$298,248	\$266,972	\$298,248
2014	\$0	\$45,432	\$522,720	\$0	\$0	\$568,152	\$271,135	\$297,017	\$271,135
2013	\$0	\$13,206	\$233,280	\$0	\$0	\$246,486	\$246,486	\$0	\$246,486
2012	\$0	\$13,206	\$233,280	\$0	\$0	\$246,486	\$246,486	\$0	\$246,486
2011	\$0	\$13,206	\$259,200	\$0	\$0	\$272,406	\$272,406	\$0	\$272,406
2010	\$0	\$13,206	\$288,000	\$0	\$0	\$301,206	\$301,206	\$0	\$301,206

Extra Feature Information

Code Description	Status	Value
Boat Dock - Excellent (Mix)		22960
Boat Dock - Excellent (Mix)		6048
Boat Dock - Excellent (Mix)		1344
Boat Dock - Excellent (Mix)		10672
Boat Lift - Average (Mix)		1300

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	418176	SF	\$1,672,704

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	\$3,000,000.00	WARRANTY DEED	4830	71	Q	V	LUHRS LINDA M	WINDWARD SHIPYARD LAND HOLDINGS LLC
7/9/2015	6/29/2015	\$100.00	QUIT CLAIM DEED	4055	466	U	V	MACDAVITT LLC	LUHRS LINDA M
	2/9/2006	\$1,108,600.00	WARRANTY DEED	2683	1259	Q	I	7700 SOUTH TAMiami TRAIL CORP	LUHRS LINDA M
	10/2/2003	\$730,000.00	WARRANTY DEED	2061	1482	U	V	MARLBORO INDUSTRIAL PARK	7700 SOUTH TAMiami TRAIL CORP
	8/14/2003	\$0.00	OTHER INSTRUMENT	2196	1615	U	V	SALT WATER PROPERTIES CORP	MARLBORO INDUSTRIAL PARK
	3/1/1987	\$0.00	QUIT CLAIM DEED	739	263	U	V		SALT WATER PROPERTIES CORP
	3/1/1987	\$3,100,000.00	WARRANTY DEED	739	255	U	V		

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St. Johns County, FL

Apply for Exemptions

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Summary

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No Image Available

Parcel ID	1347900000
Location Address	1510 ARAPAHO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	(45) SOLANA GRANT SUB LOT 12 & LOT 13 (EX SAC IN DB186/592 & R/W OF RD & PT LYING N OF RD IN OR276/347) OR4830/71 * The Description above is not to be used on legal documents.
Property Use Code	Vacant Residential (0000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	12.8576
Acreage	4.800
Homestead	N

Owner Information

Owner Name	Windward Shipyards Land Holdings LLC 100%
Mailing Address	404 RIBERIA ST UNIT A SAINT AUGUSTINE, FL 32084-0000



Valuation Information

Building Value	
Extra Features Value	\$18
Total Land Value	\$836
Agricultural (Assessed) Value	
Agricultural (Market) Value	
Just (Market) Value	\$854
Total Deferred	
Assessed Value	\$854
Total Exemptions	
Taxable Value	\$854

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$0	\$19,919	\$836,352	\$0	\$0	\$856,271	\$856,271	\$0	\$856,27
2021	\$0	\$23,032	\$836,352	\$0	\$0	\$859,384	\$859,384	\$0	\$859,38
2020	\$0	\$26,146	\$836,352	\$0	\$0	\$862,498	\$862,498	\$0	\$862,49
2019	\$0	\$27,049	\$261,360	\$0	\$0	\$288,409	\$288,409	\$0	\$288,40
2018	\$0	\$29,917	\$261,360	\$0	\$0	\$291,277	\$283,187	\$8,090	\$283,18
2017	\$0	\$14,759	\$261,360	\$0	\$0	\$276,119	\$257,443	\$18,676	\$257,44
2016	\$0	\$16,149	\$261,360	\$0	\$0	\$277,509	\$234,039	\$43,470	\$234,03
2015	\$0	\$17,538	\$261,360	\$0	\$0	\$278,898	\$212,763	\$66,135	\$212,76
2014	\$0	\$18,927	\$261,360	\$0	\$0	\$280,287	\$193,421	\$86,866	\$193,42
2013	\$0	\$20,317	\$155,520	\$0	\$0	\$175,837	\$175,837	\$0	\$175,83
2012	\$36,664	\$12,985	\$155,520	\$0	\$0	\$205,169	\$205,169	\$0	\$205,16
2011	\$37,527	\$13,213	\$172,800	\$0	\$0	\$223,540	\$223,540	\$0	\$223,54
2010	\$38,390	\$13,441	\$192,000	\$0	\$0	\$243,831	\$243,831	\$0	\$243,83

Extra Feature Information

Code Description	Status	Value
Pole Barn (Mix)		1440
Canopy (Mix)		1210
Boat Dock - Excellent (Mix)		15712

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	209088	SF	\$836,352

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	\$3,000,000.00	WARRANTY DEED	4830	71	Q	V	LUHRS LINDA M	WINDWARD SHIPYARD LAND HOLDINGS LLC
7/16/2015	6/29/2015	\$100.00	QUIT CLAIM DEED	4058	167	U	V	MACDAVITT LLC	LUHRS LINDA M
7/9/2015	6/29/2015	\$100.00	QUIT CLAIM DEED	4055	466	U	V	MACDAVITT LLC	LUHRS LINDA M
	2/9/2006	\$1,108,600.00	WARRANTY DEED	2683	1259	Q	I	7700 SOUTH TAMiami TRAIL CORPORATION	LUHRS LINDA M
	4/29/2003	\$950,000.00	WARRANTY DEED	1952	447	U	I	ROEHR CLAUS,HELGA	7700 SOUTH TAMiami TRAIL CORPORATION
	4/19/2002	\$11,200.00	QUIT CLAIM DEED	1754	441	U	I	FLA DEPT OF TRANSPORTATION	ROEHR CLAUS,HELGA
	8/1/1989	\$307,500.00	WARRANTY DEED	827	1299	U	I		ROEHR CLAUS,HELGA
	1/1/1978	\$60,000.00		391	421	U	I		

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St. Johns County, FL

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Sales Questionnaire Form

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

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Summary

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Parcel ID	1347700000
Location Address	ARAPAHO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	(43) SOLANA GRANT SUB LOT 11 & MARSH (EX PTS LYING W OF ARAPAHO AVE & LOTS IN DB153/94 & 294 OR12/720 & OR506/592 & EX OR779/1156) OR4939/571 (C/ OR4829/835 <i>*The Description above is not to be used on legal documents</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	1.640
Homestead	N

Owner Information

Owner Name	Windward Shipyard Land Holdings LLC 100%
Mailing Address	2999 NE 191 ST STE 800 AVENTURA, FL 33180-0000



Valuation Information

2

Building Value	
Extra Features Value	
Total Land Value	\$234,
Agricultural (Assessed) Value	
Agricultural (Market) Value	
Just (Market) Value	\$234,
Total Deferred	
Assessed Value	\$234,
Total Exemptions	
Taxable Value	\$234,

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Va
2022	\$0	\$0	\$234,410	\$0	\$0	\$234,410	\$234,410	\$0	\$234,410
2021	\$0	\$0	\$234,410	\$0	\$0	\$234,410	\$234,410	\$0	\$234,410
2020	\$0	\$0	\$234,410	\$0	\$0	\$234,410	\$234,410	\$0	\$234,410
2019	\$0	\$0	\$65,600	\$0	\$0	\$65,600	\$65,600	\$0	\$65,600
2018	\$0	\$0	\$65,600	\$0	\$0	\$65,600	\$65,600	\$0	\$65,600
2017	\$0	\$0	\$65,600	\$0	\$0	\$65,600	\$65,600	\$0	\$65,600
2016	\$0	\$0	\$78,430	\$0	\$0	\$78,430	\$78,430	\$0	\$78,430
2015	\$0	\$0	\$78,430	\$0	\$0	\$78,430	\$78,430	\$0	\$78,430
2014	\$0	\$0	\$78,430	\$0	\$0	\$78,430	\$78,430	\$0	\$78,430
2013	\$0	\$0	\$78,430	\$0	\$0	\$78,430	\$78,430	\$0	\$78,430
2012	\$0	\$0	\$78,430	\$0	\$0	\$78,430	\$78,430	\$0	\$78,430
2011	\$0	\$0	\$89,124	\$0	\$0	\$89,124	\$89,124	\$0	\$89,124
2010	\$0	\$0	\$106,950	\$0	\$0	\$106,950	\$106,950	\$0	\$106,950

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	58580	SF	\$234,320
Conservation Easements	0	0	0.18	AC	\$90

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/8/2020	12/9/2019	\$0.00	CONSERVATION EASEMENT	4939	571	U	V	WINDWARD SHIPYARD LAND HOLDINGS LLC	ST JOHNS RIVER WATER MANAGEMENT DISTRICT
11/12/2019	11/8/2019	\$6,000,000.00	WARRANTY DEED	4829	835	Q	V	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LAND HOLDINGS LLC
2/1/2019	1/28/2019	\$0.00	ANNEXATION	4674	1835	U	V	CITY OF ST AUGUSTINE	
1/29/2016	1/29/2016	\$0.00	COVENANTS AND RESTRICTIONS	4143	885	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ET A
2/9/2015	1/27/2015	\$0.00	COVENANTS AND RESTRICTIONS	3985	1785	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ET A
3/20/2014	3/14/2014	\$0.00	WARRANTY DEED	3858	473	U	V	GREENWOOD PROPERTY LLC	ST AUGUSTINE SHIPYARD PROPERTY COMPANY
	7/25/2013	\$0.00	OTHER INSTRUMENT	9999	9999	U	V	ALL SEASONS LLC	GREENWOOD PROPERTY LI
7/8/2013	7/2/2013	\$1,956,900.00	WARRANTY DEED	3757	1474	U	I	LUHRS CORPORATION	ALL SEASONS LLC
	5/13/2004	\$0.00	OTHER INSTRUMENT	2220	1010	U	V	MARLBORO INDUSTRIAL PARK	LUHRS CORPORATION (MERC

Date	Sale Date	Sale Price	Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	10/23/2001	\$3,600.00	QUIT CLAIM DEED	1733	1969	U	I	FLA DEPT OF TRANSPORTATION	MARLBORO INDUSTRIAL PAR
	7/1/1990	\$15,000.00	WARRANTY DEED	865	377	U	V		MARLBORO INDUSTRIAL PAR
	6/1/1990	\$56,000.00	WARRANTY DEED	865	374	U	V		
	12/1/1989	\$0.00		840	688	U	I		
	4/1/1986	\$0.00		702	525	U	I		
	4/1/1986	\$0.00		701	278	U	I		

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



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St. Johns County, FL

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Summary

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No Image Available

Parcel ID	1346000000
Location Address	ARAPAHO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	(32) SOLANA GRANT SUB NE'LY 1,000 FT OF LOT 9 (EX PT IN OR4143/863) & (EX PT IN OR5465/688) OR4829/835 <i>*The Description above is not to be used on legal documents</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	4.300
Homestead	N

Owner Information

Owner Name	Windward Shipyard Land Holdings LLC 100%
Mailing Address	2999 NE 191 ST STE 800 AVENTURA, FL 33180-0000

No data available for the following modules, Sales Questionnaire form, Exemption information, Bonding information, Sketch information, Extra feature information.



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St. Johns County, FL

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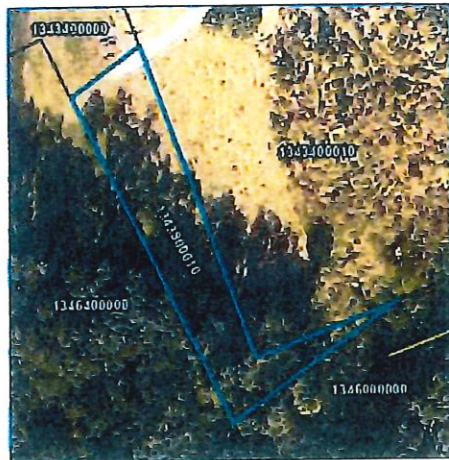
[Clicking Image Opens Cyclomedia Viewer in a New Tab](#)

No Image Available

Parcel ID	1343900010
Location	ICE PLANT RD
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	30-1 SOLANA GRANT SUB PT OF LOT 4 400 X 170FT LOTS 2 THRU 5 OF AN UNREC PLAT & VACA PT OF ICE PLANT RD PER OR974/983 (EX PT IN OR4143/863) & (EX PT IN OR5465/688) OR4829/835
	<i>*The Description above is not to be used on legal documents</i>
Property Use	Vacant Commercial (1000)
Code	
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.160
Homestead	N

Owner Information

Owner Name	Windward Shipyard Land Holdings LLC 100%
Mailing Address	2999 NE 191 ST STE 800 AVENTURA, FL 33180-0000



Valuation Information

2

Building Value	
Extra Features Value	
Total Land Value	\$27,
Agricultural (Assessed) Value	
Agricultural (Market) Value	
Just (Market) Value	\$27,
Total Deferred	
Assessed Value	\$27,
Total Exemptions	
Taxable Value	\$27,

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$0	\$0	\$272,000	\$0	\$0	\$272,000	\$272,000	\$0	\$272,000
2021	\$0	\$0	\$272,000	\$0	\$0	\$272,000	\$272,000	\$0	\$272,000
2020	\$0	\$0	\$272,000	\$0	\$0	\$272,000	\$272,000	\$0	\$272,000
2019	\$0	\$0	\$136,000	\$0	\$0	\$136,000	\$102,850	\$33,150	\$102,850
2018	\$0	\$0	\$136,000	\$0	\$0	\$136,000	\$93,500	\$42,500	\$93,500
2017	\$0	\$0	\$85,000	\$0	\$0	\$85,000	\$85,000	\$0	\$85,000
2016	\$0	\$0	\$85,000	\$0	\$0	\$85,000	\$85,000	\$0	\$85,000
2015	\$0	\$0	\$85,000	\$0	\$0	\$85,000	\$85,000	\$0	\$85,000
2014	\$0	\$0	\$85,000	\$0	\$0	\$85,000	\$85,000	\$0	\$85,000
2013	\$0	\$0	\$85,000	\$0	\$0	\$85,000	\$85,000	\$0	\$85,000
2012	\$0	\$0	\$85,000	\$0	\$0	\$85,000	\$85,000	\$0	\$85,000
2011	\$0	\$0	\$102,000	\$0	\$0	\$102,000	\$102,000	\$0	\$102,000
2010	\$0	\$0	\$115,600	\$0	\$0	\$115,600	\$115,600	\$0	\$115,600

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	400	170	6970	SF	\$27,880

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	\$6,000,000.00	WARRANTY DEED	4829	835	Q	V	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LANE HOLDINGS LLC
2/1/2019	1/28/2019	\$0.00	ANNEXATION	4674	1835	U	V	CITY OF ST AUGUSTINE	
2/9/2015	1/27/2015	\$0.00	COVENANTS AND RESTRICTIONS	3985	1785	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ET AL
	7/25/2013	\$0.00	OTHER INSTRUMENT	9999	9999	U	V	ALL SEASONS LLC	GREENWOOD PROPERTY LLC
7/8/2013	7/2/2013	\$1,956,900.00	WARRANTY DEED	3757	1474	U	I	LUHRS CORPORATION	ALL SEASONS LLC
	5/13/2004	\$0.00	OTHER INSTRUMENT	2220	1010	U	V	MARLBORO INDUSTRIAL PARK	LUHRS CORPORATION (MERGE
	10/23/2001	\$3,600.00	QUIT CLAIM DEED	1733	1969	U	I	FLA DEPT OF TRANSPORTATION	MARLBORO INDUSTRIAL PAR
	7/1/1990	\$0.00	CORRECTIVE DEED	870	55	U	V		MARLBORO INDUSTRIAL PARK I
	7/1/1990	\$150,000.00	PERSONAL REP	864	369	U	V		
	4/1/1982	\$0.00		535	104	U	V		
	4/1/1982	\$0.00		535	103	U	V		

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



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Summary

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No Image Available

Parcel ID	1344100000
Location Address	ICE PLANT RD SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	(31) SOLANA GRANT SUB PART OF LOT 4 OR4829/835 *The Description above is not to be used on legal documents
Property Use Code	Vacant Commercial (1000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	1.880
Homestead	N

Owner Information

Owner Name	Windward Shipyard Land Holdings LLC 100%
Mailing Address	2999 NE 191 ST STE 800 AVENTURA, FL 33180-0000

Date	Sale Date	Sale Price	Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	1/1/1979	\$0.00		411	223	U	I		

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

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St. Johns County, FL

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Sales Questionnaire Form

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

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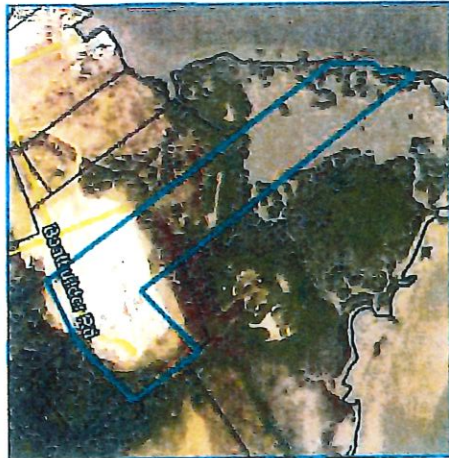
Summary

No Image Available

Parcel ID	1346500000
Location Address	ARAPAH0 AVE SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description'	(33-1) SOLANA GRANT SUB E340.8 FT OF LOT 10 & MARSH LYING E OF LOT 10 TO CENTER OF RIVER & PT OF LOT 11 250 X 250FT OR4939/571 (C/E) & OR4829/835 <i>*The Description above is not to be used on legal documents</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	19-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	7.400
Homestead	N

Owner Information

Owner Name	Windward Shipyard Land Holdings LLC 100%
Mailing Address	2999 NE 191 ST STE 800 AVENTURA, FL 33180-0000



Valuation Information

21

Building Value	
Extra Features Value	
Total Land Value	\$1,160,
Agricultural (Assessed) Value	
Agricultural (Market) Value	
Just (Market) Value	\$1,160,
Total Deferred	
Assessed Value	\$1,160,
Total Exemptions	
Taxable Value	\$1,160,

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Val
2022	\$0	\$0	\$1,160,490	\$0	\$0	\$1,160,490	\$1,160,490	\$0	\$1,160,49
2021	\$0	\$0	\$1,160,490	\$0	\$0	\$1,160,490	\$1,160,490	\$0	\$1,160,49
2020	\$0	\$0	\$1,160,490	\$0	\$0	\$1,160,490	\$1,160,490	\$0	\$1,160,49
2019	\$0	\$0	\$189,350	\$0	\$0	\$189,350	\$189,350	\$0	\$189,350
2018	\$0	\$0	\$189,350	\$0	\$0	\$189,350	\$189,350	\$0	\$189,350
2017	\$0	\$0	\$189,350	\$0	\$0	\$189,350	\$185,892	\$3,458	\$185,892
2016	\$0	\$0	\$189,350	\$0	\$0	\$189,350	\$168,993	\$20,357	\$168,993
2015	\$0	\$0	\$153,630	\$0	\$0	\$153,630	\$153,630	\$0	\$153,630
2014	\$0	\$0	\$153,630	\$0	\$0	\$153,630	\$153,630	\$0	\$153,630
2013	\$0	\$0	\$153,630	\$0	\$0	\$153,630	\$153,630	\$0	\$153,630
2012	\$0	\$0	\$153,630	\$0	\$0	\$153,630	\$153,630	\$0	\$153,630
2011	\$0	\$0	\$170,550	\$0	\$0	\$170,550	\$170,550	\$0	\$170,550
2010	\$0	\$0	\$189,350	\$0	\$0	\$189,350	\$189,350	\$0	\$189,350

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	290110	SF	\$1,160,440
Conservation Easements	0	0	0.1	AC	\$50

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/8/2020	12/9/2019	\$0.00	CONSERVATION EASEMENT	4939	571	U	V	WINDWARD SHIPYARD LAND HOLDINGS LLC	ST JOHNS RIVER WATER MANAGEMENT DISTRICT
11/12/2019	11/8/2019	\$6,000,000.00	WARRANTY DEED	4829	835	Q	V	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LAND HOLDINGS LLC
2/1/2019	1/28/2019	\$0.00	ANNEXATION	4674	1835	U	V	CITY OF ST AUGUSTINE	
2/9/2015	1/27/2015	\$0.00	COVENANTS AND RESTRICTIONS	3985	1785	U	V	GREENWOOD PROPERTY LLC	ST AUGUSTINE SHIPYARD PROPERTY COMPANY
3/20/2014	3/14/2014	\$100.00	WARRANTY DEED	3858	473	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC
	7/25/2013	\$0.00	OTHER INSTRUMENT	9999	9999	U	V	ALL SEASONS LLC	GREENWOOD PROPERTY LLC
7/8/2013	7/2/2013	\$1,956,900.00	WARRANTY DEED	3757	1474	U	I	LUHRS CORPORATION	ALL SEASONS LLC
	5/13/2004	\$0.00	OTHER INSTRUMENT	2220	1010	U	V	MARLBORO INDUSTRIAL PARK	LUHRS CORPORATION (MERG
	8/14/2003	\$0.00	OTHER INSTRUMENT	2196	1615	U	V	SALT WATER PROPERTIES CORP	MARLBORO INDUSTRIAL PARK
	3/1/1987	\$0.00		739	263	U	V		SALT WATER PROPERTIES CO

no data available for the following modules: exemption information, building information, sketch information, extra feature information



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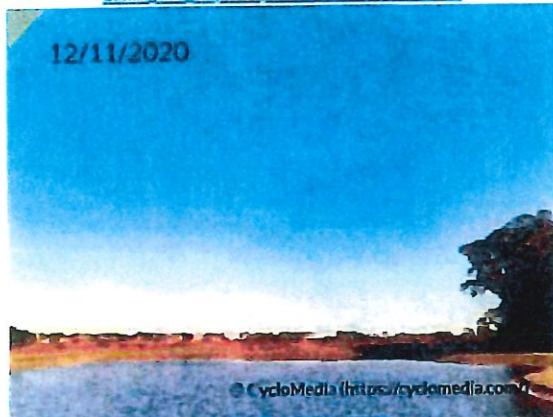
Sales Questionnaire Form

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

2022 TRIM Notice

Summary

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Parcel ID	1343400000
Location	DIESEL RD
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax	(12 & 13) SOLANO GRANT SUB - N295FT OF LOT 4 & ALL LOT 5 LYING E OF CO RD & VACA PT OF ICE PLANT RD PER OR974/983 & PT OF VAC ROW DIESEL RD PER SJC RES
Description*	2022-40 (EX PT IN OR4143/863) & (EX PT IN OR5465/688) DB198/420 & DB206/187 OR9/204 & 207 OR4829/835
	<i>*The Description above is not to be used on legal documents.</i>
Property Use	Vacant Commercial (1000)
Code	
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	4.870
Homestead	N

Owner Information

Owner Name	Windward Shipyard Land Holdings LLC 100%
Mailing Address	2999 NE 191 ST STE 800 AVENTURA, FL 33180-0000



Valuation Information

Building Value	
Extra Features Value	\$68,
Total Land Value	\$848,
Agricultural (Assessed) Value	
Agricultural (Market) Value	
Just (Market) Value	\$917,
Total Deferred	
Assessed Value	\$917,
Total Exemptions	
Taxable Value	\$917,

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Val
2022	\$0	\$62,071	\$1,139,880	\$0	\$0	\$1,201,951	\$1,201,951	\$0	\$1,201,95
2021	\$0	\$66,209	\$1,139,880	\$0	\$0	\$1,206,089	\$1,206,089	\$0	\$1,206,08
2020	\$0	\$65,135	\$1,139,880	\$0	\$0	\$1,205,015	\$1,205,015	\$0	\$1,205,01
2019	\$0	\$48,221	\$569,940	\$0	\$0	\$618,161	\$496,657	\$121,504	\$496,657
2018	\$0	\$51,235	\$569,940	\$0	\$0	\$621,175	\$451,506	\$169,669	\$451,506
2017	\$0	\$54,248	\$356,212	\$0	\$0	\$410,460	\$394,316	\$16,144	\$394,316
2016	\$75,330	\$2,257	\$356,212	\$0	\$0	\$433,799	\$433,799	\$0	\$433,799
2015	\$75,330	\$2,257	\$356,212	\$0	\$0	\$433,799	\$433,799	\$0	\$433,799
2014	\$108,882	\$10,283	\$356,212	\$0	\$0	\$475,377	\$475,377	\$0	\$475,377
2013	\$242,014	\$72,809	\$436,004	\$436,004	\$340,629	\$655,452	\$655,452	\$0	\$655,452
2012	\$258,457	\$72,809	\$436,004	\$436,004	\$340,629	\$671,895	\$671,895	\$0	\$671,895
2011	\$278,610	\$72,809	\$484,449	\$484,449	\$340,629	\$692,048	\$692,048	\$0	\$692,048
2010	\$293,973	\$72,809	\$484,449	\$484,449	\$340,629	\$707,411	\$707,411	\$0	\$707,411

Extra Feature Information

Code Description	Status	Value
Bulkhead - Average (Mix)		68893

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	212137	SF	\$848,548

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/8/2022	2/1/2022	\$0.00	VACATION OF R/W	5630	1624	U	V	BOARD OF COUNTY COMMISSIONERS	WINDWARD SHIPYARD LAN HOLDINGS LLC
11/12/2019	11/8/2019	\$6,000,000.00	WARRANTY DEED	4829	835	Q	V	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LAN HOLDINGS LLC
2/1/2019	1/28/2019	\$0.00	ANNEXATION	4674	1835	U	V	CITY OF ST AUGUSTINE	
1/29/2016	1/29/2016	\$0.00	COVENANTS AND RESTRICTIONS	4143	885	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ET A
2/9/2015	1/27/2015	\$0.00	COVENANTS AND RESTRICTIONS	3985	1785	U	I	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ET A
	7/25/2013	\$0.00	OTHER INSTRUMENT	9999	9999	U	I	ALL SEASONS LLC	GREENWOOD PROPERTY LL
7/8/2013	7/2/2013	\$1,956,900.00	WARRANTY DEED	3757	1474	U	I	LUHRS CORPORATION	ALL SEASONS LLC

No data available for the following modules: exemption information, ongoing information, search information.



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John P. Regan, PE
City Manager
City of St. Augustine
P.O.Box 210
St. Augustine, FL 32085

December 5, 2022

Re: Shipyard Single Family Annexation Engineering Report
Maverick Project No.2213

Mr. Regan,

On behalf of our client, Windward Shipyard Land Holdings, LLC, please see details below on the current capacity for the Shipyard PUD consisting of a 55 lot Single-Family development and associated amenities located on Parcel numbers 1347600000, 1347700000, 1347800000, 1347900000, and 1346500000 within St. Johns County, Florida. Capacity and availability are subject to City and other respective municipality's review and approval of Engineering Plans, Specifications, Standards and Details, including all installation and testing.

WATER CAPACITY AND AVAILABILITY

Per the attached City of St. Augustine Statement of Water/Sewer Availability letter, there is domestic and landscape irrigation water capacity and availability, as well as fire protection/sprinkler service for the development of the Shipyard PUD. The 6" PVC water line in the Arapaho Avenue right-of-way will be the point of connection for water for the development, see attached map for existing utility location.

WASTEWATER CAPACITY AND AVAILABILITY

Per the attached City of St. Augustine Statement of Water/Sewer Availability letter, there is sanitary sewer capacity and availability for the development via line extension by the developer. The force main in the south side of the Arapaho Avenue right-of-way will be the point of connection for wastewater for the development, see attached map for existing utility location.

TRANSPORTATION CAPACITY AND AVAILABILITY

Per the Traffic Impact Statement prepared by Chindalur Traffic Solutions Inc, there is sufficient capacity within the existing traffic conditions to operate at LOS D or better under the year 2025 build-out conditions of the proposed development.

If you have any questions concerning this correspondence, or if Maverick can serve you in any other way, please do not hesitate to contact me.

Respectfully submitted,
Maverick Engineering

Cydney C. Maksymow, P.E.
Project Manager



City of St. Augustine
STATEMENT OF WATER / SEWER AVAILABILITY
*** PRELIMINARY STATEMENT ***
RESIDENTIAL SUBDIVISION PROJECT



Public Works Department ▪ City Hall, 75 King Street, Lobby B - 4th Floor ▪ PO Box 210 ▪ St. Augustine, FL 32085-0210
www.CityStAug.com ▪ Phone: (904) 825-1040 ▪ Fax: (904) 209-4286 ▪ Email: UtilConnect@CityStAug.com

Subject Property of this Availability Statement:		Outside City Limits
Street Address: Various	Project: Single Family Subdivision	Additional Description: 56 SFR with amenity
Parcel #(s): 134760-0000, 134780-0000, 134790-0000		
Reason for Request: Construction - NEW Development		

Applicant:			
Name: Karl Masters		Business: Windward Marina Group	
Mailing Address: 404 Riberla Street		Email: karl@mywindward.com	Phone: (904) 207-9491
City: St. Augustine		State: Florida	Zip Code: 32084

WATER Availability – Domestic (potable) & Landscape Irrigation:			
Availability Determination: AVAILABLE		Service Location: Refer to attached City Utility Map for possible connection points	
# Services: TBD	# Services:	# Services:	# Services:
Size:	Size:	Size:	Size:
Use:	Use:	Use:	Use:
Utility Work BY DEVELOPER's CONTRACTOR(s): Responsible for ALL aspects of Utility Construction & Plumbing per City-Approved Civil Engineering Plans, Specifications, Standards & Details, including all applicable Backflow prevention installation and testing			
Utility Work BY CITY UTILITY CREW: SET water meters in meter boxes FULLY constructed by Developer's Contractor			

WATER Availability – Fire Protection / Sprinkler Service:			
Availability Determination: AVAILABLE; Order FLOW TEST to Determine Existing Flow		Service Location: Refer to attached City Utility Map for possible connection points	
# Services: TBD	# Services:	Utility Work BY DEVELOPER's CONTRACTOR(s): Responsible for ALL aspects of Utility Construction & Plumbing per City-Approved Civil Engineering Plans, Specifications, Standards & Details	
Size:	Size:		
Use:	Use:		
Utility Work BY CITY UTILITY CREW: INSPECTION ONLY			

SANITARY SEWER Availability:			
Availability Determination: AVAILABLE by Line Extension(s) by Developer		Service Location: Refer to attached City Utility Map for possible connection points	
# Services: TBD	# Services:	Maintenance of Sewer Collection System: TBD	
Type:	Type:		
Utility Work BY DEVELOPER's CONTRACTOR(s): Responsible for ALL aspects of Utility Construction & Plumbing per City-Approved Civil Engineering Plans, Specifications, Standards & Details			
Utility Work BY CITY UTILITY CREW: INSPECTION ONLY			

Statement Date: 7/7/2021

Subject Property: 1500-1510 Arapahoe Ave
Statement of Availability is not valid and complete without all pages.

Page 1 of 3



City of St. Augustine
STATEMENT OF WATER / SEWER AVAILABILITY
*** PRELIMINARY STATEMENT ***
RESIDENTIAL SUBDIVISION PROJECT



Public Works Department ▪ City Hall, 75 King Street, Lobby B - 4th Floor ▪ PO Box 210 ▪ St. Augustine, FL 32085-0210
www.CityStAug.com ▪ Phone: (904) 825-1040 ▪ Fax: (904) 209-4286 ▪ Email: UtilConnect@CityStAug.com

Statement Date: 7/7/2021	Availability Verified By:	Signature:	
VOID AFTER: 9/30/2021		Name: Daniel Borrer	Title: Development & Utility Coordinator

Preliminary & Estimated - INFRASTRUCTURE UTILITY FEES				FOR CITY USE ONLY			
For: Rough Estimate Based on Information Provided							
Payment Due: After City Plan Approval; Prior to and Within 6 Months of City Pre-Construction Meeting							
Fees per City Code:	Water	Sewer	Total				
Gallons Per Day	TBD GPD	TBD GPD					
Flow-Based Fees	TBD	TBD	\$ 0.00				
Northwest Forcemain		N/A	\$ 0.00				
Meter / Connection	TBD	TBD	\$ 0.00				
Tap Fees	TBD	TBD	\$ 0.00				
Inspection Fees	TBD	TBD	\$ 0.00				
Other Charges *	N/A	N/A	\$ 0.00				
Total	\$ 0.00	\$ 0.00	\$ 0.00				

Account Code	Amount	Account Code	Amount
WTRCON:	\$ 0.00	WTRTAP:	\$ 0.00
SWRCON:	\$ 0.00	SWRTAP:	\$ 0.00
INDUST:	\$ 0.00	U-MISC:	\$ 0.00
Total: \$ 0.00			

Additional Information (if applicable):

Common area / Amenity Capacity Reservation cost will be shown above if applicable. The Gray box below provides each individual Lot's Capacity Reservation, meter, and inspection fees, to be paid separately prior to building permits.

Informational Only - UNIT FLOW & CONNECTION FEES
(Subject to Change with each City Fiscal Year)

For: 1 Residential Unit with City Water Meter
Payment Due: Prior to Building Permit for Each House;
Apply Separately; Meters will be Installed for Paid Units Following City Acceptance of Utility Construction

Fees per City Code:	Water	Sewer	Total
Gallons Per Day	300 GPD	210 GPD	
Flow-Based Fees	\$2,232.00	\$1,667.00	\$3,899.00
Northwest Forcemain		N/A	\$ 0.00
Meter / Connection	\$420.00	\$360.00	\$ 780.00
Restoration Fees	By Developer	By Developer	\$ 0.00
Permit Fees	By Developer	By Developer	\$ 0.00
Total	\$2,652.00	\$2,027.00	\$4,679.00

PAYMENT:

This Statement becomes VOID after 5:00 PM on "VOID AFTER" date, unless plans are approved by City and fees are paid prior to this date. Statement is not a commitment for utility service. Full fee payment establishes utility commitment.

Payment Options

- In person.** Cash, check, credit card (Visa/Mastercard). City Hall - 75 King Street - Public Works - Elevator B - 4th Floor.
- By mail.** Check payable to City of St. Augustine. Send to: City Public Works Department - PO Box 210 - St. Augustine, Florida 32085-0210. Clearly reference "Utility Fees" and the Project Name on the check.

Statement Date: 7/7/2021

Subject Property: 1500-1510 Arapahoe Ave
 Statement of Availability is not valid and complete without all pages.

Page 2 of 3



City of St. Augustine
STATEMENT OF WATER / SEWER AVAILABILITY
*** PRELIMINARY STATEMENT ***
RESIDENTIAL SUBDIVISION PROJECT



Public Works Department ▪ City Hall, 75 King Street, Lobby B - 4th Floor ▪ PO Box 210 ▪ St. Augustine, FL 32085-0210
www.CityStAug.com ▪ Phone: (904) 825-1040 ▪ Fax: (904) 209-4286 ▪ Email: UtilConnect@CityStAug.com

ALL CHECKED ITEMS APPLY TO THIS STATEMENT:

Read the following checked items carefully and retain this document for future reference.

- ☒ This is a Preliminary Statement based solely on information provided by applicant without benefit of City-approved construction plans. The City currently has uncommitted water/wastewater capacity available.
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- ☒ Refer to the attached existing City utility information for project planning purposes. Utility mains and meter sizes must be determined by developer's professional consultants with applicable calculations provided to City for review.
- ☒ A City Public Works permit will be required for this project. Refer to City Public Works website for information, application forms, fee schedules, permitting process and construction requirements. (www.CityStAug.com)
- ☒ Developer's civil engineer is encouraged to schedule one no-charge 30-minute pre-application meeting with Public Works staff for review of preliminary design plans. Contact City Public Works Permit Technician to schedule and with questions related to permitting forms, requirements and process: (904) 209-4375 or PWPermits@citystaug.com
- ☒ Developer is responsible for all land surveying, testing, design, permits, approvals, construction, materials, restoration and costs. Following City acceptance of utilities, City will own and maintain domestic water lines up to and including meter assemblies; fire protection taps; public fire hydrants; and sanitary sewer manholes, mains and service lines up to first cleanout on lateral. Developer is responsible for protecting utilities during all construction activities. City will not be responsible for damage. Repair costs incurred by City may be charged back to developer.
- ☒ The City will inspect construction by developer's Florida licensed underground utility contractor who must obtain performance and maintenance bonds in favor of the City in accordance with City bond requirements (copy attached for reference). Developer, consultants and contractors must adhere to current City Construction and Dedication Requirements in effect at time of construction (copy attached for reference). Utilities not constructed to City standards and specifications will not be placed in service.

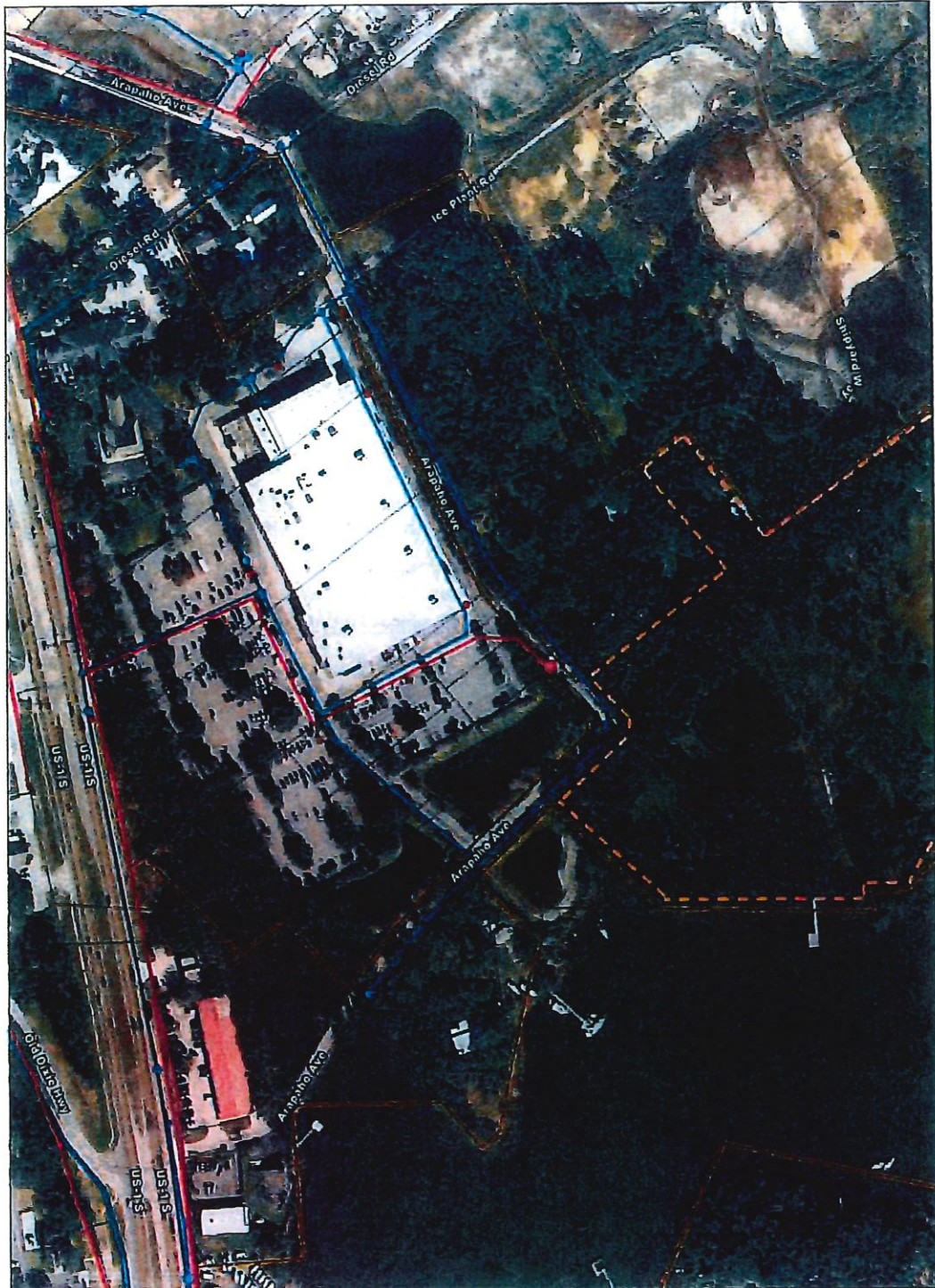
Additional Comments by City Reviewer:

XC:

John P. Regan, P. E., City Manager
Reuben C. Franklin, Jr., P. E., Public Works Director
Kelly Schley, SJC DRC, kschley@sjcfl.us

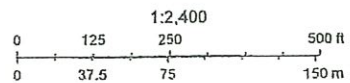
Jake Torres, Tower Construction Mgmt,
jake@towerconstructionmgmt.com
Chris Simon, Finvarb Group, chris@finvarb.com

GIS -1500-1510 Arapahoe Ave



7/7/2021, 10:11:07 AM

- | | | |
|----------------------------|-----------------------|------------------------------|
| Address - Parcels | Water - vSystemValve | 6" Polyvinyl Chloride |
| Sewer - ssLiftStation | Water - wServiceLine | 10" Polyvinyl Chloride |
| Sewer - ssLateralLine | WSERVICE | 10" Cast Iron |
| Sewer - ssPressurizedMain | WFIRELIN | 12" Polyvinyl Chloride |
| <all other values> | WHYDLIN | Infrastructure Service Areas |
| Water - wHydrant | Water - wMain | City Limits |
| Water - wServiceConnection | 4" Polyvinyl Chloride | |
| | 6" Polyvinyl Chloride | |



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
 Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS



City of St. Augustine
STATEMENT OF WATER / SEWER AVAILABILITY
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www.CityStAug.com ▪ Phone: (904) 825-1040 ▪ Fax: (904) 209-4286 ▪ Email: UtilConnect@CityStAug.com

Subject Property of this Availability Statement:		Outside City Limits
Street Address: Various	Project: Single Family Subdivision	Additional Description: 56 SFR with amenity
Parcel #(s): 134760-0000, 134780-0000, 134790-0000		
Reason for Request: Construction - NEW Development		

Applicant:			
Name: Karl Masters		Business: Windward Marina Group	
Mailing Address: 404 Riberia Street		Email: karl@mywindward.com	Phone: (904) 207-9491
City: St. Augustine		State: Florida	Zip Code: 32084

WATER Availability – Domestic (potable) & Landscape Irrigation:			
Availability Determination: AVAILABLE		Service Location: Refer to attached City Utility Map for possible connection points	
# Services: TBD	# Services:	# Services:	# Services:
Size:	Size:	Size:	Size:
Use:	Use:	Use:	Use:
Utility Work BY DEVELOPER's CONTRACTOR(s): Responsible for ALL aspects of Utility Construction & Plumbing per City-Approved Civil Engineering Plans, Specifications, Standards & Details, including all applicable Backflow prevention installation and testing			
Utility Work BY CITY UTILITY CREW: SET water meters in meter boxes FULLY constructed by Developer's Contractor			

WATER Availability – Fire Protection / Sprinkler Service:			
Availability Determination: AVAILABLE; Order FLOW TEST to Determine Existing Flow		Service Location: Refer to attached City Utility Map for possible connection points	
# Services: TBD	# Services:	Utility Work BY DEVELOPER's CONTRACTOR(s): Responsible for ALL aspects of Utility Construction & Plumbing per City-Approved Civil Engineering Plans, Specifications, Standards & Details	
Size:	Size:		
Use:	Use:		
Utility Work BY CITY UTILITY CREW: INSPECTION ONLY			

SANITARY SEWER Availability:			
Availability Determination: AVAILABLE by Line Extension(s) by Developer		Service Location: Refer to attached City Utility Map for possible connection points	
# Services: TBD	# Services:	Maintenance of Sewer Collection System: TBD	
Type:	Type:		
Utility Work BY DEVELOPER's CONTRACTOR(s): Responsible for ALL aspects of Utility Construction & Plumbing per City-Approved Civil Engineering Plans, Specifications, Standards & Details			
Utility Work BY CITY UTILITY CREW: INSPECTION ONLY			

Statement Date: **7/7/2021**

Subject Property: **1500-1510 Arapahoe Ave**
Statement of Availability is not valid and complete without all pages.

Page 1 of 3



City of St. Augustine
STATEMENT OF WATER / SEWER AVAILABILITY
*** PRELIMINARY STATEMENT ***
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www.CityStAug.com ▪ Phone: (904) 825-1040 ▪ Fax: (904) 209-4286 ▪ Email: UtilConnect@CityStAug.com

Statement Date: 7/7/2021	Availability Verified By:	Signature:
VOID AFTER: 9/30/2021		Name: Daniel Borrer Title: Development & Utility Coordinator

Preliminary & Estimated - INFRASTRUCTURE UTILITY FEES				FOR CITY USE ONLY			
For: Rough Estimate Based on Information Provided							
Payment Due: After City Plan Approval; Prior to and Within 6 Months of City Pre-Construction Meeting							
Fees per City Code:	Water	Sewer	Total				
Gallons Per Day	TBD GPD	TBD GPD					
Flow-Based Fees	TBD	TBD	\$ 0.00				
Northwest Forcemain		N/A	\$ 0.00				
Meter / Connection	TBD	TBD	\$ 0.00				
Tap Fees	TBD	TBD	\$ 0.00				
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Informational Only - UNIT FLOW & CONNECTION FEES (Subject to Change with each City Fiscal Year)			
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Payment Due: Prior to Building Permit for Each House; Apply Separately; Meters will be Installed for Paid Units Following City Acceptance of Utility Construction			
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Statement Date: 7/7/2021

Subject Property: 1500-1510 Arapahoe Ave
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Page 2 of 3



City of St. Augustine
STATEMENT OF WATER / SEWER AVAILABILITY
• PRELIMINARY STATEMENT •
RESIDENTIAL SUBDIVISION PROJECT



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Additional Comments by City Reviewer:

XC:

John P. Regan, P. E., City Manager
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Kelly Schley, SJC DRC, kschley@sjcfl.us

Jake Torres, Tower Construction Mgmt,
jake@towerconstructionmgmt.com
Chris Simon, Finvarb Group, chris@finvarb.com

Shipyards Luhrs Subdivision Traffic Impact Statement

City of St. Augustine, Florida



Prepared for:



Windward
Marina
Group



CITY OF
ST AUGUSTINE
EST. 1565

Prepared by:



Chindalur Traffic Solutions, Inc.
8833 Perimeter Park Boulevard, Suite 103
Jacksonville, FL 32216
904.619.3368

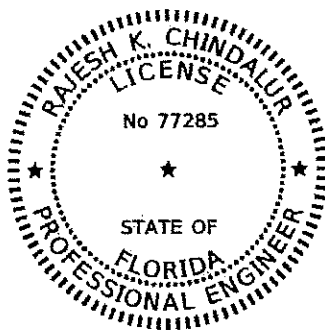
Project No.: 1168-220-070
Date: 12/02/2022

PROFESSIONAL ENGINEER CERTIFICATE

I, Rajesh Ramn K. Chindalur, PE #77285, certify that I currently hold an active license in the state of Florida and am competent through education or experience to provide engineering services in the civil discipline contained in this plan, print, specification, or report.

PROJECT:	Shipyards Luhrs Subdivision - Traffic Impact Statement
LOCATION:	City of St. Augustine, Florida
CLIENT:	Windward Marina Group

I further certify that this plan, print, specification, or report was prepared by me or under my responsible charge as defined in Chapter 61G15-18.001 F.A.C. Moreover, if offered by a corporation, partnership, or through a fictitious name, I certify that the company offering the engineering services, Chindalur Traffic Solutions, Inc., 8833 Perimeter Park Boulevard, Suite 103, Jacksonville, Florida 32216, holds an active certificate of authorization #30806 to provide engineering service.



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

CHINDALUR TRAFFIC SOLUTIONS, INC.
8833 PERIMETER PARK BOULEVARD, SUITE 103
JACKSONVILLE, FL 32216
CERTIFICATE OF AUTHORIZATION #30806
RAJESH RAMN K. CHINDALUR, P.E. NO. 77285

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THIS DOCUMENT IN
ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

	Table of Contents	
	Summary and Conclusions	1
	Introduction	2
	Project Related Trip Generation	2
	Study Area Roadway Segments	2
	Roadway Segment Data Collection	2
	Project Related Trip Distribution and Assignment	3
	Year 2025 Future Background Conditions Traffic Projections	3
	Year 2025 Build-Out Conditions Traffic Projections	3
	US 1 and Arapaho Avenue Intersection	3
	Figures	
Figure 01	Location Map	
Figure 02	US 1 at Arapaho Intersection Existing Conditions	
Figure 03	Existing Traffic Volumes and LOS on Study Roadway Segments	
Figure 04	Project Traffic Distribution and Assignment	
Figure 05	Year 2025 Future Background Conditions Traffic Volumes and LOS	
Figure 06	Year 2025 Future Build-Out Conditions Traffic Volumes and LOS	
	Tables	
Table 01	Trip Generation	
Table 02	Study Area Roadway Links Existing Conditions	
Table 03	Project Traffic Distribution and Assignment	
Table 04	Year 2025 Roadway Segment Analysis	
	Appendix	
Attachment A	Conceptual Site Plan (Source: Maverick Engineering, Inc.)	
Attachment B	SJC Transportation Analysis Spreadsheet (TAS) – 04/12/2022 Updated 06/01/2022	
Attachment C	Project Traffic Distribution	
Attachment D	US 1 and Arapaho Avenue Intersection Configuration	

**Luhrs Shipyards Single Family Development – Traffic Impact Statement
City of St. Augustine, St. Johns County, Florida**

1.0 Summary and Conclusions

A residential development that is anticipated to include 55 single-family dwelling units is proposed for development in the City of St. Augustine, St. Johns County, Florida. The proposed development will be located on the east end of Arapaho just east of US 1. Access to the development will be provided via Arapaho Avenue on US 1.

The proposed single-family residential development is seeking rezoning to PUD with the City of St. Augustine. The city land development code requires a full public facilities analysis for availability of water, sewer, etc. for utilities and also a traffic study to show potential impacts to City roads. This traffic impact study evaluates and determines the impact of the proposed development on the major roadway segments within the vicinity of the proposed development.

The proposed development is anticipated to generate **582 Daily trips** which includes **45 AM peak** and **57 PM peak trips**.

The study includes the major roadway segments within the vicinity of the proposed development.

The roadway segment evaluation was performed under the PM peak time periods. Hence, PM peak traffic volumes on the study roadway segments were obtained from the St. Johns County Transportation Analysis Spreadsheet (TAS) Dated 04/12/2022, Updated 06/01/2022. All the study roadway segment are currently operating at LOS D or better.

Project traffic distribution on US 1 was obtained from the Intersection Control Evaluation (ICE) Analysis of the US 1 and Arapaho Avenue intersection. Project traffic distribution for the other study roadway segment was estimated based on existing traffic patterns and engineering judgement.

The proposed development is anticipated to be built-out by year 2025. Hence, the future year 2025 background traffic volumes were calculated by applying a growth factor of 1.061 (growth rate of 2.0% per year for 3 years) to the existing traffic volumes on each of the study roadway segments. Each of the study roadway segments are anticipated to operate at LOS D or better under the year 2025 background conditions.

Year 2025 build-out traffic projections include year 2025 future background traffic volumes and project traffic assignment for each of the study roadway segments. All the study roadway segments are anticipated to operate at LOS D or better under the year 2025 build-out conditions of the proposed development.

Traffic from the proposed development will use Arapaho Avenue to get to US 1. The City of St. Augustine is anticipated to help fund the installation of a traffic signal at the US 1 and Arapaho Avenue intersection. US 1 is a Florida Department of Transportation facility. A Stage 01 Intersection Control Evaluation (ICE) Analysis was performed to determine appropriate signal control at US 1 and Arapaho Avenue intersection. It appears that FDOT will allow for right-in/left-in/right-out signal. A traffic signal and the intersection improvements as shown in this concept is anticipated to be constructed by the St. Augustine Shipyards Development.

2.0 Introduction

A residential development that is anticipated to include 55 single-family dwelling units is proposed for development in the City of St. Augustine, St. Johns County, Florida. The proposed development will be located on the east end of Arapaho just east of US 1. **Figure 01** shows the location of the proposed single-family development and **Attachment A** includes a copy of the site plan. Access to the development will be provided via Arapaho Avenue on US 1. **Figure 02** shows the existing conditions on US 1 at Arapaho Avenue intersections.

The proposed single-family residential development is seeking rezoning to PUD with the City of St. Augustine. The city land development code requires a full public facilities analysis for availability of water, sewer, etc. for utilities and also a traffic study to show potential impacts to City roads. This traffic impact study evaluates and determines the impact of the proposed development on the major roadway segments within the vicinity of the proposed development.

3.0 Project Related Trip Generation

Trip generation and for the proposed residential development was estimated using the rates and equations for land use code 210 – Single-family Housing (Detached) included in the Trip Generation Manual, 11th Edition published by the ITE. Attached **Table 01** summarizes the Daily, AM and PM peak trips anticipated by the proposed development. As shown in this table, the proposed development is anticipated to generate **582 Daily trips** which includes **45 AM peak** and **57 PM peak trips**.

4.0 Study Area Roadway Segments

The study includes the following major roadway segments within the vicinity of the proposed development.

- SR 207 - Holmes Boulevard to SR 312
- SR 207 - SR 312 to US 1
- SR 312 - SR 207 to CR 5A
- SR 312 - CR 5A to US 1
- SR 312 - US 1 to SR A1A
- US 1 - North of SR 207
- US 1 - SR 207 to SR 312
- US 1 - Lewis Point Road to SR 312

5.0 Roadway Segment Data Collection

The roadway segment evaluation was performed under the PM peak time periods. Hence, PM peak traffic volumes on the study roadway segments were obtained from the St. Johns County Transportation Analysis Spreadsheet (TAS) Dated 04/12/2022, Updated 06/01/2022. The roadway type, number of lanes, peak hour maximum service volume (MSV/Capacity), existing year 2022 PM peak hour traffic volumes, roadway segment adopted LOS standard, and roadway segment's annual growth factor data for each of the study roadway segment was obtained from the above stated TAS. **Table 02** summarizes the existing conditions data for each of the study roadway segment. **Figure 02** shows year 2022 PM peak traffic volumes on each of the study roadway segments. **Attachment B** includes a copy of the St. Johns County Transportation Analysis Spreadsheet (TAS).

As shown in this table, all the study roadway segment are currently operating at LOS D or better. **Figure 03** shows year 2022 existing traffic volumes and level of service.

6.0 Project Traffic Distribution and Assignment

Project traffic distribution on US 1 was obtained from the Intersection Control Evaluation (ICE) Analysis of the US 1 and Arapaho Avenue intersection. A copy of the project traffic distribution on US 1 is included as **Attachment C**. Project traffic distribution for the other study roadway segment was estimated based on existing traffic patterns and engineering judgement. **Table 03** shows project traffic distribution on each of the study roadway segments.

This project traffic distribution was applied to the PM peak trip generation estimated in previously stated **Table 01**. **Figure 04** shows project traffic distribution and PM peak assignment on each of the study roadway segments.

7.0 Year 2025 Future Background Conditions Traffic Projections

The proposed development is anticipated to be built-out by year 2025. Hence, the future year 2025 background traffic volumes were calculated by applying a growth factor of 1.061 (growth rate of 2.0% per year for 3 years) to the existing traffic volumes on each of the study roadway segments. The growth factor was estimated using the yearly growth rate for each of the roadway segment included in the St. Johns County TAS. **Table 04** summarizes the year 2025 background conditions PM peak traffic volumes on each of the study roadway segments. As shown in this table, each of the study roadway segments are anticipated to operate at LOS D or better under the year 2025 background conditions. **Figure 05** shows year 2025 background conditions traffic volumes and level of service.

8.0 Year 2025 Build-Out Conditions Traffic Projections

Year 2025 build-out traffic projections include year 2025 future background traffic volumes and project traffic assignment for each of the study roadway segments. Previously stated **Table 03** summarizes the year 2025 build-out conditions traffic volumes on each of the study roadway segments. As shown in this table, all the study roadway segments are anticipated to operate at LOS D or better under the year 2025 build-out conditions of the proposed development. **Figure 06** shows year 2025 build-out conditions traffic volumes and level of service.

9.0 US 1 and Arapaho Intersection

Traffic from the proposed development will use Arapaho Avenue to get to US 1. The City of St. Augustine is anticipated to help fund the installation of a traffic signal at the US 1 and Arapaho Avenue intersection. US 1 is a Florida Department of Transportation facility. A Stage 01 Intersection Control Evaluation (ICE) Analysis was performed to determine appropriate signal control at US 1 and Arapaho Avenue intersection. It appears that FDOT will allow for right-in/left-in/right-out signal as shown in attached concept included as **Attachment D**. A traffic signal and the intersection improvements as shown in this concept is anticipated to be constructed by the St. Augustine Shipyards Development.



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 Jacksonville FL 32216
 (904) 619-3158 | www.ctsolutions.com

Figure 01 – Location Map
 Luhrs Shipyards Residential – Traffic Impact Statement
 City of St. Augustine, St. Johns County, Florida

US 1 at Arapaho Avenue (South Intersection)



US 1 at Arapaho Avenue (North Intersection)

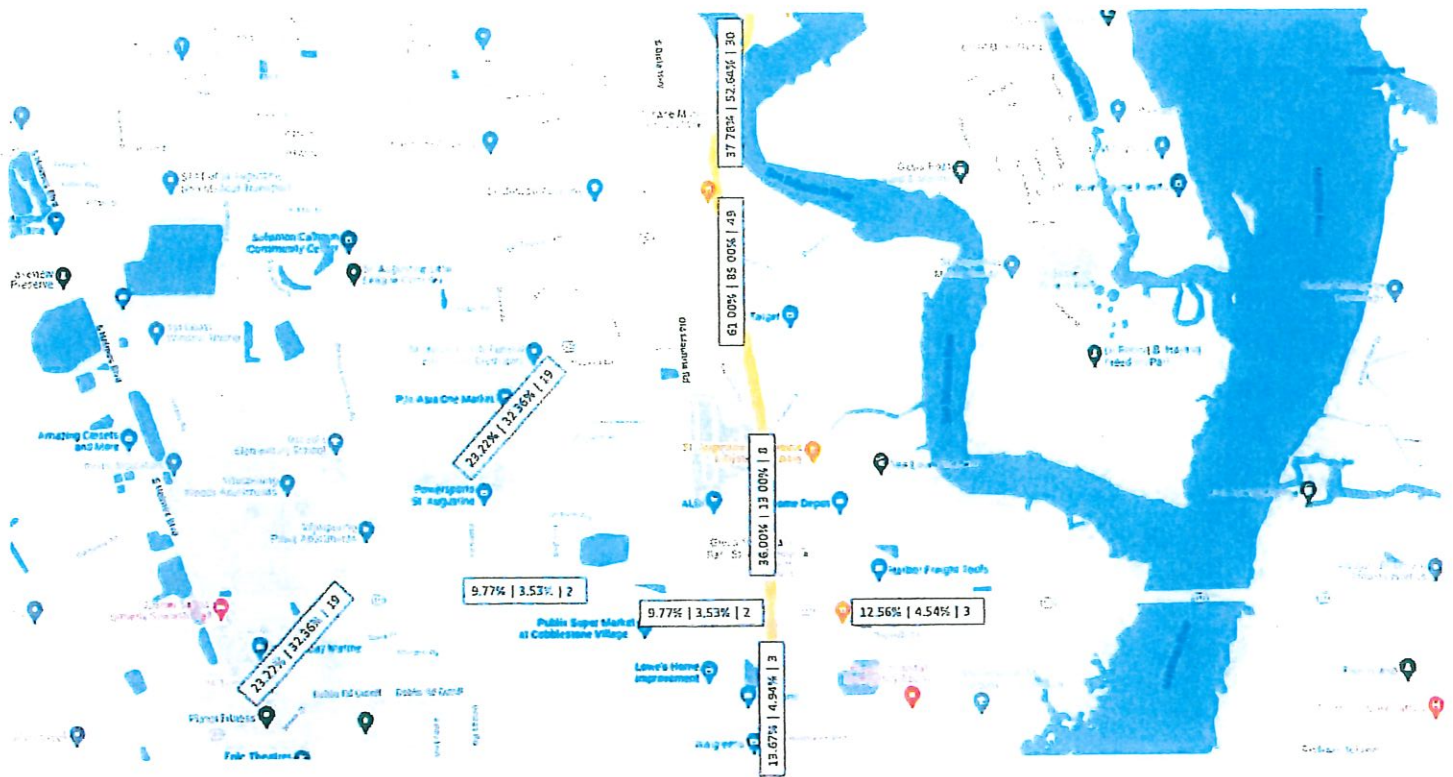


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8833 Parkmaster Park Blvd., Suite 103
Jacksonville FL 32216
(904) 619-3168 | www.ctsolutions.com

Figure 02 – Existing Conditions on US 1 at Arapaho Avenue Intersections
Luhrs Shipyards Residential – Traffic Impact Statement
City of St. Augustine, St. Johns County, Florida



Roadway Type 4MA | 2,726 | D Level of Service
 Year 2022 PM Peak Traffic Volume

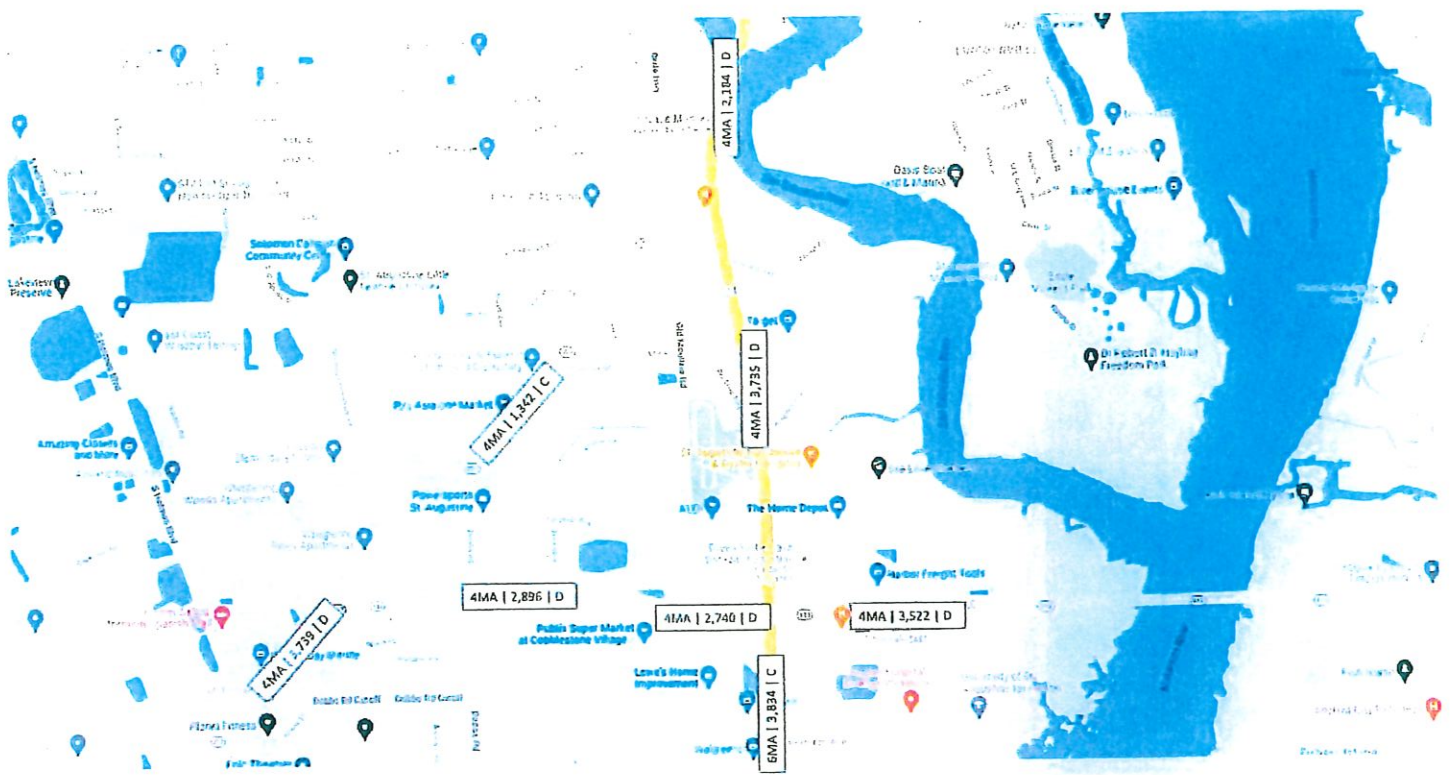


C8i
 Chridex Traffic Solutions, Inc.
 6813 Portover Park Blvd, Suite 101
 Jacksonville, FL 32216
 (904) 619-1168 | www.c8itransolutions.com

Entering Distribution — XX.XX% | XX.XX% | XX
 Exiting Distribution

PM Peak Project Traffic Assignment

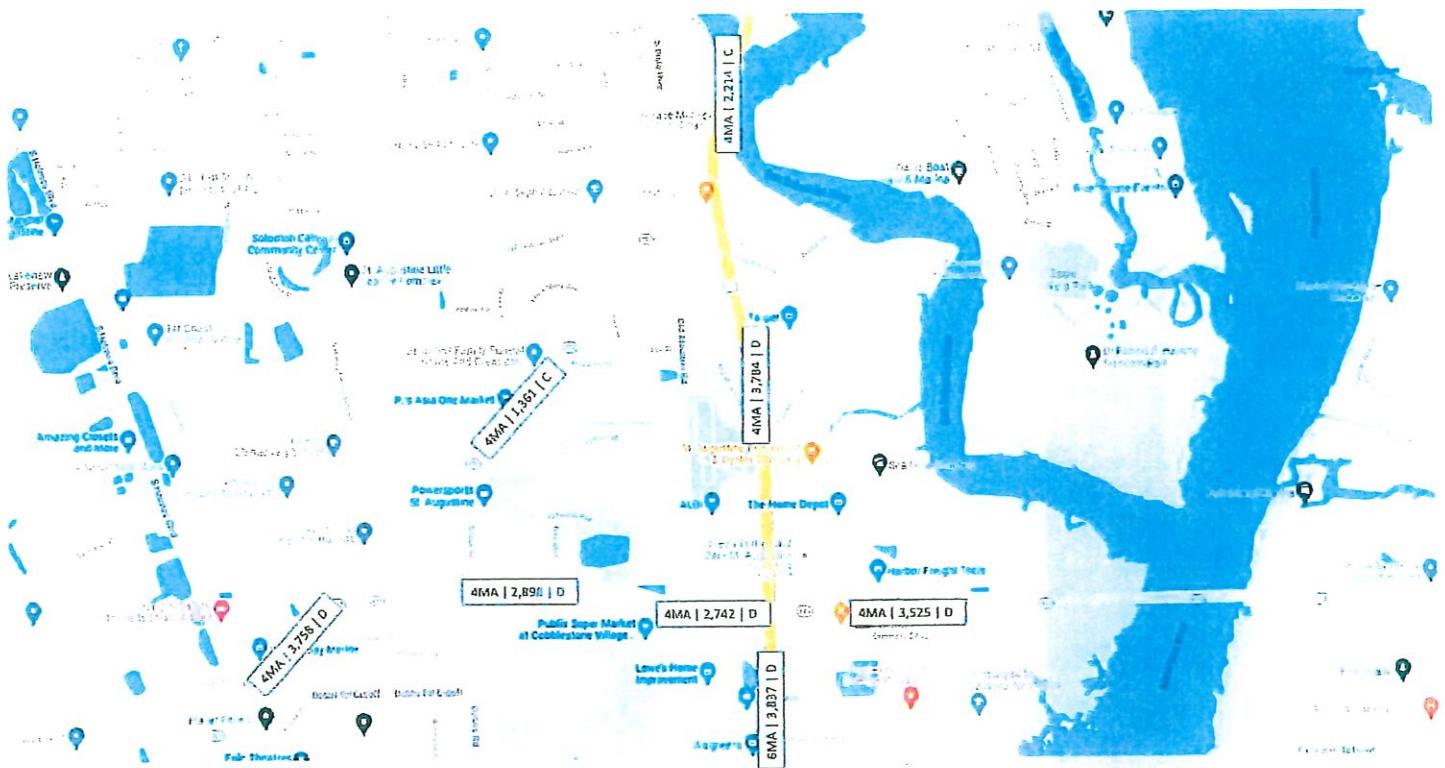
Figure 04 – Project Traffic Distribution & Assignment
 Luhrs Shipyards Residential – Traffic Impact Statement
 City of St. Augustine, St. Johns County, Florida



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Jacksonville, FL 32216
(904) 612-3168 | www.traffic-solutions.com

Roadway Type ——— 4MA | 2,726 | D ——— Level of Service
Year 2022 PM Peak Traffic Volume

Figure 05 – Year 2025 Background Traffic Volumes on Study Roadway Segments
Luhrs Shipyards Residential – Traffic Impact Statement
City of St. Augustine, St. Johns County, Florida



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 Chidolai Traffic Solutions, Inc.
 8433 Perimeter Park Blvd., Suite 101
 Jacksonville, FL 32216
 (904) 619-3165 | www.ctsolutions.com

Roadway Type — 4MA | 2,726 | D — Level of Service
 Year 2022 PM Peak Traffic Volume

Figure 06 – Year 2025 Build-Out Traffic Volumes on Study Roadway Segments
 Luhrs Shipyards Residential – Traffic Impact Statement
 City of St. Augustine, St. Johns County, Florida

Table 01
Trip Generation
Luhrs Single Family, City of St. Augustine, St. Johns County, FL

ITE Land Use Code	Description	Quantity	Units	Time Period	Rate or Equation	Percent Traffic		Project Trips		
						Entering	Exiting	Total	Entering	Exiting
210	Single Family Home Detached	55	Dwelling Units	Daily	$\ln(T) = 0.92 \ln(X) + 2.68$	50%	50%	582	291	291
				AM Peak	$\ln(T) = 0.91 \ln(X) + 0.12$	26%	74%	43	11	32
				PM Peak	$\ln(T) = 0.94 \ln(X) + 0.27$	63%	37%	57	36	21

Source: Trip Generation Manual, 11th Edition, ITE

Table 02
Study Area Roadway Links Existing Conditions
Luhns Single Family, City of St. Augustine, St. Johns County, FL

Roadway	Terminals	Approved Road Type	LOS Standard	Peak Hour MSV	Year 2022 Peak Hour Traffic	Year 2022 Pk Hr Traffic % of MSV	Year 2022 Peak Hour LOS	Annual Growth Factor
SR 207	Holmes Boulevard to SR 312	4MA	D	4,750	3,523	74.17%	D	1.02
SR 207	SR 312 to US 1	4MA	D	3,580	1,265	35.34%	C	1.02
SR 312	SR 207 to CR 5A	4MA	D	3,580	2,729	76.23%	D	1.02
SR 312	CR 5A to US 1	4MA	D	3,580	2,582	72.12%	D	1.02
SR 312	US 1 to SR A1A	4MA	D	4,310	3,319	77.01%	D	1.02
US 1	North of SR 207	4PA	D	4,490	2,058	45.84%	C	1.02
US 1	SR 207 to SR 312	4PA	E	4,950	3,520	71.11%	D	1.02
US 1	Lewis Point Road to SR 312	6PA	E	5,350	3,613	67.53%	D	1.02

Source: Transportation Analysis Spreadsheet, Dated 04/12/2022 (Updated 06/01/2022)

Table 03
Project Traffic Distribution and Assignment
Luhrs Single Family, City of St. Augustine, St. Johns County, FL

		36		21		
Roadway	Termini	Entering Project Traffic Distribution	Exiting Project Traffic Distribution	Entering Project Traffic Assignment	Exiting Project Traffic Assignment	PM Peak Project Traffic Assignment
SR 207	Holmes Boulevard to SR 312	23.22%	32.36%	12	7	19
SR 207	SR 312 to US 1	23.22%	32.36%	12	7	19
SR 312	SR 207 to CR 5A	9.77%	3.53%	1	1	2
SR 312	CR 5A to US 1	9.77%	3.53%	1	1	2
SR 312	US 1 to SR A1A	12.56%	4.54%	2	1	3
US 1	North of SR 207	37.78%	52.64%	19	11	30
US 1	SR 207 to SR 312	61.00%	85.00%	31	18	49
US 1	Lewis Point Road to SR 312	13.67%	4.94%	2	1	3

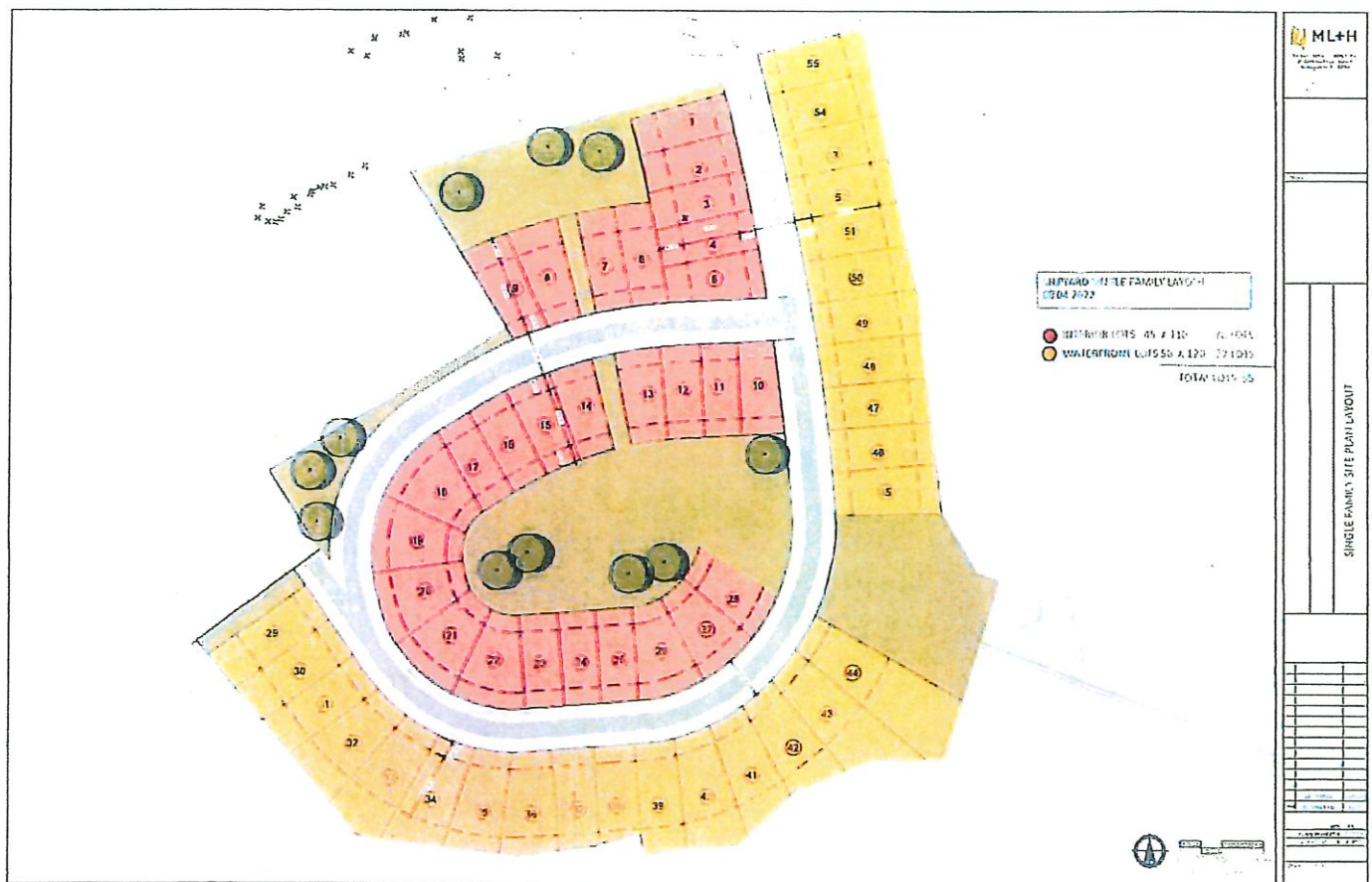
Table 04
Year 2025 Roadway Segment Analysis
Luhns Single Family, City of St. Augustine, St. Johns County, FL

Roadway	Terminl	A Peak Hour MSV	B Year 2022 Peak Hour Traffic	C Annual Growth Rate	D Year 2025 Background Pk Hr Traffic	E Year 2025 Pk Hr Traffic % of MSV	Year 2025 Background Traffic LOS	F P/M Peak Project Traffic Assignment	G Project Traffic % of MSV	H Year 2025 Build-Out Pk Hr Traffic	I Year 2025 BO Pk Hr Traffic % of MSV	Year 2025 Build-Out Traffic LOS
		(Table 02)	(Table 02)	(Table 02)	B + C*3	D/A		F	F/A	D + F	H/A	
SR 207	Holmes Boulevard to SR 312	4,758	3,523	1.02	3,739	78.72%	D	19	0.40%	3,758	79.11%	D
SR 207	SR 312 to US 1	3,588	1,265	1.02	1,942	54.18%	C	19	0.53%	1,961	54.68%	C
SR 312	SR 207 to CR 5A	3,588	2,729	1.02	2,896	80.89%	D	2	0.06%	2,898	80.95%	D
SR 312	CR 5A to US 1	3,588	2,582	1.02	2,740	76.54%	D	2	0.06%	2,742	76.59%	D
SR 312	US 1 to SR A1A	4,310	3,319	1.02	3,522	81.72%	D	3	0.07%	3,525	81.79%	D
US 1	North of SR 207	4,490	2,058	1.02	2,184	48.64%	C	30	0.67%	2,214	49.31%	C
US 1	SR 207 to SR 312	4,950	3,520	1.02	3,735	75.45%	D	49	0.99%	3,784	76.44%	D
US 1	Lewis Point Road to SR 312	5,350	3,613	1.02	3,834	71.66%	D	3	0.06%	3,837	71.72%	D

Attachment A

Conceptual Site Plan

(Source: Maverick Engineering, Inc.)



Attachment B

St. Johns County Transportation
Analysis Spreadsheet (TAS) –
Dated 04/12/2022, Updated
06/01/2022



St. Johns County Transportation Analysis Spreadsheet

Updated with 2020 FDOT Traffic Counts and
2021 St. Johns County Traffic Counts
Published: 04/12/2022 (Updated: 6/1/2022)

LINK ID	FDOT COUNT STM	ROADWAY	FROM/TO	AREA TYPE	APPROX TYPE	LOS STND	SEQUENT LENGTH (MI)	DATE COUNT	TRAFFIC COUNT	ANNUAL GROWTH FACTOR	LOOK K	2012 PK HR TRAFFIC	EXEMPT TRAFFIC	APPROX TRAFFIC	TOTAL COMMITTED TRAFFIC	PERCENT SERVICE VOLUME	LINK STATUS	TRAFFIC STUDY SERVICE VOLUME	APPROX PK HR SERVICE VOLUME
1		11th Street	SR A1A to A1A Beach Blvd	UR	2UC	C	0.68	AD121	926	1.0200	0.099	84	2	86	20.2%	OK	475		
2		16th Street	SR A1A to A1A Beach Blvd	UR	2UC	C	0.78	AD121	1,914	1.0250	0.090	172	4	183	38.1%	OK	475		
3		A Street	SR A1A to A1A Beach Blvd	UR	2UC	C	0.57	AD121	3,351	1.0354	0.090	312	11	323	68.9%	OK	475		
4		A Avenue Rd (Normant Blvd)	SR 207 to Co Landfill Entrance	TR	2M/C	D	2.45	AD121	1,477	1.0244	0.125	189	5	195	19.9%	OK	1,050		
5		Aish Nassir Rd	Co Landfill Entrance to CR 214	TR	2M/C	D	1.23	AD121	1,408	1.0417	0.125	183	8	200	21.8%	OK	1,050		
7		Canal Blvd	CR 210A (Roscoe Blvd) to CR 210 (Palm Vly Rd)	UR	2UC	D	0.76	AD121	3,035	1.0200	0.127	362	8	400	41.7%	OK	950		
8		Cowpen Branch Rd	CR 13 to SR 205	RU	2M/C	C	3.98	AD121	567	1.0025	0.095	57	4	61	7.4%	OK	820		
10		CR 13	CR 204 to Cowpen Branch Rd	RU	2M/C	C	4.82	AD121	3,182	1.0313	0.095	312	10	322	39.3%	OK	820		
11		CR 13	Cowpen Branch Rd to George Mader Rd	RU	2M/C	C	2.47	AD121	3,309	1.0463	0.095	329	13	342	41.3%	OK	820		
12		CR 13	George Mader Rd to SR 207 (W)	RD	2M/C	C	2.23	AD121	3,060	1.0200	0.098	319	6	316	28.7%	OK	1,100		
13		CR 13	SR 207 (W) to SR 207 (E)	RD	2M/C	C	1.19	AD121	810	1.0200	0.099	82	2	84	7.6%	OK	1,100		
14		CR 13	SR 207 to CR 13A	RU	2M/C	C	2.71	AD121	1,884	1.0200	0.104	200	4	248	30.2%	OK	820		
16		CR 13	CR 13A to CR 214	RU	2M/C	C	7.39	AD121	762	1.0200	0.100	78	2	80	9.8%	OK	820		
16		CR 13	CR 214 to CR 208	RU	2M/C	C	6.36	AD121	660	1.0200	0.097	65	1	66	9.0%	OK	820		
17		CR 13	CR 208 to Joe Ashton Rd	TR	2M/C	D	4.10	AD121	2,444	1.0208	0.090	225	5	230	13.3%	OK	2,110		
17		CR 13	Joe Ashton Rd to SR 16	UR	2UC	D	1.27	AD121	1,023	1.0236	0.090	983	23	64	1.6%	OK	1,440		
18		CR 13A	CR 13 to CR 305	RU	2M/C	C	0.97	AD121	1,494	1.0200	0.133	204	4	35	32.3%	OK	820		
18		CR 13A	CR 305 to CR 214	RU	2M/C	C	4.48	AD121	1,598	1.0200	0.108	175	4	72	23.7%	OK	820		
20		CR 13A	CR 214 to CR 208	TR	2M/C	D	3.76	AD121	2,839	1.0235	0.102	303	7	51	17.1%	OK	2,310		
20		CR 13A	CR 208 to Semara Lakes Parkway	TR	2M/C	D	2.85	AD121	4,642	1.0458	0.099	481	22	135	636	48.7%	OK	1,310	
21		CR 13A	Semara Lakes Parkway to SR 16	UR	2UC	D	1.50	AD121	15,891	1.0782	0.095	1735	132	199	2,066	64.2%	OK	5,220	
22		CR 13B (Front Cove Rd)	SR 13 to SR 13	UR	2UC	D	2.38	AD121	870	1.0200	0.110	98	2	227	28.4%	OK	1,160		
22		CR 13B	CR 13 to CR 210	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
22		CR 13B	CR 210 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
22		CR 13B	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
23		CR 16A (Lexus Spwy)	SR 16 to Vesta Ave	UR	2UC	D	0.98	AD121	6,325	1.0200	0.137	83	1	93	83.4%	OK	1,440		
23		CR 16A (Lexus Spwy)	Vesta Ave to Woodman Rd	UR	2UC	D	0.35	AD121	6,218	1.0200	0.107	581	14	87	782	64.3%	OK	1,440	
26		CR 16A (Lexus Spwy)	Woodman Rd to SR 5 (US 1)	UR	2UC	D	1.07	AD121	8,091	1.0317	0.126	1652	33	187	1,277	86.2%	OK	1,440	
27		CR 203 (Ponte Vena Blvd)	SR A1A to CR 210 (Corona Rd)	UR	2UC	D	0.85	AD121	4,197	1.0200	0.093	390	8	67	471	41.0%	OK	1,150	
28		CR 203 (Ponte Vena Blvd)	CR 210 (Corona Rd) to CR 210A (Sofana Rd)	UR	2UC	D	0.85	AD121	2,787	1.0200	0.108	318	6	5	330	28.7%	OK	1,150	
28		CR 203 (Ponte Vena Blvd)	CR 210A (Sofana Rd) to Duval Co Line	UR	2UC	D	0.97	AD121	3,030	1.0200	0.105	344	7	351	30.5%	OK	1,150		
28		CR 204	CR 13 to SR 5 (US 1)	RU	2M/C	C	1.55	AD121	3,752	1.0288	0.093	384	8	111	463	39.9%	OK	820	
30		CR 208	CR 13 to Joe Ashton Rd	TR	2M/C	D	0.97	AD121	3,542	1.0200	0.101	379	5	56	7.9%	OK	2,310		
31		CR 208	Joe Ashton Rd to CR 13A	TR	2M/C	D	2.31	AD121	3,212	1.0200	0.116	379	8	367	19.3%	OK	2,110		
32		CR 208	CR 13A to SR 16	TR	2M/C	D	4.91	AD121	5,187	1.0200	0.107	690	12	237	649	48.2%	OK	2,310	
33		CR 210	CR 13A to SR 16	TR	2M/C	D	3.20	AD121	5,187	1.0200	0.107	690	12	237	649	48.2%	OK	2,310	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	
33		CR 210	SR 16 to SR 16	UR	2UC	D	0.36	AD121	11,196	1.0200	0.110	1,048	21	384	2,791	134.5%	DEFICIENT	2,240	



St. Johns County Transportation Analysis Spreadsheet

Updated with 2020 FDOT Traffic Counts and
2021 St. Johns County Traffic Counts
Published 04/12/2022 (Updated 6/1/2022)

MSR LWR ID	FOOT COUNT STN	ROADWAY	FROM/TO	AREA TYPE	APPROX. ROAD TYPE	LOS SIDE	SEGMENT LENGTH (MI)	DATE OF COUNT	TRAFFIC COUNT AADT	ADJUSTED GROWTH FACTOR	MSR K FACTOR	2012 PK HR TRAFFIC	EXEMPT DEVEL TRAFFIC	APPROX CONC TRAFFIC	TOTAL COMMITTED PK HR TRAFFIC	PERCENT SERVICE VOLUME UTILIZED	LOS STATUS	TRAFFIC STUDY SERVICE VOLUME	APPROX PK HR SERVICE VOLUME
26.4		CR 210	Alumina CR 210 to Valley Ridge Rd	TR	2MAG	D	0.83	ADT21	11,420	1.060	0.000	1,060	0	0	1,060	17.0%	DEFICIENT	1,060	1,060
27		Palm Valley Rd (CR 210)	Valley Ridge Blvd to Preservation Trail	TR	2MAG	D	1.26	ADT21	5,730	1.055	0.000	545	0	0	545	9.5%	OK	1,210	1,210
28		CR 210 (Palm Valley Rd) EW	CR 210 to Preserve Blvd to MacIntosh Rd	TR	2MAG	D	1.26	ADT21	21,344	1.019	0.000	2,072	0	0	2,072	9.7%	DEFICIENT	1,900	1,900
29		CR 210 (Palm Valley Rd) NS	MacIntosh Rd to CR 210	TR	2MAG	D	0.83	ADT21	11,420	1.060	0.000	1,060	0	0	1,060	17.0%	DEFICIENT	1,060	1,060
30		CR 210 (Palm Valley Rd) NS	CR 210 to SR A1A	TR	2MAG	D	0.83	ADT21	11,420	1.060	0.000	1,060	0	0	1,060	17.0%	DEFICIENT	1,060	1,060
41		CR 210 (Carroll Rd) EW	SR A1A to CR 203 (Ponte Vedra Blvd)	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
42		CR 210A (Reserve Blvd)	Palm Valley Rd to Canal Blvd	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
43.1		CR 210A (Reserve Blvd)	Canal Blvd to PGA Tour Blvd	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
43.2		CR 210A (Reserve Blvd)	PGA Tour Blvd to SR A1A	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
43.3		CR 210A (Solemn Rd)	SR A1A to CR 203 (Ponte Vedra Blvd)	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
44		CR 214	CR 13 to CR 13A	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
45		CR 214	CR 13A to Allen Haze Rd	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
46		CR 214	Allen Haze Rd to Holmes Blvd	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
47		CR 214 (W. King St)	Holmes Blvd to Volusia St	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
48		CR 214 (W. King St)	Volusia St to Palmer St	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
49		CR 214 (W. King St)	Palmer St to SR 5	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
51		CR 305	SR 205 to SR 207	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
52		CR 305	SR 207 to SR 209	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
53		CR 3A (Old Manly Rd)	SR 5 (US 1) to Kings Estate Rd	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
54		CR 3A (Old Manly Rd)	Kings Estate Rd to SR 5	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
55		CR 3A (Old Manly Rd)	SR 5 to SR 5A	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
56		CR 3A (Old Manly Rd)	SR 5A to SR 5B	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
57		CR 3A (Old Manly Rd)	SR 5B to SR 5C	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
58		CR 3A (Old Manly Rd)	SR 5C to SR 5D	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
59		CR 3A (Old Manly Rd)	SR 5D to SR 5E	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
60		CR 3A (Old Manly Rd)	SR 5E to SR 5F	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
61		CR 3A (Old Manly Rd)	SR 5F to SR 5G	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
62		CR 3A (Old Manly Rd)	SR 5G to SR 5H	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
63		CR 3A (Old Manly Rd)	SR 5H to SR 5I	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
64		CR 3A (Old Manly Rd)	SR 5I to SR 5J	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
65		CR 3A (Old Manly Rd)	SR 5J to SR 5K	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
66		CR 3A (Old Manly Rd)	SR 5K to SR 5L	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
67		CR 3A (Old Manly Rd)	SR 5L to SR 5M	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
68		CR 3A (Old Manly Rd)	SR 5M to SR 5N	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
69		CR 3A (Old Manly Rd)	SR 5N to SR 5O	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
70		CR 3A (Old Manly Rd)	SR 5O to SR 5P	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
71		CR 3A (Old Manly Rd)	SR 5P to SR 5Q	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
72		CR 3A (Old Manly Rd)	SR 5Q to SR 5R	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
73		CR 3A (Old Manly Rd)	SR 5R to SR 5S	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
74		CR 3A (Old Manly Rd)	SR 5S to SR 5T	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
75		CR 3A (Old Manly Rd)	SR 5T to SR 5U	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
76		CR 3A (Old Manly Rd)	SR 5U to SR 5V	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
77		CR 3A (Old Manly Rd)	SR 5V to SR 5W	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
78		CR 3A (Old Manly Rd)	SR 5W to SR 5X	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
79		CR 3A (Old Manly Rd)	SR 5X to SR 5Y	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
80		CR 3A (Old Manly Rd)	SR 5Y to SR 5Z	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
81		CR 3A (Old Manly Rd)	SR 5Z to SR 6A	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
82		CR 3A (Old Manly Rd)	SR 6A to SR 6B	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
83		CR 3A (Old Manly Rd)	SR 6B to SR 6C	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
84		CR 3A (Old Manly Rd)	SR 6C to SR 6D	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
85		CR 3A (Old Manly Rd)	SR 6D to SR 6E	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
86		CR 3A (Old Manly Rd)	SR 6E to SR 6F	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
87		CR 3A (Old Manly Rd)	SR 6F to SR 6G	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
88		CR 3A (Old Manly Rd)	SR 6G to SR 6H	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
89		CR 3A (Old Manly Rd)	SR 6H to SR 6I	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
90		CR 3A (Old Manly Rd)	SR 6I to SR 6J	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
91		CR 3A (Old Manly Rd)	SR 6J to SR 6K	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
92		CR 3A (Old Manly Rd)	SR 6K to SR 6L	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
93		CR 3A (Old Manly Rd)	SR 6L to SR 6M	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
94		CR 3A (Old Manly Rd)	SR 6M to SR 6N	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
95		CR 3A (Old Manly Rd)	SR 6N to SR 6O	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
96		CR 3A (Old Manly Rd)	SR 6O to SR 6P	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
97		CR 3A (Old Manly Rd)	SR 6P to SR 6Q	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
98		CR 3A (Old Manly Rd)	SR 6Q to SR 6R	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
99		CR 3A (Old Manly Rd)	SR 6R to SR 6S	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150
100		CR 3A (Old Manly Rd)	SR 6S to SR 6T	TR	2MAG	D	0.58	ADT21	5,150	1.020	0.000	515	0	0	515	8.1%	OK	1,150	1,150



St. Johns County Transportation Analysis Spreadsheet

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2021 St. Johns County Traffic Counts
Published 04/12/2022 (Updated: 6/1/2022)

SR#	CDOT	ROADWAY	FROM/TO	AREA	APPROX	LOC	SEGMENT	DATE	TRAFFIC	ANNUAL	LINK	2022	EXEMPT	APPROX	TOTAL	PERCENT	LINK	TRAFFIC	APPROX
ID	SR#			TYPE	ROAD	STUD	LENGTH	OF	COUNT	GROWTH	FACTOR	PK	LEVEL	COMMIT	PK	TRAFFIC	STATUS	STUDY	PK
					TYPE		(MI)	CONV	ADT			HR	TRAFFIC	TRAFFIC	HR			VOLUME	HR
73.1		International Golf Pkwy	SR 10 to Royal Palm Parkway	UZ	4UC	D	1.50	ADT21	25,880	1.0525	0.953	2367	148	1,715	4,420	121.7%	DEFICIENT	3,550	
73.2		International Golf Pkwy	Royal Palm Parkway to SR 9 (R-95)	UZ	4UC	D	0.98	ADT21	22,795	1.0457	0.913	2180	113	2,694	4,897	135.6%	DEFICIENT	3,580	
74.1		International Golf Pkwy	SR 9 (R-95) to N. Francis Road	FR	2MA-C	D	0.70	ADT21	18,761	1.0453	0.100	1681	115	1,395	2,484	109.2%	DEFICIENT	3,580	
74.2		International Golf Pkwy	N. Francis Road to St. Marks Paved Blvd.	FR	2MA-C	D	3.30	ADT21	11,493	1.0468	0.100	1183	58	579	1,830	120.5%	DEFICIENT	1,480	
74.3		International Golf Pkwy	St. Marks Paved Blvd. to SR 5 (US 1)	FR	2MA-C	D	0.61	ADT21	11,733	1.0524	0.094	1162	61	530	1,759	120.5%	DEFICIENT	1,480	
75		Pape Rd	SR A1A to A1A Beach Blvd	UZ	2UC	C	0.45	ADT21	2,606	1.0200	0.080	253	5	383	72.9%	OK	1,150		
76		Reese Track Rd	SR 13 to Bishop Estates Rd	UZ	4UC	D	3.07	ADT21	24,429	1.0700	0.095	2362	47	403	2,812	74.6%	OK	3,770	
77.1		Reese Track Rd	Bishop Estates Rd. to Veterans Pkwy	UZ	4UC	D	1.62	ADT21	20,830	1.0482	0.104	2835	141	830	2,712	101.5%	DEFICIENT	3,660	
77.2		Reese Track Rd	Veterans Pkwy to St. Johns Pkwy	UZ	4UC	D	1.23	ADT21	27,653	1.0510	0.098	2383	140	1,068	4,065	113.6%	DEFICIENT	3,580	
77.3		Reese Track Rd	St. Johns Pkwy to Wilson Pkwy	UZ	4UC	D	1.05	ADT21	26,972	1.0572	0.096	2719	143	1,378	4,278	118.3%	DEFICIENT	3,580	
77.4		Reese Track Rd	Wilson Pkwy to East Pkwy	UZ	4UC	D	0.70	ADT21	23,728	1.0331	0.094	3004	86	1,250	2,434	82.5%	CRITICAL	3,530	
78.11		Reese Track Rd	East Pkwy to East Pkwy	UZ	2UC	D	0.68	ADT21	10,580	1.0452	0.099	1650	86	1,183	2,207	280.4%	DEFICIENT	1,580	
78.12		Reese Track Rd	East Pkwy to Bartram Springs Pkwy	UZ	2UC	D	0.63	ADT21	10,500	1.0492	0.095	1650	86	1,180	2,202	80.3%	CRITICAL	3,580	
78.2		Reese Track Rd	Bartram Springs Pkwy to SR 5 (US 1)	UZ	4UC	D	0.57	ADT21	19,212	1.0448	0.092	1842	86	1,228	2,150	89.2%	OK	3,580	
79		Reese Track Rd	SR 13 to Longleaf Pkwy	UZ	2UC	D	2.68	ADT21	12,785	1.0227	0.092	3263	29	890	1,842	357.6%	DEFICIENT	1,440	
80		Russell Swenson Rd	CR 210 to St. Johns Pkwy	UZ	2UC	D	2.27	ADT21	5,451	1.0752	0.121	710	53	570	1,293	89.1%	OK	1,440	
81	263	SR 13 to SR 16	SR 16 (East) to SR 16 (West)	FR	2MA	D	4.07	ADT20	9,100	1.0300	0.080	852	17	571	1,440	68.2%	OK	2,110	
82	105	SR 13	SR 16 (West) to CR 15A	UZ	2MA	D	1.34	ADT20	13,000	1.0200	0.090	1217	24	583	1,038	114.8%	DEFICIENT	1,600	
83	4	CR 13	CR 15A to Greenbush Rd	FR	2MA	D	6.17	ADT20	4,300	1.0200	0.090	493	3	584	985	58.2%	OK	1,600	
84	290	SR 13	Greenbush Rd. to Roberts Rd	UZ	2MA	D	2.76	ADT20	8,300	1.0200	0.090	777	18	495	1,288	49.5%	OK	1,600	
85	240	SR 13	Roberts Rd. to CR 635 (Front Cove Rd. S.)	UZ	4MA	D	0.08	ADT20	24,949	1.0200	0.090	2335	47	1,064	2,388	84.8%	CRITICAL	3,580	
86	21	SR 13	CR 635 (Front Cove Rd. S.) to Reese Track Rd	UZ	4MA	D	1.17	ADT20	20,030	1.0200	0.090	2435	89	878	2,403	86.7%	CRITICAL	3,580	
88	359	(Dover) SR 13	Reese Track Rd. to David C. Lane	UZ	4MA	D	0.71	ADT21	41,876	1.0200	0.090	4119	82	237	8,814	321.5%	DEFICIENT	3,580	
89	0015	(Dover) SR 13	David C. Lane to SR 13	UZ	2MA	D	1.65	ADT21	10,330	1.0223	0.095	1715	40	489	2,384	61.4%	OK	3,580	
90		SR 13	SR 13 to CR 15A	UZ	2MA	D	4.08	ADT21	18,561	1.0200	0.084	1805	47	828	2,218	142.2%	DEFICIENT	1,600	
91.1	256	SR 13	CR 15A to International Golf Pkwy	UZ	4MA	D	3.48	ADT21	23,100	1.0400	0.091	3291	101	1,413	3,117	115.6%	DEFICIENT	3,580	
91.2	41	SR 13	International Golf Pkwy to CR 2200	UZ	2MA	D	0.78	ADT21	18,860	1.0421	0.090	1751	74	3,115	3,340	183.8%	DEFICIENT	1,600	
92.11	47	SR 13	CR 2200 to B. Francis Rd	FR	2MA	D	0.88	ADT21	18,657	1.0310	0.090	1734	57	1,050	2,842	134.7%	DEFICIENT	2,110	
92.12	47	SR 13	B. Francis Rd. to West Mall Entrance	FR	2MA	D	3.30	ADT21	18,570	1.0310	0.088	1819	80	1,094	3,123	148.9%	DEFICIENT	2,110	
92.2	47	SR 13	West Mall Entrance to I-95	FR	4MA	D	0.82	ADT19	25,221	1.0250	0.090	2420	90	1,388	2,854	121.4%	DEFICIENT	3,200	
93.1	SR 13		SR 9 (R-95) to Meacham Rd	FR	4MA	D	0.34	ADT21	30,815	1.0342	0.088	2687	139	2,688	8,072	134.0%	DEFICIENT	3,200	
93.2	SR 13		Meacham Rd. to Pape Rd	FR	4MA	D	2.46	ADT21	41,112	1.0370	0.086	3834	122	1,768	9,854	97.8%	CRITICAL	3,010	
94	303	SR 13	Pape Rd. to Whidbey Rd	UZ	4MA	D	0.77	ADT21	25,844	1.0200	0.092	2400	77	1,005	3,972	58.1%	CRITICAL	3,200	
95	184	SR 13	Whidbey Rd. to Masters Dr	UZ	4MA	D	1.81	ADT21	20,710	1.0200	0.090	1903	38	928	2,869	80.1%	OK	3,580	
96	SR 13		Masters Dr. to Leves Spwy (CR 15A)	UZ	4MA	D	0.19	ADT21	23,000	1.0200	0.090	2111	42	612	2,765	77.2%	OK	3,580	
97	187	SR 13	Leves Spwy (CR 15A) to St. Aug. Limb (W)	UZ	4MA	D	0.10	ADT21	24,937	1.0200	0.090	2289	48	544	2,879	60.4%	OK	3,580	
99	75	SR 205	SR 207 to CR 305	RD	2MA	C	3.50	ADT20	5,700	1.0200	0.095	563	11	18	592	48.5%	OK	1,220	
100	SR 205		CR 305 to SR 9 (R-95)	RD	2MA	D	5.05	ADT21	5,084	1.0200	0.088	508	10	78	584	49.7%	OK	1,600	
101	76	SR 205	SR 9 (R-95) to SR 5 (US 1)	FR	2MA	D	2.16	ADT20	8,600	1.0200	0.090	824	18	41	881	88.3%	OK	1,450	
102	22	SR 205	SR 5 (US 1) to SR A1A	UZ	2MA	D	3.81	ADT20	12,000	1.0200	0.095	1105	24	25	1,215	77.2%	OK	1,600	
103	178	SR 207	Purman Cn. Lane to Hartings City Limb (W)	RU	4MA	B	0.53	ADT20	18,700	1.0200	0.085	1844	27	1,985	63.7%	OK	2,960		
104	279	SR 207	Hartings City Limb (E) to SR 208	RD	4MA	B	1.31	ADT20	22,000	1.0200	0.085	2174	43	2,217	79.7%	OK	2,780		
105	231	SR 207	SR 208 to CR 13	RD	4MA	B	1.29	ADT20	18,400	1.0200	0.095	1522	30	44	1,586	57.4%	OK	2,780	



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SRH ID	FDOT COUNT STH	ROADWAY	TRUCKS	AREA TYPE	APPROX ROAD TYPE	LOS	SEGMENT LENGTH (MI)	DATE OF COUNT	TRAFFIC COUNT ADJ	ANNUAL GROWTH FACTOR	LINK E FACTOR	2022 PK HR TRAFFIC	EXEMPT DEVEL TRAFFIC	APPROX CONC TRAFFIC	TOTAL COUNTED PK HR TRAFFIC	PERCENT SERVICE VOLUME UTILIZED	LINK STATUS	HAFFC STUDY SERVICE VOLUME	APPROX PK HR SERVICE VOLUME
105	35	SR 207	CR 13 to CR 305	TR	4MA	B	4.49	ADT20	13,800	1.0200	0.095	1174	27	1,401	47.3%	OK		2,600	
107 1	109	SR 207	CR 305 to Vermont Blvd	TR	4MA	C	2.48	ADT20	15,000	1.0200	0.095	1262	31	1,648	21.0%	OK		4,495	
107 2		SR 207	Vermont Blvd to Cypress Links Blvd	TR	4MA	C	1.07	ADT21	10,753	1.0390	0.093	2416	746	3,111	77.3%	OK		4,495	
107 3		SR 207	Cypress Links Blvd to SR 9 (I-95)	TR	4MA	C	0.59	ADT21	22,468	1.0257	0.090	2973	33	3,006	74.1%	OK		4,495	
108 1	271	SR 207	SR 9 (I-95) to SR 312	TR	4MA	D	0.97	ADT21	30,307	1.0200	0.090	2463	33	2,496	80.0%	OK		3,010	
109 1	272	SR 207	SR 312 to SR 312	TR	4MA	D	0.00	ADT21	30,307	1.0200	0.090	2463	33	2,496	80.0%	OK		3,010	
110 1	273	SR 207	SR 312 to SR 312	TR	4MA	D	0.00	ADT21	30,307	1.0200	0.090	2463	33	2,496	80.0%	OK		3,010	
111 1	274	SR 207	SR 312 to St. Aug. City Limits (W)	UZ	4MA	D	1.14	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
112 1	275	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
112 2	276	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
112 3	277	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 1	278	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 2	279	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 3	280	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 4	281	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 5	282	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 6	283	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 7	284	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 8	285	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 9	286	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 10	287	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 11	288	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 12	289	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 13	290	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 14	291	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 15	292	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 16	293	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 17	294	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 18	295	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 19	296	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 20	297	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 21	298	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 22	299	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 23	300	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 24	301	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 25	302	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 26	303	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 27	304	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 28	305	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 29	306	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 30	307	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 31	308	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 32	309	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 33	310	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 34	311	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 35	312	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 36	313	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 37	314	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 38	315	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 39	316	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 40	317	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 41	318	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 42	319	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 43	320	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 44	321	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 45	322	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 46	323	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 47	324	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 48	325	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 49	326	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 50	327	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 51	328	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 52	329	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 53	330	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 54	331	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 55	332	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 56	333	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 57	334	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 58	335	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00	ADT21	13,785	1.0200	0.090	1265	25	1,490	51.0%	OK		3,580	
113 59	336	SR 312	SR 312 to SR 312	UZ	4MA	D	0.00												



St. Johns County Transportation Analysis Spreadsheet

Updated with 2020 FDOT Traffic Counts and
2021 St. Johns County Traffic Counts
Published: 04/12/2022 (Updated: 6/1/2022)

MAN UFIX ID	FDOT COUNT STN	ROADWAY	FRDAUTO	AREA TYPE	APPROV ROAD TYPE	LOS STUD	SEGMENT LENGTH (MI)	DATE OF COUNT	TRAFFIC COUNT ADPT	ANNUAL GROWTH FACTOR	LINK K FACTOR	155 PK HR TRAFFIC	EXCEPT DEVEL TRAFFIC	APPROV CONC TRAFFIC	TOTAL COMMITTED PK HR TRAFFIC	PERCENT SERVICE VOLUME UNLDED	LINK STATUS	TRAFFIC STUDY SERVICE VOLUME	APPROV PK HR SERVICE VOLUME
143 1		SR A1A	3rd St. to Guana River Park Dam Usa Entr.	TR	2MA	D	4.78	ADT21	5,637	1.0200	0.057	555	11	78	642	20.4%	OK		2,110
143 2	78	SR A1A	Guana River Park Dam Usa Entr. to Keller Rd	TR	2MA	D	9.81	ADT21	7,718	1.0200	0.053	720	15	40	785	57.2%	OK		2,110
144 1		SR A1A	Upper Rd to Highway 17 to Highway 17 to Highway 17	UZ	2MA	D	0.25	ADT21	16,503	1.0200	0.060	1,600	54	231	2,044	20.4%	CRITICAL	1,050	1,050
144 2	274	SR A1A	Swagyard Dr. W to Palm Valley Rd (4-lane)	UZ	4MA	D	0.48	ADT21	22,701	1.0200	0.080	2,084	42	231	2,357	65.8%	OK		3,580
145 1	81	SR A1A	Palm Valley Rd to PGA Tour Blvd	UZ	4MA	D	0.54	ADT21	39,729	1.0200	0.090	3,165	68	295	3,749	76.8%	OK	4,880	4,880
145 2		SR A1A	PGA Tour Blvd to Corona Rd	UZ	4MA	D	0.97	ADT21	40,260	1.0200	0.092	3,785	76	133	4,094	82.0%	OK	4,880	4,880
146	266	SR A1A	Corona Rd to CR 210A (Solano Rd)	UZ	4MA	D	0.78	ADT21	39,861	1.0200	0.090	3,659	73	96	3,828	78.4%	OK	4,880	4,880
147 1	80	SR A1A	CR 210A to Highway 17 to Highway 17 to Highway 17	UZ	4MA	D	0.25	ADT21	20,172	1.0200	0.060	1,600	54	231	2,044	20.4%	CRITICAL	1,050	1,050
147 2		SR A1A	Highway 17 to Highway 17 to Highway 17 to Highway 17	UZ	4MA	D	0.25	ADT21	20,172	1.0200	0.060	1,600	54	231	2,044	20.4%	CRITICAL	1,050	1,050
148		St. Andrews Church Rd	CR 12A to SR 207	RU	2MC	C	2.53	ADT21	442	1.0200	0.109	48	1	59	59	8.1%	OK		520
149		Yacalla Ave	SR 10 to Lewis Speedway (CR 16A)	UZ	2UC	D	0.77	ADT21	2,551	1.0200	0.096	271	5	53	339	29.5%	OK		1,150



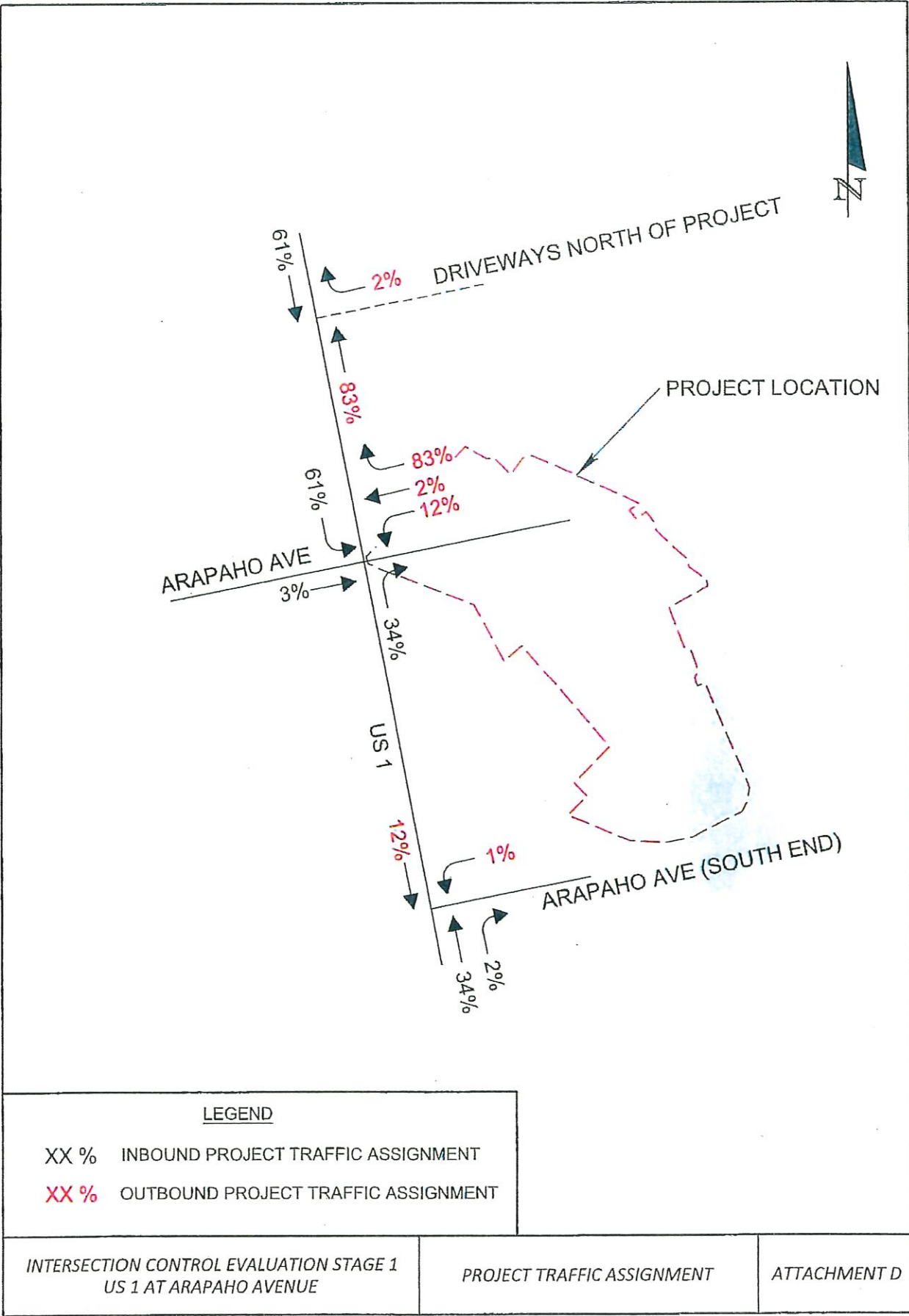
St. Johns County Transportation Analysis Spreadsheet

Updated with 2020 FDOT Traffic Counts and
2021 St. Johns County Traffic Counts
Published: 04/12/2022 (Updated: 6/1/2022)

WOT LINK ID	FOOT COUNT STN	ROADWAY	FROM TO	AREA TYPE	APPROX ROAD TYPE	LOS STND	GEOMENT LENGTH (ft)	DATE OF COUNT	TRAFFIC COUNT ADT	ANNUAL GROWTH FACTOR	LOS K FACTOR	2022 PK HR TRAFFIC	EXEMPT DEVEL TRAFFIC	APPROX CORR TRAFFIC	TOTAL COMMITTED PK HR TRAFFIC	PERCENT SERVICE VOLUME UTILIZED	LINK STATUS	WOTFC STUDY SERVICE VOLUME	APPROX PLANS SERVICE VOLUME
150.1		Wildwood Dr	SR 5 (US 1) to Deerchase Drive	UZ	2UC	D	1.13	ADT21	12,096	1.0366	0.090	1,170	32	168	1,338	69.0%	OK	1,650	1,050
150.2		Wildwood Dr	Deerchase Drive to SR 207	UZ	2UC	D	2.84	ADT21	6,006	1.0211	0.090	791	17	510	1,318	77.6%	OK		1,440
151.1		Woodburn Rd	SR 16 to Heritage Park (CR 16)	UZ	2UC	D	0.80	ADT21	7,741	1.0850	0.117	964	64	102	1,130	76.5%	OK		1,440
151.2		Woodburn Rd	Heritage Park Dr to Level Spruway (CR 16)	UZ	2UC	D	1.75	ADT21	9,799	1.0788	0.120	1,368	108	822	2,298	71.4%	OK		3,220
152.2		Volunteer Pkwy	Longleaf Pkwy to Race Track Rd	UZ	4MAC	D	3.03	ADT21	5,403	1.1046	0.128	773	81	1,255	2,109	73.2%	OK		2,820
153.1		Longleaf Pkwy	SR 210 to Greenbriar Rd	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
153.2		Longleaf Pkwy	Greenbriar Rd to SR 207	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
154.1		Longleaf Pkwy	SR 207 to SR 210 W	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
154.2		Longleaf Pkwy	SR 210 W to SR 210 E	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
155.1		Longleaf Pkwy	SR 210 E to SR 210 W	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
155.2		Longleaf Pkwy	SR 210 W to SR 210 E	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
156.1		Longleaf Pkwy	SR 210 E to SR 210 W	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
156.2		Longleaf Pkwy	SR 210 W to SR 210 E	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
157.1		Longleaf Pkwy	SR 210 E to SR 210 W	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
157.2		Longleaf Pkwy	SR 210 W to SR 210 E	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
158.1		Longleaf Pkwy	SR 210 E to SR 210 W	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
158.2		Longleaf Pkwy	SR 210 W to SR 210 E	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
159.1		Longleaf Pkwy	SR 210 E to SR 210 W	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
159.2		Longleaf Pkwy	SR 210 W to SR 210 E	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
160.1		Longleaf Pkwy	SR 210 E to SR 210 W	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
160.2		Longleaf Pkwy	SR 210 W to SR 210 E	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
161.1		Longleaf Pkwy	SR 210 E to SR 210 W	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
161.2		Longleaf Pkwy	SR 210 W to SR 210 E	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
162.1		Longleaf Pkwy	SR 210 E to SR 210 W	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
162.2		Longleaf Pkwy	SR 210 W to SR 210 E	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
163.1		Longleaf Pkwy	SR 210 E to SR 210 W	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
163.2		Longleaf Pkwy	SR 210 W to SR 210 E	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
164.1		Longleaf Pkwy	SR 210 E to SR 210 W	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
164.2		Longleaf Pkwy	SR 210 W to SR 210 E	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
165.1		Longleaf Pkwy	SR 210 E to SR 210 W	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
165.2		Longleaf Pkwy	SR 210 W to SR 210 E	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
166.1		Longleaf Pkwy	SR 210 E to SR 210 W	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
166.2		Longleaf Pkwy	SR 210 W to SR 210 E	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
167.1		Longleaf Pkwy	SR 210 E to SR 210 W	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
167.2		Longleaf Pkwy	SR 210 W to SR 210 E	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
168.1		Longleaf Pkwy	SR 210 E to SR 210 W	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
168.2		Longleaf Pkwy	SR 210 W to SR 210 E	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
169.1		Longleaf Pkwy	SR 210 E to SR 210 W	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
169.2		Longleaf Pkwy	SR 210 W to SR 210 E	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
170.1		Longleaf Pkwy	SR 210 E to SR 210 W	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
170.2		Longleaf Pkwy	SR 210 W to SR 210 E	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
171.1		Longleaf Pkwy	SR 210 E to SR 210 W	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
171.2		Longleaf Pkwy	SR 210 W to SR 210 E	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
172.1		Longleaf Pkwy	SR 210 E to SR 210 W	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200
172.2		Longleaf Pkwy	SR 210 W to SR 210 E	TR	4MAC	D	1.13	ADT21	13,500	1.0815	0.107	1,366	163	1,000	2,529	82.1%	OK		3,200

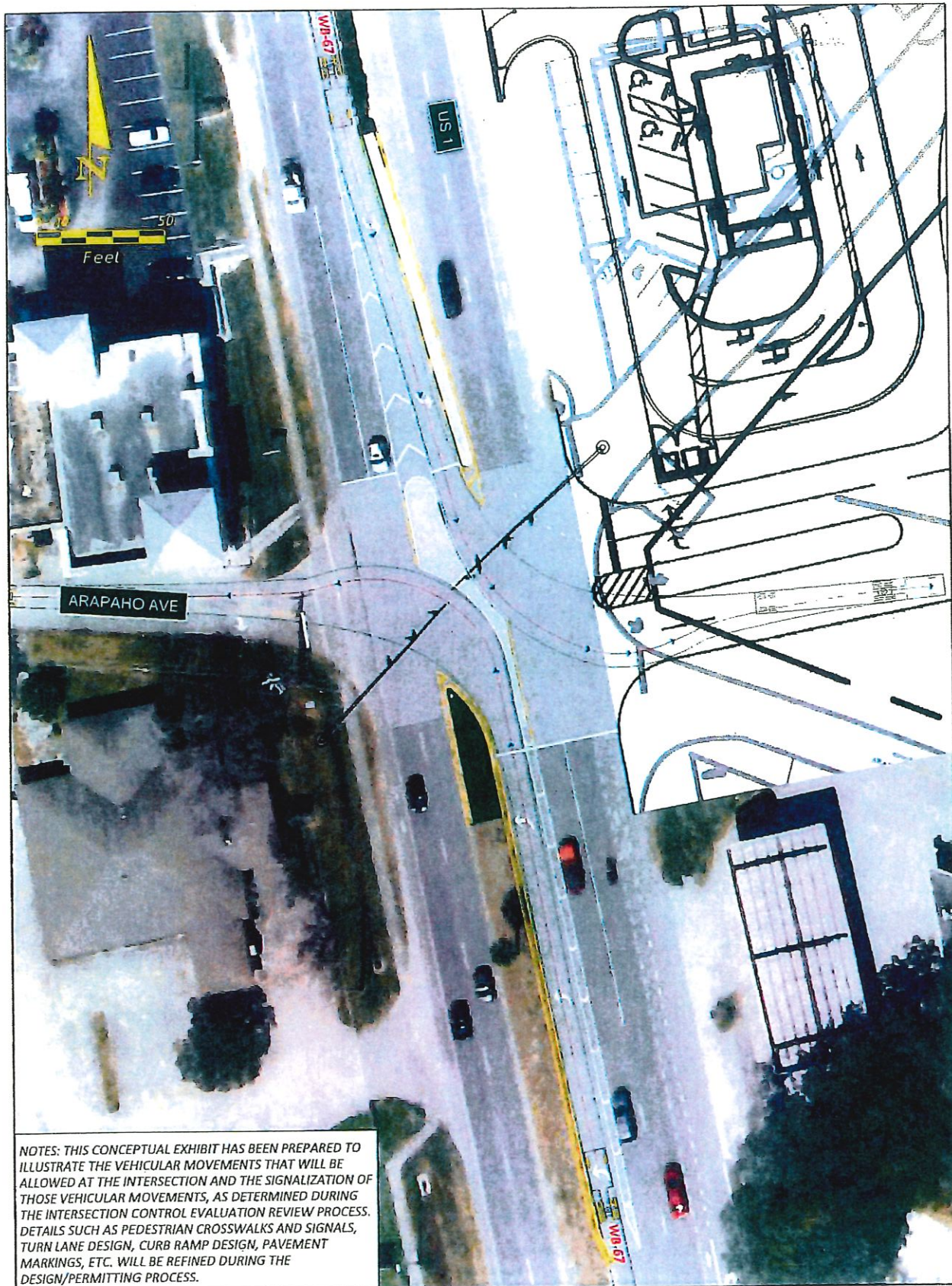
Attachment C

Project Traffic Distribution
Source: US 1/Arapaho Avenue
ICE Analysis



Attachment D

US 1 and Arapaho Avenue
Intersection Configuration
Source: US 1/Arapaho Avenue
ICE Analysis



NOTES: THIS CONCEPTUAL EXHIBIT HAS BEEN PREPARED TO ILLUSTRATE THE VEHICULAR MOVEMENTS THAT WILL BE ALLOWED AT THE INTERSECTION AND THE SIGNALIZATION OF THOSE VEHICULAR MOVEMENTS, AS DETERMINED DURING THE INTERSECTION CONTROL EVALUATION REVIEW PROCESS. DETAILS SUCH AS PEDESTRIAN CROSSWALKS AND SIGNALS, TURN LANE DESIGN, CURB RAMP DESIGN, PAVEMENT MARKINGS, ETC. WILL BE REFINED DURING THE DESIGN/PERMITTING PROCESS.

INTERSECTION CONTROL EVALUATION STAGE 1
US 1 AT ARAPAHO AVENUE

DIRECTIONAL TRAFFIC SIGNAL ALTERNATIVE

ENVIRONMENTAL ASSESSMENT REPORT
OF
LUHRS-SERENDIPITY DEVELOPMENT SITE
ST. JOHNS COUNTY, FLORIDA

Prepared For
Windward Shipyard Land Holdings LLC

December 6, 2022



Prepared by
Carter Environmental Services, Inc.
42 Masters Drive
St. Augustine, Florida 32084

Table of Contents

INTRODUCTION	1
EXISTING SITE CONDITIONS	1
Elevation and Hydrology	1
Soils	2
Vegetative Communities.....	2
PROTECTED ANIMAL SPECIES.....	3
Bald Eagle.....	3
Gopher Tortoise.....	4
Listed Wading Birds	4
Eastern Indigo and Florida Pine Snakes	5
PROTECTED PLANT SPECIES	5
FUTURE DEVELOPMENT CONSIDERATIONS	5
CONCLUSIONS.....	5
APPENDIX A: SITE MAPS.....	6

INTRODUCTION

The 13.7-acre Serendipity project area is located off Arapaho Avenue in Sections 19/40, Township 7 South, Range 30 East in St. Johns County, Florida, Parcel ID's: 1346500000, 1347600000, 1347700000, 1347800000, and 1347900000 (Figure 1).

The purpose of our work on the subject property was to determine if there are any natural resource concerns that could potentially affect future/further development of the site. Specifically, this environmental assessment was to determine the approximate extent of any jurisdictional wetlands, habitat types, and to look for the presence of or potential utilization by any threatened, endangered or species of special concern.

EXISTING SITE CONDITIONS

The 13.70-acre Serendipity project site is located adjacent to a portion of the San Sebastian River that has high boat use and is considered St. Augustine's working waterfront. It is an urban infill parcel surrounded by commercial and residential development to the north and west and the river to the east and south.

The property was historically a saltwater marsh that had been filled in and maintained as pasture and other agricultural uses. These modified lands were used for cattle ranching in the early to mid-20th century. Present day landcover would be classified as Vacant Land or Mixed Hardwood-Coniferous (Figure 3).

The site includes wetlands regulated by the St. Johns River Water Management District (SJRWMD) and the U.S. Army Corps of Engineers (ACOE). The wetland jurisdiction lines were flagged by Carter Environmental Services, Inc. (CES) in December of 2019. The locations of the wetland jurisdiction lines were reviewed and approved in the field by Christine Wentzel of SJRWMD on 1-28-20. Two small wetland fill areas were permitted in 2022 with SJRWMD (#171618-1) and ACOE (#SAJ-2005-07685) to accommodate the proposed development. The salt marsh remaining along the fringe of the site is outside of the permitted bulkhead and will remain intact.

Elevation and Hydrology

The elevations of the property range from approximately +10 feet to +2 feet NAVD88. Elevations in the wetlands are approximately 1 to 2 feet lower than the adjacent uplands. Surface water drainage typically flows downgradient through fringe wetlands and wetland tributaries towards the San Sebastian River. A relatively large artificial aeration pond is located near the center of the property.

Soils

The *Soil Survey of St. Johns County, Florida* (U.S.D.A., Soil Conservation Service, 2004) indicates the following soil types within the property (Figure 2):

Pellicer silty clay loam, frequently flooded (24). Pellicer silty clay loam, frequently flooded, is a very poorly drained, nearly level soil that is in low tidal marshes along stream estuaries near the Atlantic coast. This soil is flooded twice daily by normal high tides. The water table fluctuates with the tide. Typically, the surface layer is very dark brown silty clay loam about 10 inches thick. Between depths of 10 and 55 inches, the material is dark greenish gray clay loam.

Astatula-Urban land complex (54). This map unit consists of nearly level to sloping, excessively drained Astatula soils on broad upland ridges and urban land. Astatula soils have a water table at a depth of more than 72 inches. Typically, Astatula soils have a surface layer of very dark grayish brown fine sand about six inches thick. Below that is fine sand, which extends to a depth of 80 inches or more. It is yellowish brown and has pockets of very dark grayish brown in the upper 11 inches. Below that, the material is strong brown and has pockets of light yellowish brown.

Adamsville Variant fine sand (57). Adamsville Variant fine sand is a somewhat poorly drained, nearly level soil on low knolls adjacent to tidal marshes, streams, and estuaries, near the Atlantic coast and Atlantic Inland Waterway. In most years the water table is at a depth of 20 to 40 inches for two to six months. It rises to within a depth of 10 to 20 inches for up to two weeks during the rainy season in some years. It is within a depth of 60 inches for more than nine months in most years. Typically, the surface layer, about 10 inches thick, is very dark grayish brown fine sand containing oyster shells 1/4 inch to 2 1/2 inches in diameter. Below this is pale brown, brown, light brownish gray, and light yellowish brown fine sand that extends to a depth of 60 to 80 inches.

Vegetative Communities

After the site visit, CES used the Florida Land Use Cover Form Classification System (FLUCFCS, Figure 3) to characterize land cover. The following cover types were observed, and no significant communities as defined by the St. Johns County LDC were found.

Uplands:

Vacant Land (FLUCFCS 190) – This portion of the project site was once an industrial, boat manufacturing site. When the associated structures were abandoned and demolished, the area generally became a bahiagrass (*Paspalum notatum*) field with scattered red cedar (*Juniperus virginiana*), cabbage palm (*Sabal palmetto*), live oak (*Quercus virginiana*), laurel oak (*Quercus hemisphaerica*), and Chinese tallow (*Triadica sebifera*) trees.

Hardwood/Conifer Mixed (FLUCCS 434) – This community has an overstory comprised of live oak, laurel oak, red cedar, and slash pine (*Pinus elliotii*). The understory and groundcover are vegetated with saplings of overstory species, Chinese tallow, Caesar weed (*Urena lobata*), milk pea (*Galactia volubilis*), yaupon holly (*Ilex vomitoria*), American beautyberry (*Callicarpa americana*), and muscadine (*Vitis rotundifolia*).

Wetlands:

Saltwater Marsh (FLUCCS 642) – This community is dominated by smooth cordgrass (*Spartina alterniflora*), saltmeadow cordgrass (*Spartina patens*), and black needlerush (*Juncus roemerianus*). Scattered saltbush, marsh elder, and black mangrove (*Avicennia germinans*) are present.

Ponds (FLUCCS 524) – This excavated pond contains some musk grass (*Chara spp.*) around the edges, and contains a significant amount of filamentous algae (*Lyngbya spp.*). The pond was once aerated, but since the closing of the boat manufacturing facility, it has become relatively stagnant.

PROTECTED ANIMAL SPECIES

Bald Eagle

Using St. John's County geospatial data from aerial surveys (2021), CES did not locate any bald eagle (*Haliaeetus leucocephalus*) nests on record within 1,500 feet of the property (Figure 4). Although no longer listed as threatened, endangered, or a species of special concern, bald eagles (*Haliaeetus leucocephalus*) are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act of 1918. Certain activities proposed to take place within 1,500 feet of a bald eagle nest are regulated by St. Johns County Land Development Code, Section 4.01.10. If a bald eagle nest is located within 1,500 ft. of a property, an alternate site-specific bald eagle management plan may be required, along with an application for a waiver from the Board of County Commissioners requesting the management zones be reduced to match Federal

regulations. Currently, Federal regulation of bald eagle nests extend 660 feet outward from the nest tree with more intense regulation pertaining to the zone within 330 feet of the nest. During the CES site assessment, no bald eagles or their nests were observed. Therefore, there are no bald eagle restrictions associated with the development of this property.

Gopher Tortoise

CES determined that there was a slight potential for gopher tortoise (*Gopherus polyphemus*) habitat on the referenced property due to the presence of a small area of suitable soils occurring at the site (Figure 3). The CES site visit found that the habitat was not suitable to support gopher tortoises. The majority of the project site is dominated by soils that are not suitable for tortoise burrowing due to a shallow depth to water table. Within the small area of suitable soils, the understory lacks herbaceous grasses or forbs needed for gopher tortoise foraging. Additionally, the project area is a relatively small site that is surrounded by development to the north and west and salt marsh to the south and east. It is highly unlikely that gopher tortoises would ever occupy this site if it were to remain in its current condition. Therefore, restrictions to development due to gopher tortoise presence is not considerable here.

Listed Wading Birds

Wood Stork:

CES reviewed current geospatial data, provided by FWS, to look for wood stork (*Mycteria americana*) colonies in close proximity to the site. The nearest known wood stork colony is located at the St. Augustine Alligator Farm, approximately 1.8 miles away, which puts this project within the wood stork colony's core foraging area. Although the site falls within a core foraging area, wood storks are extremely tolerant of development and human presence. This is evidenced by their common occurrences in roadside ditches, swales, and stormwater retention ponds. No wood storks were observed by CES biologists during multiple site visits.

Other Protected Wading Birds:

CES reviewed the FWC database of wading bird rookeries (FWC Water Bird Locator) to assess the potential for protected wading birds to nest on the property. The review revealed no known rookery within a one-mile radius of the property. The closest known, active rookery is approximately 10 miles to the south on Matanzas State Forest. No listed wading birds were observed by CES biologists during multiple site visits.

Eastern Indigo and Florida Pine Snakes

CES assessed the site for potential utilization by eastern indigo and Florida pine snakes. These snakes need large expanses of contiguous habitat as their home range can exceed 200 acres. Due to surrounding development in a suburban landscape, the habitat is not suitable for the indigo or pine snake because of size constraints and habitat fragmentation.

PROTECTED PLANT SPECIES

In addition to protected animal species, CES biologists reviewed the site for protected plant species, and none were observed. No coordination would be required with any regulatory agency if protected plant species were observed in the future. Currently, no regulations exist for protected plant species occurring on privately owned land, unless the landowner is harvesting and engaging in the commercial sale of protected plants.

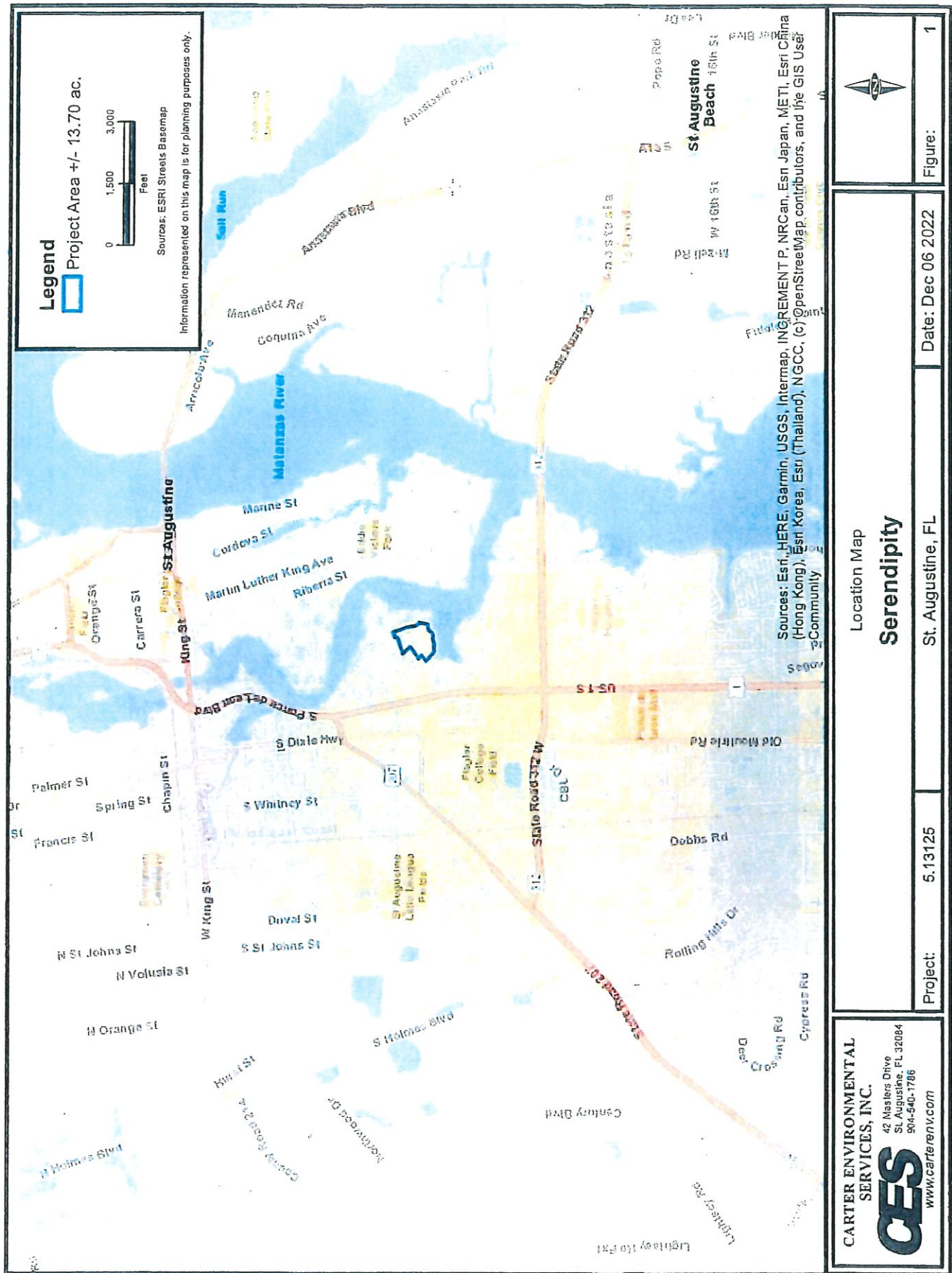
FUTURE DEVELOPMENT CONSIDERATIONS

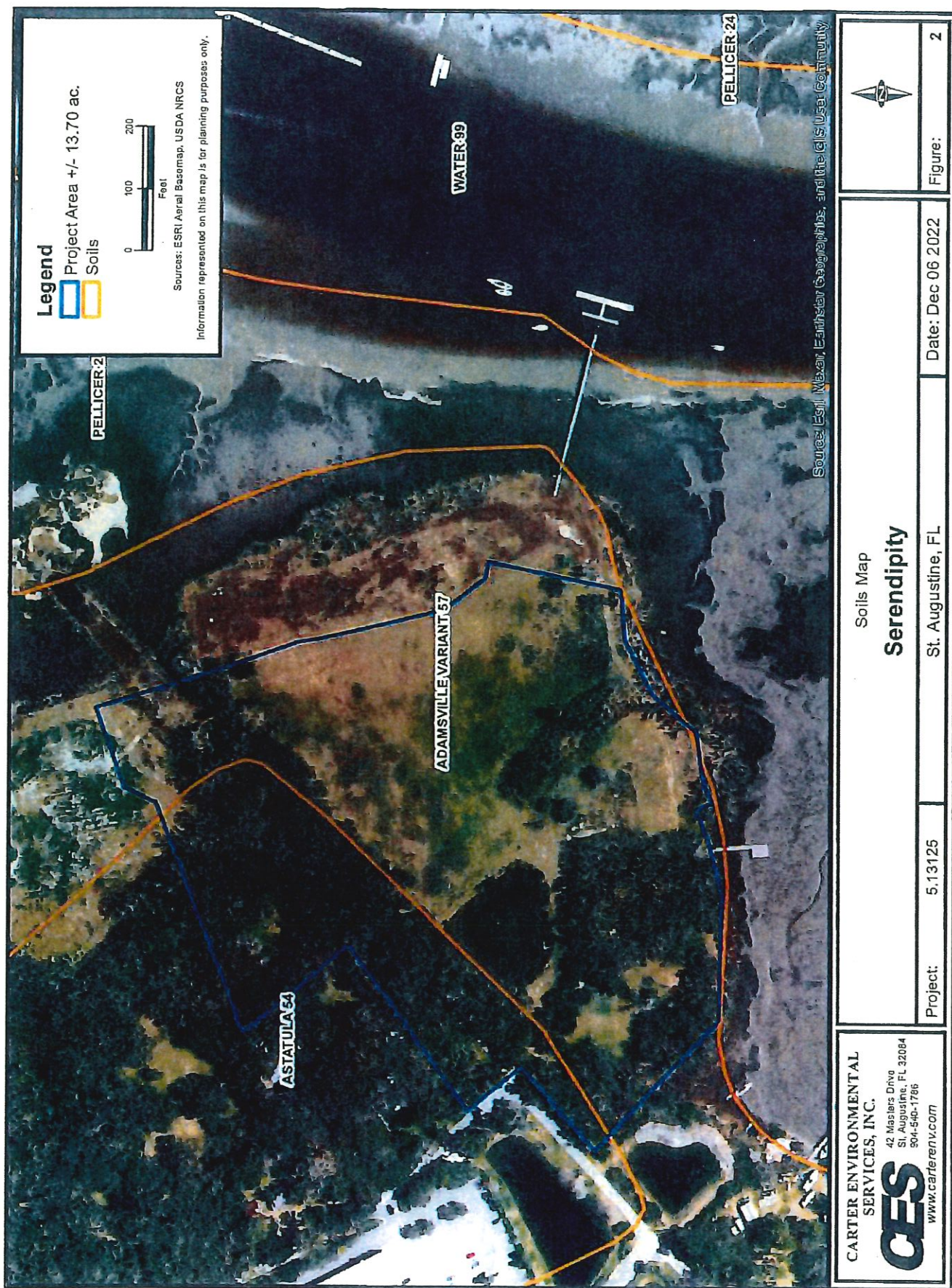
Future development is proposed for a single-family residential community, dockage, and shoreline stabilization. Federal and State permits have been obtained (SJRWMD #171618-1 and ACOE #SAJ-2005-07685). A cultural resource assessment has been performed per the request of the Army Corps of Engineers, and coordination with St. Johns County has already taken place. Existing salt marsh habitat will be avoided, while permitted fill was over relatively low-quality hydric pasture and fringe freshwater wetlands. The proposed dockage will traverse along the alignment of existing dockage so no salt marsh areas will be disturbed.

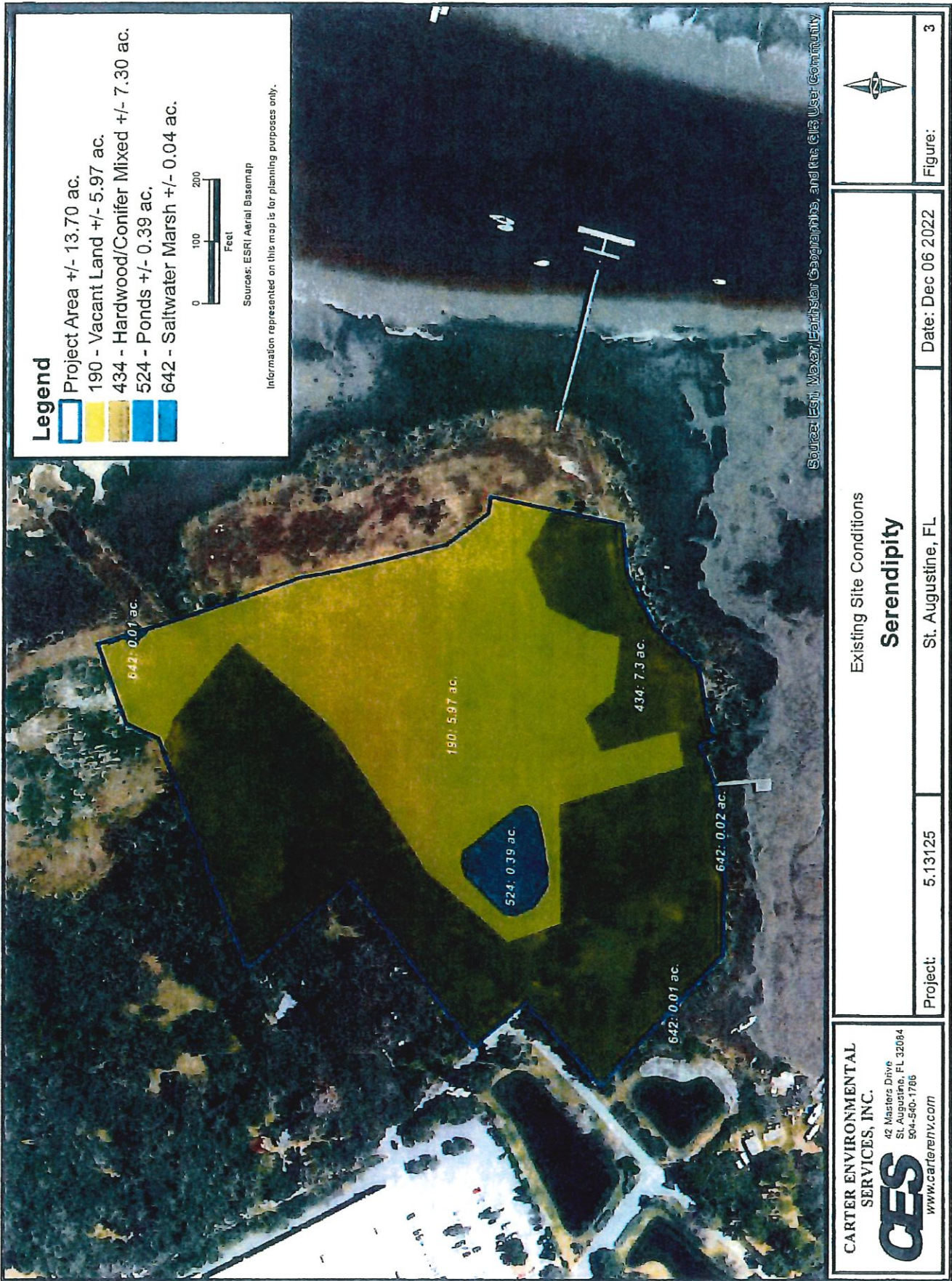
CONCLUSIONS

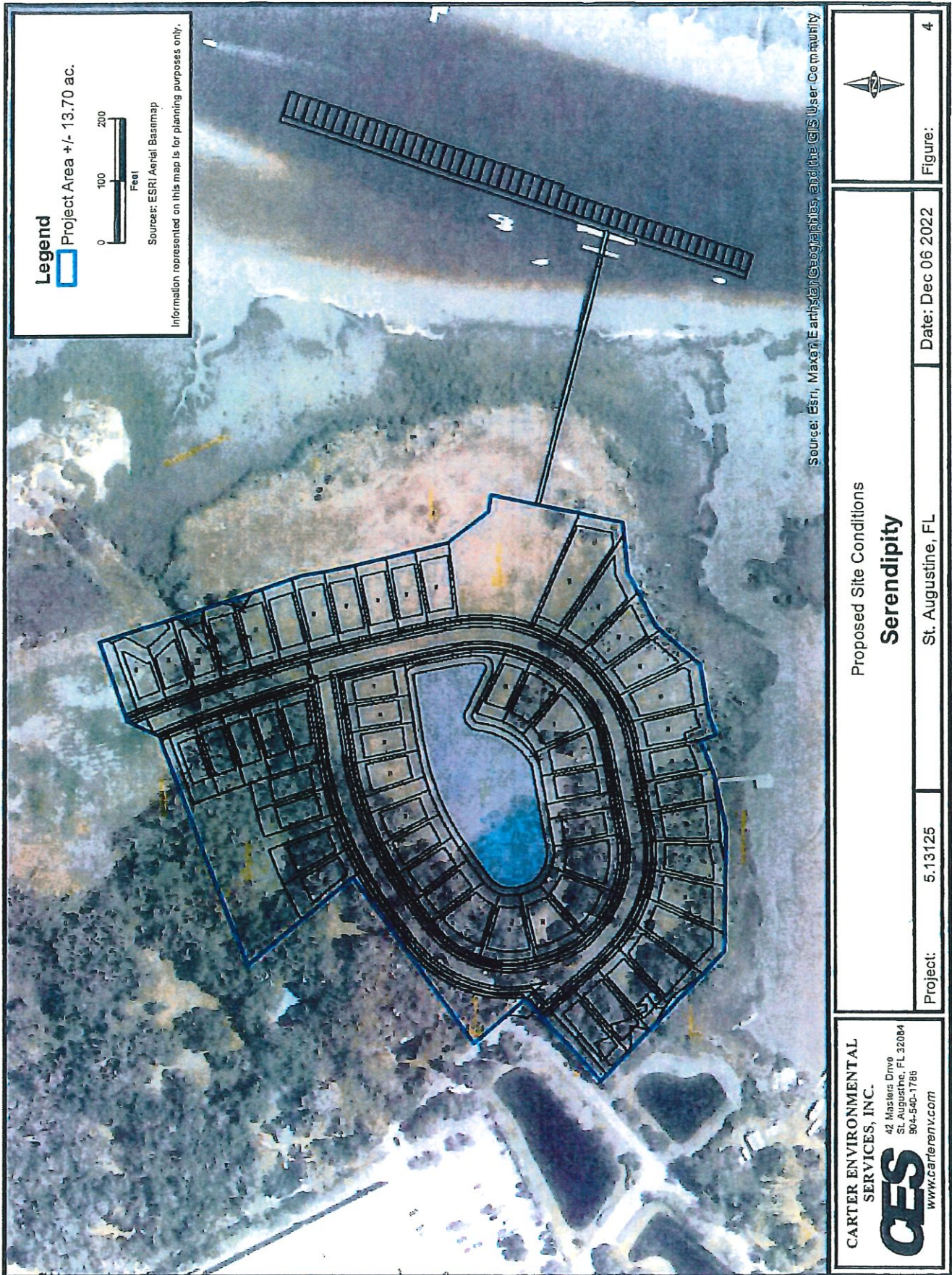
The site has been under anthropogenic use and alterations for over a century. Due to the historic use, lack of wildlife connectivity, and nature of the site as an urban infill parcel, the uplands provide marginal habitat value. Fringe salt marsh provides habitat for transient wading birds and juvenile fish habitat and these areas will remain untouched with the proposed site plan. Any additional work proposed on, in or over wetlands would require both State and Federal permitting. Furthermore, the lack of protected species or significant natural communities poses no additional regulatory constraints.

APPENDIX A: SITE MAPS







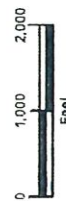




Legend

 Project Area +/- 13.70 ac.

 Eagle Nests 2022



Sources: Esri, Aerial Basemap

Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.

CES
7 Wado Street
St. Augustine, FL 32084
904-560-1766
www.carterenv.com

**Eagle Nests Location Map
Serendipity**

Project: 5.13125

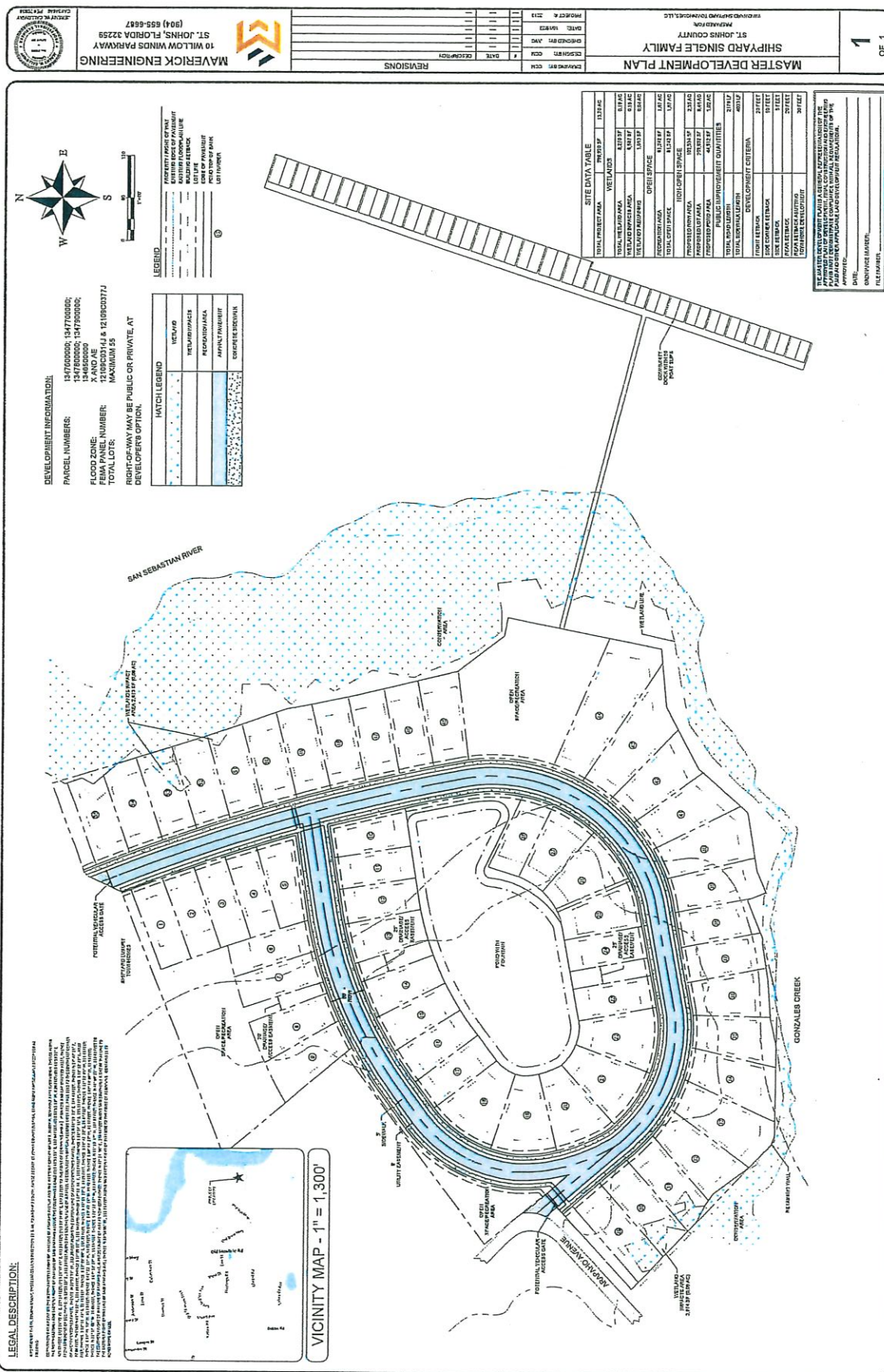
St. Augustine, FL

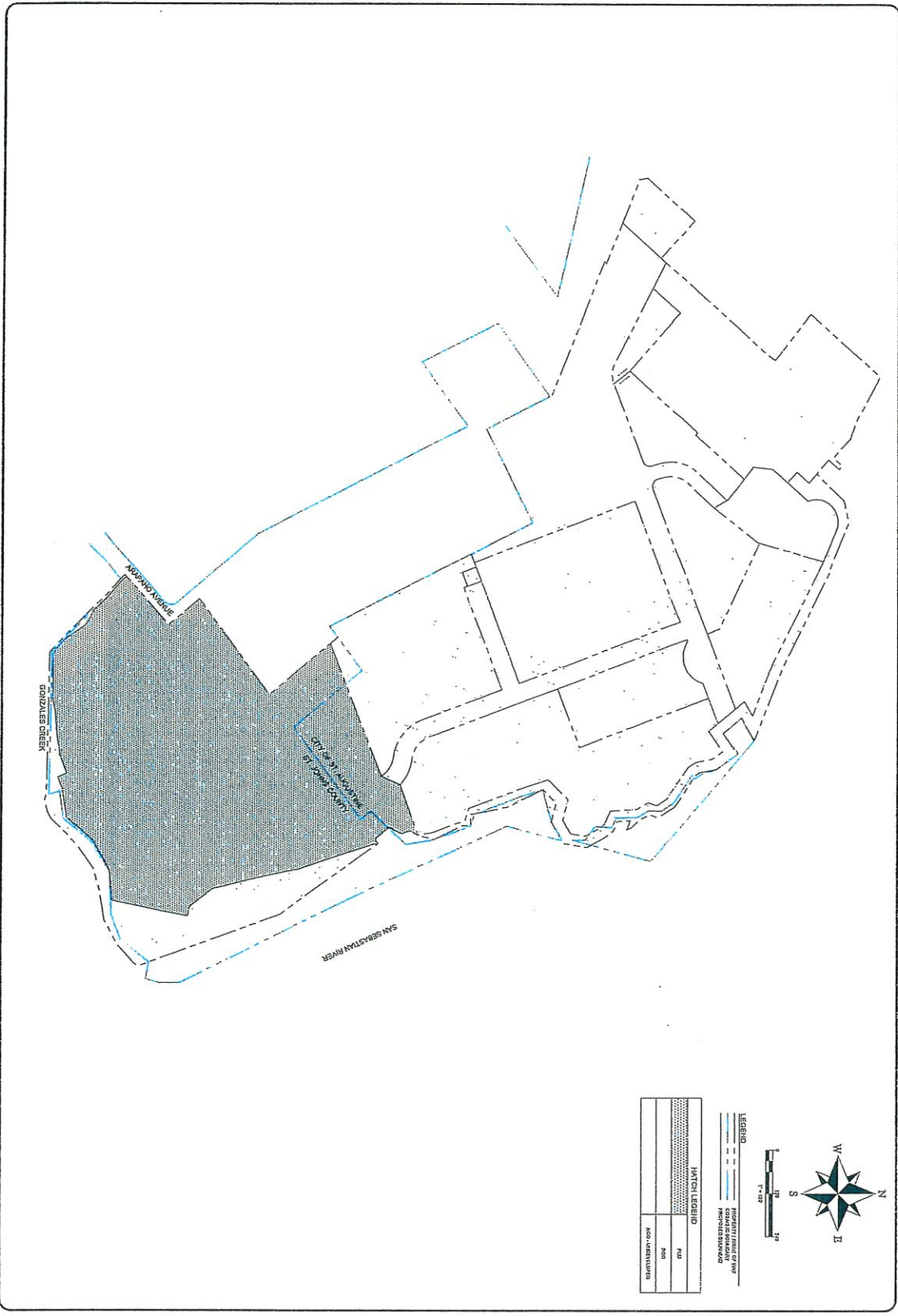
Date: Dec 06 2022

Figure:

5







SHIPYARD ANNEXATION EXHIBIT

SHIPYARD SINGLE FAMILY

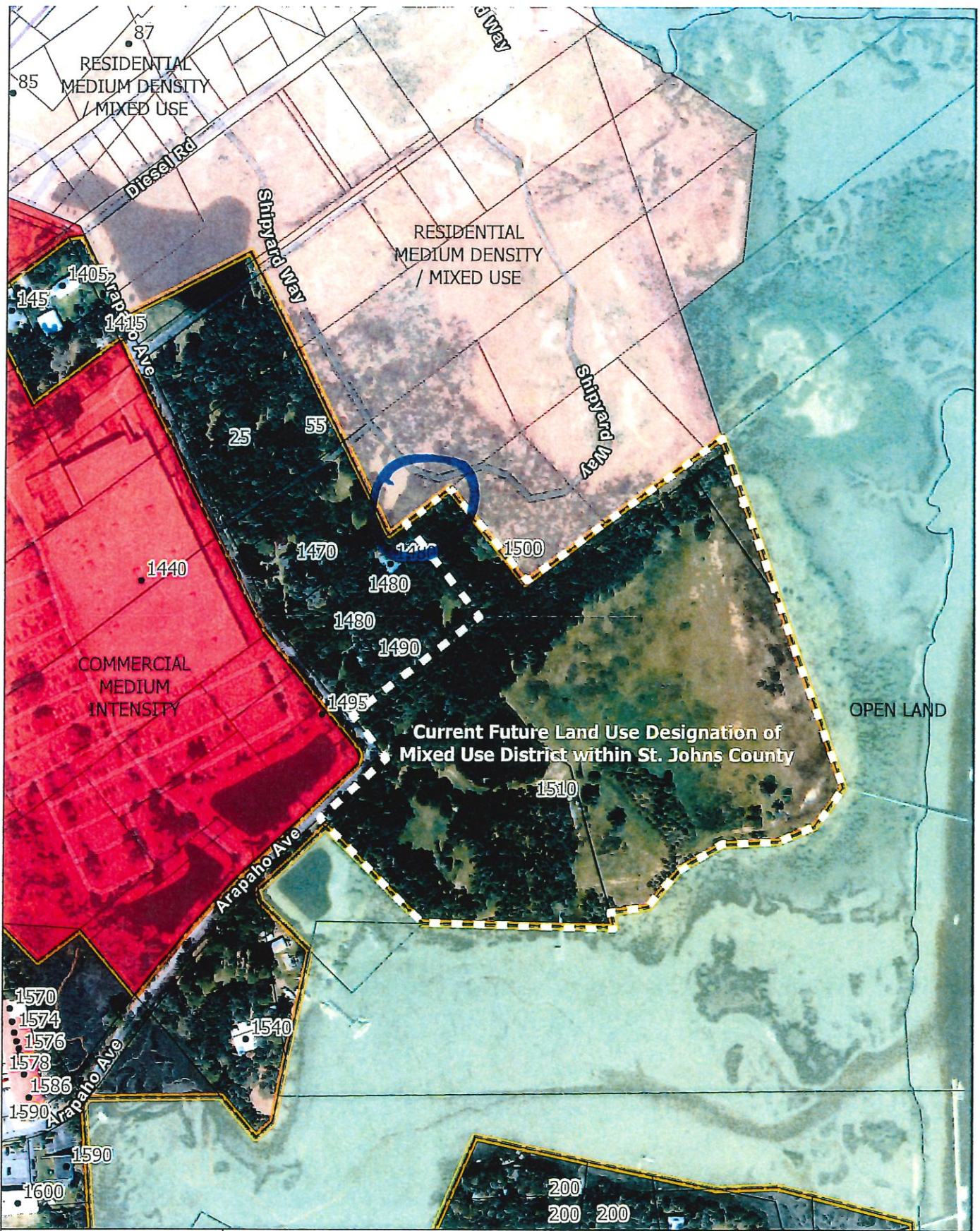
ST. JOHNS COUNTY

PREPARED FOR:
WILLOW WINDS PARKWAY, LLC

DATE	BY	REVISIONS
10/15/22	AWG	ISSUED FOR PERMIT
02/14/23	AWG	REVISED FOR PERMIT

MAVERICK ENGINEERING

10 WILLOW WINDS PARKWAY
ST. JOHNS, FLORIDA 32259
(904) 655-6687



Current Land Use



St Johns County, Maxar, Microsoft, Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

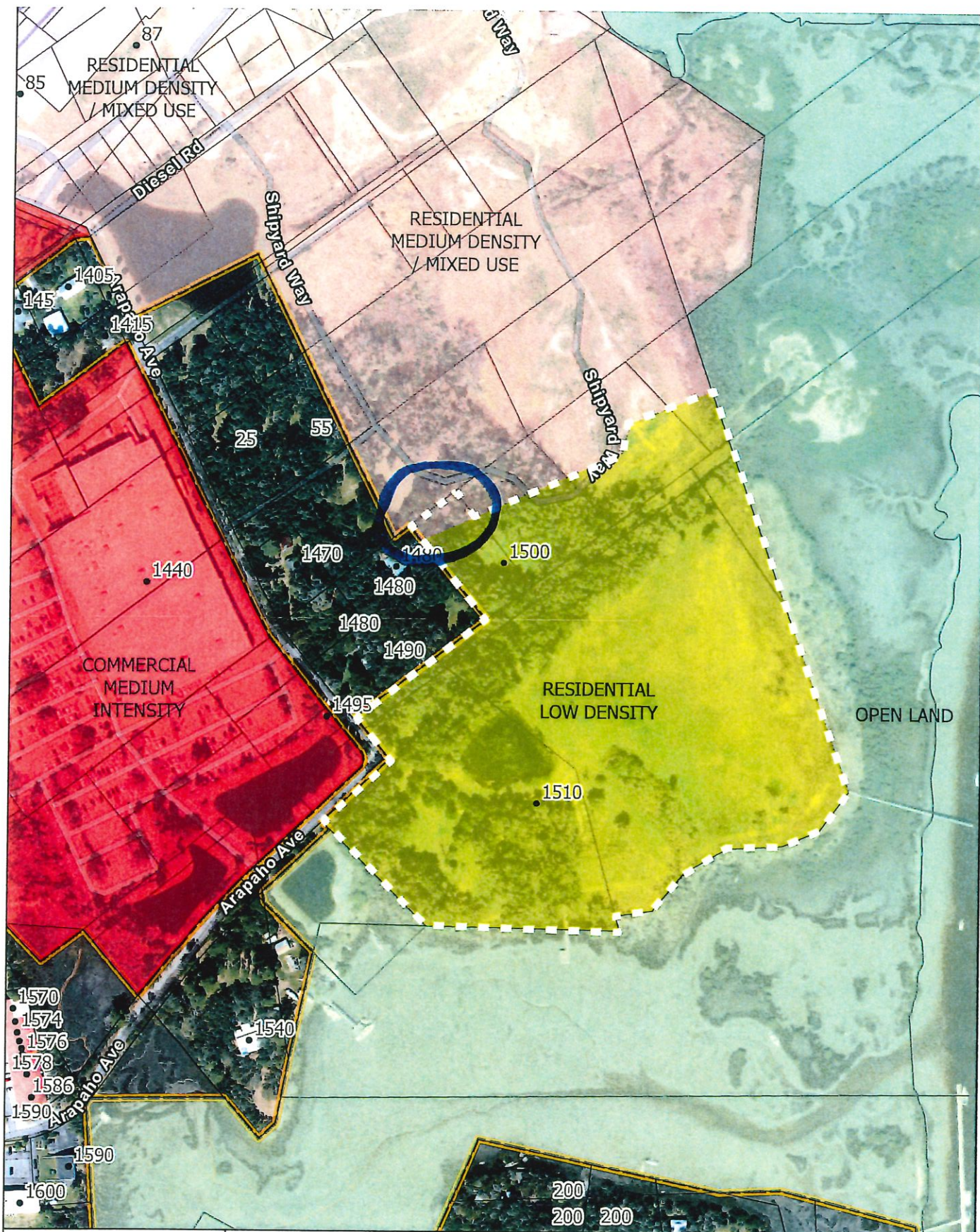
2023

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



0 0.04 0.07 Miles

0 170 340 Feet



Proposed Land Use



St Johns County, Maxar, Microsoft, Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

2023

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



0 0.04 0.07 Miles

0 170 340 US Feet

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: June 1, 2023

RE: **Ordinance 2023-13 – Amending the Future Land Use Designation of a Total of 13.70 Acres - Approximately 12.54 Acres of a Portion of Annexed Property from St. Johns County Mixed-Use District to City Residential Low Density and Approximately 1.16 Acres from City Residential Medium Density Mixed Use to Residential Low Density – Second Reading and Public Hearing**

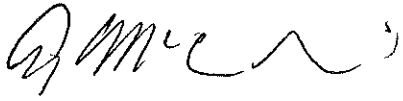
The 13.70-acre property east of Arapaho Avenue and part of a 14.79-acre annexation as part of the Shipyards development is between Arapaho Avenue and the San Sebastian River. The property is bordered on the north by the existing Shipyards development, on the west by properties remaining in the county, and to the south and east by the San Sebastian riverine environment. This property is owned by Windward Shipyard Land Holdings, LLC.

The county's Future Land Use Map (FLUM) identifies Mixed-Use District as the current land use category for 12.54 acres of the property. The owner has requested to change the land use to the City Residential Low Density land use category. Additionally, approximately 1.16 acres of the property is currently within the City of St. Augustine with an existing land use of City Residential Medium Density Mixed Use. The owner has also requested to change the land use of this area to the City Residential Low Density land use category. An application to rezone the entire 13.70 acres of property to Planned Unit Development (PUD), which is consistent with the proposed land use category, has also been submitted. The owner is proposing that this property be developed as a 55-unit single family subdivision with a proposed dock.

On March 7, 2023, the Planning and Zoning Board (PZB) made a positive recommendation to amend the future land use of this property from the county and existing city designations to Residential Low Density. Attached you will find the Ordinance, and legal description, a map illustrating the requested change, and the packet of information regarding this application and the compatible rezoning provided to the PZB. This ordinance was read on First Reading and passed at the April 24, 2023 City Commission meeting.

Please place Ordinance 2023-13 on the City Commission agenda for Second Reading and Public Hearing.

If you have any questions or require additional information, please let me know.

A handwritten signature in black ink, appearing to read 'Amy McClure Skinner', written in a cursive style.

Amy McClure Skinner, AICP
Director
Planning and Building Department

ORDINANCE NO. 2023-13

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 13.70 ACRES OF PROPERTY LOCATED EAST OF ARAPAHO AVENUE AS A PORTION OF THE M. SOLANA GRANT WITHIN THE SHIPYARDS DEVELOPMENT IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF ST. JOHNS COUNTY MIXED-USE DISTRICT AND CITY OF ST. AUGUSTINE RESIDENTIAL MEDIUM DENSITY MIXED USE TO A CITY DESIGNATION OF RESIDENTIAL LOW DENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that parcels of property containing approximately 13.70 acres of land, located east of Arapaho Avenue as a portion of the M. Solana Grant within the Shipyards Development being more fully described herein, that the property's Future Land Use Map (FLUM) designation should be amended. Approximately 12.54 acres of the 13.70 acres will be changed from St. Johns County Mixed-Use District to City Residential Low Density and approximately 1.16 acres of the 13.70 acres will be changed from City of St. Augustine Residential Medium Density Mixed Use to City Residential Low Density;

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

Section 1. Amending Comprehensive Plan, Future Land Use Map. The following described property, containing approximately 13.70 acres commonly known as a

portion of the M. Solana Grant within the Shipyards Development, with 12.54 acres identified on the Future Land Use Map (FLUM) of St. Johns County as Mixed-Use District and 1.16 acres identified on the Future Land Use Map (FLUM) of the City of St. Augustine as Residential Medium Density Mixed Use, is hereby amended to the city classification of Residential Low Density. This property is more fully described in the attached legal description.

Section 2 Authorization. The City Planning and Building Director is hereby authorized and directed to amend the Future Land Use Map (FLUM) of the City's Comprehensive Plan for the City of St. Augustine, Florida to reflect the FLUM amendment of the above-described land.

Section 3 Repeal of Conflicting Ordinances and Provisions of Comprehensive Plan. All ordinances or parts of ordinances in conflict herewith are hereby repealed. The remaining portions of said Comprehensive Plan for the City of St. Augustine, Florida and any associated ordinances which are not in conflict with the provisions of this ordinance shall remain in full force and effect.

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

Section 5. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption or, if challenged within thirty (30) days after adoption, effective upon issuance of a final order by the Department of Economic Opportunity or the Administration Commission.

PASSED by the City Commission of the City of St. Augustine, Florida, this _____ day of _____, 2023.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

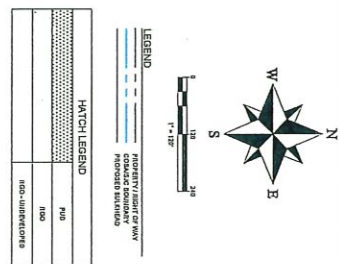
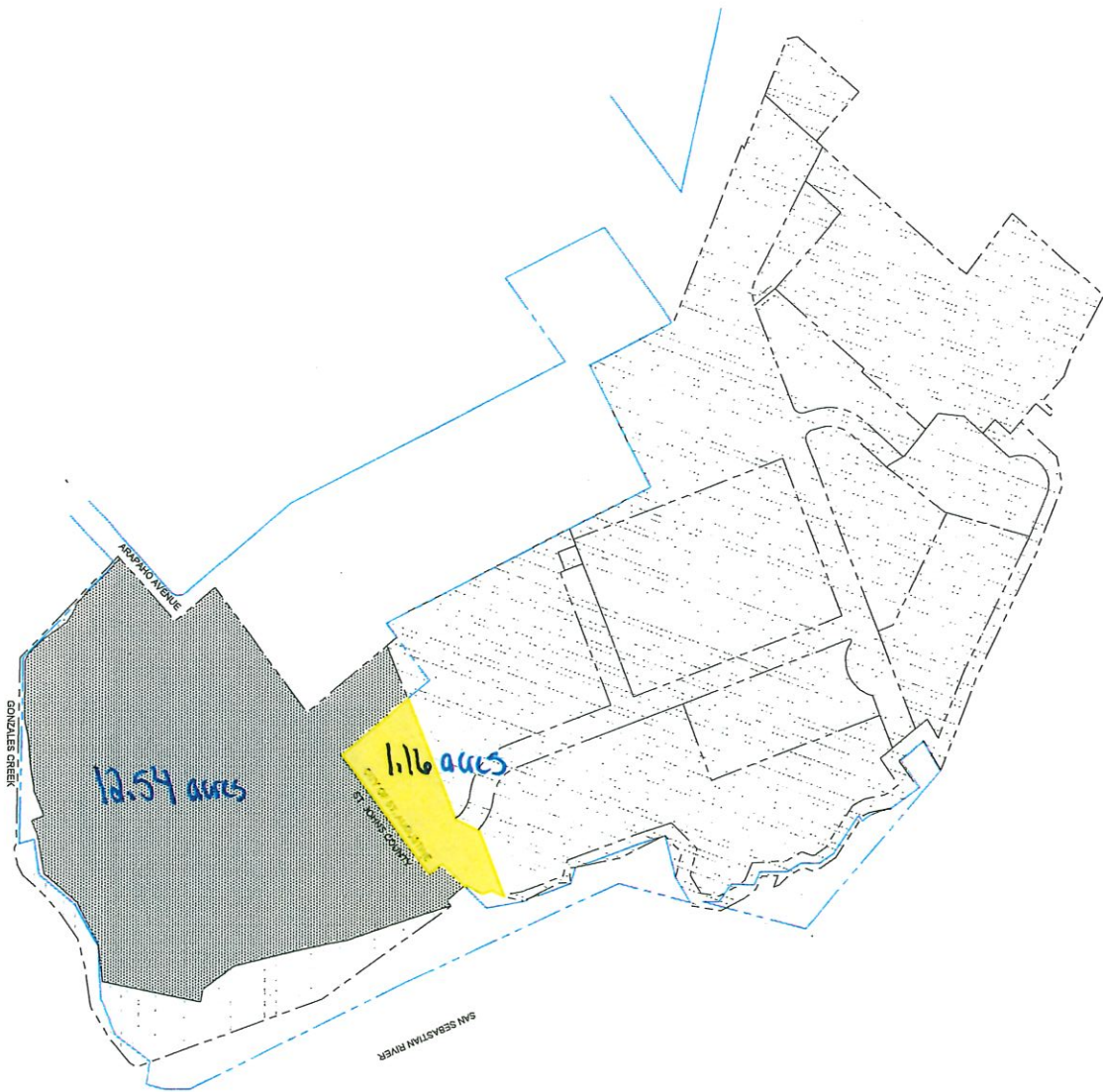
Darlene Galambos, City Clerk

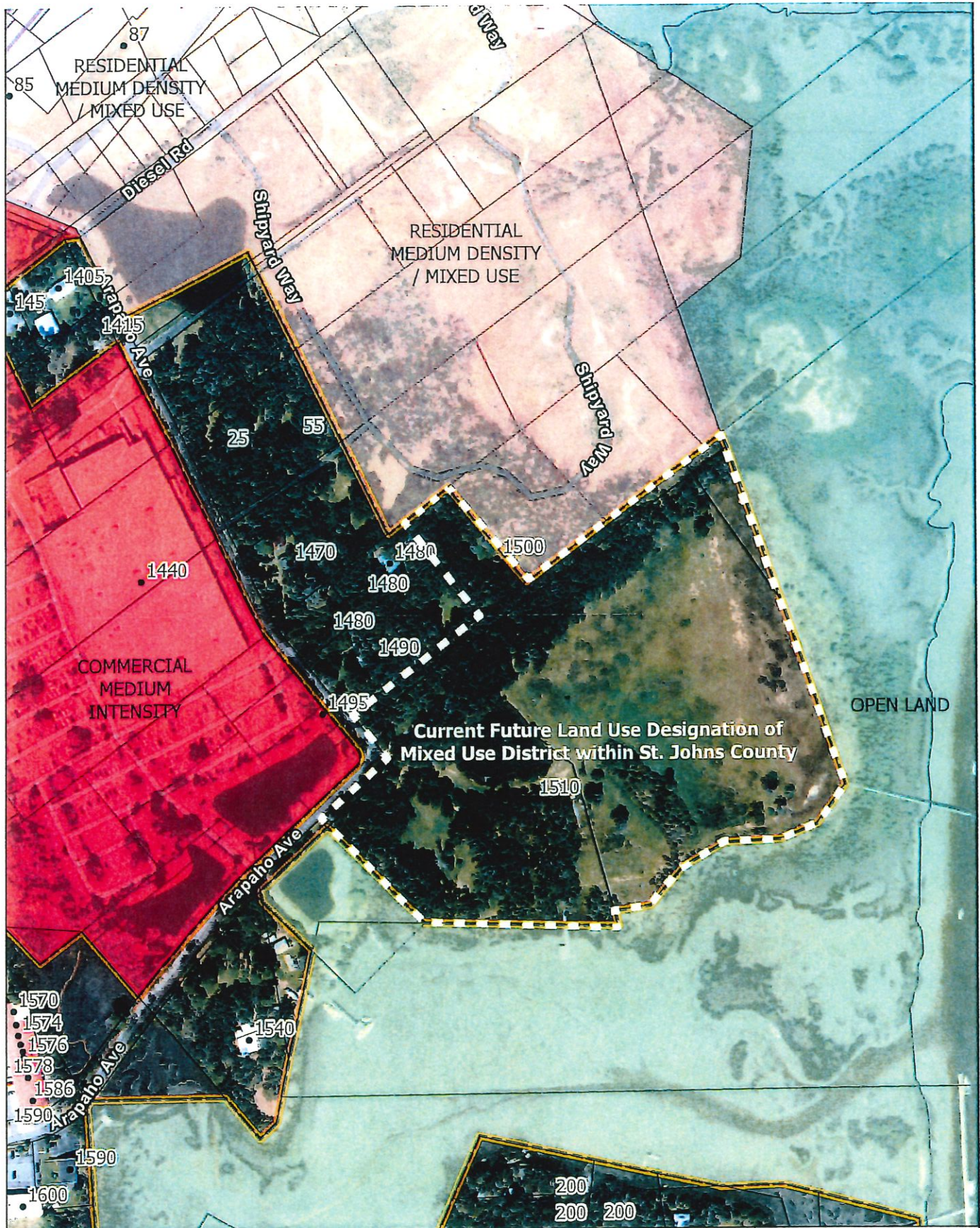
(SEAL)

EXHIBIT "A-2"

Shipyard Single-Family Parcel

A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 19 & 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 6 CALLS (1) S 68°21'25" E, 122.04 FEET; (2) S 53°15'10" W, 8.50 FEET; (3) S 68°29'21" E, 403.09 FEET; (4) S 26°52'43" E, 205.14 FEET; (5) S 26°47'43" E, 692.28 FEET; (6) S 39°56'09" E, 249.22 FEET TO THE POINT OF BEGINNING AND A 58" IRON ROD AND CAP STAMPED #8177; THENCE FROM SAID POINT OF BEGINNING ; N 53°03'29" E , 333.34 FEET ALONG THE SOUTHERLY LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE 1160 TO THE SOUTHEAST CORNER OF AFOREMENTIONED PARCEL; THENCE N 39°32'35" W , 223.30 FEET ALONG THE EASTERLY LINE OF AFOREMENTIONED PARCEL; THENCE N 68° 19' 25" E, 396.45 FEET; THENCE N 24° 47' 29" E, 57.06 FEET; THENCE N 69° 42' 32" E, 135.86 FEET; THENCE S 17° 09' 35" E, 111.54 FEET; THENCE S 17° 38' 44" E, 131.74 FEET; THENCE S 18° 57' 11" E, 105.33 FEET; THENCE S 10° 12' 29" E, 40.03 FEET; THENCE S 11° 52' 43" E, 51.41 FEET; THENCE S 13° 02' 00" E, 157.41 FEET; THENCE S 36° 59' 22" E, 84.02 FEET; THENCE S 78° 42' 32" E, 26.87 FEET; THENCE S 11° 22' 05" W, 220.85 FEET; THENCE S 84° 46' 38" W, 81.60 FEET; THENCE S 62° 22' 13" W, 98.51 FEET; THENCE S 40° 49' 36" W, 93.52 FEET; THENCE S 80° 44' 20" W, 81.97 FEET; THENCE S 67° 54' 06" W, 33.95 FEET; THENCE N 22° 17' 02" W, 28.06 FEET; THENCE S 67° 53' 27" W, 55.55 FEET; THENCE S 76° 38' 57" W, 90.94 FEET; THENCE N 89° 10' 17" W, 197.97 FEET; THENCE N 46° 09' 33" W, 289.62 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ARAPAHO AVE. A 40 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE N 47° 28' 56" E , 180.64 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVE. THENCE N 39°39'06" W , 111.75 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. CONTAINS 13.70 ACRES MORE OR LESS





Current Land Use



2023

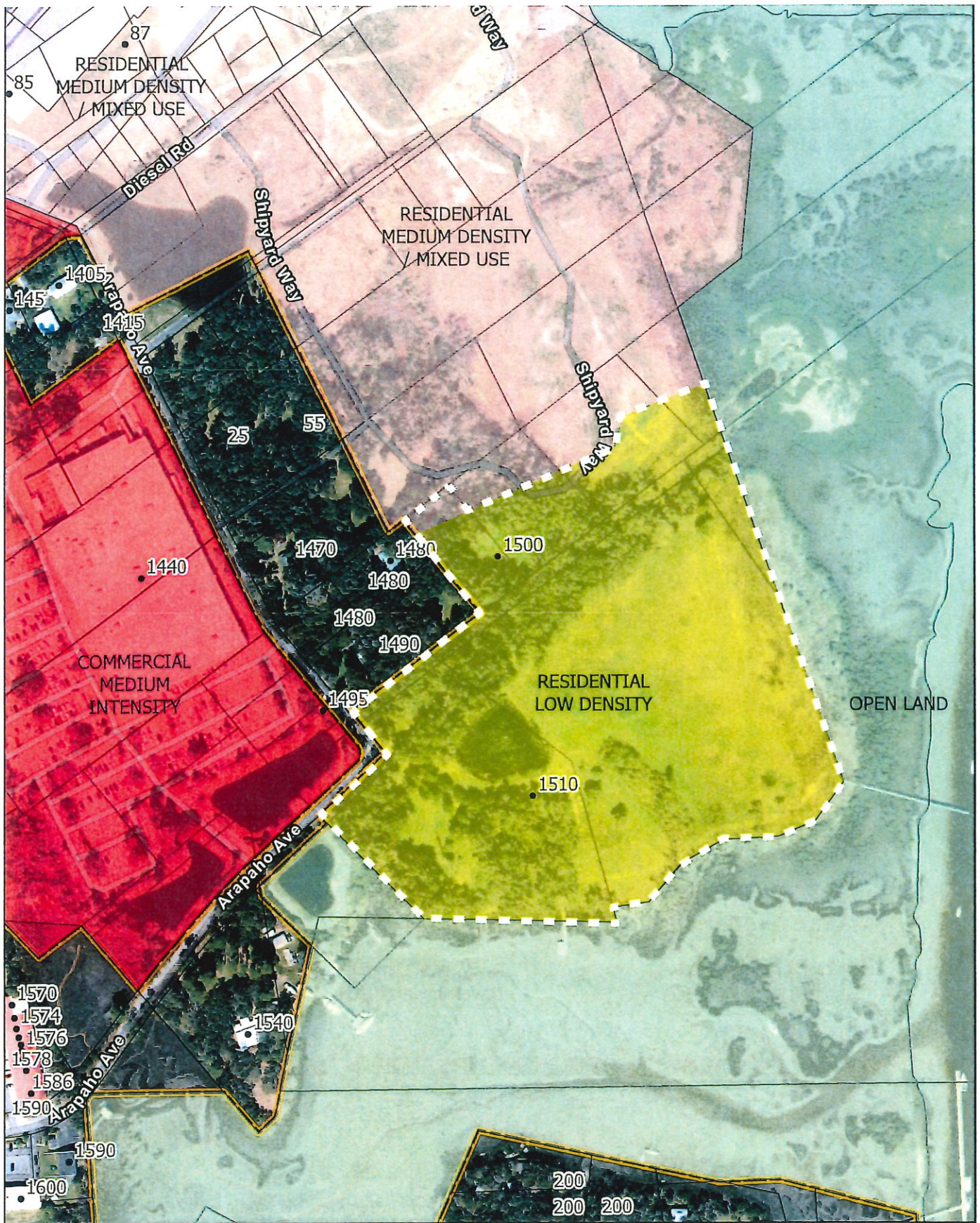
St Johns County, Maxar, Microsoft, Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



0 0.04 0.07 Miles

0 170 340



Proposed Land Use



St Johns County, Maxar, Microsoft, Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

2023

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



0 0.04 0.07 Miles

0 170 340 Feet

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: March 7, 2023

RE: **COMPREHENSIVE PLAN AMENDMENT AND REZONING 2023-0006**

AGENDA ITEM 10(a)

APPLICANT Ellen Avery-Smith, Esq.
c/o Rogers Towers, P.A.

OWNER Windward Shipyard Land Holdings, LLC

LOCATION Arapaho Avenue / PID 134760-0000, 134780-0000,
& 134790-0000

REQUEST To amend the current land use of Mixed-Use District
(St. Johns County) to Residential Medium Density
Mixed Use and Residential Low Density (City of St.
Augustine) and to rezone the properties from Open
Rural (OR) (St. Johns County) to Residential
General Office (RGO) and Planned Unit
Development (PUD) (City of St. Augustine).

CURRENT ST. JOHNS
COUNTY LAND USE Mixed-Use District

CURRENT ST. JOHNS
COUNTY ZONING Open Rural (OR)

PROPOSED CITY OF ST.
AUGUSTINE LAND USE Residential Medium Density Mixed Use &
Residential Low Density

PROPOSED CITY OF ST.
AUGUSTINE ZONING Residential General Office (RGO) & Planned Unit
Development (PUD)

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

FLUE Policy 6.4.3

Residential Low Density

This district is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low density single-family uses such as churches, child care centers, public and institutional uses, including schools consistent

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate so as to create and maintain a stable low intensity residential character.

For Residential Uses a maximum of 8 single family dwellings per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.

FLUE Policy 6.4.6

Residential Medium Density Mixed Use

This district is intended to apply to those neighborhoods designated for mixed residential and commercial uses so as to create a medium intensity residential and medium intensity commercial mix of uses. A maximum of fifty percent (50%) of the Residential Medium Density Mixed Use land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity industrial (light manufacturing, processing, packaging and fabricating), medium intensity commercial, public and institutional uses including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate. Low intensity industrial uses shall not be permitted near public schools unless a trade or technical school.

For Residential Uses a maximum of 16 units per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.

To encourage mixed use developments:

- Residential uses shall occupy a minimum of 40% and a maximum of 75% of the development area, unless otherwise approved by the PZB.
- Commercial uses shall occupy a minimum of 35% and a maximum of 50% of the development area, unless otherwise approved by the PZB.

FLUE Policy 6.4.7

Performance standards for residential uses shall include, but are not limited to, the following:

- The land development code shall include performance standards for multi-family and residential mixed-use residential uses that control the location of proposed buildings in relation to the overall dimension of the site, provide sufficient on-site/structured parking where applicable, and provide open space and recreation amenities.
- The land development code shall contain requirements for significant open space, landscaping and buffers to effectively screen multi-family developments from single-family low density residential zoning districts.
- Grid street networks are highly encouraged to serve residential developments and provide connectivity throughout the City. Cul-de-sacs and gated developments are discouraged.
- Themes are encouraged for residential developments to include cohesive streetscape design, signage, landscape architecture and streetscape furniture to create an identity for neighborhoods in the City.

APPLICABLE CODES/ORDINANCES

Sec. 28-30. Comprehensive plan amendments, rezonings and amendment of chapter.

- (a) *General.* This chapter may from time to time be amended, supplemented or changed; the land use plan and land use map established by the comprehensive plan may also be amended and the zoning atlas may from time to time be revised by the rezoning of land as provided in this section.
- (b) *Initiation of proposals.* An ordinance for the rezoning of land may be proposed only by the city commission or any member thereof, by the planning and zoning board or by the owner of subject property, its attorney or duly authorized agent. An amendment to this chapter may be proposed for adoption only by the city commission or any member thereof, or by the planning and zoning board. Proposals to amend this chapter shall be submitted in writing, accompanied by all pertinent information which may be required for proper consideration of the matter.
- (c) *Nature and requirements of board report.* The report and recommendations to the city commission as required by subsection (d) below shall show that the board has studied and considered:
 - (1) The need and justification for the change.
 - (2) The relationship of the proposed amendment or rezoning to the city's general planning program and such comprehensive plans as may from time to time be adopted by the city commission.
 - (3) Consistency with the Comprehensive Plan.
- (d) *Board report to commission.* If the board recommends approval of the amendment or rezoning, the board shall forward its recommendation and report to the city commission. The report and recommendation of the board shall be advisory only and shall not be construed to be binding upon the city commission. If the board recommends denial of the amendment or rezoning, the property owner or other person aggrieved may proceed with an appeal to the city commission pursuant to section 28-29(g) of the City Code.
- (e) *Limitations on rezoning of land:*
 - No ordinance to rezone land shall contain conditions, limitations or requirements not applicable to all other land in the zoning district to which the particular land is rezoned, except as provided in article III, division 8.
 - Whenever the city commission has, by ordinance, changed the zoning classification of land, the board shall not then consider any application for rezoning of any part or all of the same land for a period of one (1) year from the effective date of such ordinance.
 - Whenever the city commission has denied an application for the rezoning of land, no further application shall be filed for the same rezoning of any part or all of the same land for a period of six (6) months from the date of such action. In the event that two (2) or more applications for the same rezoning for any part or all of the same land has been denied, no further application shall be filed for the same rezoning or any part or all of the same land for a period of one (1) year from the date of such action denying the last application filed.
 - Land use plan amendments shall be made consistent with the State of Florida's Community Planning Act F.S. ch. 163, as may be amended from time to time.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

- (f) *Waiver of time limits.* The time limits of subsection (e) may be waived by three (3) affirmative votes of the city commission when such action is deemed necessary to prevent injustice or to facilitate proper development of the city.
- (g) *City commission action.* Upon receipt of a favorable report of the board as required by subsection (d) hereof, the city manager shall set the date for a public hearing before the city commission. The date of such public hearing to be set by the city manager shall be the first regular meeting of the city commission after ten (10) days following receipt of a report. At the conclusion of the public hearing, the city commission shall either deny the proposed amendment or rezoning or by ordinance adopt such amendment or rezoning.
- (h) *Process, public hearings and notification for amendments to this chapter or rezoning of land (city commission public hearing).* The amendment process, including public hearings and notification regarding amendments to this chapter which change the actual list of permitted, conditional or prohibited uses within a zoning category or which change the actual zoning map designation of land in the city shall be as required by F.S. [chapter] 166. Public hearings for ordinances initiated by other than the city that change the actual zoning map designation of a parcel or parcels of land, required to be enacted pursuant to F.S. 166.041(3)(a) shall be noticed in accordance with section 28-59(a) of the City Code.
- (i) *Process, public hearings and notification for comprehensive plan amendments (city commission public hearing).* The amendment process, including public hearings and notification for comprehensive plan amendments, shall be consistent with the State of Florida's Community Planning Act, F.S. ch. 163, as may be amended from time to time.

Sec. 28-165. - Residential and general office: RGO.

Intent. This district is intended to apply to those neighborhoods designated for mixed residential and commercial uses so as to create a medium intensity residential and low intensity commercial mix of uses.

(1) *Permitted uses and structures:*

- a. Multiple-family dwellings.
- b. Professional and business offices.
- c. Restaurants, but not drive-in.
- d. Retail sales such as specialty food stores and drugs (but not supermarkets), clothing and toy and hobby shops, pet shops (but not kennel or veterinarian), bookstore and newsstand, stationery and card shops, leather goods and luggage, jewelry (including repair but not pawn shops), art and photographic supplies, TV and stereo equipment (including incidental repairs), florist or gift shop, bake shop (but not wholesale bakery), sporting goods, sundries and notions, business office supplies, musical instruments, records and tapes, retail sale of alcohol and similar products, with no exterior display or storage of merchandise permitted.
- e. Marina.
- f. Museums.
- g. Parking facilities and garages.
- h. Bar/tavern.
- i. Home office, private.
- j. Hotels, motels, conference centers, convention centers and spas.
- k. Craft alcohol industry.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

(2) *Permitted accessory uses and structures.* See [section 28-348](#).

(3) *Permissible uses by exception.*

- a. See [section 28-347](#)(1) and (2), special event venue as per [section 28-347](#)(8) only allowed as an accessory use to a principal use.
- b. Light manufacturing, processing, packaging and fabricating.
- c. Housing for the cognitively impaired.
- d. Housing for the elderly.
- e. Single-family dwellings, with minimum yard requirements as defined for zoning district RS-2 and a maximum height of thirty-five (35) feet.
- f. Retirement housing, which shall be defined as any building or buildings, section or distinct part of a building, private home, boarding house, home for the aged, or other residential facility, whether operated for profit or not, which undertakes through its ownership or management to provide housing, meals, and one (1) or more personal services for a period exceeding twenty-four (24) hours to one (1) or more adults who are not relatives of the owner or administrator. Retirement housing: may provide non-invasive services such as assistance with: (i) medication management including: with medication administration (topical, oral, and by injection (although only a licensed nurse may administer any such injection)) and ordering medications from a pharmacy; (ii) arranging for the provision of independent medical services (both off the property and as "home health care" on the property); (iii) diabetes testing; (iv) diet control and administration; and (v) wellness services, which include quarterly health assessments, weight monitoring, blood pressure checks, contracting with medical professionals, and coordinating any special services required by the resident (such as acquisition of medical equipment and supplies). The term "retirement housing" does not include the provision of medical, nursing, dental, or mental health services. The term "retirement housing" also does not include nursing homes.
- g. Commercial recreational and entertainment facilities including outdoor sports or activities such as tennis, paddle tennis, handball, racquetball, shuffleboard, miniature golf, archery range and horseshoe games but not shooting gallery, skating rinks, pony rides or go-cart tracks.

(4) *Minimum lot requirements.* As per planning and zoning board site plan review.

(5) *Maximum lot coverage by all buildings and structures.* Fifty (50) percent.

(6) *Minimum yard requirements:*

- (1) Front, fifteen (15) feet.
- (2) Side, ten (10) feet.
- (3) Rear, ten (10) feet.

(7) *Maximum height of structures.* Fifty (50) feet.

(Code 1964, § 33-26; Ord. No. 95-16, § 1, 5-8-95; Ord. No. 99-11, § 2, 3-22-99; Ord. No. 03-10, § 1, 4-14-03; Ord. No. 04-20, § 1, 1-10-05; Ord. No. 12-01, § 1, 3-16-12; Ord. No. 15-02, § 1, 12-14-15; Ord. No. 21-17, § 1, 10-11-21)

DIVISION 9. - PLANNED UNIT DEVELOPMENT: PUD

Sec. 28-286. - Purpose and intent.

The purpose of the planned unit development (PUD) zoning district is to provide an option, and process for the provision of unique, individually planned developments that are consistent with the Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible, and innovative designs for projects than the regular zoning districts allow. The PUD process is a voluntary process initiated by an applicant to provide flexibility for their project, while at the same time providing an opportunity for the city planning and zoning board (PZB) and city commission to integrate potential benefits, limitations and regulations as it deems necessary to protect the public health, safety and general welfare.

The PUD process is designed to:

- (a) Promote more efficient and economic uses of land, including bypassed lands, land ripe for urban infill, and potential redevelopment projects;
- (b) Encourage a more compatible and harmonious development of contiguous lands;
- (c) Provide flexibility to meet changing needs, technologies, economics, and consumer preferences;
- (d) Provide a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole;
- (e) Demonstrate the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned developments relationship with the existing and preferred architectural context surrounding the project;
- (f) Provide an environment of consistent character compatible with the surrounding areas; and,
- (g) Permit specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety, or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

The intent of a planned unit development (PUD) is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD. A PUD is a zoning category that can be beneficially utilized in order to create site-specific regulations to address specific development or topographic conditions, historic or architectural features, existing structures, neighborhood patterns or transitioning uses of land. PUDs may be created as in-fill development or redevelopment, or may be developed as traditional residential subdivisions of vacant land. The regulations found in this section may be generally applicable to all PUDs, while others, such as [section 28-291](#), are intended for traditional residential or mixed use subdivisions of vacant land. Amendments to existing PUDs shall comply with the same requirements as found herein for PUD rezoning.

(Code 1964, § 33-70; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 13-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-287. - Defined.

A planned unit development (PUD) shall mean the zoning district for the development of a particular parcel of land under unified control which is planned and developed as a whole in a single or programmed series of operations and conditions, with uses and structures substantially related to the character of the entire development. A PUD, established pursuant to ordinance of the city commission, must also include an attached final development plan, and project narrative with specified development conditions and a program for the provision, maintenance and operation of all areas, improvements, facilities and necessary services for the common use of all occupants thereof. **As a zoning district, the terms and conditions of a PUD shall be enforceable in the same manner as enforcement of all other city code provisions. All city rules, codes and regulations shall remain in full force and effect, and shall apply to the PUD unless a specific exemption, waiver or alternative condition is included in the approved PUD text and site development plan.**

(Code 1964, § 33-71; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 2013-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-288. - Permissible uses.

Any use which is permitted by the comprehensive plan may be included and approved in a PUD. Those uses allowed may be allowed in a PUD, but must be specifically identified in the PUD development narrative text, and must be compatible with the property's identified comprehensive plan future land use designation. Such uses approved in conjunction with a PUD must provide a justification for the requested use and include defined development criteria in the PUD to mitigate any potential negative impacts of the uses. Additionally, certain desired benefits to the community must be outlined. The benefits to the community may include, but are not limited to those provided on-site, but benefits related to the proposed planned development off-site as well, such as, public parking provisions, enhanced landscaping or street tree planting, architectural or historic preservation benefits, benefits of certain uses in certain areas and/or alternative transportation benefits, and maintenance, improvement or encouragement of public access to waterways, conservation areas and/or vistas and scenic opportunities.

(Code 1964, § 33-72; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-289. - Procedures, application requirements and narrative PUD text.

(a) *Application for rezoning to PUD.* Each application shall identify and address applicable criteria to its specific plan of development. An application for rezoning to PUD shall proceed in general as for other applications for rezoning of land; and, in addition to the information usually required for such applications, the following shall be required:

- (1) Plats, surveys, and metes and bounds description of the area within the PUD.
- (2) The name and address of the owner and, if applicable, evidence of the assignment of an agent who represents the owner.
- (3) Evidence of unified control of the entire area within the PUD with all owners within the area of same identified.
- (4) An agreement by all owners within the PUD which includes their commitment to:

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

- a. Proceed with the proposed development in accordance with the PUD ordinance and such conditions and safeguards as may be set by the city commission in such ordinance; and,
- b. Provide a written narrative PUD text that clearly identifies by corresponding numbered and lettered paragraphs responses to the following criteria:
 1. Consistency with every relevant goal, policy and objective of the Comprehensive Plan, including but not limited to density and intensity limitations of the Future Land Use Map category for the property; and,
 2. For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts; and,
 3. The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception; and,
 4. Compliance with the purpose and intent and criteria in [section 28-286](#); and,
 5. Compliance with [section 28-288](#) and justification for any zoning uses; and,
 6. The phasing of the PUD or PUD amendment, including all sub-phases; each phase addressing the types of approval required or obtained (i.e.: entry corridor, HARB, building plan, landscaping, etc.) and the proposed commencement and completion of such development according to the plans approved by such ordinance or other related permit; and,
 7. Identification of the legally responsible entity or entities for continuing operations and maintenance to such areas, functions and facilities as are not to be provided, operated or maintained by the city pursuant to written agreement; and,
 8. A termination date after which the PZB shall be required to evaluate whether all or part of the PUD has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) or other circumstances have contributed to the development delay, if so, one (1) year extension(s) may be granted by the PZB at an advertised public hearing, after two (2) such extensions if no activity has been initiated the city commission shall deem the PUD abandoned which shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule; and,
 9. If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the time of the reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted; and,

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

10. An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city; and

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

(b) *Materials to accompany applications.* An application for rezoning to PUD shall be accompanied by the following, in sufficient copies as deemed necessary by the planning and zoning board for referrals and recommendations. The planning and building department will maintain a checklist of materials to accompany an application to help clarify the submittal requirements:

(1) Plans, maps, studies and reports, including an infrastructure impact analysis, as may reasonably be required by the city commission and the planning and zoning board in order to make the findings and determinations called for in the particular case. The infrastructure impact analysis shall include site specific design improvements related to traffic circulation, and the movement of pedestrians, bicycles, and vehicles on and off-site, and water, sewer, stormwater improvements, and public utility improvements and impacts.

(2) For proposed PUDs currently zoned HP-1, HP-2, HP-3, HP-4 and HP-5, a streetscape demonstrating the size and scale of the project in context with the adjacent properties and existing historic district development patterns. The streetscape shall include at a minimum the subject block and facing block to illustrate how the proposed project meets the scale of the surrounding context. This streetscape requirement is not mandatory for projects that create no visual impact to the exterior of an existing structure. Structural changes in roof lines, exterior facades and elevations and any exterior additions or reconfigurations may require a streetscape, as deemed necessary by staff or the historic architectural review board concurrent with project details.

(3) Infill and redevelopment projects shall also be required to provide a streetscape analysis similar to that required in the historic districts as per (b) (2) above, as deemed necessary by staff to allow the PZB and/or HARB, for projects in the city's entry corridors, to evaluate the projects impact on the neighborhood or area, as a defined community in [section 28-289\(b\)](#) (9) and the projects ability to contribute to and enhance the existing streetscape.

(4) A written PUD text narrative compliant with all parts of sections [28-286](#) through [28-292](#), as applicable. Such PUD text narrative shall also include as an exhibit a final site development plan at an appropriate scale and consistent with the terms of the PUD text narrative, an introductory statement explaining the intended plan of development, clearly indicating where approval of the rezoning to PUD or PUD amendment will benefit the future occupants of the proposed development, will be compatible with the adjacent neighborhood, and will forward the goals, policies and objectives of the city in general, and including any specific benefits to the community as a whole. Such justification shall be based on the intent of the PUD, consistency with the Comprehensive Plan, and compliance with all requirements of rezoning to PUD or PUD amendment as found herein.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

(5) The final site development plan included at an appropriate scale supporting the above statement illustrating:

- a. The location, grouping and height of all uses and facilities.
- b. In the case of residential development, the number of residential units, their location and number of stories.
- c. A multi-modal circulation system including any vehicular, public transit, pedestrian and bicycle access points, driveways, walkways or crosswalks, parking areas, transit shelters or bus stop loading areas, bicycle racks, and rights-of-way, streets or sidewalks to be dedicated in support of the infrastructure impact analysis.
- d. A system of open space and recreational uses, with the acreage to be dedicated and that to be retained in common ownership.
- e. A topographic map at an appropriate scale showing contour lines, including all existing buildings and wooded areas.
- f. An illustration, outline or discussion describing any community benefits incorporated into the planned development or provided off-site, such as, public parking, enhanced landscaping or street trees, public park facilities, architectural or historic resource benefits, the encouragement of beneficial uses or alternative forms of transportation, maintenance, improvement or encouraging public access to waterways, conservation areas and/or vistas and scenic opportunities.
- g. Elevations, specific architectural elements, and contextual drawings, as deemed necessary by staff and the PZB and/or HARB to illustrate the details of the project, which may include a sun, shadow or shade study.
- h. Full signage and hardscape plans, as well as, landscape and tree preservation or replacement plans in sufficient detail to allow PZB to review and make a recommendation concerning the project.
- i. The site plan must describe and show any buffers or setbacks required from any jurisdictional areas for review to include details for conservation overlay zone development, as well as, locations of any proposed docks or water features, and/or impacts to existing tree canopy areas.

(6) Statements indicating how the problems of maintenance and ownership of common facilities will be resolved.

(7) A schedule of development, including the staging and phasing of:

- a. Areas to be developed, in order of priority;
- b. The construction of streets, utilities and other improvements necessary to serve the proposed development; and
- c. The dedication of land to public use, if any.

(8) Each of the above elements shall be listed as to their relative order of improvement with an estimated time schedule for their accomplishment. It is, among other things, the intent of this requirement that the schedule of development be such that a staged implementation of the PUD would not result in land use conditions which would establish a precedent for the use of adjoining undeveloped property for purposes other than that shown on the approved PUD.

(9) Developer neighborhood notice. At the time of filing a PUD or PUD amendment application, the applicant must submit to the city's planning department a copy of the

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

developer neighborhood notice mailed to the Neighborhood Council of St. Augustine, Inc., or its successor, by regular U.S. mail at the current mailing address provided to the Florida Department of State, Division of Corporations, as made available on that agency's website. If the property is not included in a defined neighborhood area the boundaries of a "community" area will be defined as those properties within a five hundred-foot radius of the project boundaries to be notified by mail postmarked no less than fifteen (15) days prior to the first scheduled PZB meeting, and shall be notified individually by the same neighborhood notice process below. The developer neighborhood notice shall include the following information:

- a. The project name, property owner(s) and applicant(s); and
- b. The existing zoning and requested rezoning, the physical address or location of the project, and a brief description of the application request; and
- c. The developer's project coordinator contact information, including name, mailing address, telephone number and email address; and
- d. The following statement in prominent font:

"Please contact the developer's project coordinator directly if a courtesy neighborhood informational meeting is requested of the developer. The courtesy neighborhood informational meeting will be presented by the developer, not by City staff. It is not an official City meeting or hearing on the project application. The developer neighborhood notice is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing. The developer neighborhood notice is an additional, courtesy informational tool provided to the public to facilitate early, voluntary and direct communication between the City's neighborhoods or defined communities and PUD development applicants. This document was prepared by the developer and the City does not warrant its accuracy. The official complete application public record will be available for review after filing at the City of St. Augustine Planning and Building Department, 75 King Street, St. Augustine, Florida, during regular office hours."

- e. In addition to the developer neighborhood notice, the city planning and building department may provide additional courtesy information regarding pending applications to individuals and organizations that request it or as part of the city's public information outreach initiative. Such additional courtesy information may be provided in person, by U.S. regular mail, electronic mail or posting on the city's website, as reasonably practicable. This additional courtesy information is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing.

(c) *Action by the planning and zoning board and the city commission.* Following the public hearing as required for all applications for rezoning, the planning and zoning board may recommend and the city commission may enact an ordinance establishing a PUD, including any special conditions related thereto, based upon findings that:

- (1) No adverse effect finding. The proposed PUD does not adversely affect the orderly development of the city, the health and safety of residents in the area, the natural environment, the use and development of adjacent properties or the general neighborhood.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

(2) Consistency with the Comprehensive Plan and PUD regulations finding. The proposed PUD is consistent with the comprehensive plan and meets the intent and criteria of sections 28-286 through 28-292, as applicable.

(3) Need and justification finding. In order to permit the use of more flexible land use regulations and the most advantageous techniques of land development, the PUD must affirmatively comply with each applicable PUD regulation found in this section and clearly identify the need and justification for rezoning to PUD. The objective of a PUD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers to produce residential, commercial, industrial or institutional developments, or combinations thereof, that effectively integrate existing historic and neighborhood patterns, or effectively transition between adjacent development uses.

(4) Site-specific conditions and mitigation finding. The site-specific development conditions for the proposed PUD:

- a. Permit a creative approach to the development of land; and
- b. Accomplish a more desirable environment than would be possible through the strict application of the existing zoning district requirements; and
- c. Provide for an efficient use of land; and
- d. Improves the appearance of the area through the preservation and enhancement of historic and natural features, recreation areas and open space, and effectively transition from existing development patterns to the PUD; and
- e. Provide an environment of consistent character compatible with surrounding areas; and
- f. Retain property values over the years.

(d) A PUD or PUD amendment shall first be reviewed by the planning and zoning board, followed by the historic and architectural review board if such review is required. The city commission may remand a PUD application for further review by its planning and zoning board or historic architectural review board, such review shall be limited to the scope of review as expressed by the city commission. The city commission may expressly limit the additional review to only one such agency, after which the PUD application shall be promptly scheduled for further action by the city commission. Nothing in these regulations is intended to remove the historic and architectural review board's reviewing authority after a property has been rezoned to PUD.

(e) *Deviations from ordinance creating PUD.* In order to facilitate minor adjustments to the plans approved as part of the ordinance creating a PUD, the city commission may approve changes in such plans, without the review and recommendation of the PZB, and without the adoption of an ordinance to modify the PUD ordinance, if as a result of such changes:

- (1) There are the same or fewer number of dwelling units and/or floor area;
- (2) The open space is in the same general location and in the same general amount, or a greater amount;
- (3) The buildings have the same or less number of stories and/or floor area; and
- (4) The roads and drives follow approximately the same course and have the same public or private rights therein.

(f) Given the scale and complicated nature of PUDs the PZB shall require review of a planned unit development final development plan, and narrative requirements with at least two (2) public hearing(s) in an effort to garner as much information and public input as possible, as

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

well as, to finalize any recommendations to the city commission. The PZB reserves the right to require only one (1) public hearing, if deemed appropriate by the PZB, the project may move straight to the city commission for rezoning.

- (g) Because of the nature of PUD's with regard to potential size and the level of detail required of projects, and unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a PUD rezoning within not more than sixty (60) days from the date of filing of the complete application. Any revisions or amendment to the PUD rezoning application must be submitted to the planning and building department at least fifteen (15) days prior to the scheduled meeting date. Notice of public hearing shall be made as provided in [section 28-59\(a\)](#) and (b).
- (h) *Expiration of time limits provided in ordinance creating a PUD.* If development actions required by the ordinance creating a PUD are not taken within the timeline established in the PUD from the date of approval by the city commission actions consistent with [section 28-289 \(a\)\(4\)b.8.](#) shall be taken.

(Code 1964, § 33-73; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 2013-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-290. - Implementation of a PUD.

- (a) *Development plan.* The final development plan, and project narrative shall be attached to the PUD ordinance as an exhibit and shall be the only development plan associated with the PUD unless and until an amendment to the PUD is pursued via amendment to the PUD ordinance or via minor amendment procedures.
- (b) *Record plats.* If the PUD ordinance requires the recording of record plats, such plats shall be submitted to the city commission for final approval.
- (c) *Approval of development plans.* The planning and building department shall review all development plans; and, if found in compliance with this Code, and the PUD ordinance shall approve same.
- (d) *Permits required.* All construction in the development of a PUD shall proceed only under applicable permits issued by the planning and building department; and no building permit, certificate or other document authorizing construction or occupancy within a PUD shall be issued, except in accordance with the approved PUD ordinance and all regulatory provisions in existence at the time of the permit except as otherwise exempted or waived in the PUD text.

(Code 1964, § 33-74; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 2013-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-291. - Standards and criteria for stand-alone residential and mixed use PUD subdivisions.

The following performance standards are intended for standalone residential and mixed use PUD subdivisions. These projects typically include exclusively residential uses or mixed use projects developed on vacant parcels with defined boundaries and a self-contained subdivision identity separated from adjacent properties through a visible perimeter break.

- (1) *Density of developments.* The total ground occupied by buildings and structures for area devoted to residential use in mixed use PUD subdivisions shall not exceed thirty-five (35) percent of the total ground area of that portion of the PUD devoted to

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

residential use. The density and intensity of development within a PUD shall be consistent with the density and intensity allowed within the City of St. Augustine Comprehensive Plan.

(2) *Open space.* The PUD may include residential lots of smaller size than would be permitted by the zoning regulations otherwise applicable to the site, provided the overall density is not increased. The excess land shall be utilized as open space. The open space shall be utilized as a park, for either passive or active recreation or as a conservation area. The open space shall either be dedicated to the City of St. Augustine or be maintained by a community association composed of residents of the PUD. Land recorded as open shall not be encroached upon by any residential, commercial or industrial, primary or accessory use.

(3) *Waiver of yard, dwelling unit, frontage criteria and use restriction.* Minimum yard, lot size, type of dwelling unit, height and frontage requirements and use restrictions are waived for the PUD, provided the spirit and intent of this chapter is complied with in the total development of the PUD. However, the City Commission of St. Augustine may, at its discretion, require adherence to minimum zone requirements within certain portions of the site if deemed necessary in order to maintain the spirit and intent of this chapter.

(4) *Support legal documents for open space.* Legal documents which assure adequate management and maintenance of the open space area must be provided by the developer for all areas proposed for common ownership by the residents of the PUD. Legal instruments provided for dedications, covenants, community associations and subdivision controls shall:

- a. Place title of common property in a form of common ownership by the residents of the PUD; e.g., a duly constituted and legally responsible community association, cooperative, etc.
- b. Appropriately limit the use of common property.
- c. Place responsibility for management and maintenance of common property. The St. Augustine City Commission, at its discretion, may require the applicant to enter into a contract with St. Augustine for maintenance of commonly held properties.
- d. Place responsibility for enforcement of covenants.
- e. Permit the subjection of each lot to assessment for its proportionate share of maintenance costs.

(5) *Access.* Access to each single family dwelling unit shall be provided via either a public right-of-way or a private vehicular or pedestrian way owned by the individual lot owner in fee or in common ownership with the residents of the PUD.

(6) *Privacy.* Each dwelling unit within the PUD shall be provided visual and acoustical privacy. Fences, walks and landscaping shall be provided for the protection and aesthetic enhancement of property and the privacy of its occupants, screening of objectionable views or uses and reduction of noise.

(7) *Community facilities:*

- a. All utility facilities proposed for dedication to St. Augustine must be acceptable by the city as to the size, shape and location, and shown by the applicant to be of benefit to the general public.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

- b. All requirements for off-street parking and loading (article IV, division 2) shall apply to the PUD unless otherwise waived or modified.
- c. Access and circulation shall adequately provide for firefighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal.
- d. These PUD's shall provide for underground installation of utilities, including telephone, power and cable television in both public and private rights-of-way. Provisions shall be made for acceptable design and construction of storm sewer facilities, including grading, gutters, piping and treatment of turf to handle stormwaters and prevent erosion and formation of dust.
- e. Specifications for street design, publicly used driving and access aisles, sidewalks and pedestrian walkways, including those providing interconnectivity between phases of the PUD or between the PUD and adjacent properties, shall conform to the rules and regulations adopted by the City of St. Augustine.

(8) *General development patterns.* Residential subdivisions and mixed use subdivisions shall provide a master tree plan, a master stormwater plan, an overall signage plan, any applicable overall design standards, descriptions of interconnectivity between areas within the PUD and connections to areas outside of the PUD proper, and general descriptions of how the PUD will create a sense of place.

(9) *Mixed Use PUD subdivisions.* A subdivision PUD that also includes a mixed use component shall also provide a description of the potential other uses allowed besides residential single family uses. This description shall provide enough information to evaluate its proposed consistency with the Comprehensive Plan, potential benefits to the overall PUD community, and the neighborhoods outside of the PUD community, the types of uses proposed, such as, multifamily units, commercial, civic or other uses, and establish the parameters of how these uses are integrated into the development plan.

(Code 1964, § 33-75; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 2013-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-292. - Standards and criteria for redevelopment and infill PUD developments.

The following performance standards are intended for redevelopment and infill PUD developments. These projects typically involve property currently developed where the proposed PUD includes razing the existing development and building new or renovating the existing development to the extent that it is a redevelopment project which introduces new uses or combination of uses and a new design changing the character of the existing. Infill projects typically involve vacant property within an existing developed area where it is important for the proposed PUD to be compatible with the existing surrounding development. These standards and criteria are in addition to other PUD requirements outlined above.

- (1) *General development patterns.* Redevelopment and infill projects within the city shall take into consideration pedestrian oriented design, the human scale and sense of place of the surrounding area, and shall respect existing development patterns and provide for compatibility, quality and integrity of the existing area and neighborhoods. They should provide a unique sense of place through architectural design and a mixture

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

of compatible uses in a compact setting with sensitivity to the context of the surrounding neighborhood. The PUD should be an addition to the area and neighborhood which contributes to the area and increases the value of the surrounding area.

(2) *Contributions to the existing community.* Redevelopment and infill projects shall also demonstrate consideration for the existing neighborhoods and street patterns within the city by describing the project's impact on existing community patterns, the environment, the economy, the transportation networks or circulation patterns as described in an infrastructure impact analysis, as well as, natural features, and vistas and scenic opportunities. The project narrative shall include a statement of how the PUD is consistent with the character, history, and cultural and natural features that help create a sense of place. The project shall be compatible by demonstrating appropriate design, massing, screening, and architectural techniques.

(3) *Redevelopment and infill PUD projects.* Additionally, redevelopment and infill projects shall include a description evaluating the existing building(s) condition, potential demolition issues, and the extent of renovation of the existing building(s), if applicable. A clear description of the site design evaluating existing issues, such as, access, driveways, parking, maneuverability, landscaping, including tree removal is also required if necessary. A description with detailed drawings that show the existing streetscape, and the new streetscape to demonstrate compatibility, proportion, form, and rhythm with the surrounding area is required. Details of colors, materials, and design themes may also be required, and compatibility with applicable Design Standards for Entry Corridors must be demonstrated.

(Ord. No. 16-07, § 1, 2-8-16)

Secs. 28-293—28-310. - Reserved.

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

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

- (1) *Permitted uses and structures.* Single-family dwellings; home office, private.
- (2) *Permitted accessory uses and structures.* See [section 28-348](#).
- (3) *Permissible uses by exception.* See [section 28-347](#); housing for the elderly; neighborhood recreation facility.
- (4) *Minimum lot requirements (width and area):*
 - a. Minimum lot width, fifty (50) feet.
 - b. Minimum lot area, one-eighth acre (5,450 square feet).
- (5) *Maximum lot coverage by all buildings:*
 - a. Thirty (30) percent.
- (6) *Minimum yard requirements.* All permitted or permissible uses and structures:
 - a. Front, fifteen (15) feet.
 - b. Side, ten (10) feet.
 - c. Rear, ten (10) feet.
- (7) *Maximum height of structures:*
 - a. Thirty-five (35) feet.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

(Code 1964, § 33-22; Ord. No. 99-05, § 3, 2-8-99)

Sec. 28-332. - Modification and height regulations.

The height limitations contained in article III, district regulations, do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, elevator shafts or other appurtenances usually required to be placed above the roof level and not intended for human occupancy; provided, however, that notwithstanding the permitted maximum height limitations allowed in the various zoning districts, no structure (including appurtenances and structures normally erected above roof level) shall be erected to a height above adjacent ground level exceeding the most restrictive of the following:

- (1) Fifty-five (55) feet; or
- (2) Elevations as may be prescribed by the Federal Aviation Administration; or
- (3) Elevations as may be prescribed by the State of Florida unless the applicable permit has been issued.

(Code 1964, § 33-88)

STAFF SUMMARY AND ANALYSIS

This request is to amend the Future Land Use designations and rezone the properties along Arapaho Avenue, PID 134760-0000, 134780-0000, & 134790-0000, so that they may be annexed into the City of St. Augustine.



CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

Parcel ID Number	Proposed Land Use	Proposed Zoning
134760-0000 (Northern 5,076 square feet)	Residential Medium Density Mixed Use	Residential General Office (RGO)
134760-0000 (Remainder Southern portion)	Residential Low Density	Planned Unit Development (PUD)
134780-0000	Residential Low Density	Planned Unit Development (PUD)
134790-0000	Residential Low Density	Planned Unit Development (PUD)

The proposed PUD, which will overlap the proposed Residential Low Density Future Land Use amendment, is written in a way to resemble the City of St. Augustine's Residential Single-Family-Two (RS-2) zoning district. The table below illustrates the differences between the two.

	Residential Single-Family-Two (RS-2)	Proposed Planned Unit Development (PUD)
Setbacks	Front: Fifteen (15) feet Side: Ten (10) feet Rear: Ten (10) feet	Front: Twenty (20) feet - Corner yard may be ten (10) feet Side: Five (5) feet Rear: Ten (10) feet
Maximum Building Height	Thirty-five (35) feet, Code Section 28-332 as applicable	Thirty-five (35) feet, in addition to this building height, an additional five (5) feet shall be permitted for architectural features and mechanical equipment, pursuant to Code Section 28-332.
Minimum Lot Size	5,450 square feet	4,800 square feet
Minimum Lot Width	Fifty (50) feet	Forty (40) feet
Maximum Lot Coverage	Thirty (30) percent	Fifty (50) percent
Parking	A minimum of two (2) spaces per unit	A maximum of two (2) spaces per unit

In addition to the residential portion of the proposed PUD, the PUD includes a dock with 50 slips as represented on the Master Development Plan. The PUD documents include an outline for Conservation Overlay Zone development on pages 9 through 13 in the proposed PUD. The PUD text/narrative does include an analysis of Sec. 11-29(c) of the City's code, therefore the Planning and Zoning Board (PZB) can review the analysis provided and approve the conservation zone development as part of the PUD rezoning recommendation.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

STAFF RECOMMENDATION

Staff does not make recommendations concerning comprehensive plan amendments or the rezoning of land. The Board is responsible for making a recommendation based on the following;

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

The PUD section of the Zoning Code requires two (2) public hearings for PUD rezoning applications before the PZB unless the PZB waives this requirement. Staff recommends that a second public hearing is held at the April 4, 2023, PZB meeting to ensure that adjacent property owners have an opportunity to request additional information or a meeting with the developer or representative as per the "community" notification process in the code.



Jacob Fredriksson
Senior Planner
Planning and Building Department

Ellen Avery-Smith

100 Whitestone Place • Suite 200
St. Augustine, Florida 32086

904 . 825 . 1615
EAverySmith@rtlaw.com

904 . 396 . 0663 Fax
www.rtlaw.com

March 1, 2023

VIA U.S. MAIL

Neighborhood Council of St. Augustine, Inc.
P.O. Box 658
St. Augustine, Florida 32085-0658

**Re: Developer Neighborhood Notice – Windward Shipyard Comprehensive Plan
Amendment and Planned Unit Development Rezoning Application**

To Whom It May Concern:

This Developer Neighborhood Notice is submitted on behalf of Windward Shipyard Land Holdings, LLC (“Owner”), the owner of property located west of the San Sebastian River and east of Arapaho Avenue (the “Property”). The Property includes St. Johns County Parcel Identification Nos. **134760-0000**, **134770-0000**, **134780-0000**, **134790-0000** and **134650-0000**.

The Property is located in unincorporated St. Johns County and has a Future Land Use Map (“FLUM”) designation of Mixed-Use District (County) and a zoning of Open Rural (County). The Owner is proposing to annex the Property into the City of St. Augustine’s boundaries and give the site (approximately 13.70 acres) a FLUM designation of Residential Low Density and a zoning district of Planned Unit Development (“PUD”) in the City. The Owner is proposing to construct a maximum of 55 single-family units, a community dock with 50 boat slips and recreational amenities related to the single-family homes within the Property (the “Project”).

Please contact me, the Applicant, directly on behalf of the Owner at the address and telephone number listed above, if you have any questions about the proposed Comprehensive Plan Amendment and PUD rezoning application for the Project summarized in the paragraph above. This developer neighborhood notice is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing. The developer neighborhood notice is an additional, courtesy informational tool provided to the public to facilitate early, voluntary and direct communication between the City’s residents and PUD development applicants. This document was prepared by the Applicant, and the City does not warrant its accuracy. The official complete application public record will be available for review after filing at the City of St. Augustine Planning and Building Department, 75 King Street, St. Augustine, Florida, during regular office hours.

March 1, 2023
Developer Neighborhood Notice
Page 2

Please contact me with any questions regarding the Comprehensive Plan Amendment and PUD rezoning application and any comments or questions you may have about such application.

Sincerely yours,

Ellen Avery-Smith

cc: Amy Skinner (via e-mail)



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$1400 (plus advertising costs) Project Number: 2023-0006

Receipt Number: 2561968 Meeting Date: 03/07/23

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

1. NAME OF APPLICANT: Ellen Avery-Smith, Esq. Contact Number: 904-825-1615
Business (if applicable): Rogers Towers, P.A.
Address: 100 Whetstone Place, Suite 200 City: St. Augustine State: FL Zip: 32086
E-Mail Address: eaverysmith@rtlaw.com

2. NAME OF PROPERTY OWNER: Windward Shipyard Land Holdings, LLC Contact Number: 305-298-2967
Business (if applicable): _____
Address: 2999 NE 191 st St. Suite 800 City: Aventura State: FL Zip: 33180
E-Mail Address: stefan@staugustinemarine.com

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

4. PROJECT STREET ADDRESS: 0 Arapaho Avenue

5. SPECIFIC PROPOSED USE: Mixed-use development extending the existing Shipyard project.

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

7. DESCRIPTION OF ACTION REQUESTED: Comprehensive Plan Amendments to Residential Medium Density Mixed Use and Residential Low Density future land use designations & Rezoning to Residential and General Office (RGO) and Planned Unit Development (PUD).

8. JUSTIFICATION FOR ACTION REQUESTED: Please see attached.

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

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: N/A
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: N/A
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: N/A
- (d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: N/A

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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


Signature of Applicant

2/1/23
Date


Signature of Property Owner

1-31-23
Date

04/18/2019



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

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

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

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

Robert Finvarb

Print name of applicant



Signature of applicant

1-31-23
Date

10/31/17



Owner's Authorization For Agent

Ellen Avery-Smith Esq. of Rogers Towers, P.A. is/are hereby authorized TO ACT ON BEHALF
OF Windward Shipyard Land Holdings, LLC, the owner(s) of those lands described within
☐ the attached application, or ☐ described within the previously filed
Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located at:
PIN Nos.: 134760-0000;134770-0000;134780-0000;134790-0000 &134650-0000

BY: [Signature]
Signature of Owner
Robert Finvarb
Print Name of Owner

Telephone Number

State of Florida

County of Miami-Dade

Signed and sworn before me on this 31st day of January, 2023.

By Robert Finvarb

Identification verified:

Oath sworn: _____ Yes _____ No

Notary Signature:

[Signature]

My Commission expires:

1/13/2024



Nindiri Rivas
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG946759
Expires 1/13/2024

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 6 Arajaho Avenue

Applicant's Name: Eileen Avery-Smith Applicant's Signature: Eileen Avery-Smith

Owner's Name: [Signature] Owner's Signature: [Signature]

**Supplement to Shipyard Comprehensive Plan Amendment, Rezoning and Conservation
Overlay Zone Application**

Windward Shipyard Land Holdings, LLC (the "Owner") has applied to annex approximately 14.5 acres (the "Overall Site") located adjacent to its existing St. Augustine Shipyard site into the City of St. Augustine. The St. Augustine City Commission approved a Pre-Annexation Agreement for this purpose on January 23, 2023.

As stated in the Pre-Annexation Agreement, the Owner would like to:

1. Amend the future land use designation of approximately 0.5 acres of the Overall Site (the "Shipyard Mixed Use Parcel") from Mixed Use District in St. Johns County to Residential Medium Density Mixed Use in the City and the zoning of the Shipyard Mixed Use Parcel from Open Rural in the County to Residential and General Office ("RGO") in the City;
2. Change the future land use designation of approximately 13.7 acres of the Overall Site (the "Shipyard Single-Family Parcel") from Mixed Use District in the County to Residential Low Density in the City and the zoning of the Shipyard Single-Family Parcel from Open Rural in the County to Planned Unit Development ("PUD") in the City; and
3. As part of the PUD for the Shipyard Single-Family Parcel, obtain Conservation Overlay Zone development approval for a 50-slip community dock, minor wetland impacts and tree removal related to the residential units in the PUD.

The proposed Comprehensive Plan Amendment and rezoning application will not become effective until the Overall Site is annexed into the City.

Parcels subject to this application are: 134760-0000, 134770-0000, 134780-0000, 134790-0000 and 134650-0000.

Windward Shipyard Planned Unit Development

City of St. Augustine, Florida



February 2, 2023

Team Roster

Owner/Applicant: **Windward Shipyard Land Holdings, LLC**
Stefan Johansson, Chris Simon, Karl Masters
404 Riberia Street
St. Augustine, Florida 32084
(904) 824-4394

Civil Engineering: **Maverick Engineering**
Jeremy Calloway
10 Willow Winds Parkway
St. Johns, Florida 32259
(904) 655-6687

Landscape Architect: **Marquis Latimer +Halback, Inc.**
Jeremy Marquis, Fremont Latimer, Elijah George
34 Cordova Street, Suite A
St. Augustine, Florida 32084
(904) 540-6940

Environmental: **Carter Environmental Services, Inc.**
Ryan Carter
42 Masters Drive
St. Augustine, Florida 32084
(904) 540-1786

Legal: **Rogers Towers, P.A.**
Ellen Avery-Smith, Esq.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086
(904) 825-1615

Exhibit List:

Exhibit "A" – Legal Description of the Property
Exhibit "B" – Master Development Plan
Exhibit "C" – Tree Relocation Plan
Exhibit "D" – Conservation Overlay Zone Plan

WINDWARD SHIPYARD PLANNED UNIT DEVELOPMENT TEXT

A. Purpose and Intent.

Pursuant to Section 28-286 of the City of St. Augustine Code (the “Code”), the purpose of a planned unit development (“PUD”) zoning district is to provide an option and process for the provision of unique, individually planned developments that are consistent with the City’s Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible and innovative designs for projects than the regular zoning districts allow. The intent of a PUD is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD.

This Windward Shipyard PUD text creates site-specific regulations to address development and topographic conditions, historic or architectural features, and transitioning land uses. The PUD, including all exhibits hereto, complies with all applicable provisions of City Code Chapter 28.

B. Site Information.

1. Location

The property subject to this PUD ordinance is located west of the San Sebastian River, north of State Road 312 and east of U.S. Highway 1 in the City of St. Augustine. The property has St. Johns County Parcel Identification Nos. 134760-0000, 134770-0000, 134780-0000, 134790-0000 and 134650-0000 (collectively, the “Property”). A legal description of the Property is attached as Exhibit “A”.

2. Owner, Developer and Agent

The owner of the Property is Windward Shipyard Land Holdings, LLC (the “Owner”). The agent for the Owner and Developer is Ellen Avery-Smith, Esq., Rogers Towers, P.A. (the “Agent”). Addresses for the Owner and Agent are in the Team Roster on page 2.

3. Existing approvals A majority of the Property is located in unincorporated St. Johns County. The Property has a Future Land Use Map designation of Mixed Use District (County) and a zoning of Open Rural (County). The Owner has filed applications to annex the Property into the City of St. Augustine and to change the Future Land Use Map (“FLUM”) designation to Residential Low Density (“RLD”) in the City. The legal description of the Property is attached as Exhibit “A” (the “Property”). The Owner owns other parcels immediately north of the Property that are located in the City limits and commonly known as the St. Augustine Shipyard.

4. Summary of Proposed Development

The Owner is proposing to construct a maximum of 55 single-family units, a community dock with 50 boat slips and recreational amenities related to the single-family homes within the Property (the "Project"). A master development plan depicting the locations of the proposed uses within the Property is attached as Exhibit "B" (the "Master Development Plan").

The Property includes approximately 13.5 acres of uplands and 0.19 acres of wetland. The Owner is proposing to impact approximately 0.15 acres of on-site wetlands in order to construct roadway crossings, ponds and homes. All other on-site wetlands will be preserved.

C. Proposed Development (Code Section 28-289 provisions in BOLD).

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

The Property is located in unincorporated St. Johns County and has a FLUM designation of Mixed Use District (County) and a zoning of Open Rural (County). The Owner is proposing to annex the Property into the City's boundaries and give the site a FLUM designation of Residential Low Density in the City.

City Comprehensive Plan Future Land Use Element ("FLUE") Policy 6.4.3 states that the Residential Low Density FLUM category is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low-density single-family uses such as churches, child care centers, public and institutional uses, including school consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate to create and maintain a stable, low-intensity residential character. Single-family density is a maximum of eight (8) units per acre.

Future Land Use Element Goal 1 encourages the preservation and protection of the City's natural resources by establishing a pattern of development that is harmonious with the City's natural environment. The proposed PUD meets these requirements by preserving all marshland within the Property, retaining natural hydrologic connections managing all stormwater on-site. The Project will meet the requirements of FLUE Policies 1.1.8 and 1.1.9 by encouraging street, pedestrian and open space designs the discourage cut-through traffic and provide for safe, convenient and well-designed traffic circulation on the Property and through the adjacent Shipyards site.

FLUE Policies 2.1.2, 2.1.3, 2.1.4 and 2.3.4 require new development to provide necessary services and facilities or to pay a fair share of costs of providing such facilities, including extension of water, sanitary sewer and drainage systems to serve projects. The PUD will comply with those requirements by paying for connection to the City's existing water and sewer systems and dedicating such water and sewer improvements to the City, as well as providing drainage on-site. Internal streets constructed by the Owner will be connected to public streets owned by the City, St. Johns County and the Florida Department of Transportation ("FDOT").

FLUE Objectives 5.1 and 5.2 and their applicable policies encourage infill, mixed-use development of the type being proposed for the Property and adjacent land owned by the Owner in the Shipyards project. The combined projects provide orderly, compact development and the provision of public facilities and services that minimize costs and environmental impact and maximize efficiency. The Project and Shipyards will provide a pedestrian friendly street design and an interconnected street network, which will reduce greenhouse gas emissions.

FLUE Goal 8 and its policies focus on preserving the City's sense of place by balancing small-town urban character with economic activity and encouraging compatible infill development. The PUD provides these by providing residences adjacent to the mixed-use Shipyards project and other businesses in the surrounding area. The Project's proximity to places of employment, restaurants, shops and other commercial and office centers makes it a true walkable and bicycle-friendly community. The PUD has been designed to preserve the City's historic skyline and recognize eventual sea level rise.

Recreation and Open Space Element Overall Goal and applicable policies require certain residential developments to provide parks and recreational facilities, based on the number of proposed units. The Project will provide neighborhood parks for its residents and will be interconnected with the Shipyards via sidewalks and paths.

The Conservation and Coastal Management Element Overall Goal is to protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources. Approximately 3.24 acres of wetlands will remain in the Project. The Owner will impact approximately 0.15 acres of low-quality wetlands within the Property area in order to construct.

The Coastal Management Goal requires the City to maintain three (3) Conservation Overlay Zones ("COZs"). Conservation Overlay Zone 1 allows passive recreation, wildlife preservation and conservation areas, green space, and fishing piers and other water dependent uses, including boat ramps and marinas. Conservation Overlay Zone 2 allows for all of the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off-street parking areas; and residential development, provided that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category. Conservation Overlay Zone 3 allows a variety of land uses and development subject to performance standard requirements governed by the City's Comprehensive Plan, including the underlying FLUM category, and the City's land development regulations. The PUD will comply with all applicable COZ requirements enumerated in the Coastal Management Goal, as set forth more fully in Subsection C.3.p hereof.

The Infrastructure Element requires the provision of sanitary sewer, potable water and solid waste services to support intended development. The Project will connect to the City's existing sanitary sewer and potable water systems, including potable water system interconnection with adjacent parcels, at the expense of the Owner (in compliance with applicable requirements of the Capital Improvement Element). The Project will use water-wise landscaping where practicable. The project will also utilize City solid waste services. The

Stormwater Management Sub-Element requires developments to provide their own stormwater management systems. The PUD will comply with this requirement.

The Overall Goal of the Transportation and Mobility Element encourages accessible, energy efficient, sustainable and economically viable transportation options that meet the needs of residents, employees, employees and visitors. The Project meets applicable objectives and policies by providing interconnected streets and sidewalks so that residents and other City residents can drive, walk or bicycle to nearby places of employment, restaurants, shopping destinations and other places.

The Overall Goal of the Housing Element is to provide an adequate inventory of housing in stable neighborhoods. Goal 1 encourages quality housing through new construction, and requires the City to assist the private sector in providing adequate housing to meet current and future needs.

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

Not applicable.

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

The Owner desires to rezone the Property to PUD in order to provide more flexible site development standards, which will allow them to preserve on-site marshlands and wetlands associated with the San Sebastian River. The following development standards shall apply to the Property:

a. Allowable uses: Allowable uses within the Property shall be:

- (i) A maximum of 55 single-family residential units.
- (ii) A 50-slip community dock related to the residential units.
- (iii) Recreational and other amenities to serve the residential development.

The locations of the proposed homes, community dock and amenities are depicted on the Master Development Plan, Exhibit "B". The Owner, its successors and assigns, shall be permitted to make minor adjustments to the Master Development Plan based on applicable local, state and federal governmental agency review related to site permitting, engineering and construction plans. Staff shall review and approve any such revisions to the Master Development Plan, without the need for additional public hearings.

b. Setbacks: The minimum building setbacks are as follows:

1. Front Yard: 20 feet; Corner Yard: 10 feet; Rear Yard: 10 feet; Side Yard: Five (5) feet
 2. The front yard setback shall be measured from the front lot line of each lot (not including portions of any lot that may be located within a road or common area tract). Setbacks shall be measured from the outer foundation wall of each structure 30 inches above grade. Eaves shall be permitted to project into yard setbacks, not more than 24 inches. Patios shall be permitted to extend into rear yard setbacks if not covered or screened. This method of measuring side setbacks is a waiver from the Code.
 3. Front of primary structure (home) in each lot shall be offset from the front of adjacent lot's primary structure a minimum of five (5) feet to allow for variation in the streetscape.
 4. The project amenity center and its associated parking lot will be located a minimum of 10 feet from all parcel boundaries.
- b. Maximum building height: Single-family residences shall not exceed 35 feet in height. In addition to this building height, an additional five (5) feet shall be permitted for architectural features and mechanical equipment, pursuant to Code Section 28-332.
 - d. Minimum lot size: 4,800 square feet.
 - e. Minimum lot width: 40 feet.
 - f. Maximum lot coverage by all buildings and structures: 50 percent.
 - g. Parking: Each single-family residence will have a driveway that can accommodate a maximum of two (2) cars, as well as a two (2)-car garage. A minimum of four (4) parking spaces will be provided at the project amenity center.
 - h. Signage: Project residential signage will comply with applicable provisions of the Code.
 - i. Roads: Project roadways will be private. Such roads will be owned and maintained by a homeowners' association ("HOA") and may be gated, provided that sidewalks shall not be gated. Project roads will be a minimum of 20 feet in width, with minimum 10-foot-wide lanes.
 - j. Sidewalks: A five (5)-foot-wide sidewalk will be constructed on at least one (1) side of all streets, in the locations depicted on the Master Development Plan. Sidewalks within the Property will be owned and maintained by the HOA.

- k. Fencing/Screening. The Owner shall be permitted to erect fences within side and rear yards of lots within the Property and within community recreation facilities, provided such fences are not taller than six (6) feet.
- l. Upland buffers: An average 25-foot undisturbed upland buffer will be provided adjacent to contiguous wetlands if no bulkhead is provided. If lots are bulkheaded, reduced upland buffers will be provided, but such lots will be required to have 10-foot rear yard setbacks, pursuant to Subsection C.3.b hereof. Locations of bulkheads are depicted on the Master Development Plan, Exhibit "B".
- m. Stormwater: The Owner will provide a stormwater management system for the proposed development, in compliance with applicable City and St. Johns River Water Management District ("District") requirements.
- n. Lighting. Project lighting shall comply with applicable Code provisions. Full cutoff fixtures shall be used to meet "Dark Sky" objectives for all roadway, pedestrian, pathway and building lighting.
- o. Accessory Uses. Project accessory uses shall comply with applicable Code provisions.
- p. Temporary Uses. Project temporary uses shall comply with applicable Code provisions.
- q. Utilities: Project shall comply with applicable Code requirements. Project potable water lines will be interconnected with potable water lines that serve adjacent parcels.
- r. Landscaping: Project landscaping will comply with applicable provisions of Code Chapter 25, Article III, except that all planted trees will count toward satisfaction of any required mitigation, regardless of location on the project site, including required buffer yards.
- s. Tree Mitigation: Any project tree removal and replacement will comply with applicable provisions of Code Chapter 25, Article III, except that all planted trees will count toward satisfaction of any required mitigation, regardless of location on the project site, including required buffer yards. At present, the Owner does not intend to remove any significant trees but will relocate a number of such trees within the Property to retain them on-site. A tree significant relocation plan for the Property is attached as Exhibit "C" (the "Tree Relocation Plan"). Plant notes are contained on the Tree Relocation Plan. Prior to commencing development of lots within the Property, the Owner shall record restrictions against title to each lot prohibiting the removal of any trees within a lot without the prior written approval of the HOA and without replacement of any tree sought to be removed with a tree of equal credits per the Code.

- t. Conservation Overlay Zone Development: Chapter 11, Article II, Sections 11-26 through 11-30 of the Code set forth criteria for development within conservation overlay zones ("COZs"). Portions of the Property lie within COZs 1, 2 and 3, and development of the Property will comply with applicable provisions of Sections 11-26 through 11-30.

Code Section 11-29(a) allows permits for structures and uses located within COZ 1 to be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. Code Section 11-29(b) allows permits for structures and uses located within COZ 2 to be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect.

The Owner is proposing to construct a 50-slip community dock within the Property, in location are depicted on the Master Development Plan and on the Conservation Overlay Zone Plan attached as Exhibit "D". The proposed facilities will be designed avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. The impervious area within COZ 2 will not exceed 25 percent without the area receiving treatment equivalent to the District water quality treatment provisions required when new development is proposed along an unaltered shoreline.

Rear or side lot drainage from grassed or altered areas of The Windward Shipyard PUD along an altered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be compensated elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the 25-foot buffer (water discharged shall be at non-erosive velocities), with the following permitted activities: (1) pruning vegetation to retain or create a reasonable view. Ground cover and shrub vegetation to a height of 36 inches should be retained; (2) a maximum of 50 percent of the basal area of trees, and a maximum of 50 percent of the total number of saplings, may be removed for any purpose in a twenty-year period. A healthy, well-distributed strand of trees, saplings, shrubs and ground covers and their living, undamaged root systems

shall be left in place. Replacement planting with native, low maintenance vegetation is permitted to maintain the 50 percent level; (3) dead, diseased, unsafe or fallen trees may be removed; and (4) reasonably sized bridges, paths, walkways, gazebos, docks and decks, and accessways to such amenities are permitted across the buffer provided such activities have minimal impact to the wetlands and are scaled to preserve the integrity of the buffer (less than ten (10) percent of the buffer). Restoration plan(s) shall be developed to achieve the 50 percent criteria above for those sites already disturbed. If the altered shoreline is bulk-headed, softening of this hardened shoreline with riprap, environmentally engineered materials or other techniques to soften wave energies and promote vegetation is encouraged. Should a softening effort be employed, a reduction in the (25) – foot buffer may be permitted.

For the community dock and minimal lot bulkheading on the Master Development Plan and Conservation Overlay Zone Plan, the Owner provides the following information in response to Code Section 11-29(c) criteria (with Code criteria in BOLD below):

1. **Site specific conditions.**

See the Master Development Plan and Conservation Overlay Zone Plan for site development details.

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

See the Master Development Plan and Conservation Overlay Zone Plan for site development details.

3. **Natural and proposed drainage patterns.**

The Property is bounded on the east and south by the San Sebastian River and connected marshlands. The Property's existing drainage patterns can be described as the perimeter coast line drains directly to the river and connecting marsh while the internal portions of the site drain to onsite wetlands and a manmade drainage ditch, which eventually drain to the San Sebastian River on the east and south sides of the Property.

The proposed drainage pattern for the site will have stormwater collected and conveyed from roadways and lots within an inlet and pipe network, toward one on-site wet detention ponds.

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

The point discharges will include the outfall control structure in the wet detention pond system described above, which is proposed to connect to the San Sebastian River. There will be minimal impacts to marine life as

these outfalls will discharge treated stormwater. Nonpoint discharges from rear yards will be minimized as the lots will be designed with Type "A" grading, forcing runoff to reach the stormwater collection system.

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

Standard erosion control methods will include silt fencing around the perimeter of the developed areas, inlet protection during construction, hay bale barriers at the outfalls and floating turbidity barriers within the onsite ditch during road crossing construction. All disturbed areas will be seeded and mulched to establish vegetation to ensure minimal erosion after construction is complete.

6. **Impact on floodplain.**

Because the San Sebastian River is an open basin that has a direct connection to the Atlantic Ocean, the impacts to the floodplain will be minimal.

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

Approximately 0.15 acres of proposed wetland impacts are for home sites (Figure 4). Locations of the proposed wetland impacts are shown on the wetland management plan enclosed with the environmental report by Carter Environmental Services, Inc. included with the application package. Those impacts either have been permitted by both the District and U.S. Army Corps of Engineers (the "Corps"). All hydrologic flow will be unimpeded and follow its natural course. Further, all other wetlands on-site will remain.

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

Because the PUD will include single-family homes and the community dock, which will not have fueling or other activities that permit the use of hazardous chemicals and materials, there is no potential for contaminated drainage, storage of pollutants or the use of poisonous chemicals or materials.

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

The community dock be at minimum five (5) feet above mean high water. Therefore, shading will be minimal. None of the wetland impacts proposed in upland areas of the project will have a shade effect on vegetation or shellfish. The Owner will leave 3.24 acres to remain adjacent to the San Sebastian River. The 0.15 acres of low-quality freshwater wetland impacts, not saltmarsh, will be mitigated by purchasing 0.12 mitigation bank credits.

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

The proposed development will honor the standard will have no effect on manatees, vegetation, shellfish or wildlife, nor will it cause shoreline erosion because it is located within upland areas of the site.

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

The existing shoreline will not be altered by the proposed development. The bulkheads will be mostly constructed within the uplands, except for the areas adjacent to the wetland impacts.

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

The Conservation Overlay Zone 1 Development includes the community dock. The community dock is depicted on Figures 4 thru 10C.

The proposed single-family homes will be located within Conservation Overlay Zones 2 and 3. The homes will be limited to 35 feet in height (two stories) so their impacts to vistas and scenic opportunities will be minimal. Existing tree canopies within COZ 1 and upland buffers will be left in place and new trees will be planted within lots, both of which will allow the proposed homes to blend into the area.

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

Native vegetation will be preserved in buffer areas within the Property, in the locations depicted on the Master Development Plan. Native plants will be used for landscape and open space purposes to the extent practicable. Proposed retention areas are depicted on the Master Development Plan.

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

The Windward Shipyard project will cluster housing development within upland areas of the Property and will preserve marshlands and other wetlands associated with the San Sebastian River

15. **Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a**

surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)

Stormwater runoff from the Property will be routed to a surface water management system permitted by the St. Johns River Water Management District.

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

The project will have no impact on shellfish or on commercial or sport fish or waterfowl because all stormwater runoff from the Property will be routed to a District-permitted surface water management system. The proposed homes will be located on upland areas of the site.

17. Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

Project will comply.

4. **Compliance with the purpose and intent and criteria in Code Section 28-286.**

The PUD complies with Code Section 28-286 by:

- a. Promoting more efficient and economic use of land by clustering development within upland areas and preserving marshland and other wetland associated with the San Sebastian River.
- b. Encouraging a more compatible and harmonious development of contiguous lands by using natural buffers to ensure compatibility.
- c. Providing flexibility to meet changing needs, technologies, economics and consumer preferences in the Master Development Plan and this text.
- d. Providing a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole.
- e. Demonstrating the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned development's relationship with the existing and preferred architectural context surrounding the project.
- f. Providing an environment of consistent character compatible with the surrounding areas.
- g. Permitting specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

5. **Compliance with Code Section 28-288 and justification for any zoning uses.**

Permitted uses within the Property are set forth in Section C.3 hereof. Locations of the proposed uses are depicted on the Master Development Plan, Exhibit "B". Proposed uses are consistent with the Residential Low Density future land use designation for the Property.

Development standards for the Property are set forth in Section C.3 hereof. These standards will mitigate for any negative impacts of the development on surrounding lands.

Benefits to the community from the Project include:

- a. Preserving marshland and other wetland associated with the San Sebastian River.
- b. Providing interconnection of potable water lines with adjacent parcels.
- c. Providing a project that compliments and incorporates the existing mixed-use Shipyards project to the north.

- d. Annexing the Property into the City limits, thus increasing the City's tax base and number of jobs available in the municipal boundaries.
- e. Providing pedestrian interconnectivity within the Shipyards project and with parcels to the north, along the west side of the San Sebastian River.

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

The Project will be developed in two (2), five (5)-year phases. Phase 1 shall commence within three (3) years of the City Commission's adoption of this PUD ordinance and shall be completed within five (5) years of commencement. Phase 2 shall commence no later than the completion of Phase 1 and shall be completed within five (5) years of commencement. For purposes of this PUD, "commencement" shall be defined as the City's approval of horizontal construction plans, and "completion" shall be defined as the City's approval of as-builts for horizontal improvements.

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

The Owner will create a homeowners' association ("HOA") that will be legally responsible for owning, operating and maintaining common areas within the Property, including but not limited to roads, sidewalks, parks, the community dock and other amenities.

8. A termination date after which the PZB shall be required to evaluate whether all or part of the PUD has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) or other circumstances have contributed to the development delay, if so, one (1) year extension(s) may be granted by the PZB at an advertised public hearing, after two (2) such extensions if no activity has been initiated the city commission shall deem the PUD abandoned which shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule.

This PUD shall terminate ten (10) years from its adoption by the City Commission unless otherwise extended or amended pursuant to the Code.

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

The proposed PUD is consistent with the underlying future land use designation of the Property.

10. An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city.

A public facility impact analysis and a traffic impact analysis that outline the project's potential impacts on transportation networks, circulation patterns and infrastructure were included with this application.

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

See Section E hereof.

D. Performance Standards (Code Section 28-291).

1. **Density of development.** The project will include a maximum of 55 single-family units on approximately 13.7 developable acres, yielding a net density of 4.01 units per acre on the Property.

2. **Open space.** Development will be clustered within upland areas of the Property.

3. **Waiver of yard, dwelling unit, frontage criteria and use restriction.** See Section C.3 hereof for these criteria and waivers from such requirements. Those waivers are detailed in Subsections C.3.r (Landscaping) and s (Tree Mitigation).

4. **Management and maintenance of open space areas.** All common property within the Property will be owned, operated and maintained by an HOA and will be available for use by residents within the Property. The HOA will have a declaration of restrictive covenants that governs use of common areas within the Property. The HOA board of directors will be responsible for enforcing the declaration. The HOA will own and maintain all roads and sidewalks within the Property. Access to homes will be over these privately owned streets. The HOA will have rules and regulations governing fencing, landscaping and other aesthetic issues in order to enhance the community and the privacy of its occupants, screening of objectionable views or uses and reduction of noise.

5. **Community facilities.**

a. All utility facilities proposed for dedication to St. Augustine must be acceptable by the city as to the size, shape and location, and shown by the applicant to be of benefit to the general public.

The project will dedicate all on-site utilities to the City, in compliance with applicable Code requirements.

b. All requirements for off-street parking and loading shall apply to the PUD unless otherwise waived or modified.

See Section C.3 for parking standards.

c. Access and circulation shall adequately provide for firefighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal.

The project will provide adequate access and circulation for emergency and other access, including access for large vehicles.

d. Provide for underground installation of utilities, including telephone, power and cable television in both public and private rights-of-way. Provisions shall be made for acceptable design and construction of storm sewer facilities, including grading, gutters, piping and treatment of turf to handle stormwater and prevent erosion and formation of dust.

The project will provide for underground utilities to the extent practicable.

e. Specifications for street design, publicly used driving and access aisles, sidewalks and pedestrian walkways, including those providing interconnectivity between phases of the PUD or between the PUD and adjacent properties, shall conform to the rules and regulations adopted by the City of St. Augustine.

See Section C.3 for street and sidewalk design criteria. The Master Development Plan shows interconnectivity with adjacent lands. Because the Property is surrounded on two sides by marshland, it is difficult to connect to adjacent lands other than via Arapaho Avenue.

f. *General development patterns.* Residential subdivisions and mixed-use subdivisions shall provide a master tree plan, a master stormwater plan, an overall signage plan, any applicable overall design standards, descriptions of interconnectivity between areas within the PUD and connections to areas outside of the PUD proper, and general descriptions of how the PUD will create a sense of place.

See the Master Development Plan, Exhibit "B", the Tree Relocation Plan, Exhibit "C", and this text for the development standards for the Property.

Windward Shipyard Land Holdings, LLC,
a Florida limited liability company

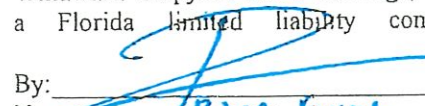
By: 
Name: Robert Vinyard
Title: Manager
Date: 12-5-22

Exhibit "A"

Legal Description of the Property

A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 19 & 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 6 CALLS (1) S 68°21'25" E, 122.04 FEET; (2) S 53°15'10" W, 8.50 FEET; (3) S 68°29'21" E, 403.09 FEET; (4) S 26°52'43" E, 205.14 FEET; (5) S 26°47'43" E, 692.28 FEET; (6) S 39°56'09" E, 249.22 FEET TO THE POINT OF BEGINNING AND A 58" IRON ROD AND CAP STAMPED #8177; THENCE FROM SAID POINT OF BEGINNING ; N 53°03'29" E , 333.34 FEET ALONG THE SOUTHERLY LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE 1160 TO THE SOUTHEAST CORNER OF AFOREMENTIONED PARCEL; THENCE N 39°32'35" W , 223.30 FEET ALONG THE EASTERLY LINE OF AFOREMENTIONED PARCEL; THENCE N 68° 19' 25" E, 396.45 FEET; THENCE N 24° 47' 29" E, 57.06 FEET; THENCE N 69° 42' 32" E, 135.86 FEET; THENCE S 17° 09' 35" E, 111.54 FEET; THENCE S 17° 38' 44" E, 131.74 FEET; THENCE S 18° 57' 11" E, 105.33 FEET; THENCE S 10° 12' 29" E, 40.03 FEET; THENCE S 11° 52' 43" E, 51.41 FEET; THENCE S 13° 02' 00" E, 157.41 FEET; THENCE S 36° 59' 22" E, 84.02 FEET; THENCE S 78° 42' 32" E, 26.87 FEET; THENCE S 11° 22' 05" W, 220.85 FEET; THENCE S 84° 46' 38" W, 81.60 FEET; THENCE S 62° 22' 13" W, 98.51 FEET; THENCE S 40° 49' 36" W, 93.52 FEET; THENCE S 80° 44' 20" W, 81.97 FEET; THENCE S 67° 54' 06" W, 33.95 FEET; THENCE N 22° 17' 02" W, 28.06 FEET; THENCE S 67° 53' 27" W, 55.55 FEET; THENCE S 76° 38' 57" W, 90.94 FEET; THENCE N 89° 10' 17" W, 197.97 FEET; THENCE N 46° 09' 33" W, 289.62 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ARAPAHO AVE. A 40 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE N 47° 28' 56" E , 180.64 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVE.; THENCE N 39°39'06" W , 111.75 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. CONTAINS 13.70 ACRES MORE OR LESS.

Exhibit "B"

Master Development Plan

Exhibit "C"

Tree Relocation Plan



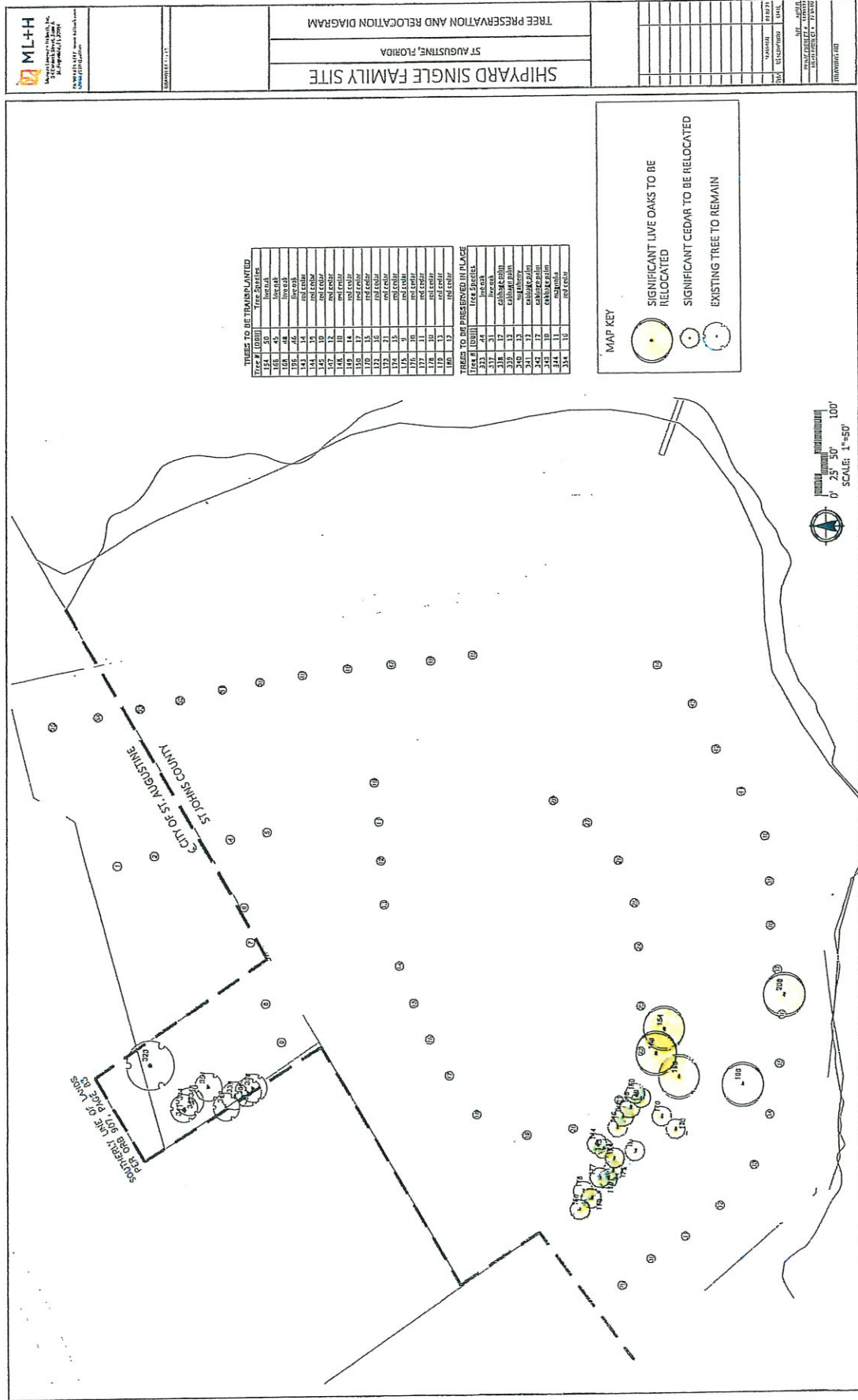
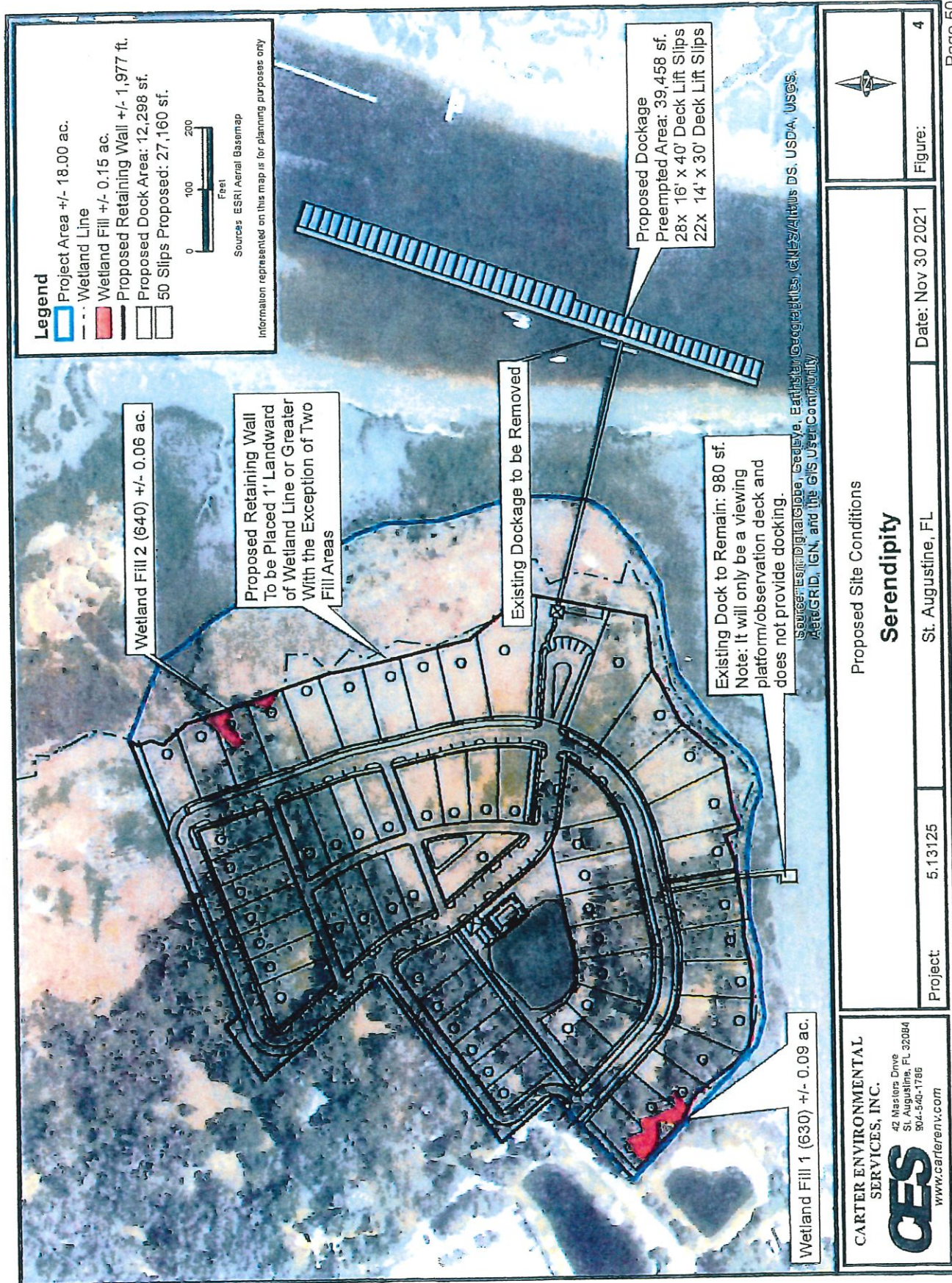
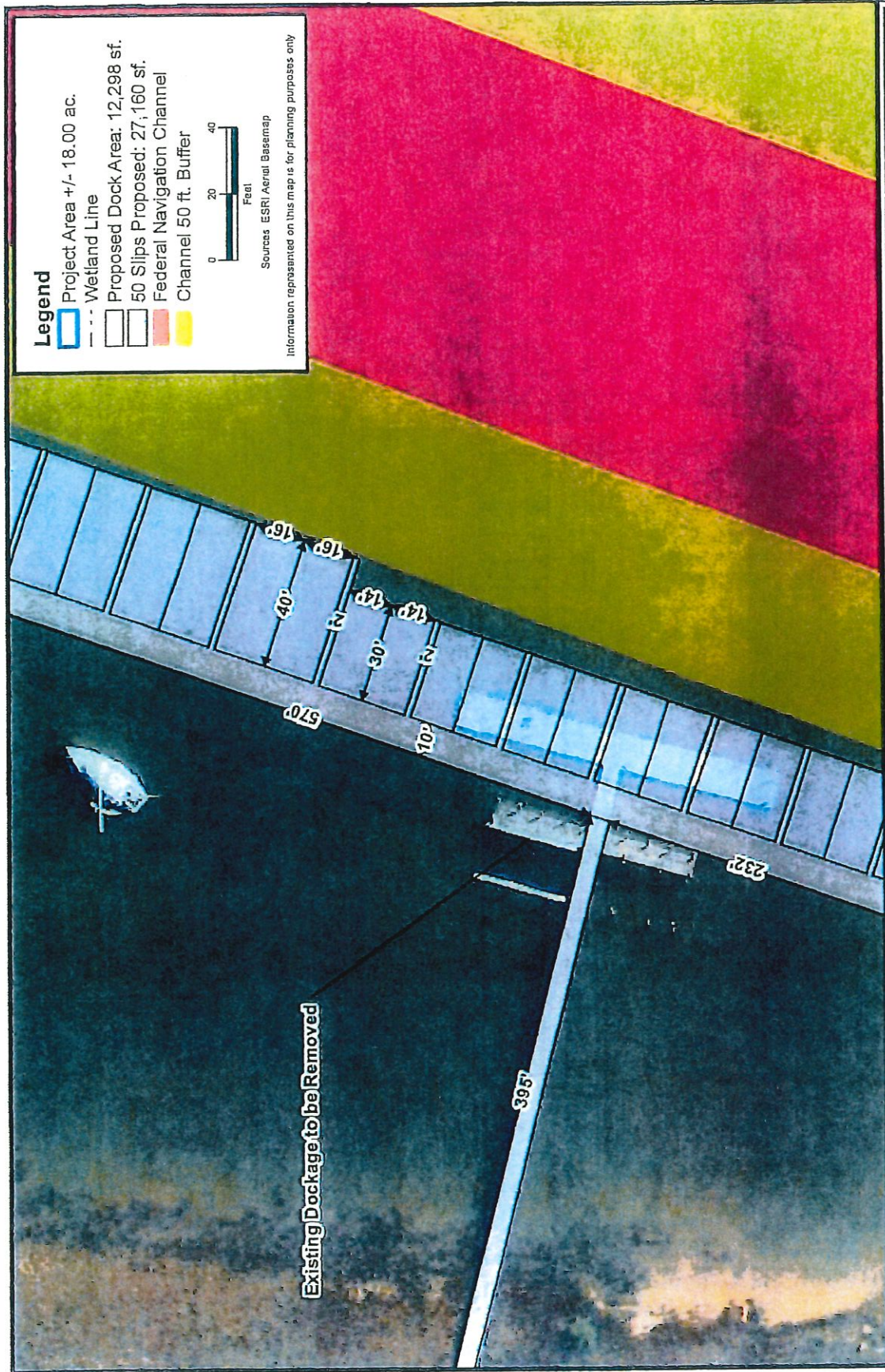


Exhibit "D"

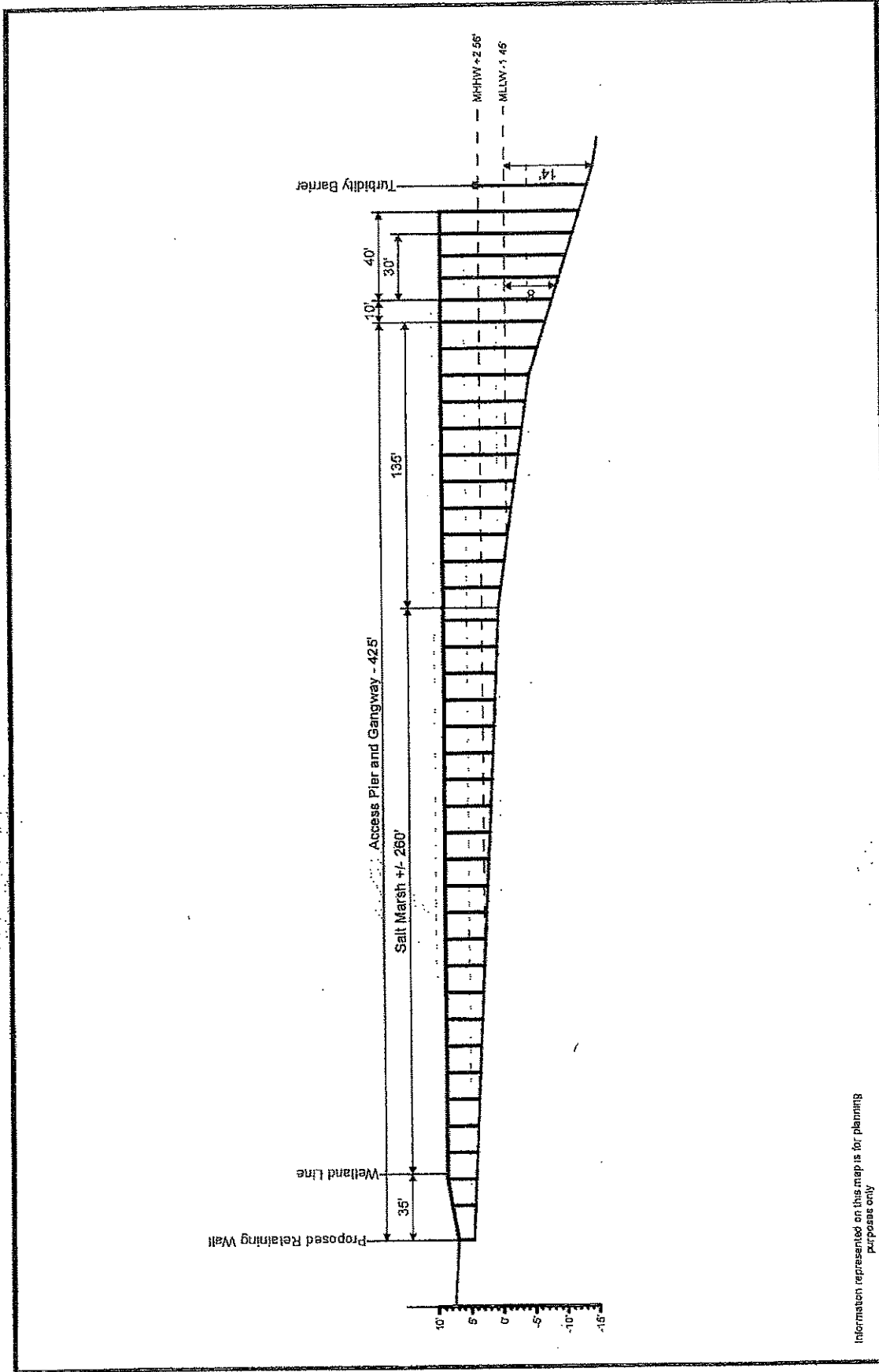
Conservation Overlay Zone Plan







CARTER ENVIRONMENTAL SERVICES, INC.  42 Masters Drive St. Augustine, FL 32084 904-840-1766 www.carterenv.com		Proposed Dock Detail Serendipity		
Project: 5.13125	Date: Dec 01 2021	Figure: 6		Page 508 of 609



Information represented on this map is for planning purposes only

CARTER ENVIRONMENTAL SERVICES, INC.

42 Masters Drive
St. Augustine, FL 32084
904-640-1788
www.carterenv.com



Proposed Dock Cross Section
Serendipity



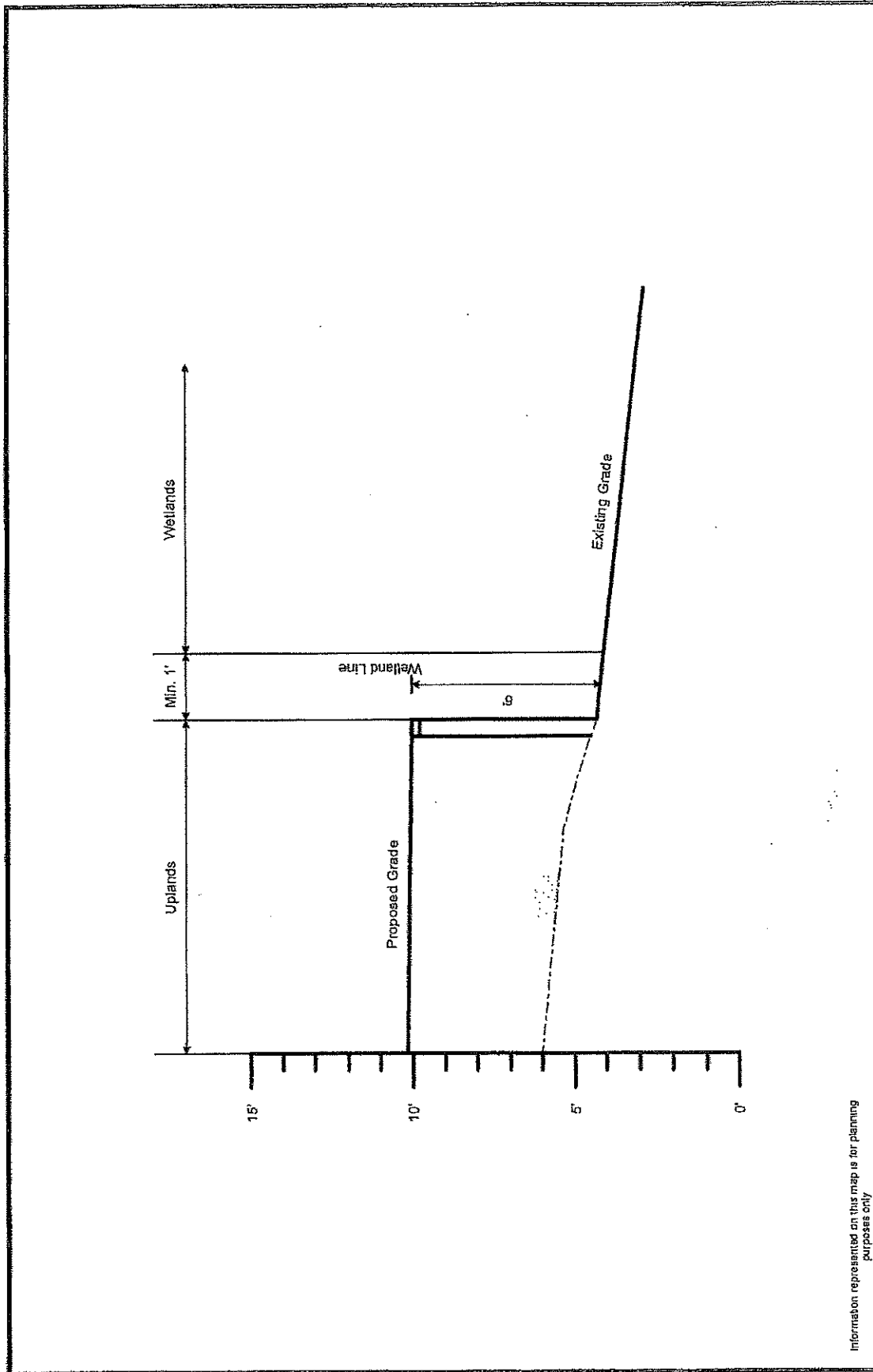
Figure: 7

Date: Nov 30 2021

St. Augustine, FL

5/13/25

Project:



Information represented on this map is for planning purposes only

CARTER ENVIRONMENTAL
SERVICES, INC.

CES
42 Masters Drive
St. Augustine, FL 32084
904-340-1786
www.carterenv.com

Proposed Retaining Wall Cross Section

Serendipity

Project

5.13125

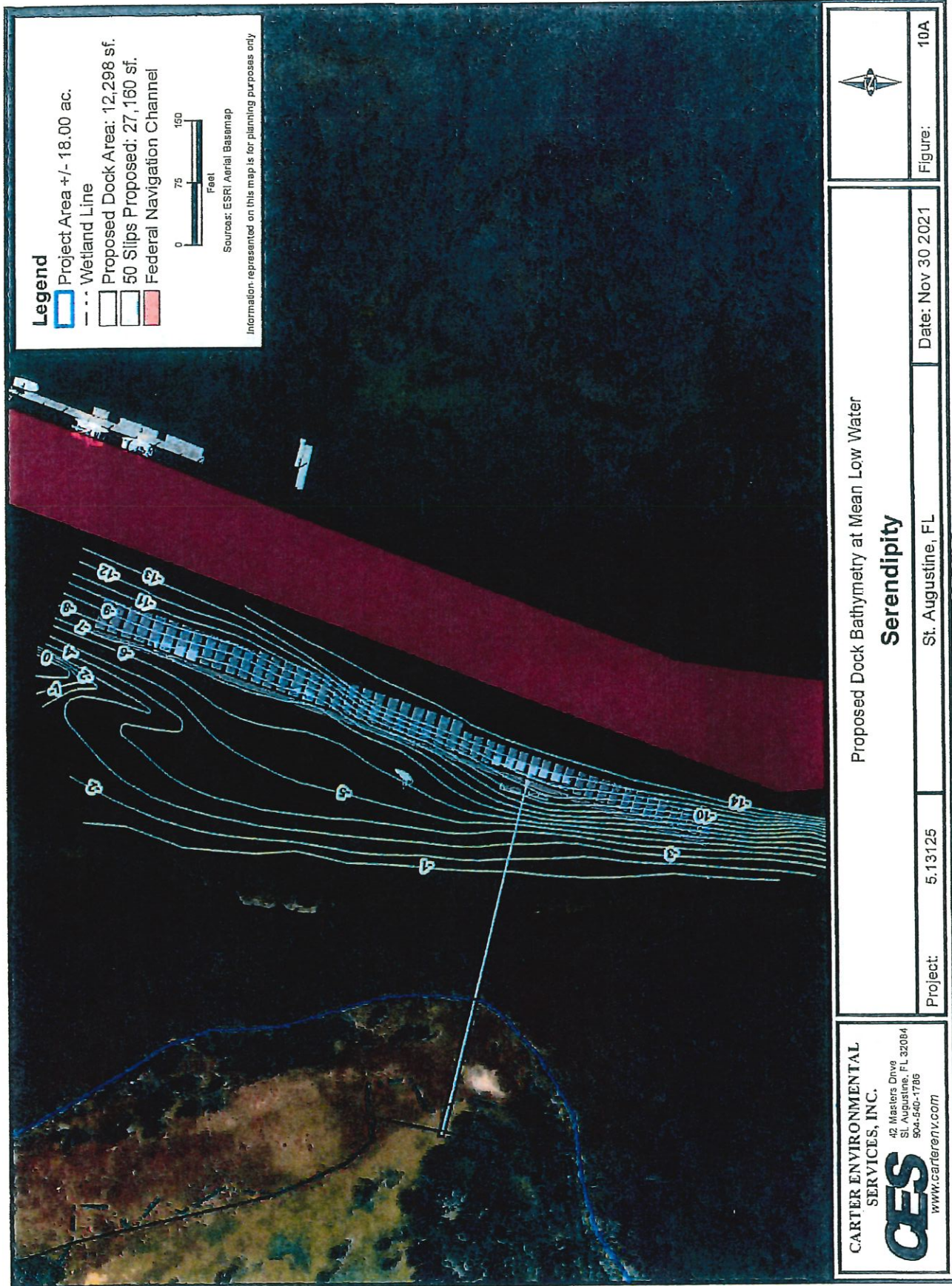
St. Augustine, FL

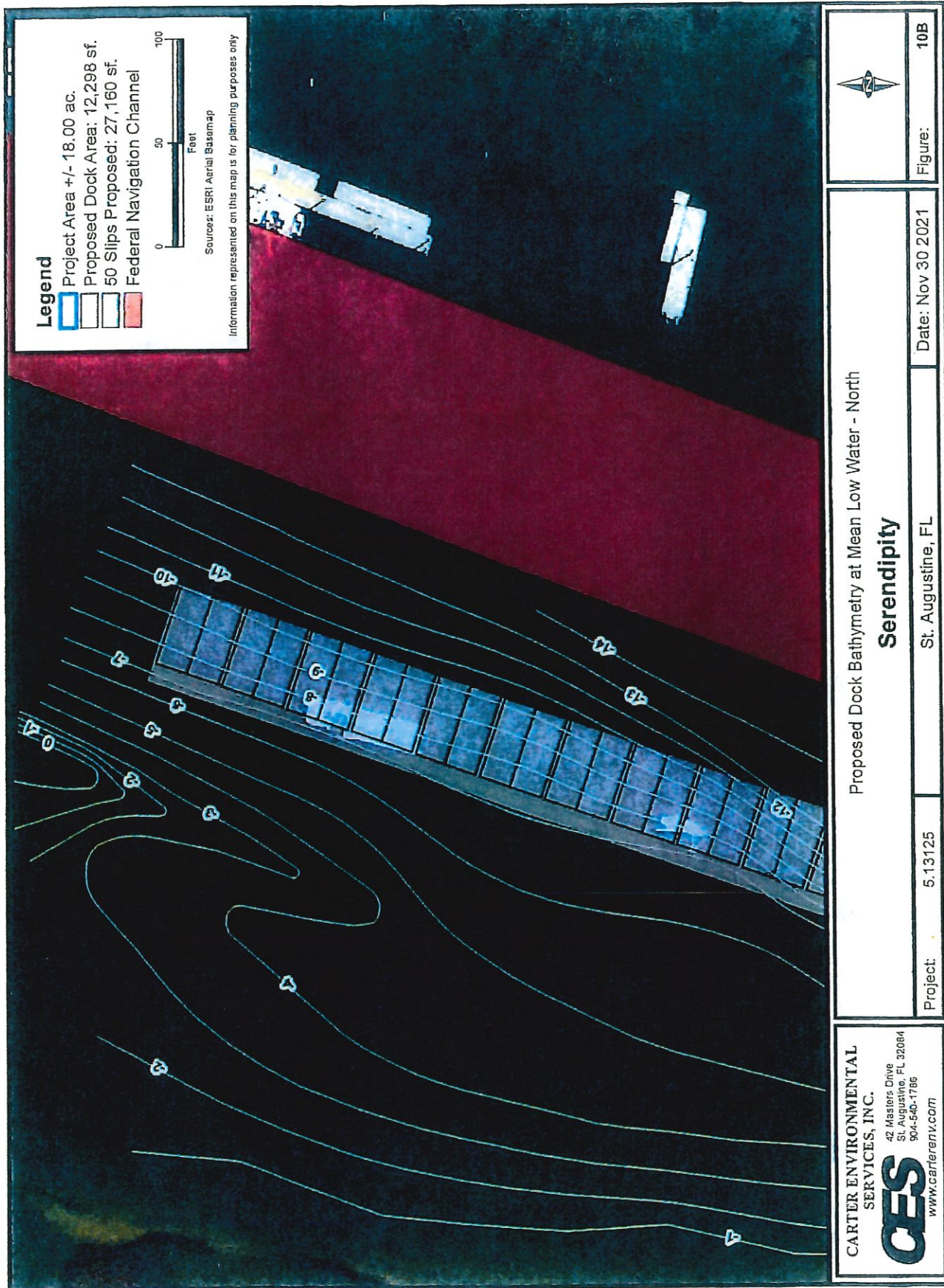
Date: Nov 30 2021

Figure:

8







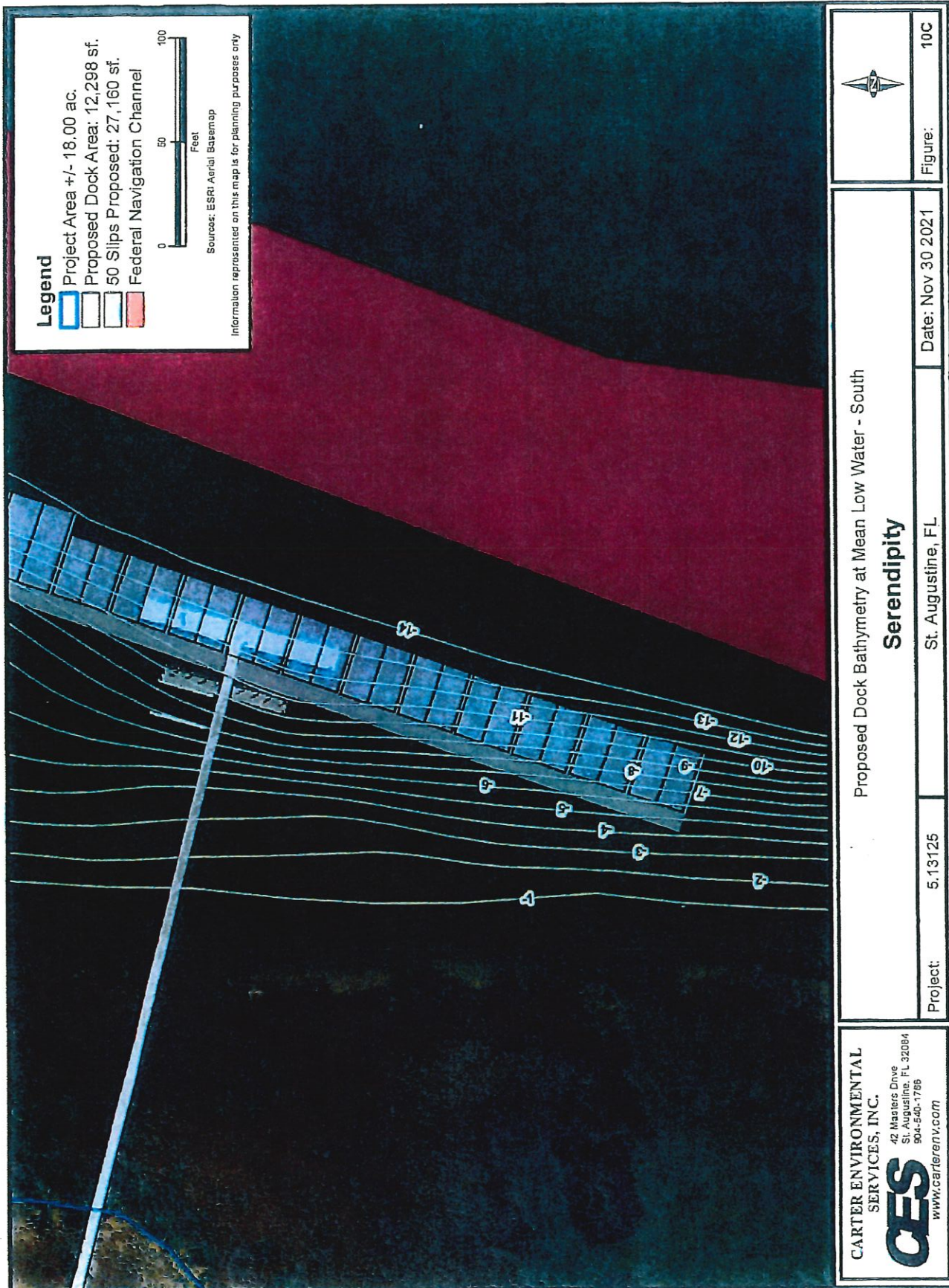


EXHIBIT "A"

Legal Description of Property

A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 19 & 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 6 CALLS (1) S 68°21'25" E, 122.04 FEET; (2) S 53°15'10" W, 8.50 FEET; (3) S 68°29'21" E, 403.09 FEET; (4) S 26°52'43" E, 205.14 FEET; (5) S 26°47'43" E, 692.28 FEET; (6) S 39°56'09" E, 249.22 FEET TO THE POINT OF BEGINNING AND A 58" IRON ROD AND CAP STAMPED # 8177; THENCE FROM SAID POINT OF BEGINNING N 53°03'29" E, 333.34 FEET ALONG THE SOUTHERLY LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE 1160 TO THE SOUTHEAST CORNER OF SAID AFOREMENTIONED PARCEL; THENCE N 39°32'35" W, 251.17 FEET; THENCE N 52°52'20" E, 115.39 FEET; THENCE S 39°33'49" E, 251.55 FEET; THENCE N 53°03'29" E, 400.87 FEET ALONG THE NORTH LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 2683 PAGE 1261; THENCE RUNNING ALONG THE EAST LINE ALSO AS DESCRIBED IN OFFICIAL RECORDS BOOK 2683 PAGE 1261 THE FOLLOWING TWO (2) CALLS; (1) S 35°20'31" E, 339.67 FEET; (2) S 19°38'59" E, 428.60 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF THE MARSH LANDS OF THE UN-SURVEYED SECTION 19 AND RUNNING THENCE WESTERLY ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING ELEVEN (11) CALLS; (1) S 33°04'04" W, 15.22 FEET; (2) S 48°45'09" W, 45.97 FEET; (3) S 46°32'02" W, 25.70 FEET; (4) S 60°01'56" W, 77.65 FEET; (5) S 82°07'30" W, 84.00 FEET; (6) S 75°26'56" W, 60.60 FEET; (7) S 55°02'52" W, 71.93 FEET; (8) S 48°32'31" W, 58.45 FEET; (9) S 2°59'51" W, 50.85 FEET; (10) S 61°15'51" W, 23.94 FEET; (11) S 78°25'41" W, 35.83 FEET; THENCE N 67°03'55" W, 12.18 FEET LEAVING SAID MEAN HIGH WATER LINE TO A 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE N 88°57'29" W, 396.30 FEET TO ANOTHER 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE N 45°57'29" W, 298.69 FEET TO THE SOUTH RIGHT OF WAY LINE OF ARAPAHO AVE. A 40-FOOT-WIDE RIGHT OF WAY AS NOW ESTABLISHED; THENCE ALONG SAID RIGHT OF WAY LINE, N 47°28'56" E, 187.12 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ARAPAHO AVE.; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N 39°39'06" W, 111.75 FEET TO THE POINT OF BEGINNING. CONTAINS 14.79 ACRES MORE OR LESS.

EXHIBIT "A-1"

Shipyard Mixed Use Parcel

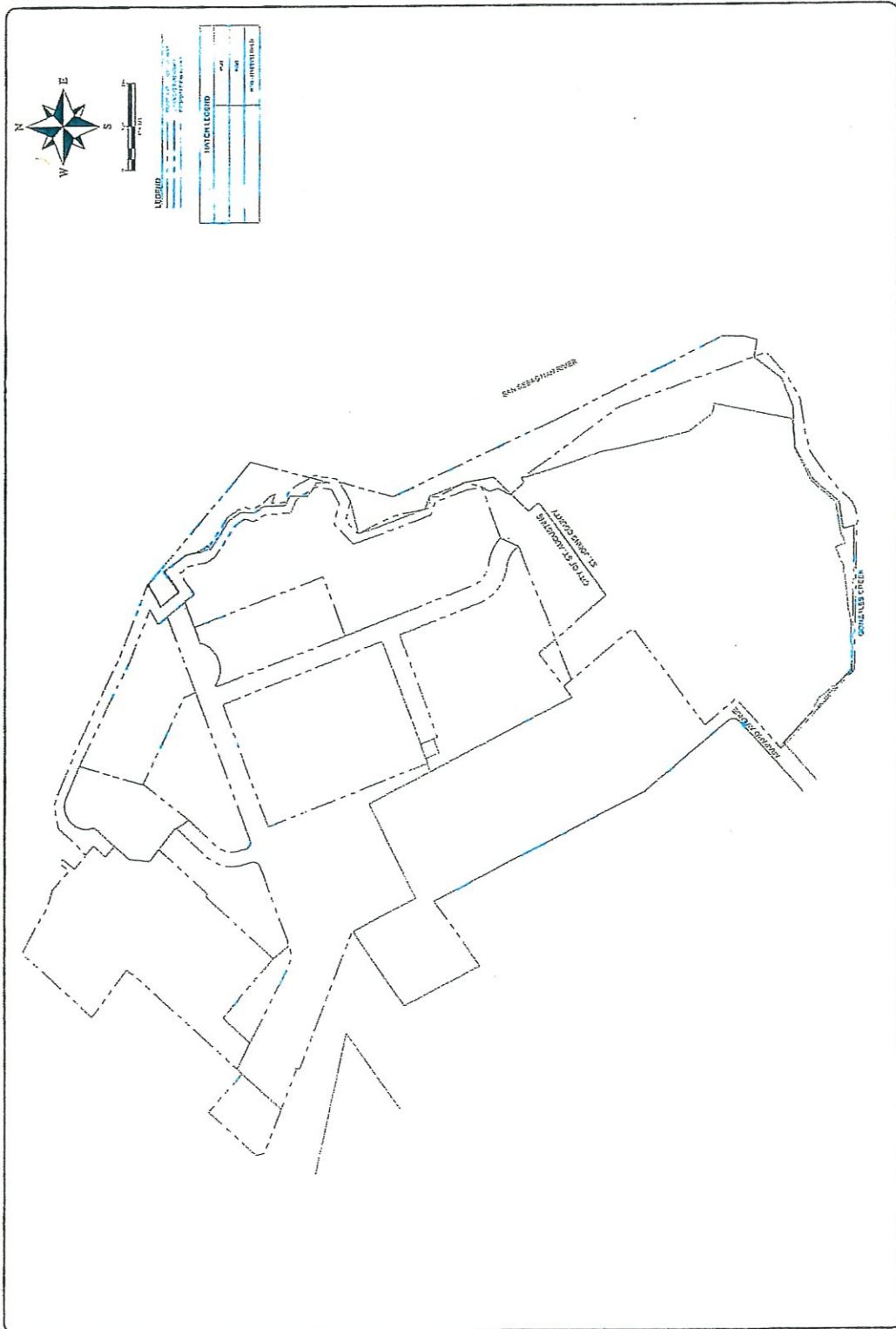
A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 5 CALLS (1) S 68° 21' 25" E, 122.04 FEET; (2) S 53° 15' 10" W, 8.50 FEET; (3) S 68° 29' 21" E, 403.09 FEET; (4) S 26° 52' 42" E, 742.47 FEET; (5) S 26° 30' 24" E, 119.44 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE N 63° 29' 36" E, 335.33 FEET TO THE POINT OF BEGINNING AND ALONG THE WESTERLY LINE OF A PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 4829, PAGE 344; THENCE FROM SAID POINT OF BEGINNING AND ALONG SAID WEST LINE THENCE, N 39° 32' 35" W, 27.87 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE, N 52° 52' 20" E ALONG THE NORTH LINE OF SAID PARCEL, 115.39 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE, S 39° 33' 49" E ALONG THE EASTERLY LINE OF SAID PARCEL, 60.18 FEET; THENCE, S 68° 19' 25" W, 121.16 FEET TO THE POINT OF BEGINNING. CONTAINS 5,076 SQUARE FEET MORE OR LESS.

EXHIBIT "A-2"

Shipyard Single-Family Parcel

A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 19 & 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 6 CALLS (1) S 68°21'25" E, 122.04 FEET; (2) S 53°15'10" W, 8.50 FEET; (3) S 68°29'21" E, 403.09 FEET; (4) S 26°52'43" E, 205.14 FEET; (5) S 26°47'43" E, 692.28 FEET; (6) S 39°56'09" E, 249.22 FEET TO THE POINT OF BEGINNING AND A 58" IRON ROD AND CAP STAMPED #8177; THENCE FROM SAID POINT OF BEGINNING ; N 53°03'29" E , 333.34 FEET ALONG THE SOUTHERLY LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE 1160 TO THE SOUTHEAST CORNER OF AFOREMENTIONED PARCEL; THENCE N 39°32'35" W , 223.30 FEET ALONG THE EASTERLY LINE OF AFOREMENTIONED PARCEL; THENCE N 68° 19' 25" E, 396.45 FEET; THENCE N 24° 47' 29" E, 57.06 FEET; THENCE N 69° 42' 32" E, 135.86 FEET; THENCE S 17° 09' 35" E, 111.54 FEET; THENCE S 17° 38' 44" E, 131.74 FEET; THENCE S 18° 57' 11" E, 105.33 FEET; THENCE S 10° 12' 29" E, 40.03 FEET; THENCE S 11° 52' 43" E, 51.41 FEET; THENCE S 13° 02' 00" E, 157.41 FEET; THENCE S 36° 59' 22" E, 84.02 FEET; THENCE S 78° 42' 32" E, 26.87 FEET; THENCE S 11° 22' 05" W, 220.85 FEET; THENCE S 84° 46' 38" W, 81.60 FEET; THENCE S 62° 22' 13" W, 98.51 FEET; THENCE S 40° 49' 36" W, 93.52 FEET; THENCE S 80° 44' 20" W, 81.97 FEET; THENCE S 67° 54' 06" W, 33.95 FEET; THENCE N 22° 17' 02" W, 28.06 FEET; THENCE S 67° 53' 27" W, 55.55 FEET; THENCE S 76° 38' 57" W, 90.94 FEET; THENCE N 89° 10' 17" W, 197.97 FEET; THENCE N 46° 09' 33" W, 289.62 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ARAPAHO AVE. A 40 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE N 47° 28' 56" E , 180.64 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVE.; THENCE N 39°39'06" W , 111.75 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. CONTAINS 13.70 ACRES MORE OR LESS.



THIS INSTRUMENT PREPARED BY:
CHARLES E. PELLICER, ESQ.
3000 N PONCE DE LEON BLVD
ST. AUGUSTINE, FL 32084

PA# 134760-0000

THIS WARRANTY DEED dated this 7th day of Nov, 2019 by PATRICK A. PELLICER, a married man, whose address is 200 Nix Boatyard, St. Augustine, Florida 32084, hereinafter called the grantor, to, WINDWARD SHIPYARD LAND HOLDINGS, LLC, a Delaware limited liability company, having an address at 404 Riberia St., Unit A, St. Augustine, Florida 32084, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the grantor, for and in consideration of TEN (\$10) DOLLARS AND NO/100THS, and other good and valuable considerations, receipt of which is hereby acknowledged, by these presents does hereby grant, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees, all that certain land situate in St. Johns County, Florida, to-wit:

That certain parcel of land in Section 40, Township 7 South, Range 30 East, St. Johns County, Florida, more particularly described as follows: STARTING at a steel rod in pavement, rod replacing old 6x6 concrete monument; being the intersection of the centerline of Arapaho Avenue with the South line of land formerly of Albert Cubbedge; run East 351.5 feet for Point of Beginning, thence run East 115.5 feet to iron pipe; run North 250 feet to iron pipe; run West 115.5 feet to iron pipe; run South 250 feet to point of beginning.

The real property described herein is not the homestead of the Grantor.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor have good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and

year first above written.

SIGNED, SEALED AND DELIVERED
IN OUR PRESENCE:

Charles F. Pellicer
Witness

By: Patrick A. Pellicer
PATRICK A. PELLICER

Print: CHARLES F. PELLICER

Karoline K. Puzio
Witness
Print: Karoline K. Puzio

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 7th day of Nov., 2019 by PATRICK A. PELLICER, who is _____ personally know to me or who produced _____ as proof of identification and who X did _____ did not take an oath.



KAROLINE K. PUZIO
Commission # GG 202120
Expires September 25, 2022
Bonded thru Budget Notary Services

Karoline K. Puzio
NOTARY PUBLIC
State of Florida at Large

THIS DOCUMENT PREPARED
BY AND RETURN TO:
FRANK E. MILLER ESQ.
GUNSTER YOAKLEY & STEWART P.A
225 WATER STREET, SUITE 175
JACKSONVILLE, FLORIDA 32202

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made as of the 8th day of November, 2019, by LINDA M. LUHRS, an unmarried woman, whose address is P.O. Box 529, St. Augustine, Florida 32085 (the "Grantor"), WINDWARD SHIPYARD LAND HOLDINGS, LLC, a Delaware limited liability company, with a mailing address 404 Riberia Street, Unit A, St. Augustine, FL 32084 (the "Grantee").

WITNESSETH:

That Grantor in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto Grantee, and Grantee's successors and assigns forever all of that certain real property situate in St. Johns County, Florida, described on Exhibit "A" attached hereto and made a part hereof ("Property")

Parcel Identification Numbers: 134780-0000 and 134790-0000

TO HAVE AND TO HOLD the same together with the hereditaments and appurtenances unto Grantee in fee simple. And Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to covenants, easements and restrictions of record, provided however, this reference to such matters shall not operate to re-impose the same and to ad valorem taxes levied or which may become a lien subsequent to December 31, 2019.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered
in the presence of:

ELSA LUHR
Print Name: ELSA S. LUHR

Daniel Meyer
Print Name: Daniel Meyer

GRANTOR:

Linda M. Luhrs [SEAL]
LINDA M. LUHRS

STATE OF New York
COUNTY OF Clinton

The foregoing instrument was acknowledged before me this 5th day of November, 2019 by
LINDA M. LUHRS.



Victoria L. McMillan
Print Name: Victoria L. McMillan
NOTARY PUBLIC
State of New York
Commission # 01MC6393583
My Commission Expires: June 17, 2023
Personally Known ☐ or
Produced ID ☒
Type of Identification Produced:
STATE of Florida License

Victoria L. McMillan
Victoria L. McMillan
2nd witness.

EXHIBIT "A"

Parcel 1:

A portion of the M. Solana Grant, Section 40, Township 7 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows.

For Point of Reference, commence at the 8-inch square wood post marking the "Northeast corner of property of Rogero" as said property corner is identified in deed recorded at Deed Book 153, page 94, Public Records of said County, and run South 54°19'04" West along "Rogero's North line", a distance of 558.81 feet to the point of intersection of said line with the Easterly boundary of that certain parcel conveyed by G. E. Cubbedge to David F. Marchalleck and described in deed recorded at Official Records Volume 12, page 720, said Public Records; run thence South 38°38'32" East along said Easterly boundary, a distance of 245.28 feet to the Southeasterly corner of said parcel lying on the "South line of the land formerly of Albert Cubbedge" as identified in said deed and the Point of Beginning.

From the Point of Beginning thus described, run North 54°34'56" East along "Cubbedge's South line", a distance of 400.78 feet; run thence South 33°49'04" East, a distance of 339.67 feet; run thence South 18°07'32" East, a distance of 451 feet, more or less, to a point in the dividing line between the uplands of Section 40 and the marsh lands of unsurveyed Section 19; run thence Westerly along said dividing line, following the meanderings of same, a distance of 580 feet, more or less, to a point in the Easterly boundary of lands described in Official Records Book 276, page 347, said Public Records; run thence Northerly along said Easterly boundary line as follows: first course, North 14°44'00" West, a distance of 336 feet, more or less, to an angle point; second course, North 51°34'55" West, a distance of 365.90 feet to a point at the Northeasterly corner of said lands described in Official Records Book 276, page 347 and the Northwesterly corner of those lands described in Deed Book 186, page 592, said Public Records, said point lying on the Westerly prolongation of said "Cubbedge's South Line"; run thence North 54°34'56" East, along the Northerly boundary line of said lands described in Deed Book 186, page 592 and along said Westerly prolongation, a distance of 249.18 feet to the Point of Beginning.

The lands thus described are the same lands as described in Deed Book 186, page 592, and that portion of Official Records Book 1733, page 1969, lying Southerly of the "South line of the land formerly of Albert Cubbedge", public records of St. Johns County, Florida.

Parcel 2:

All that portion of the following described property which lies South and East of Arapahoe Avenue, To-wit: A tract of land in the M. Solono Grant, Section 40, Township 7 South, Range 30 East, St. Johns County, Florida, said tract of land being more fully described as follows:

Commence at an iron pipe on the Northerly line of property of James S. Lindsley, said point being the point of beginning of property of Diesel Engine Sales Company as recorded in Deed Book 186, pages 592-593 of the public records of St. Johns County, Florida, said point also being the Northeasterly corner of those lands described in Official Records Book 827, page 1299, said public records, and being also the Point of Beginning of this tract of land; run thence Southeasterly along

the line dividing said Deed Book 186, page 592 and said Official Records Book 827, page 1299 the following courses: First course, South 50°34'62" East, 366.45 feet; Second course, South 13°40'52" East, 337.05 feet; thence departing said dividing line run Northwesterly along the Southwesterly boundary of said lands described in Official Records Book 827, page 1299, the following courses: First course, North 86°44'00" West, 396.30 feet; North 43°44'00" West, 299.11 feet to a point in the Southerly right of way line of Arapaho Avenue, as said right of way is now established; run thence Northeasterly and Northwesterly along said right of way line the following courses: First course, North 49°44'48" East, 187.47 feet; Second course, North 37°38'58" West, 110.70 feet to a point in the aforementioned Northerly line of property of James S. Lindsley; run thence North 55°31'40" East along said Northerly line of property of James S. Lindsley, 199.05 feet to the Point of Beginning.

Together with any right, title and interest in the property described in that instrument recorded in Deed Book 102, page 529, public records of St. Johns County, Florida, which lies between the boundaries of the property described above as Quitclaimed by Official Records Book 1754, page 441, said public records.

The above described lands being the same lands as those described in Official Records Book 827, page 1299, public records of St. Johns County, Florida, and being more fully described as follows:

All that portion of the following described property which lies South and East of Arapaho Avenue, to wit: A tract of land in the M. Solano Grant, Section 40, Township 7 South, Range 30 East, St. Johns County, Florida, said tract being more fully described as follows:

Commence at an iron pipe on the Northerly line of property of James S. Lindsley, said point being the Point of Beginning of property of Diesel Engine Sales Company as recorded in Deed Book 186, page 592-593 of the public records of St. Johns County, Florida, and being also the Point of Beginning of this tract of land; thence South 50°38'00" East, 365.9 feet to an iron pipe; thence South 13°51'00" East, 305.7 feet to an iron pipe; thence continue South 13°51'00" East, 31.34 feet to a concrete monument; thence North 86°44'00" West, 396.3 feet to a concrete monument; thence North 43°44'00" West, 430.51 feet to a concrete monument on the Northerly line of property of James S. Lindsley; thence North 55°30'00" East, 400.78 feet along the Northerly line of property of James S. Lindsley to the Point of Beginning.

Prepared By/Record and Return To:
Susan S. Bloodworth, Esquire
Rogers Towers, P.A.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086-5755
FN19-277710900
Consideration: \$6,000,000.00

SPECIAL WARRANTY DEED
(Non-Barn Property)

THIS INDENTURE is made this 8th day of November, 2019, between **GREENWOOD PROPERTY, LLC**, a Delaware limited liability company, f/k/a All Seasons, LLC, a Delaware limited liability company, **ST. AUGUSTINE SHIPYARD, LLC**, a Delaware limited liability company and **ST. AUGUSTINE SHIPYARD PROPERTY COMPANY**, a dissolved Florida corporation (collectively, "Grantor"), whose address is 117 Dockside Drive, St. Augustine, Florida 32084, and **WINDWARD SHIPYARD LAND HOLDINGS, LLC**, a Delaware limited liability company, ("Grantee"), whose address is 404 Riberia St., Unit A, St. Augustine, FL 32084;

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land (the "Land"), situate, lying and being in the County of **St. Johns**, State of Florida:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Property Appraiser's Parcel ID Numbers: 134230-0000, 134230-0020, 134340-0000, 134390-0000, 134390-0010, 134410-0000, 134600-0000, 134630-0000, 134650-0000, and 134770-0000.

Together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the permitted encumbrances listed on Exhibit "B" attached hereto and by this reference made a part hereof (the "Permitted Encumbrances").

To have and to hold the Property in fee simple forever.

Except as set forth in the Permitted Encumbrances, the said Grantor does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

This deed is given in connection with the winding up of the affairs of the ST. AUGUSTINE SHIPYARD PROPERTY COMPANY, a dissolved Florida corporation, which was administrative dissolved by the Colorado Secretary of State on November 14, 2017.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in his/hers/its name, the day and year first above written:

Signed and Sealed in
Our Presence:

"GRANTOR"

GREENWOOD PROPERTY, LLC, a
Delaware limited liability company

By: Colco Corp., a Colorado corporation, its
Operating Manager/Sole Member

By: x
Name: Gary Vose
Title: President

Name: Joseph Lavette

Name: EDGAR BALDIN

ST. AUGUSTINE SHIPYARD, LLC, a
Delaware limited liability company

By: Colco Corp., a Colorado corporation, its
Manager/Sole Member

By: x
Name: Gary Vose
Title: President

Name: Joseph Lavette

Name: EDGAR BALDIN

ST. AUGUSTINE SHIPYARD PROPERTY
COMPANY, a dissolved Florida corporation

By: x
Name: Gary Vose
Title: President

Name: Joseph Lavette

Name: EDGAR BALDIN

- 2 -

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

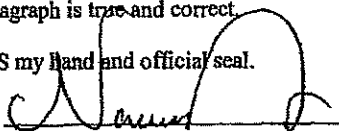
County of Orange

On November 4, 2019, before me, Natalie Asik, Notary Public (insert name and title of the officer) personally appeared GARY VOSE, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

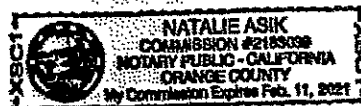


Exhibit "A"

SOUTH PARCEL:

A TRACT OF LAND COMPRISED OF PORTIONS OF SEMINOLE PARK, ACCORDING TO THE MAP RECORDED IN MAP BOOK 3, PAGE 87, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3818, PAGE 1150, AND OFFICIAL RECORDS BOOK 3757, PAGE 1474, LYING IN SECTIONS 19 AND 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ARAPAHO AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1 (A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH $11^{\circ}24'27''$ WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 23.06 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF IROQUOIS AVENUE (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH $41^{\circ}44'18''$ EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, BEING THE SAME AS THE NORTHWESTERLY LINE OF BLOCK H OF SAID SEMINOLE PARK, 178.02 FEET; THENCE SOUTH $48^{\circ}13'13''$ EAST, DEPARTING LAST SAID LINE, 139.96 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LOT 5, BLOCK H OF SAID SEMINOLE PARK; THENCE NORTH $41^{\circ}43'22''$ EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 5, ACROSS FORMER MOHAWK STREET, VACATED PER OFFICIAL RECORDS BOOK 189, PAGE 372, SAID PUBLIC RECORDS, ALONG THE NORTHWESTERLY LINE OF LOTS 6 AND 7 BLOCK D OF SAID SEMINOLE PARK, 390.21 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 6, LOCATED IN THE FORMER SOUTHWESTERLY RIGHT OF WAY LINE OF CHEROKEE STREET, NOW CLOSED BY ORDINANCE 88- 45, AS RECORDED IN OFFICIAL RECORDS BOOK 791, PAGE 281, OF SAID PUBLIC RECORDS; THENCE NORTHEASTERLY ACROSS SAID FORMER CHEROKEE STREET, NORTH $37^{\circ}39'42''$ EAST, 40.03 FEET, TO THE NORTHEASTERLY RIGHT OF WAY LINE OF CHEROKEE STREET; THENCE NORTH $52^{\circ}23'36''$ WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF CHEROKEE STREET, 162.43 FEET, TO THE FORMER CENTERLINE OF IROQUOIS AVENUE A 50 FOOT RIGHT OF WAY, CLOSED PER ORDINANCE NO. 2014-12, OFFICIAL RECORDS BOOK 3947, PAGE 881; THENCE NORTH $41^{\circ}41'26''$ EAST, ALONG SAID FORMER CENTERLINE OF IROQUOIS AVENUE, AND ITS NORTHEASTERLY PROLONGATION, 262.96 FEET TO ITS INTERSECTION WITH THE MEAN HIGH WATER LINE OF THE SAN SEBASTIAN RIVER; THENCE DEPARTING SAID FORMER CENTERLINE AND ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES: 1) SOUTH $61^{\circ}54'54''$ EAST, 104.04 FEET; 2) SOUTH $58^{\circ}45'38''$ EAST, 28.45 FEET; 3) SOUTH $70^{\circ}11'24''$ EAST, 24.70 FEET; 4) SOUTH $71^{\circ}07'34''$ EAST, 34.35 FEET, TO AN ANGLE POINT ON A CONCRETE BULKHEAD; THENCE ALONG SAID CONCRETE BULKHEAD THE FOLLOWING COURSES 1) SOUTH $47^{\circ}00'58''$ EAST, 4.27 FEET; 2) SOUTH $47^{\circ}48'58''$ EAST, 46.07 FEET; 3) SOUTH $48^{\circ}59'40''$ EAST, 21.08 FEET; 4) NORTH $41^{\circ}05'02''$ EAST, 32.76 FEET; 5) SOUTH $49^{\circ}43'25''$ EAST, 12.94 FEET; 6)

SOUTH 40°23'47" WEST, 40.65 FEET; 7) SOUTH 49°20'34" EAST, 50.59 FEET; 8) NORTH 45°30'16" EAST, 43.37 FEET; 9) NORTH 42°32'05" EAST, 64.53 FEET; 10) NORTH 78°18'13" EAST, 63.60 FEET; 11) SOUTH 67°31'53" EAST, 150.30 FEET; 12) NORTH 27°54'01" EAST, 2.25 FEET; 13) SOUTH 63°34'52" EAST, 76.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID BULKHEAD THE FOLLOWING COURSES: 1) SOUTH 63°34'52" EAST, 217.13 FEET ; 2) SOUTH 68°57'26" EAST, 214.62 FEET; 15) SOUTH 06°23'08" EAST, 1.79 FEET; 3) SOUTH 59°47'29" WEST, 72.11 FEET; 4) SOUTH 39°36'26" EAST, 67.83 FEET; 5) NORTH 54°53'59" EAST, 70.90 FEET; 6) SOUTH 35°37'46" EAST, 71.43 FEET; 7) SOUTH 12°20'53" EAST, 24.82 FEET; 8) SOUTH 10°25'04" EAST, 21.99 ; 9) SOUTH 29°37'36" EAST, 16.43 FEET, TO THE END OF SAID CONCRETE BULKHEAD; THENCE SOUTHWESTERLY, ALONG THE MEAN HIGH WATER LINE OF THE SAN SEBASTIAN RIVER 1,081 FEET MORE OR LESS TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN AFOREMENTIONED OFFICIAL RECORDS BOOK 3757, PAGE 1474; THENCE ALONG SAID SOUTH LINE THE FOLLOWING 3 CALLS; 1) SOUTH 53°25'25" WEST, 483.98 FEET; 2) NORTH 39°35'38" WEST, 248.32 FEET; 3) SOUTH 52°47'10" WEST, 153.71 FEET; THENCE NORTH 26°51'15" WEST, DEPARTING LAST SAID LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4143, PAGE 863 SAID PUBLIC RECORDS, 638.42 FEET; THENCE SOUTH 63°08'43" WEST, DEPARTING LAST SAID LINE AND ALONG THE NORTHERLY LINE OF THE LAST SAID LANDS, 291.11 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED ARAPAHO AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING CALLS; 1) NORTH 26°52'42" WEST, 205.14; 2) NORTH 68°29'21" WEST, 62.14 FEET; THENCE NORTH 40°25'09" EAST, DEPARTING LAST SAID LINE, 953.91 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 25.67 ACRES MORE OR LESS.

EXHIBIT "B"
Permitted Exceptions

1. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
3. Easement recorded in Deed Book 205, Page 211 and Deed Book 206, Page 195, Public Records of St. Johns County, Florida.
4. Easements as set forth in Warranty Deed recorded in Deed Book 181, Page 300, Public Records of St. Johns County, Florida.
5. Easement recorded in Official Records Book 978, Page 1794.
6. Right of Way Easement, Perpetual, No. 21262 by the State of Florida through the Trustees of the Internal Improvement Fund of the State of Florida in favor of the St. Augustine Port, Waterway, and Beach District, established pursuant to chapter 18879, Laws of Florida, 1937, approved by referendum on May 3, 1938.
7. Restrictions, covenants, conditions and easements, as contained in that certain Declaration of Easements, Covenants and Restrictions recorded in Official Records Book 3985, Page 1785; First Amendment recorded in Official Records Book 4143, Page 885 and Second Amendment recorded in Official Records Book 4238, Page 169, Public Records of St. Johns County, Florida; and as may be subsequently amended.
8. Easement as set forth in instrument recorded in Official Records Book 4143, Page 863.
9. Terms and Conditions of that Declaration of Access Easement recorded in Official Records Book 4220, Page 852.
10. Terms and Conditions set forth in Shipyards Development Agreement recorded in Official Records Book 4734, Page 782.
11. Unrecorded City of St. Augustine Submerged Lands Lease by and between the City of St. Augustine, Florida, a municipal corporation (Lessor) and Greenwood Property, LLC (Lessee) dated October 8, 2018.
12. The nature, extent or existence of riparian rights is not insured.
13. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.
14. Rights of tenants, as tenants only, under recorded and unrecorded leases.

15. Recorded Notice of Environmental Resource Permit recorded in Official Records Book 4143, Page 410 and Official Records Book 4165, Page 1538, Public Records of St. Johns County, Florida.

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Summary

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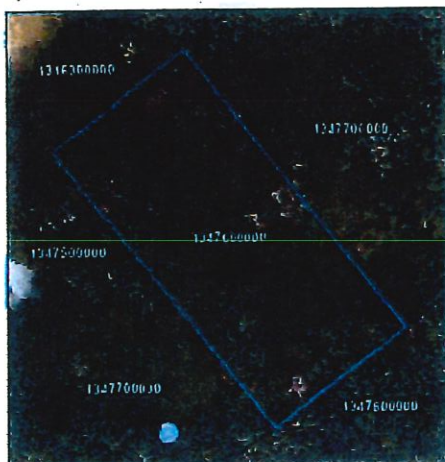


Parcel ID	1347600000
Location Address	1500 ARAPAHO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	Solana Grant Unplatted (691)
Tax Description*	(43-1) SOLANA GRANT SUB PART OF LOT 11 115.5 X 250 FT OR 4829/344 <i>*The Description above is not to be used on legal documents</i>
Property Use Code	Vacant Residential (0000)
Subdivision	M Solana Grant Unplatted
Sec/Twp/Rng	40-7-30
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	12.8576
Acreage	0.660
Homestead	N

Owner Information

Owner Name	Windward Shipyard Land Holdings LLC 100%
Mailing Address	404 RIBERIA ST UNIT A SAINT AUGUSTINE, FL 32084-0000

Map



Building Value	
Extra Features Value	
Total Land Value	\$21,252
Agricultural (Assessed) Value	
Agricultural (Market) Value	
Just (Market) Value	\$21,252
Total Deferred	
Assessed Value	\$21,252
Total Exemptions	
Taxable Value	\$21,252

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$0	\$0	\$21,252	\$0	\$0	\$21,252	\$20,872	\$380	\$20,872
2021	\$0	\$0	\$18,975	\$0	\$0	\$18,975	\$18,975	\$0	\$18,975
2020	\$0	\$0	\$18,975	\$0	\$0	\$18,975	\$18,975	\$0	\$18,975
2019	\$20,293	\$308	\$17,710	\$0	\$0	\$38,311	\$38,311	\$0	\$38,311
2018	\$21,005	\$336	\$17,710	\$0	\$0	\$39,051	\$39,051	\$0	\$39,051
2017	\$21,608	\$364	\$17,710	\$0	\$0	\$39,682	\$39,682	\$0	\$39,682
2016	\$20,299	\$392	\$17,078	\$0	\$0	\$37,769	\$37,769	\$0	\$37,769
2015	\$20,626	\$420	\$16,200	\$0	\$0	\$37,246	\$37,246	\$0	\$37,246
2014	\$20,029	\$448	\$16,200	\$0	\$0	\$36,677	\$34,551	\$2,126	\$34,551
2013	\$14,790	\$420	\$16,200	\$0	\$0	\$31,410	\$31,410	\$0	\$31,410
2012	\$15,098	\$420	\$16,200	\$0	\$0	\$31,718	\$31,718	\$0	\$31,718
2011	\$15,715	\$420	\$18,000	\$0	\$0	\$34,135	\$34,135	\$0	\$34,135
2010	\$16,331	\$420	\$20,000	\$0	\$0	\$36,751	\$36,751	\$0	\$36,751

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	115	250	115	EF	\$21,252

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/7/2019	\$243,800.00	WARRANTY DEED	4829	344	U	I	PELLICER PATRICK A	WINDWARD SHIPYARD LAND HOLDINGS L
1/7/2011	12/8/2010	\$0.00	CORRECTIVE DEED	3396	858	U	I	PELLICER DOROTHEA L	PELLICER PATRICK A
	1/25/2010	\$0.00	CORRECTIVE DEED	3282	345	U	I	PELLICER DOROTHEA L	PELLICER PATRICK A
	1/24/2007	\$0.00	WARRANTY DEED	2860	1735	U	I	PELLICER DOROTHEA L	PELLICER PATRICK A
	1/1/1977	\$0.00		325	106	U	I		PELLICER DOROTHEA L

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Building Value	
Extra Features Value	\$42
Total Land Value	\$1,672
Agricultural (Assessed) Value	
Agricultural (Market) Value	
Just (Market) Value	\$1,715
Total Deferred	
Assessed Value	\$1,715
Total Exemptions	
Taxable Value	\$1,715

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$0	\$58,277	\$1,672,704	\$0	\$0	\$1,730,981	\$1,730,981	\$0	\$1,730,981
2021	\$0	\$65,682	\$1,672,704	\$0	\$0	\$1,738,386	\$1,738,386	\$0	\$1,738,386
2020	\$0	\$73,088	\$1,672,704	\$0	\$0	\$1,745,792	\$1,745,792	\$0	\$1,745,792
2019	\$0	\$70,646	\$522,720	\$0	\$0	\$593,366	\$436,665	\$156,701	\$436,666
2018	\$0	\$77,249	\$522,720	\$0	\$0	\$599,969	\$396,968	\$203,001	\$396,968
2017	\$0	\$43,686	\$522,720	\$0	\$0	\$566,406	\$360,880	\$205,526	\$360,880
2016	\$0	\$39,566	\$522,720	\$0	\$0	\$562,286	\$328,073	\$234,213	\$328,073
2015	\$0	\$42,500	\$522,720	\$0	\$0	\$565,220	\$298,248	\$266,972	\$298,248
2014	\$0	\$45,432	\$522,720	\$0	\$0	\$568,152	\$271,135	\$297,017	\$271,135
2013	\$0	\$13,206	\$233,280	\$0	\$0	\$246,486	\$246,486	\$0	\$246,486
2012	\$0	\$13,206	\$233,280	\$0	\$0	\$246,486	\$246,486	\$0	\$246,486
2011	\$0	\$13,206	\$259,200	\$0	\$0	\$272,406	\$272,406	\$0	\$272,406
2010	\$0	\$13,206	\$288,000	\$0	\$0	\$301,206	\$301,206	\$0	\$301,206

Extra Feature Information

Code Description	Status	Value
Boat Dock - Excellent (Mix)		22960
Boat Dock - Excellent (Mix)		6048
Boat Dock - Excellent (Mix)		1344
Boat Dock - Excellent (Mix)		10672
Boat Lift - Average (Mix)		1300

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	418176	SF	\$1,672,704

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	\$3,000,000.00	WARRANTY DEED	4830	71	Q	V	LUHRS LINDA M	WINDWARD SHIPYARD LAND HOLDINGS LLC
7/9/2015	6/29/2015	\$100.00	QUIT CLAIM DEED	4055	466	U	V	MACDAVITT LLC	LUHRS LINDA M
	2/9/2006	\$1,108,600.00	WARRANTY DEED	2683	1259	Q	I	7700 SOUTH TAMiami TRAIL CORP	LUHRS LINDA M
	10/2/2003	\$730,000.00	WARRANTY DEED	2061	1482	U	V	MARLBORO INDUSTRIAL PARK	7700 SOUTH TAMiami TRAIL CORP
	8/14/2003	\$0.00	OTHER INSTRUMENT	2196	1615	U	V	SALT WATER PROPERTIES CORP	MARLBORO INDUSTRIAL PARK
	3/1/1987	\$0.00	QUIT CLAIM DEED	739	263	U	V		SALT WATER PROPERTIES CORP
	3/1/1987	\$3,100,000.00	WARRANTY DEED	739	255	U	V		

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St. Johns County, FL

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Summary

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Parcel ID	1347900000
Location Address	1510 ARAPAHO AVE SAINT AUGUSTINE 32084-0000
Neighborhood	SL Augustine Shipyards (681.15)
Tax Description*	(45) SOLANA GRANT SUB LOT 12 & LOT 13 (EX 5AC IN DB186/592 & R/W OF RD & PT LYING N OF RD IN OR276/347) OR4830/71 <i>*This Description above is not to be used on legal documents</i>
Property Use Code	Vacant Residential (0000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	South Ponte Vedra & US 1 North Area (District 450)
Millage Rate	12.8576
Acreage	4.800
Homestead	N

Owner Information

Owner Name	Windward Shipyards Land Holdings LLC 100%
Mailing Address	404 RIBERIA ST UNIT A SAINT AUGUSTINE, FL 32084-0000



Valuation Information

Building Value	
Extra Features Value	\$18
Total Land Value	\$836
Agricultural (Assessed) Value	
Agricultural (Market) Value	
Just (Market) Value	\$854
Total Deferred	
Assessed Value	\$854
Total Exemptions	
Taxable Value	\$854

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$0	\$19,919	\$836,352	\$0	\$0	\$856,271	\$856,271	\$0	\$856,27
2021	\$0	\$23,032	\$836,352	\$0	\$0	\$859,384	\$859,384	\$0	\$859,38
2020	\$0	\$26,146	\$836,352	\$0	\$0	\$862,498	\$862,498	\$0	\$862,49
2019	\$0	\$27,049	\$261,360	\$0	\$0	\$288,409	\$288,409	\$0	\$288,40
2018	\$0	\$29,917	\$261,360	\$0	\$0	\$291,277	\$283,187	\$8,090	\$283,18
2017	\$0	\$14,759	\$261,360	\$0	\$0	\$276,119	\$257,443	\$18,676	\$257,44
2016	\$0	\$16,149	\$261,360	\$0	\$0	\$277,509	\$234,039	\$43,470	\$234,03
2015	\$0	\$17,538	\$261,360	\$0	\$0	\$278,898	\$212,763	\$66,135	\$212,76
2014	\$0	\$18,927	\$261,360	\$0	\$0	\$280,287	\$193,421	\$86,866	\$193,42
2013	\$0	\$20,317	\$155,520	\$0	\$0	\$175,837	\$175,837	\$0	\$175,83
2012	\$36,664	\$12,985	\$155,520	\$0	\$0	\$205,169	\$205,169	\$0	\$205,16
2011	\$37,527	\$13,213	\$172,800	\$0	\$0	\$223,540	\$223,540	\$0	\$223,54
2010	\$38,390	\$13,441	\$192,000	\$0	\$0	\$243,831	\$243,831	\$0	\$243,83

Extra Feature Information

Code Description	Status	Value
Pole Barn (Mix)		1440
Canopy (Mix)		1210
Boat Dock - Excellent (Mix)		15712

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	209088	SF	\$836,352

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	\$3,000,000.00	WARRANTY DEED	4830	71	Q	V	LUHRS LINDA M	WINDWARD SHIPYARD LAND HOLDINGS LLC
7/16/2015	6/29/2015	\$100.00	QUIT CLAIM DEED	4058	167	U	V	MACDAVITT LLC	LUHRS LINDA M
7/9/2015	6/29/2015	\$100.00	QUIT CLAIM DEED	4055	466	U	V	MACDAVITT LLC	LUHRS LINDA M
	2/9/2006	\$1,108,600.00	WARRANTY DEED	2693	1259	Q	I	7700 SOUTH TAMiami TRAIL CORPORATION	LUHRS LINDA M
	4/29/2003	\$950,000.00	WARRANTY DEED	1952	447	U	I	ROEHR CLAUS,HELGA	7700 SOUTH TAMiami TRAIL CORPORATION
	4/19/2002	\$11,200.00	QUIT CLAIM DEED	1754	441	U	I	FLA DEPT OF TRANSPORTATION	ROEHR CLAUS,HELGA
	8/1/1989	\$307,500.00	WARRANTY DEED	827	1299	U	I		ROEHR CLAUS,HELGA
	1/1/1978	\$60,000.00		391	421	U	I		

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St. Johns County, FL

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Sales Questionnaire Form

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Summary

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Parcel ID	1347700000
Location Address	ARAPAHO AVE
Neighborhood	SAINT AUGUSTINE 32084-0000
Tax Description*	St. Augustine Shipyards (68115) (43) SOLANA GRANT SUB LOT 11 & MARSH (EX PTS LYING W OF ARAPAHO AVE & LOTS IN DB153/94 & 294 OR12/720 & OR506/592 & EX OR779/1156) OR4939/571 (C/ OR4829/835 <i>*The Description above is not to be used on legal documents</i>
Property Use	Vacant Commercial (1000)
Code	
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	1.640
Homestead	N

Owner Information

Owner Name	Windward Shipyard Land Holdings LLC 100%
Mailing Address	2999 NE 191 ST STE 800 AVENTURA, FL 33180-0000

Date	Sale Date	Sale Price	Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	10/23/2001	\$3,600.00	QUIT CLAIM DEED	1733	1969	U	I	FLA DEPT OF TRANSPORTATION	MARLBORO INDUSTRIAL PAR
	7/1/1990	\$15,000.00	WARRANTY DEED	865	377	U	V		MARLBORO INDUSTRIAL PAR
	6/1/1990	\$56,000.00	WARRANTY DEED	865	374	U	V		
	12/1/1989	\$0.00		840	688	U	I		
	4/1/1986	\$0.00		702	525	U	I		
	4/1/1986	\$0.00		701	278	U	I		

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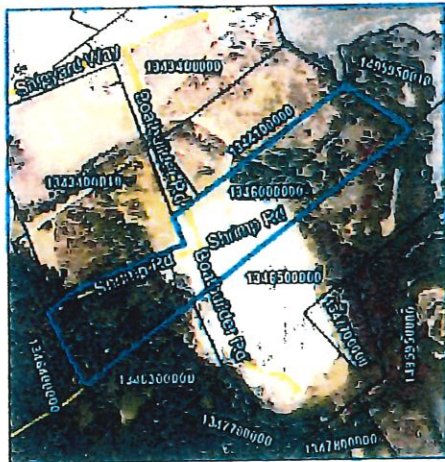
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Parcel ID	1346000000
Location Address	ARAPAH0 AVE
Neighborhood	SAINT AUGUSTINE 32084-0000
Tax Description*	St. Augustine Shipyards (681.15) (32) SOLANA GRANT SUB NE'LY 1,000 FT OF LOT 9 (EX PT IN OR4143/863) & (EX PT IN OR5465/688) OR4829/835 <i>*The Description above is not to be used on legal documents</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	4.300
Homestead	N

Owner Information

Owner Name	Windward Shipyard Land Holdings LLC 100%
Mailing Address	2999 NE 191 ST STE 800 AVENTURA, FL 33180-0000



Valuation Information

Building Value	
Extra Features Value	
Total Land Value	\$676
Agricultural (Assessed) Value	
Agricultural (Market) Value	
Just (Market) Value	\$676
Total Deferred	
Assessed Value	\$676
Total Exemptions	
Taxable Value	\$676

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$0	\$0	\$738,776	\$0	\$0	\$738,776	\$738,776	\$0	\$738,77
2021	\$0	\$0	\$738,776	\$0	\$0	\$738,776	\$738,776	\$0	\$738,77
2020	\$0	\$0	\$738,776	\$0	\$0	\$738,776	\$738,776	\$0	\$738,77
2019	\$0	\$0	\$169,600	\$0	\$0	\$169,600	\$150,848	\$18,752	\$150,84
2018	\$0	\$0	\$169,600	\$0	\$0	\$169,600	\$137,135	\$32,465	\$137,13
2017	\$0	\$0	\$169,600	\$0	\$0	\$169,600	\$124,668	\$44,932	\$124,66
2016	\$0	\$0	\$245,200	\$0	\$0	\$245,200	\$163,855	\$81,345	\$163,85
2015	\$0	\$0	\$148,959	\$0	\$0	\$148,959	\$148,959	\$0	\$148,95
2014	\$0	\$0	\$148,959	\$0	\$0	\$148,959	\$148,959	\$0	\$148,95
2013	\$0	\$0	\$148,959	\$0	\$0	\$148,959	\$148,959	\$0	\$148,95
2012	\$0	\$0	\$148,959	\$0	\$0	\$148,959	\$148,959	\$0	\$148,95
2011	\$0	\$0	\$165,510	\$0	\$0	\$165,510	\$165,510	\$0	\$165,51
2010	\$0	\$0	\$183,900	\$0	\$0	\$183,900	\$183,900	\$0	\$183,90

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	169013	SF	\$676,052
Marshes & Tidal Lands	0	0	0.42	AC	\$105

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	\$6,000,000.00	WARRANTY DEED	4829	835	Q	V	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LANE HOLDINGS LLC
2/1/2019	1/28/2019	\$0.00	ANNEXATION	4674	1835	U	V	CITY OF ST AUGUSTINE	
1/29/2016	1/29/2016	\$0.00	COVENANTS AND RESTRICTIONS	4143	885	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC
2/9/2015	1/27/2015	\$0.00	COVENANTS AND RESTRICTIONS	3985	1785	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ET AL
	7/25/2013	\$0.00	OTHER INSTRUMENT	9999	9999	U	V	ALL SEASONS LLC	GREENWOOD PROPERTY LLC
7/8/2013	7/2/2013	\$1,956,900.00	WARRANTY DEED	3757	1474	U	I	LUHRS CORPORATION	ALL SEASONS LLC
	5/13/2004	\$0.00	OTHER INSTRUMENT	2220	1010	U	V	MARLBORO INDUSTRIAL PARK	LUHRS CORPORATION (MERGE
	8/14/2003	\$0.00	OTHER INSTRUMENT	2196	1615	U	V	SALT WATER PROPERTIES CORP	MARLBORO INDUSTRIAL PAR
	3/1/1987	\$0.00		739	263	U	V		SALT WATER PROPERTIES COF
	2/4/1987	\$0.00		739	263	U	V		

no data available for the following modules, Sales Questionnaire Form, exemption information, banking information, sketch information, card feature information.



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St. Johns County, FL

Apply for Exemptions

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Summary

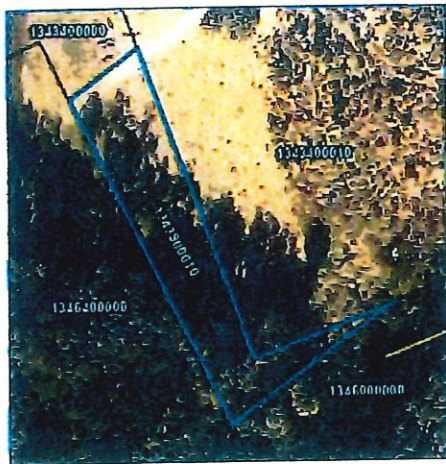
[Clicking Image Opens Cyclomedia Viewer in a New Tab](#)

No Image Available

Parcel ID	1343900010
Location	ICE PLANT RD
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	30-1 SOLANA GRANT SUB PT OF LOT 4 400 X 170FT LOTS 2 THRU 5 OF AN UNREC PLAT & VACA PT OF ICE PLANT RD PER OR974/983 (EX PT IN OR4143/863) & (EX PT IN OR5465/688) OR4829/835
	<i>*This Description above is not to be used on legal documents</i>
Property Use	Vacant Commercial (1000)
Code	
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.160
Homestead	N

Owner Information

Owner Name	Windward Shipyard Land Holdings LLC 100%
Mailing Address	2999 NE 191 ST STE 800 AVENTURA, FL 33180-0000



Valuation Information

2

Building Value	
Extra Features Value	
Total Land Value	\$27,
Agricultural (Assessed) Value	
Agricultural (Market) Value	
Just (Market) Value	\$27,
Total Deferred	
Assessed Value	\$27,
Total Exemptions	
Taxable Value	\$27,

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$0	\$0	\$272,000	\$0	\$0	\$272,000	\$272,000	\$0	\$272,000
2021	\$0	\$0	\$272,000	\$0	\$0	\$272,000	\$272,000	\$0	\$272,000
2020	\$0	\$0	\$272,000	\$0	\$0	\$272,000	\$272,000	\$0	\$272,000
2019	\$0	\$0	\$136,000	\$0	\$0	\$136,000	\$102,850	\$33,150	\$102,850
2018	\$0	\$0	\$136,000	\$0	\$0	\$136,000	\$93,500	\$42,500	\$93,500
2017	\$0	\$0	\$85,000	\$0	\$0	\$85,000	\$85,000	\$0	\$85,000
2016	\$0	\$0	\$85,000	\$0	\$0	\$85,000	\$85,000	\$0	\$85,000
2015	\$0	\$0	\$85,000	\$0	\$0	\$85,000	\$85,000	\$0	\$85,000
2014	\$0	\$0	\$85,000	\$0	\$0	\$85,000	\$85,000	\$0	\$85,000
2013	\$0	\$0	\$85,000	\$0	\$0	\$85,000	\$85,000	\$0	\$85,000
2012	\$0	\$0	\$85,000	\$0	\$0	\$85,000	\$85,000	\$0	\$85,000
2011	\$0	\$0	\$102,000	\$0	\$0	\$102,000	\$102,000	\$0	\$102,000
2010	\$0	\$0	\$115,600	\$0	\$0	\$115,600	\$115,600	\$0	\$115,600

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	400	170	6970	SF	\$27,880

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	\$6,000,000.00	WARRANTY DEED	4829	835	Q	V	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LANE HOLDINGS LLC
2/1/2019	1/28/2019	\$0.00	ANNEXATION	4674	1835	U	V	CITY OF ST AUGUSTINE	
2/9/2015	1/27/2015	\$0.00	COVENANTS AND RESTRICTIONS	3985	1785	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ET AL
	7/25/2013	\$0.00	OTHER INSTRUMENT	9999	9999	U	V	ALL SEASONS LLC	GREENWOOD PROPERTY LLC
7/8/2013	7/2/2013	\$1,956,900.00	WARRANTY DEED	3757	1474	U	I	LUHRS CORPORATION	ALL SEASONS LLC
	5/13/2004	\$0.00	OTHER INSTRUMENT	2220	1010	U	V	MARLBORO INDUSTRIAL PARK	LUHRS CORPORATION (MERGE
	10/23/2001	\$3,600.00	QUIT CLAIM DEED	1733	1969	U	I	FLA DEPT OF TRANSPORTATION	MARLBORO INDUSTRIAL PARK
	7/1/1990	\$0.00	CORRECTIVE DEED	870	55	U	V		MARLBORO INDUSTRIAL PARK I
	7/1/1990	\$150,000.00	PERSONAL REP	864	369	U	V		
	4/1/1982	\$0.00		535	104	U	V		
	4/1/1982	\$0.00		535	103	U	V		

no data available for the following modules: Sales Questionnaire form, exception information, pricing information, special information, extra feature information.



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Summary

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No Image Available

Parcel ID	1344100000
Location Address	ICE PLANT RD
Neighborhood	SAINT AUGUSTINE 32084-0000
Tax Description*	SL Augustine Shipyards (681.15) (31) SOLANA GRANT SUB PART OF LOT 4 OR4829/835 <i>*The Description above is not to be used on legal documents</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	1.880
Homestead	N

Owner Information

Owner Name	Windward Shipyard Land Holdings LLC 100%
Mailing Address	2999 NE 191 ST STE 800 AVENTURA, FL 33180-0000



Valuation Information

2

Building Value	
Extra Features Value	
Total Land Value	\$327,548
Agricultural (Assessed) Value	
Agricultural (Market) Value	\$327,548
Just (Market) Value	
Total Deferred Assessed Value	\$327,548
Total Exemptions	
Taxable Value	\$327,548

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$0	\$0	\$327,548	\$0	\$0	\$327,548	\$327,548	\$0	\$327,548
2021	\$0	\$0	\$327,548	\$0	\$0	\$327,548	\$327,548	\$0	\$327,548
2020	\$0	\$0	\$327,548	\$0	\$0	\$327,548	\$327,548	\$0	\$327,548
2019	\$0	\$0	\$163,774	\$0	\$0	\$163,774	\$123,854	\$39,920	\$123,854
2018	\$0	\$0	\$163,774	\$0	\$0	\$163,774	\$112,595	\$51,179	\$112,595
2017	\$0	\$0	\$102,359	\$0	\$0	\$102,359	\$102,359	\$0	\$102,359
2016	\$0	\$0	\$102,359	\$0	\$0	\$102,359	\$102,359	\$0	\$102,359
2015	\$22,023	\$819	\$102,359	\$0	\$0	\$125,201	\$125,201	\$0	\$125,201
2014	\$21,597	\$819	\$102,359	\$0	\$0	\$124,775	\$124,775	\$0	\$124,775
2013	\$20,178	\$11,719	\$102,359	\$0	\$0	\$134,256	\$134,256	\$0	\$134,256
2012	\$20,178	\$11,719	\$102,359	\$0	\$0	\$134,256	\$134,256	\$0	\$134,256
2011	\$22,868	\$11,719	\$122,830	\$0	\$0	\$157,417	\$157,417	\$0	\$157,417
2010	\$26,903	\$11,719	\$139,208	\$0	\$0	\$177,830	\$177,830	\$0	\$177,830

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	81887	SF	\$327,548

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/12/2019	11/8/2019	\$6,000,000.00	WARRANTY DEED	4829	835	Q	V	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LAND HOLDINGS LLC
2/1/2019	1/28/2019	\$0.00	ANNEXATION	4674	1835	U	V	CITY OF ST AUGUSTINE	
1/29/2016	1/29/2016	\$0.00	COVENANTS AND RESTRICTIONS	4143	885	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ET AL
2/9/2015	1/27/2015	\$0.00	COVENANTS AND RESTRICTIONS	3985	1785	U	I	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ET AL
	7/25/2013	\$0.00	OTHER INSTRUMENT	9999	9999	U	I	ALL SEASONS LLC	GREENWOOD PROPERTY LLC
7/8/2013	7/2/2013	\$1,956,900.00	WARRANTY DEED	3757	1474	U	I	LUHRS CORPORATION	ALL SEASONS LLC
	5/13/2004	\$0.00	OTHER INSTRUMENT	2220	1010	U	I	MARLBORO INDUSTRIAL PARK	LUHRS CORPORATION (MERGE
	8/14/2003	\$0.00	OTHER INSTRUMENT	2196	1615	U	V	SALT WATER PROPERTIES CORP	MARLBORO INDUSTRIAL PARI
	3/1/1987	\$0.00		739	263	U	I		SALT WATER PROPERTIES COR
	3/1/1987	\$0.00		739	255	U	I		
	8/1/1987	\$0.00		607	887	U	I		

Date	Sale Date	Sale Price	Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	1/1/1979	\$0.00		411	223	U	I		

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

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St. Johns County, FL

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Sales Questionnaire Form

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2022 TRIM Notice

Summary

No Image Available

Parcel ID	1346500000
Location Address	ARAPAHO AVE
	SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax Description*	(33-1) SOLANA GRANT SUB E340.8 FT OF LOT 10 & MARSH LYING E OF LOT 10 TO CENTER OF RIVER & PT OF LOT 11 250 X 250 FT OR 4939/571 (C/E) & OR 4829/835
	<i>*The Description above is not to be used on legal documents</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	19-7-30
District	City of St. Augustine (District 452)
Millage Rate	18.9763
Acreage	7.400
Homestead	N

Owner Information

Owner Name	Windward Shipyard Land Holdings LLC 100%
Mailing Address	2999 NE 191 ST STE 800
	AVENTURA, FL 33180-0000



Valuation Information

21

Building Value	
Extra Features Value	
Total Land Value	\$1,160,
Agricultural (Assessed) Value	
Agricultural (Market) Value	
Just (Market) Value	\$1,160,
Total Deferred	
Assessed Value	\$1,160,
Total Exemptions	
Taxable Value	\$1,160,

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Val
2022	\$0	\$0	\$1,160,490	\$0	\$0	\$1,160,490	\$1,160,490	\$0	\$1,160,49
2021	\$0	\$0	\$1,160,490	\$0	\$0	\$1,160,490	\$1,160,490	\$0	\$1,160,49
2020	\$0	\$0	\$1,160,490	\$0	\$0	\$1,160,490	\$1,160,490	\$0	\$1,160,49
2019	\$0	\$0	\$189,350	\$0	\$0	\$189,350	\$189,350	\$0	\$189,350
2018	\$0	\$0	\$189,350	\$0	\$0	\$189,350	\$189,350	\$0	\$189,350
2017	\$0	\$0	\$189,350	\$0	\$0	\$189,350	\$185,892	\$3,458	\$185,892
2016	\$0	\$0	\$189,350	\$0	\$0	\$189,350	\$168,993	\$20,357	\$168,993
2015	\$0	\$0	\$153,630	\$0	\$0	\$153,630	\$153,630	\$0	\$153,630
2014	\$0	\$0	\$153,630	\$0	\$0	\$153,630	\$153,630	\$0	\$153,630
2013	\$0	\$0	\$153,630	\$0	\$0	\$153,630	\$153,630	\$0	\$153,630
2012	\$0	\$0	\$153,630	\$0	\$0	\$153,630	\$153,630	\$0	\$153,630
2011	\$0	\$0	\$170,550	\$0	\$0	\$170,550	\$170,550	\$0	\$170,550
2010	\$0	\$0	\$189,350	\$0	\$0	\$189,350	\$189,350	\$0	\$189,350

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	290110	SF	\$1,160,440
Conservation Easements	0	0	0.1	AC	\$50

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/8/2020	12/9/2019	\$0.00	CONSERVATION EASEMENT	4939	521	U	V	WINDWARD SHIPYARD LAND HOLDINGS LLC	ST JOHNS RIVER WATER MANAGEMENT DISTRICT
11/12/2019	11/8/2019	\$6,000,000.00	WARRANTY DEED	4829	835	Q	V	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LAND HOLDINGS LLC
2/1/2019	1/28/2019	\$0.00	ANNEXATION	4674	1835	U	V	CITY OF ST AUGUSTINE	
2/9/2015	1/27/2015	\$0.00	COVENANTS AND RESTRICTIONS	3985	1785	U	V	GREENWOOD PROPERTY LLC	ST AUGUSTINE SHIPYARD PROPERTY COMPANY
3/20/2014	3/14/2014	\$100.00	WARRANTY DEED	3858	473	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC
	7/25/2013	\$0.00	OTHER INSTRUMENT	9999	9999	U	V	ALL SEASONS LLC	GREENWOOD PROPERTY LLC
7/8/2013	7/2/2013	\$1,956,900.00	WARRANTY DEED	3757	1474	U	I	LUHRS CORPORATION	ALL SEASONS LLC
	5/13/2004	\$0.00	OTHER INSTRUMENT	2220	1010	U	V	MARLBORO INDUSTRIAL PARK	LUHRS CORPORATION (MERG
	8/14/2003	\$0.00	OTHER INSTRUMENT	2396	1615	U	V	SALT WATER PROPERTIES CORP	MARLBORO INDUSTRIAL PARK
	3/1/1987	\$0.00		739	263	U	V		SALT WATER PROPERTIES CO

No data available for the following modules, exemption information, building information, street information, cadastral information

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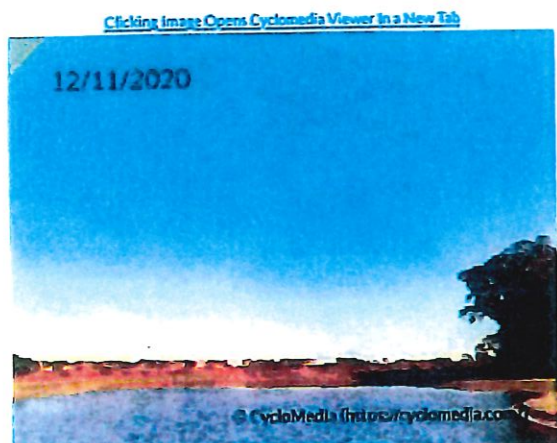
Apply for Exemptions

Sales Questionnaire Form

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

2022 TRIM Notice

Summary



Parcel ID	1343400000
Location	DIESEL RD
Address	SAINT AUGUSTINE 32084-0000
Neighborhood	St. Augustine Shipyards (681.15)
Tax	(12 & 13) SOLANO GRANT SUB - N295FT OF LOT 4 & ALL LOT 5 LYING E OF CO RD & VACA PT OF ICE PLANT RD PER OR974/983 & PT OF VAC ROW DIESEL RD PER SJC RES
Description*	2022-40 (EX PT IN OR4143/863) & (EX PT IN OR5465/688) DB198/420 & DB206/187 OR9/204 & 207 OR4829/835
	<i>*The Description above is not to be used on legal documents.</i>
Property Use	Vacant Commercial (1000)
Code	
Subdivision	M Solana Grant Uplatted
Sec/Twp/Rng	40-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	4.870
Homestead	N

Owner Information

Owner Name	Windward Shipyard Land Holdings LLC 100%
Mailing Address	2999 NE 191 ST STE 800 AVENTURA, FL 33180-0000



Valuation Information

Building Value	
Extra Features Value	\$68,
Total Land Value	\$848,
Agricultural (Assessed) Value	
Agricultural (Market) Value	
Just (Market) Value	\$917,
Total Deferred	
Assessed Value	\$917,
Total Exemptions	
Taxable Value	\$917,

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

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Val
2022	\$0	\$62,071	\$1,139,880	\$0	\$0	\$1,201,951	\$1,201,951	\$0	\$1,201,95
2021	\$0	\$66,209	\$1,139,880	\$0	\$0	\$1,206,089	\$1,206,089	\$0	\$1,206,08
2020	\$0	\$65,135	\$1,139,880	\$0	\$0	\$1,205,015	\$1,205,015	\$0	\$1,205,01
2019	\$0	\$48,221	\$569,940	\$0	\$0	\$618,161	\$496,657	\$121,504	\$496,657
2018	\$0	\$51,235	\$569,940	\$0	\$0	\$621,175	\$451,506	\$169,669	\$451,506
2017	\$0	\$54,248	\$356,212	\$0	\$0	\$410,460	\$394,316	\$16,144	\$394,316
2016	\$75,330	\$2,257	\$356,212	\$0	\$0	\$433,799	\$433,799	\$0	\$433,799
2015	\$75,330	\$2,257	\$356,212	\$0	\$0	\$433,799	\$433,799	\$0	\$433,799
2014	\$108,882	\$10,283	\$356,212	\$0	\$0	\$475,377	\$475,377	\$0	\$475,377
2013	\$242,014	\$72,809	\$436,004	\$436,004	\$340,629	\$655,452	\$655,452	\$0	\$655,452
2012	\$258,457	\$72,809	\$436,004	\$436,004	\$340,629	\$671,895	\$671,895	\$0	\$671,895
2011	\$278,610	\$72,809	\$484,449	\$484,449	\$340,629	\$692,048	\$692,048	\$0	\$692,048
2010	\$293,973	\$72,809	\$484,449	\$484,449	\$340,629	\$707,411	\$707,411	\$0	\$707,411

Extra Feature Information

Code Description	Status	Value
Bulkhead - Average (Mix)		68893

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	212137	SF	\$848,548

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/8/2022	2/1/2022	\$0.00	VACATION OF R/W	5630	1624	U	V	BOARD OF COUNTY COMMISSIONERS	WINDWARD SHIPYARD LAN HOLDINGS LLC
11/12/2019	11/8/2019	\$6,000,000.00	WARRANTY DEED	4829	835	Q	V	GREENWOOD PROPERTY LLC	WINDWARD SHIPYARD LAN HOLDINGS LLC
2/1/2019	1/28/2019	\$0.00	ANNEXATION	4674	1835	U	V	CITY OF ST AUGUSTINE	
1/29/2016	1/29/2016	\$0.00	COVENANTS AND RESTRICTIONS	4143	885	U	V	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ET AL
2/9/2015	1/27/2015	\$0.00	COVENANTS AND RESTRICTIONS	3995	1785	U	I	GREENWOOD PROPERTY LLC	SHIPYARD VILLAGE LLC ET AL
	7/25/2013	\$0.00	OTHER INSTRUMENT	9999	9999	U	I	ALL SEASONS LLC	GREENWOOD PROPERTY LLC
7/8/2013	7/2/2013	\$1,956,900.00	WARRANTY DEED	3757	1474	U	I	LUHRS CORPORATION	ALL SEASONS LLC

No data available for the following modules: Casemix Information, Building Information, Skill Information.

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John P. Regan, PE
City Manager
City of St. Augustine
P.O.Box 210
St. Augustine, FL 32085

December 5, 2022

Re: Shipyard Single Family Annexation Engineering Report
Maverick Project No.2213

Mr. Regan,

On behalf of our client, Windward Shipyard Land Holdings, LLC, please see details below on the current capacity for the Shipyard PUD consisting of a 55 lot Single-Family development and associated amenities located on Parcel numbers 1347600000, 1347700000, 1347800000, 1347900000, and 1346500000 within St. Johns County, Florida. Capacity and availability are subject to City and other respective municipality's review and approval of Engineering Plans, Specifications, Standards and Details, including all installation and testing.

WATER CAPACITY AND AVAILABILITY

Per the attached City of St. Augustine Statement of Water/Sewer Availability letter, there is domestic and landscape irrigation water capacity and availability, as well as fire protection/sprinkler service for the development of the Shipyard PUD. The 6" PVC water line in the Arapaho Avenue right-of-way will be the point of connection for water for the development, see attached map for existing utility location.

WASTEWATER CAPACITY AND AVAILABILITY

Per the attached City of St. Augustine Statement of Water/Sewer Availability letter, there is sanitary sewer capacity and availability for the development via line extension by the developer. The force main in the south side of the Arapaho Avenue right-of-way will be the point of connection for wastewater for the development, see attached map for existing utility location.

TRANSPORTATION CAPACITY AND AVAILABILITY

Per the Traffic Impact Statement prepared by Chindalur Traffic Solutions Inc, there is sufficient capacity within the existing traffic conditions to operate at LOS D or better under the year 2025 build-out conditions of the proposed development.

If you have any questions concerning this correspondence, or if Maverick can serve you in any other way, please do not hesitate to contact me.

Respectfully submitted,
Maverick Engineering

Cydney C. Maksymow

Cydney C. Maksymow, P.E.
Project Manager



City of St. Augustine
STATEMENT OF WATER / SEWER AVAILABILITY
*** PRELIMINARY STATEMENT ***
RESIDENTIAL SUBDIVISION PROJECT



Public Works Department ▪ City Hall, 75 King Street, Lobby B - 4th Floor ▪ PO Box 210 ▪ St. Augustine, FL 32085-0210
www.CityStAug.com ▪ Phone: (904) 825-1040 ▪ Fax: (904) 209-4286 ▪ Email: UtilConnect@CityStAug.com

Subject Property of this Availability Statement:		Outside City Limits
Street Address: Various	Project: Single Family Subdivision	Additional Description: 56 SFR with amenity
Parcel #(s): 134760-0000, 134780-0000, 134790-0000		
Reason for Request: Construction - NEW Development		

Applicant:			
Name: Karl Masters		Business: Windward Marina Group	
Mailing Address: 404 Riberia Street		Email: karl@mywindward.com	Phone: (904) 207-9491
City: St. Augustine		State: Florida	Zip Code: 32084

WATER Availability – Domestic (potable) & Landscape Irrigation:			
Availability Determination: AVAILABLE		Service Location: Refer to attached City Utility Map for possible connection points	
# Services: TBD	# Services:	# Services:	# Services:
Size:	Size:	Size:	Size:
Use:	Use:	Use:	Use:
Utility Work BY DEVELOPER's CONTRACTOR(s): Responsible for ALL aspects of Utility Construction & Plumbing per City-Approved Civil Engineering Plans, Specifications, Standards & Details, including all applicable Backflow prevention installation and testing			
Utility Work BY CITY UTILITY CREW: SET water meters in meter boxes FULLY constructed by Developer's Contractor			

WATER Availability – Fire Protection / Sprinkler Service:			
Availability Determination: AVAILABLE; Order FLOW TEST to Determine Existing Flow		Service Location: Refer to attached City Utility Map for possible connection points	
# Services: TBD	# Services:	Utility Work BY DEVELOPER's CONTRACTOR(s): Responsible for ALL aspects of Utility Construction & Plumbing per City-Approved Civil Engineering Plans, Specifications, Standards & Details	
Size:	Size:		
Use:	Use:		
Utility Work BY CITY UTILITY CREW: INSPECTION ONLY			

SANITARY SEWER Availability:			
Availability Determination: AVAILABLE by Line Extension(s) by Developer		Service Location: Refer to attached City Utility Map for possible connection points	
# Services: TBD	# Services:	Maintenance of Sewer Collection System: TBD	
Type:	Type:		
Utility Work BY DEVELOPER's CONTRACTOR(s): Responsible for ALL aspects of Utility Construction & Plumbing per City-Approved Civil Engineering Plans, Specifications, Standards & Details			
Utility Work BY CITY UTILITY CREW: INSPECTION ONLY			

Statement Date: **7/7/2021**

Subject Property: **1500-1510 Arapahoe Ave**
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Page 1 of 3



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Statement Date: 7/7/2021	Availability	Signature:
VOID AFTER: 9/30/2021	Verified By:	Name: Daniel Borrer Title: Development & Utility Coordinator

Preliminary & Estimated - INFRASTRUCTURE UTILITY FEES			
For: Rough Estimate Based on Information Provided			
Payment Due: After City Plan Approval; Prior to and Within 6 Months of City Pre-Construction Meeting			
Fees per City Code:	Water	Sewer	Total
Gallons Per Day	TBD GPD	TBD GPD	
Flow-Based Fees	TBD	TBD	\$ 0.00
Northwest Forcemain		N/A	\$ 0.00
Meter / Connection	TBD	TBD	\$ 0.00
Tap Fees	TBD	TBD	\$ 0.00
Inspection Fees	TBD	TBD	\$ 0.00
Other Charges *	N/A	N/A	\$ 0.00
Total	\$ 0.00	\$ 0.00	\$ 0.00

FOR CITY USE ONLY			
Account Code	Amount	Account Code	Amount
WTRCON:	\$ 0.00	WTRTAP:	\$ 0.00
SWRCON:	\$ 0.00	SWRTAP:	\$ 0.00
INDUST:	\$ 0.00	U-MISC:	\$ 0.00
Total: \$ 0.00			

Additional Information (If applicable):

Common area / Amenity Capacity Reservation cost will be shown above if applicable. The Gray box below provides each individual Lot's Capacity Reservation, meter, and inspection fees, to be paid separately prior to building permits.

Informational Only - UNIT FLOW & CONNECTION FEES
(Subject to Change with each City Fiscal Year)

For: 1 Residential Unit with City Water Meter

Payment Due: Prior to Building Permit for Each House; Apply Separately; Meters will be Installed for Paid Units Following City Acceptance of Utility Construction

Fees per City Code:	Water	Sewer	Total
Gallons Per Day	300 GPD	210 GPD	
Flow-Based Fees	\$2,232.00	\$1,667.00	\$3,899.00
Northwest Forcemain		N/A	\$ 0.00
Meter / Connection	\$420.00	\$360.00	\$ 780.00
Restoration Fees	By Developer	By Developer	\$ 0.00
Permit Fees	By Developer	By Developer	\$ 0.00
Total	\$2,652.00	\$2,027.00	\$4,679.00

PAYMENT:

This Statement becomes **VOID** after 5:00 PM on "VOID AFTER" date, unless plans are approved by City and fees are paid prior to this date. Statement is not a commitment for utility service. Full fee payment establishes utility commitment.

Payment Options

- In person.** Cash, check, credit card (Visa/Mastercard). City Hall - 75 King Street - Public Works - Elevator B - 4th Floor.
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Statement Date: 7/7/2021

Subject Property: 1500-1510 Arapahoe Ave
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Page 2 of 3



City of St. Augustine
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ALL CHECKED ITEMS APPLY TO THIS STATEMENT:

Read the following checked items carefully and retain this document for future reference.

- ☒ This is a Preliminary Statement based solely on information provided by applicant without benefit of City-approved construction plans. The City currently has uncommitted water/wastewater capacity available.
- ☒ A conclusive, final Statement will be provided and fees may be paid after construction plans are approved by City Public Works Department. Refer to attached Connection Fee Payment Policy for more information.
- ☒ Refer to the attached existing City utility Information for project planning purposes. Utility mains and meter sizes must be determined by developer's professional consultants with applicable calculations provided to City for review.
- ☒ A City Public Works permit will be required for this project. Refer to City Public Works website for information, application forms, fee schedules, permitting process and construction requirements. (www.CityStAug.com)
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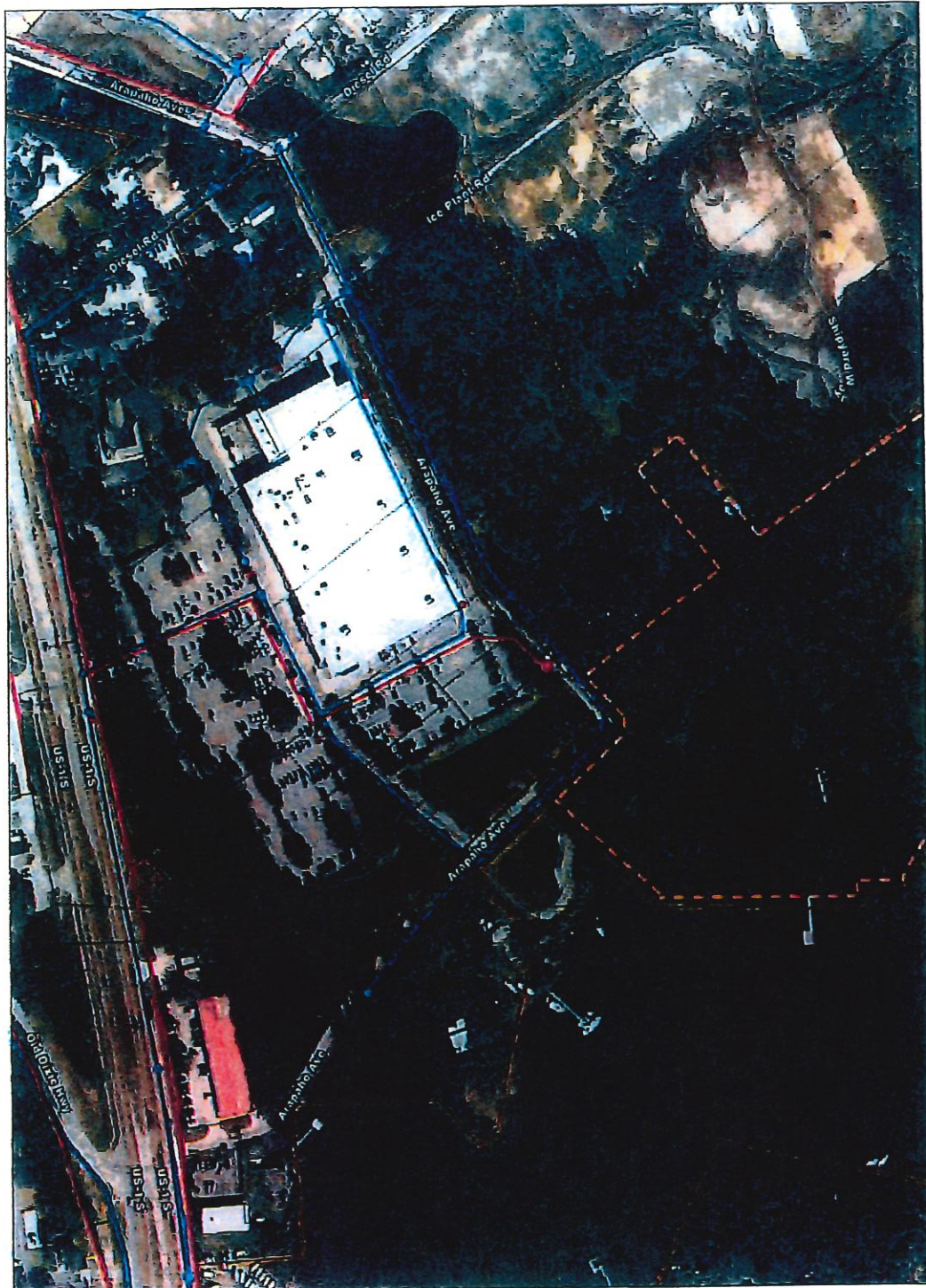
Additional Comments by City Reviewer:

XC:

John P. Regan, P. E., City Manager
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Kelly Schley, SJC DRC, kschley@sjcfl.us

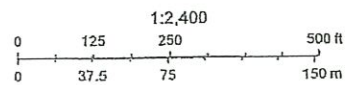
Jake Torres, Tower Construction Mgmt,
jake@towerconstructionmgmt.com
Chris Simon, Finvarb Group, chris@finvarb.com

GIS -1500-1510 Arapahoe Ave



7/7/2021, 10:11:07 AM

- | | | |
|----------------------------|-----------------------|------------------------------|
| Address - Parcels | Water - wSystemValve | 6" Polyvinyl Chloride |
| Sewer - ssLiftStation | Water - wServiceLine | 10" Polyvinyl Chloride |
| Sewer - ssLateralLine | WSERVICE | 10" Cast Iron |
| Sewer - ssPressurizedMain | WFIRELIN | 12" Polyvinyl Chloride |
| Sewer - <all other values> | WBYDLIN | Infrastructure Service Areas |
| Water - wHydrant | Water - wMain | City Limits |
| Water - wServiceConnection | 4" Polyvinyl Chloride | |
| | 6" Polyvinyl Chloride | |



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
 Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS



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Use:	Use:	Use:	Use:
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Use:	Use:		
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SANITARY SEWER Availability:			
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Type:	Type:		
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Additional Comments by City Reviewer:

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Kelly Schley, SJC DRC, kschley@sjcfl.us

Jake Torres, Tower Construction Mgmt,
jake@towerconstructionmgmt.com
Chris Simon, Finvarb Group, chris@finvarb.com

Shipyards Luhrs Subdivision Traffic Impact Statement

City of St. Augustine, Florida



Prepared for:



Windward
Marina
Group



Prepared by:



Chindalur Traffic Solutions, Inc.
8833 Perimeter Park Boulevard, Suite 103
Jacksonville, FL 32216
904.619.3368

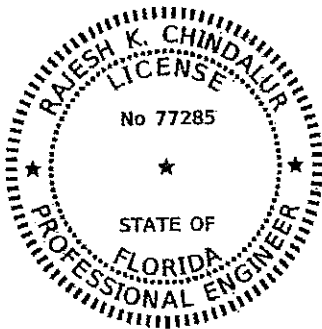
Project No.: 1168-220-070
Date: 12/02/2022

PROFESSIONAL ENGINEER CERTIFICATE

I, Rajesh Ramn K. Chindalur, PE #77285, certify that I currently hold an active license in the state of Florida and am competent through education or experience to provide engineering services in the civil discipline contained in this plan, print, specification, or report.

PROJECT:	Shipyards Luhrs Subdivision - Traffic Impact Statement
LOCATION:	City of St. Augustine, Florida
CLIENT:	Windward Marina Group

I further certify that this plan, print, specification, or report was prepared by me or under my responsible charge as defined in Chapter 61G15-18.001 F.A.C. Moreover, if offered by a corporation, partnership, or through a fictitious name, I certify that the company offering the engineering services, Chindalur Traffic Solutions, Inc., 8833 Perimeter Park Boulevard, Suite 103, Jacksonville, Florida 32216, holds an active certificate of authorization #30806 to provide engineering service.



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

CHINDALUR TRAFFIC SOLUTIONS, INC.
8833 PERIMETER PARK BOULEVARD, SUITE 103
JACKSONVILLE, FL 32216
CERTIFICATE OF AUTHORIZATION #30806
RAJESH RAMN K. CHINDALUR, P.E. NO. 77285

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THIS DOCUMENT IN
ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

	Table of Contents	
	Summary and Conclusions	1
	Introduction	2
	Project Related Trip Generation	2
	Study Area Roadway Segments	2
	Roadway Segment Data Collection	2
	Project Related Trip Distribution and Assignment	3
	Year 2025 Future Background Conditions Traffic Projections	3
	Year 2025 Build-Out Conditions Traffic Projections	3
	US 1 and Arapaho Avenue Intersection	3
	Figures	
Figure 01	Location Map	
Figure 02	US 1 at Arapaho Intersection Existing Conditions	
Figure 03	Existing Traffic Volumes and LOS on Study Roadway Segments	
Figure 04	Project Traffic Distribution and Assignment	
Figure 05	Year 2025 Future Background Conditions Traffic Volumes and LOS	
Figure 06	Year 2025 Future Build-Out Conditions Traffic Volumes and LOS	
	Tables	
Table 01	Trip Generation	
Table 02	Study Area Roadway Links Existing Conditions	
Table 03	Project Traffic Distribution and Assignment	
Table 04	Year 2025 Roadway Segment Analysis	
	Appendix	
Attachment A	Conceptual Site Plan (Source: Maverick Engineering, Inc.)	
Attachment B	SJC Transportation Analysis Spreadsheet (TAS) – 04/12/2022 Updated 06/01/2022	
Attachment C	Project Traffic Distribution	
Attachment D	US 1 and Arapaho Avenue Intersection Configuration	

*Luhrs Shipyards Single Family Development – Traffic Impact Statement
City of St. Augustine, St. Johns County, Florida*

1.0 Summary and Conclusions

A residential development that is anticipated to include 55 single-family dwelling units is proposed for development in the City of St. Augustine, St. Johns County, Florida. The proposed development will be located on the east end of Arapaho just east of US 1. Access to the development will be provided via Arapaho Avenue on US 1.

The proposed single-family residential development is seeking rezoning to PUD with the City of St. Augustine. The city land development code requires a full public facilities analysis for availability of water, sewer, etc. for utilities and also a traffic study to show potential impacts to City roads. This traffic impact study evaluates and determines the impact of the proposed development on the major roadway segments within the vicinity of the proposed development.

The proposed development is anticipated to generate **582 Daily trips** which includes **45 AM peak** and **57 PM peak trips**.

The study includes the major roadway segments within the vicinity of the proposed development.

The roadway segment evaluation was performed under the PM peak time periods. Hence, PM peak traffic volumes on the study roadway segments were obtained from the St. Johns County Transportation Analysis Spreadsheet (TAS) Dated 04/12/2022, Updated 06/01/2022. All the study roadway segment are currently operating at LOS D or better.

Project traffic distribution on US 1 was obtained from the Intersection Control Evaluation (ICE) Analysis of the US 1 and Arapaho Avenue intersection. Project traffic distribution for the other study roadway segment was estimated based on existing traffic patterns and engineering judgement.

The proposed development is anticipated to be built-out by year 2025. Hence, the future year 2025 background traffic volumes were calculated by applying a growth factor of 1.061 (growth rate of 2.0% per year for 3 years) to the existing traffic volumes on each of the study roadway segments. Each of the study roadway segments are anticipated to operate at LOS D or better under the year 2025 background conditions.

Year 2025 build-out traffic projections include year 2025 future background traffic volumes and project traffic assignment for each of the study roadway segments. All the study roadway segments are anticipated to operate at LOS D or better under the year 2025 build-out conditions of the proposed development.

Traffic from the proposed development will use Arapaho Avenue to get to US 1. The City of St. Augustine is anticipated to help fund the installation of a traffic signal at the US 1 and Arapaho Avenue intersection. US 1 is a Florida Department of Transportation facility. A Stage 01 Intersection Control Evaluation (ICE) Analysis was performed to determine appropriate signal control at US 1 and Arapaho Avenue intersection. It appears that FDOT will allow for right-in/left-in/right-out signal. A traffic signal and the intersection improvements as shown in this concept is anticipated to be constructed by the St. Augustine Shipyards Development.

2.0 Introduction

A residential development that is anticipated to include 55 single-family dwelling units is proposed for development in the City of St. Augustine, St. Johns County, Florida. The proposed development will be located on the east end of Arapaho just east of US 1. **Figure 01** shows the location of the proposed single-family development and **Attachment A** includes a copy of the site plan. Access to the development will be provided via Arapaho Avenue on US 1. **Figure 02** shows the existing conditions on US 1 at Arapaho Avenue intersections.

The proposed single-family residential development is seeking rezoning to PUD with the City of St. Augustine. The city land development code requires a full public facilities analysis for availability of water, sewer, etc. for utilities and also a traffic study to show potential impacts to City roads. This traffic impact study evaluates and determines the impact of the proposed development on the major roadway segments within the vicinity of the proposed development.

3.0 Project Related Trip Generation

Trip generation and for the proposed residential development was estimated using the rates and equations for land use code 210 – Single-family Housing (Detached) included in the Trip Generation Manual, 11th Edition published by the ITE. Attached **Table 01** summarizes the Daily, AM and PM peak trips anticipated by the proposed development. As shown in this table, the proposed development is anticipated to generate **582 Daily trips** which includes **45 AM peak** and **57 PM peak trips**.

4.0 Study Area Roadway Segments

The study includes the following major roadway segments within the vicinity of the proposed development.

- SR 207 - Holmes Boulevard to SR 312
- SR 207 - SR 312 to US 1
- SR 312 - SR 207 to CR 5A
- SR 312 - CR 5A to US 1
- SR 312 - US 1 to SR A1A
- US 1 - North of SR 207
- US 1 - SR 207 to SR 312
- US 1 - Lewis Point Road to SR 312

5.0 Roadway Segment Data Collection

The roadway segment evaluation was performed under the PM peak time periods. Hence, PM peak traffic volumes on the study roadway segments were obtained from the St. Johns County Transportation Analysis Spreadsheet (TAS) Dated 04/12/2022, Updated 06/01/2022. The roadway type, number of lanes, peak hour maximum service volume (MSV/Capacity), existing year 2022 PM peak hour traffic volumes, roadway segment adopted LOS standard, and roadway segment's annual growth factor data for each of the study roadway segment was obtained from the above stated TAS. **Table 02** summarizes the existing conditions data for each of the study roadway segment. **Figure 02** shows year 2022 PM peak traffic volumes on each of the study roadway segments. **Attachment B** includes a copy of the St. Johns County Transportation Analysis Spreadsheet (TAS).

Luhrs Shipyards Single Family Development – Traffic Impact Statement
City of St. Augustine, St. Johns County, Florida

As shown in this table, all the study roadway segment are currently operating at LOS D or better. **Figure 03** shows year 2022 existing traffic volumes and level of service.

6.0 Project Traffic Distribution and Assignment

Project traffic distribution on US 1 was obtained from the Intersection Control Evaluation (ICE) Analysis of the US 1 and Arapaho Avenue intersection. A copy of the project traffic distribution on US 1 is included as **Attachment C**. Project traffic distribution for the other study roadway segment was estimated based on existing traffic patterns and engineering judgement. **Table 03** shows project traffic distribution on each of the study roadway segments.

This project traffic distribution was applied to the PM peak trip generation estimated in previously stated **Table 01**. **Figure 04** shows project traffic distribution and PM peak assignment on each of the study roadway segments.

7.0 Year 2025 Future Background Conditions Traffic Projections

The proposed development is anticipated to be built-out by year 2025. Hence, the future year 2025 background traffic volumes were calculated by applying a growth factor of 1.061 (growth rate of 2.0% per year for 3 years) to the existing traffic volumes on each of the study roadway segments. The growth factor was estimated using the yearly growth rate for each of the roadway segment included in the St. Johns County TAS. **Table 04** summarizes the year 2025 background conditions PM peak traffic volumes on each of the study roadway segments. As shown in this table, each of the study roadway segments are anticipated to operate at LOS D or better under the year 2025 background conditions. **Figure 05** shows year 2025 background conditions traffic volumes and level of service.

8.0 Year 2025 Build-Out Conditions Traffic Projections

Year 2025 build-out traffic projections include year 2025 future background traffic volumes and project traffic assignment for each of the study roadway segments. Previously stated **Table 03** summarizes the year 2025 build-out conditions traffic volumes on each of the study roadway segments. As shown in this table, all the study roadway segments are anticipated to operate at LOS D or better under the year 2025 build-out conditions of the proposed development. **Figure 06** shows year 2025 build-out conditions traffic volumes and level of service.

9.0 US 1 and Arapaho Intersection

Traffic from the proposed development will use Arapaho Avenue to get to US 1. The City of St. Augustine is anticipated to help fund the installation of a traffic signal at the US 1 and Arapaho Avenue intersection. US 1 is a Florida Department of Transportation facility. A Stage 01 Intersection Control Evaluation (ICE) Analysis was performed to determine appropriate signal control at US 1 and Arapaho Avenue intersection. It appears that FDOT will allow for right-in/left-in/right-out signal as shown in attached concept included as **Attachment D**. A traffic signal and the intersection improvements as shown in this concept is anticipated to be constructed by the St. Augustine Shipyards Development.



Chidokar Traffic Solutions, Inc.
 2233 Perimeter Park Blvd Suite 103
 Jacksonville, FL 32216
 (904) 619-3358 | www.ctsolutions.com

Figure 01 – Location Map
 Luhrs Shipyards Residential – Traffic Impact Statement
 City of St. Augustine, St. Johns County, Florida

US 1 at Arapaho Avenue (South Intersection)

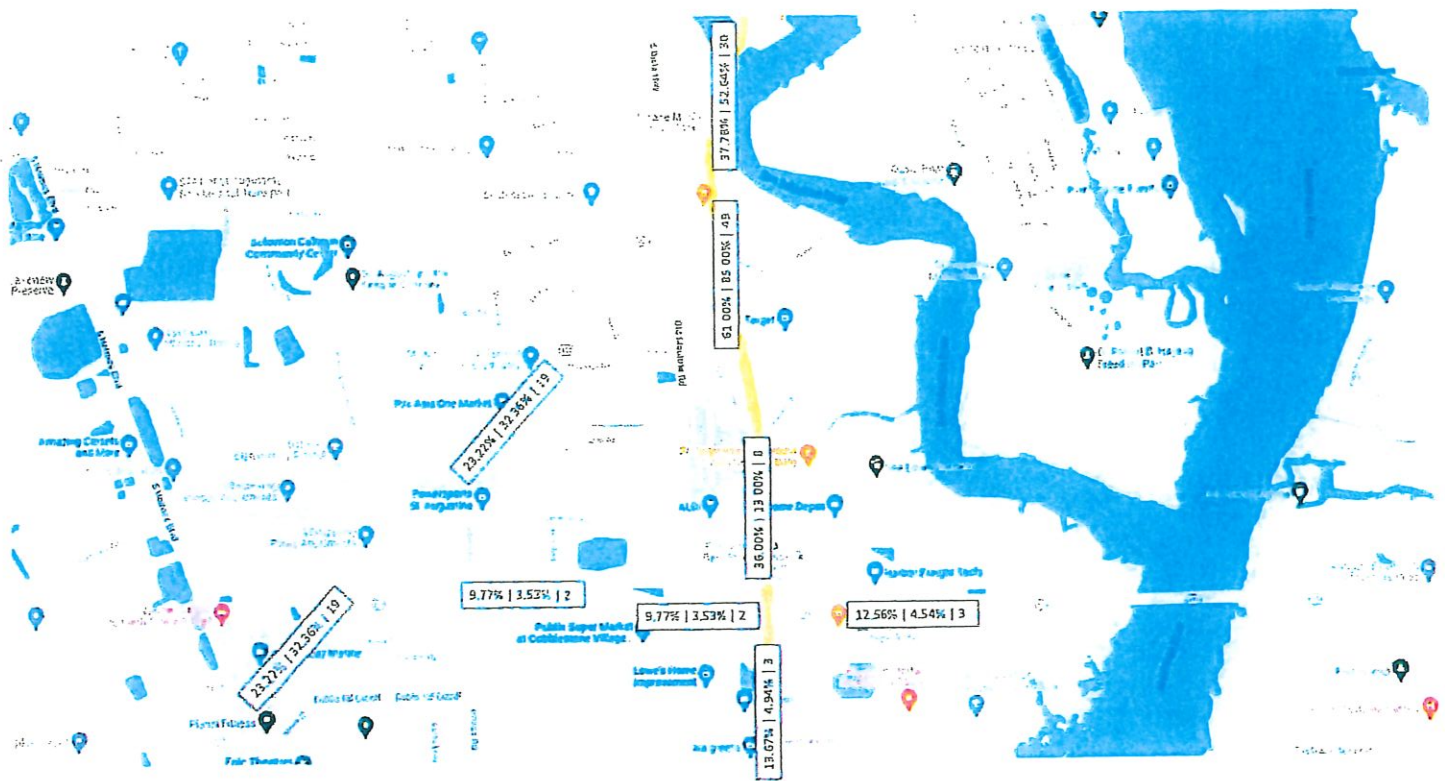


US 1 at Arapaho Avenue (North Intersection)



C-Si Traffic Solutions, Inc.
8533 Perimeter Park Blvd., Suite 103
Jacksonville FL 32216
(904) 619-3368 | www.cstrafficsolutions.com

Figure 02 – Existing Conditions on US 1 at Arapaho Avenue Intersections
Luhrs Shipyards Residential – Traffic Impact Statement
City of St. Augustine, St. Johns County, Florida



CSi
 Chetula Traffic Solutions, Inc.
 6833 Palmview Park Blvd., Suite 101
 Jacksonville, FL 32216
 (904) 615-1144 | www.chetulatraffic.com

Entering Distribution — XX.XX% | XX.XX% | XX
 Exiting Distribution

PM Peak Project Traffic Assignment

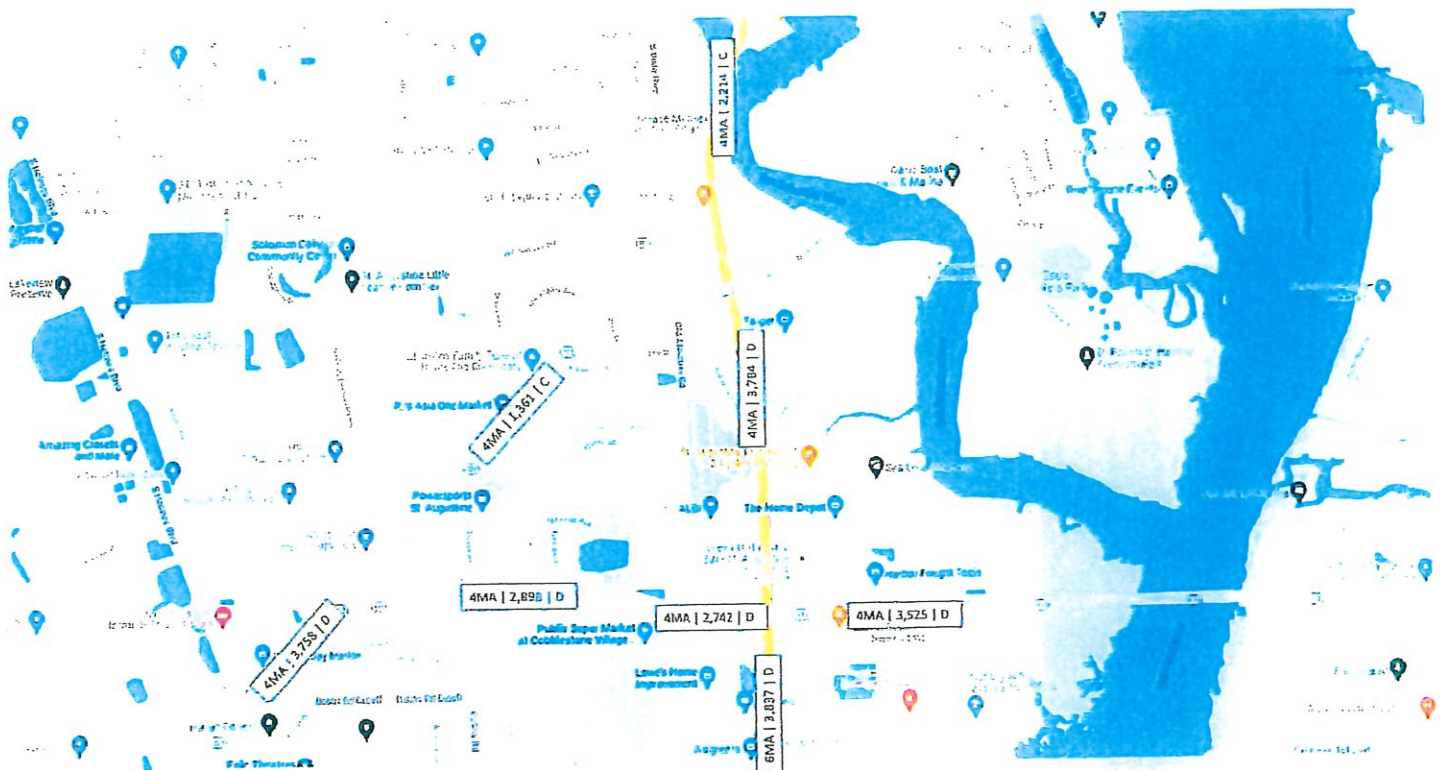
Figure 04 – Project Traffic Distribution & Assignment
 Luhrs Shipyards Residential – Traffic Impact Statement
 City of St. Augustine, St. Johns County, Florida



CSi
 Calside Traffic Solutions, Inc.
 8333 Fairview Park Blvd., Suite 103
 Jacksonville, FL 32216
 (904) 815-3355 | www.trafficconsultants.com

Roadway Type ——— 4MA | 2,726 | D ——— Level of Service
 Year 2025 PM Peak Traffic Volume

Figure 05 – Year 2025 Background Traffic Volumes on Study Roadway Segments
 Luhrs Shipyards Residential – Traffic Impact Statement
 City of St. Augustine, St. Johns County, Florida



Chadatus Traffic Solutions, Inc.
8133 Piedmont Park Blvd., Suite 103
Jacksonville FL 32216
(904) 618-3366 | www.ccsit.com

Roadway Type — 4MA | 2,726 | D — Level of Service
Year 2022 PM Peak Traffic Volume

Figure 06 — Year 2025 Build-Out Traffic Volumes on Study Roadway Segments
Luhys Shipyards Residential — Traffic Impact Statement
City of St. Augustine, St. Johns County, Florida

Table 01
Trip Generation
Luhrs Single Family, City of St. Augustine, St. Johns County, FL

ITE Land Use Code	Description	Quantity	Units	Time Period	Rate or Equation	Percent Traffic		Project Trips		
						Entering	Exiting	Total	Entering	Exiting
210	Single Family Home Detached	55	Dwelling Units	Daily	$\ln(T) = 0.92 \ln(X) + 2.68$	50%	50%	582	291	291
				AM Peak	$\ln(T) = 0.91 \ln(X) + 0.12$	26%	74%	43	11	32
				PM Peak	$\ln(T) = 0.94 \ln(X) + 0.27$	63%	37%	57	36	21

Source: Trip Generation Manual, 11th Edition, ITE

Table 02
Study Area Roadway Units Existing Conditions
Luhns Single Family, City of St. Augustine, St. Johns County, FL

Roadway	Terminal	Approved Road Type	LOS Standard	Peak Hour MSV	Year 2022 Peak Hour Traffic	Year 2022 Pk Hr Traffic % of MSV	Year 2022 Peak Hour LOS	Annual Growth Factor
SR 207	Holmes Boulevard to SR 312	4MA	D	4,750	3,523	74.17%	D	1.02
SR 207	SR 312 to US 1	4MA	D	3,580	1,265	35.34%	C	1.02
SR 312	SR 207 to CR SA	4MA	D	3,580	2,720	76.23%	D	1.02
SR 312	CR SA to US 1	4MA	D	3,580	2,582	72.12%	D	1.02
SR 312	US 1 to SR A1A	4MA	D	4,310	3,319	77.01%	D	1.02
US 1	North of SR 207	4PA	D	4,490	2,058	45.84%	C	1.02
US 1	SR 207 to SR 312	4PA	E	4,950	3,520	71.11%	D	1.02
US 1	Lewis Point Road to SR 312	6PA	E	5,350	3,613	67.53%	D	1.02

Source: Transportation Analysis Spreadsheet, Dated 04/12/2022 (Updated 06/01/2022)

Table 03
Project Traffic Distribution and Assignment
Luhrs Single Family, City of St. Augustine, St. Johns County, FL

		36		21		
Roadway	Termini	Entering Project Traffic Distribution	Exiting Project Traffic Distribution	Entering Project Traffic Assignment	Exiting Project Traffic Assignment	PM Peak Project Traffic Assignment
SR 207	Holmes Boulevard to SR 312	23.22%	32.36%	12	7	19
SR 207	SR 312 to US 1	23.22%	32.36%	12	7	19
SR 312	SR 207 to CR 5A	9.77%	3.53%	1	1	2
SR 312	CR 5A to US 1	9.77%	3.53%	1	1	2
SR 312	US 1 to SR A1A	12.56%	4.54%	2	1	3
US 1	North of SR 207	37.78%	52.64%	19	11	30
US 1	SR 207 to SR 312	61.00%	85.00%	31	18	49
US 1	Lewis Point Road to SR 312	13.67%	4.94%	2	1	3

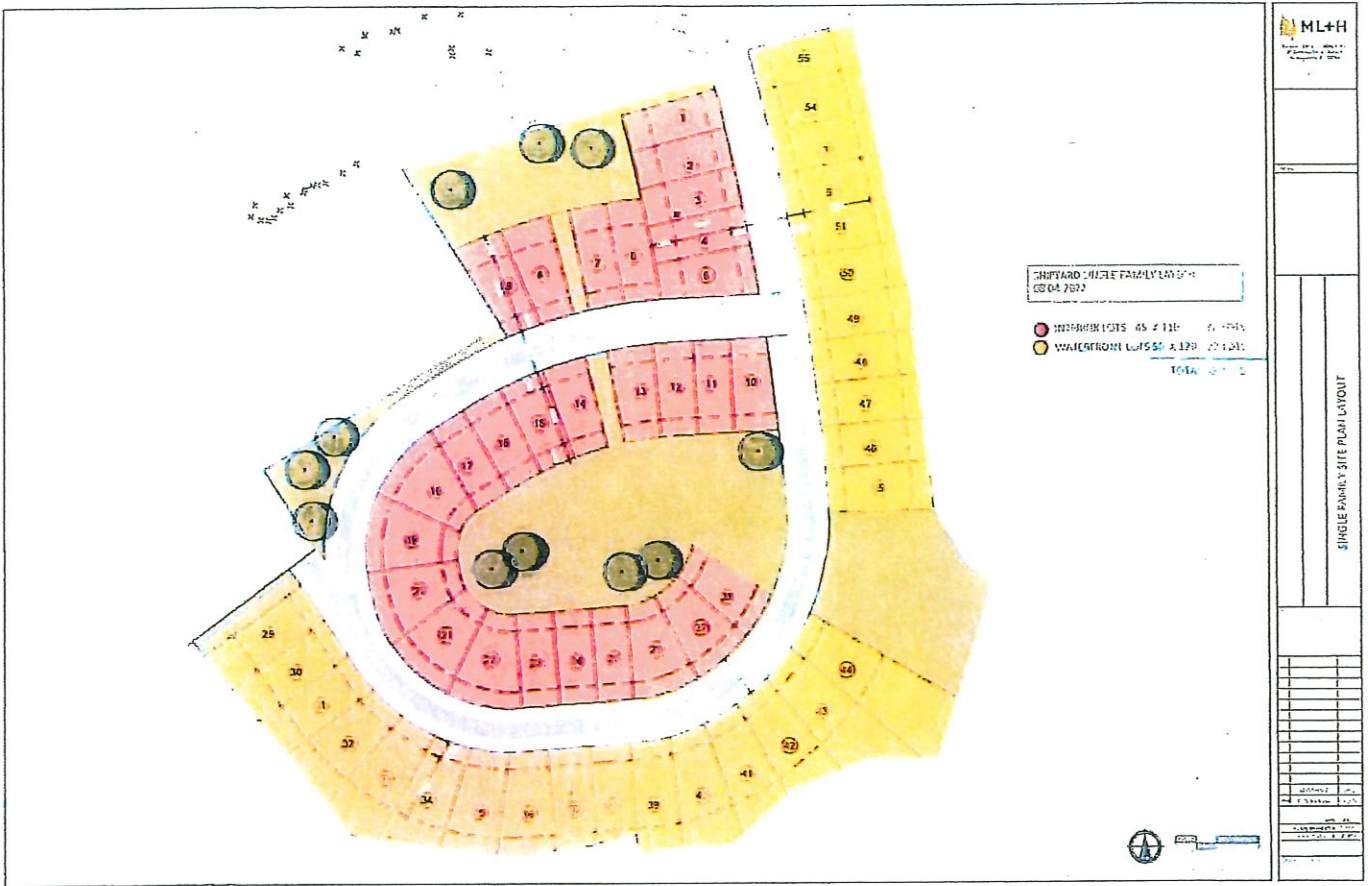
Table 04
Year 2025 Roadway Segment Analysis
Luhrs Single Family, City of St. Augustine, St. Johns County, FL

Roadway	Terminl	A Peak Hour MSV	B Year 2022 Peak Hour Traffic	C Annual Growth Rate	D Year 2025 Background Pk Hr Traffic	E Year 2025 Pk Hr Traffic % of MSV	Year 2025 Background Traffic LOS	F PM Peak Project Traffic Assignment	G Project Traffic % of MSV	H Year 2025 Build-Out Pk Hr Traffic	I Year 2025 BO Pk Hr Traffic % of MSV	Year 2025 Build-Out Traffic LOS
		(Table 02)	(Table 02)	(Table 02)	B + C*3	D/A		F	F/A	D + F	H/A	
SR 207	Holmes Boulevard to SR 312	4,750	3,523	1.02	3,739	78.72%	D	19	0.40%	3,758	79.12%	D
SR 207	SR 312 to US 1	3,580	1,265	1.02	1,342	37.49%	C	19	0.53%	1,361	38.02%	C
SR 312	SR 207 to CR 5A	3,580	2,729	1.02	2,896	80.89%	D	2	0.06%	2,898	80.95%	D
SR 312	CR 5A to US 1	3,580	2,582	1.02	2,740	76.54%	D	2	0.06%	2,742	76.59%	D
SR 312	US 1 to SR A1A	4,310	3,319	1.02	3,522	81.72%	D	3	0.07%	3,525	81.79%	D
US 1	North of SR 207	4,490	2,058	1.02	2,184	48.64%	C	30	0.67%	2,214	49.31%	C
US 1	SR 207 to SR 312	4,950	3,520	1.02	3,735	75.45%	D	49	0.99%	3,784	76.44%	D
US 1	Lewis Point Road to SR 312	5,350	3,613	1.02	3,834	71.66%	D	3	0.06%	3,837	71.72%	D

Attachment A

Conceptual Site Plan

(Source: Maverick Engineering, Inc.)



Attachment B

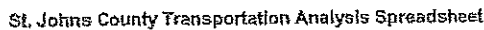
St. Johns County Transportation
Analysis Spreadsheet (TAS) –
Dated 04/12/2022, Updated
06/01/2022



St. Johns County Transportation Analysis Spreadsheet

Updated with 2020 FDOT Traffic Counts and
2021 St. Johns County Traffic Counts
Published: 04/12/2022 (Updated: 6/1/2022)

SRM (LINE ID)	FDOT COUNT SITE	ROADWAY	FROM/TO	AREA TYPE	APPROX ROAD TYPE	LOS STND	SEGMENT LENGTH (MI)	DATE OF COUNT	TRAFFIC COUNT ADT	ANNUAL GROWTH FACTOR	LOS K FACTOR	2021 PK HR TRAFFIC	EXEMPT TRAFIC	APPROX CONC TRAFFIC	TOTAL COMMITTED PK HR TRAFFIC	PERCENT SERVICE VOLUME VOLUME	LOS STATUS	TRAFFIC STUDY SERVICE VOLUME	APPROX PK HR SERVICE VOLUME
1	11th Street	SR 11A to A1A Beach Blvd	UZ	2UC	C	0.68	AD121	928	1,020	0.099	84	2		86	20.2%OK		475		
2	11th Street	SR 11A to A1A Beach Blvd	UZ	2UC	C	0.78	AD121	1,614	1,030	0.080	177	4		181	38.1%OK		475		
3	A Street	SR 11A to A1A Beach Blvd	UZ	2UC	C	0.57	AD121	3,351	1,034	0.080	312	11		323	66.0%OK		475		
4	A Street	SR 209 to Co. Landfill Entrance	TR	2MC	D	2.45	AD121	1,477	1,024	0.125	189	5	15	204	18.9%OK		1,050		
5	Alpena Road	Co. Landfill Entrance to CR 214	TR	2MC	D	1.23	AD121	1,409	1,041	0.125	183	8	28	228	21.9%OK		1,050		
7	Canal Blvd	CR 210A (Hudson Blvd) to CR 210 (Palm Vly Rd)	UZ	2UC	D	0.76	AD121	3,035	1,029	0.127	262	8		270	41.7%OK		820		
8	Cowpen Branch Rd	CR 13 to SR 209	RU	2MC	C	3.99	AD121	587	1,062	0.095	57	4		61	3.4%OK		820		
10	CR 13	CR 204 to Cowpen Branch Rd	RU	2MC	C	4.52	AD121	3,180	1,013	0.085	312	10		322	39.3%OK		820		
11	CR 13	Cowpen Branch Rd to George Miller Rd	RU	2MC	C	2.67	AD121	3,309	1,042	0.096	329	13		342	41.7%OK		820		
12	CR 13	George Miller Rd to SR 209 (W)	RD	2MC	C	2.27	AD121	3,060	1,020	0.099	310	6		316	28.7%OK		1,100		
13	CR 13	SR 209 (W) to SR 209 (E)	RD	2MC	C	1.59	AD121	810	1,020	0.099	82	2		84	7.6%OK		1,100		
14	CR 13	SR 209 to CR 13A	RU	2MC	C	2.71	AD121	1,884	1,020	0.104	200	4	44	248	30.2%OK		820		
15	CR 13	CR 13A to CR 214	RU	2MC	C	7.38	AD121	782	1,020	0.100	78	2		80	9.8%OK		820		
16	CR 13	CR 214 to CR 208	RU	2MC	C	6.36	AD121	1,660	1,026	0.097	85	1		86	9.0%OK		820		
17	CR 13	CR 208 to Joe Ashton Rd	TR	2MC	D	1.10	AD121	2,444	1,008	0.080	225	5	50	280	13.3%OK		2,110		
17.2	CR 13	Joe Ashton Rd to SR 16	UZ	2UC	D	1.27	AD121	10,723	1,035	0.080	883	23	64	1,070	74.3%OK		1,448		
18	CR 13A	CR 13 to CR 208	RU	2MC	C	0.97	AD121	1,436	1,020	0.133	284	4	55	263	32.1%OK		820		
18	CR 13A	CR 208 to CR 214	RU	2MC	C	0.46	AD121	1,598	1,020	0.108	175	4	72	251	30.6%OK		820		
20	CR 13A	CR 214 to CR 208	TR	2MC	D	3.76	AD121	2,885	1,021	0.102	305	7	51	361	17.1%OK		2,110		
21.1	CR 13A	CR 208 to Samara Lakes Parkway	TR	2MC	D	7.85	AD121	4,842	1,045	0.098	481	22	135	638	48.7%OK		1,518		
21.2	CR 13A	Samara Lakes Parkway to SR 16	UZ	4UC	D	1.50	AD121	16,891	1,062	0.085	1725	109		1,934	64.2%OK		3,220		
22	CR 13A (Front Cove Rd)	SR 13 to SR 13	UZ	2UC	D	2.38	AD121	878	1,020	0.110	98	2		100	28.4%OK		1,180		
23.1	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
23.2	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
23.3	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
23.4	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
23.5	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
23.6	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
23.7	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
23.8	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
23.9	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
24	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
25.1	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
25.2	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
25.3	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
25.4	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
25.5	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
25.6	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
25.7	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
25.8	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
25.9	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
26	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
27	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
28.1	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
28.2	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
28.3	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
28.4	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
28.5	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
28.6	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
28.7	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
28.8	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
28.9	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
29	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
30	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
31	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
32	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
33	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
34	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
35	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
36	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
37	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
38	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
39	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
40	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
41	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
42	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
43	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
44	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
45	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
46	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
47	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
48	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
49	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK		3,440		
50	CR 13A	CR 13 to SR 13	UZ	2UC	D	0.35	AD121	15,065	1,045	0.085	1,483	109		1,592	100%OK				



MNH UNK ID		FOOT COUNT STN	ROADWAY	PROJECT	AREA TYPE	APPROX. ROAD TYPE	100' STRID	SEGMENT LENGTH (ft)	DATE OF CONSTRUCTION	TRAFFIC COUNT ADJUST	ANNUAL GROWTH FACTOR	UNK F FACTOR	2012 PK HR TRAFFIC	EXCEEDS DESIGN TRAFFIC	APPROX. CONG TRAFFIC	TOTAL COMBINED PK HR TRAFFIC	PERCENT SERVICE VOLUME UTILIZED	100' STATUS	TRAFFIC STUDY SERVICE VOLUME	APPROX. PK HR SERVICE VOLUME
39	CR 210		Altamira CR 210 to Valley Ridge Blvd		TR	2M4C	D	993	ADT21	514,000	0.0060	0.0000	1000	0	210	2,000	0.70%	DEFICIENT	1,500	1,600
37			Valley Ridge Blvd (CR 210) to Preservation Trail		TR	2M4C	D	188	ADT21	5,730	0.0051	0.0000	543	30	315	588	6.78%	OK	1,500	1,210
36	CR 210 (Palm Valley Blvd)		CR 210 to Rockledge Blvd to SR 206		TR	2M4C	D	2,679	ADT21	2,679	0.0000	0.0000	207	0	207	207	0.00%	DEFICIENT	1,500	1,000
36	CR 210 (Palm Valley Blvd)		CR 210 to SR 206		TR	2M4C	D	3,943	ADT21	4,448.5	0.0018	0.1500	275	0	275	275	0.00%	DEFICIENT	1,500	1,000
36	CR 210 (Palm Valley Blvd)		CR 210 to SR 206		TR	2M4C	D	3,943	ADT21	3,426.5	0.0000	0.0000	175	0	175	175	0.00%	DEFICIENT	1,500	1,000
40	CR 210 (Caneva Rd)		SR 206 to CR 203 (Palm Veda Blvd)		UZ	2UC	D	658	ADT21	2,750	0.0200	0.0000	518	11	48	568	5.11%	OK	1,500	1,100
42	CR 210 (Caneva Rd)		Palm Valley Rd to Canal Blvd		UZ	2UC	D	328	ADT21	5,504	0.0200	0.0100	570	15	100	685	59.63%	OK	1,500	1,100
43	CR 210 (Caneva Rd)		Canal Blvd to PGA Tour Blvd		UZ	2UC	D	389	ADT21	5,068	0.0200	0.0100	729	17	31	760	67.36%	OK	1,500	1,100
43	CR 210 (Caneva Rd)		PGA Tour Blvd to SR 210		UZ	2UC	D	1,411	ADT21	11,264	0.0200	0.0000	691	104	80	1,571	83.04%	OK	1,500	1,500
43	CR 210 (Caneva Rd)		SR 210 to CR 203 (Palm Veda Blvd)		UZ	2UC	D	965	ADT21	5,138	0.0200	0.0100	518	21	105	623	68.69%	OK	1,500	1,100
44	CR 214		CR 214 to SR 210		TR	2M4C	D	521	ADT21	1,910	0.0200	0.0100	237	5	98	340	16.14%	OK	1,500	1,100
45	CR 214		CR 214 to SR 210		TR	2M4C	D	428	ADT21	2,800	0.0200	0.0100	574	11	267	642	64.35%	OK	1,500	1,100
46	CR 214		Altamira Rd to Highway Blvd		TR	2M4C	D	684	ADT21	4,181	0.0200	0.0100	449	9	123	682	60.43%	OK	1,500	1,100
47	CR 214 (W. Yong St)		Highway Blvd to Volusia St		UZ	2UC	E	0.94	ADT21	9,785	0.0200	0.0000	698	18	111	809	71.34%	OK	1,500	1,100
48	CR 214 (W. Yong St)		Volusia St to Palm St		UZ	2UC	E	0.94	ADT21	9,785	0.0200	0.0000	698	18	111	809	71.34%	OK	1,500	1,100
49	CR 214 (W. Yong St)		Palm St to SR 210		UZ	2UC	E	0.94	ADT21	9,785	0.0200	0.0000	698	18	111	809	71.34%	OK	1,500	1,100
50	CR 214 (W. Yong St)		SR 210 to SR 207		UZ	2UC	D	0.94	ADT21	9,785	0.0200	0.0000	698	18	111	809	71.34%	OK	1,500	1,100
51	CR 214 (W. Yong St)		SR 207 to SR 206		UZ	2UC	D	0.94	ADT21	9,785	0.0200	0.0000	698	18	111	809	71.34%	OK	1,500	1,100
52	CR 214 (W. Yong St)		SR 206 to SR 205		UZ	2UC	D	0.94	ADT21											



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SRN LINK ID	FOOT COUNT SRN	ROADWAY	THROW	AREA TYPE	APPROX ROAD TYPE	LOS STUD	SEGMENT LENGTH (ft)	DATE OF COUNT	TRAFFIC COUNT ADT	ANNUAL GROWTH FACTOR	LINK E FACTOR	2021 PK HR TRAFFIC	EXEMPT DEVELOP TRAFFIC	APPROX COUNT TRAFFIC	TOTAL COMMITTED PK HR TRAFFIC	PERCENT SERVICE VOLUME UTILIZED	LINK STATUS	TRAFFIC STUDY SERVICE VOLUME	APPROX PK HR SERVICE VOLUME
73.1		International Golf Pkwy	SR 16 to Royal Palm Parkway	UZ	4UC	D	1.90	ADT21	25,080	1.0025	0.025	2,397	140	1,015	4,439	123.7%	DEFICIENT	2,588	1,560
73.2		International Golf Pkwy	Royal Palm Parkway to SR 9 (I-95)	UZ	4UC	D	0.98	ADT21	22,789	1.0407	0.098	2,120	319	2,440	4,597	123.9%	DEFICIENT	2,588	1,560
74.1		International Golf Pkwy	SR 9 (I-95) to M. French Road	TR	4MA	D	0.79	ADT21	18,781	1.0263	0.106	1,981	114	2,095	3,484	104.2%	DEFICIENT	2,588	1,560
74.2		International Golf Pkwy	M. French Road to St. Johns Pkwy Blvd	TR	2MA	D	1.33	ADT21	11,463	1.0469	0.109	1,169	54	1,223	1,630	125.3%	DEFICIENT	1,460	1,460
74.3		International Golf Pkwy	St. Johns Pkwy Blvd to SR 5 (US 1)	TR	2MA	D	0.81	ADT21	11,733	1.0524	0.084	1,162	81	1,243	1,729	125.5%	DEFICIENT	1,460	1,460
75		Papa Rd	SR 16A to A1A Beach Blvd	UZ	2UC	C	0.85	ADT21	2,688	1.0200	0.090	255	5	260	22.9%	OK	1,150	1,150	
76		Race Track Rd	SR 13 to Bishop Estates Rd	UZ	4UC	D	1.07	ADT21	24,429	1.0200	0.055	2,342	47	403	2,812	74.0%	OK	2,770	2,770
77.1		Race Track Rd	Bishop Estates Rd to Veterans Pkwy	UZ	4UC	D	1.02	ADT21	20,839	1.0482	0.104	2,235	141	2,376	2,732	101.7%	DEFICIENT	2,540	2,540
77.2		Race Track Rd	Veterans Pkwy to St. Johns Pkwy	UZ	4UC	D	1.23	ADT21	27,088	1.0518	0.091	2,283	146	2,429	4,065	113.5%	DEFICIENT	2,540	2,540
77.3		Race Track Rd	St. Johns Pkwy to West Payton Pkwy	UZ	4UC	D	1.05	ADT21	22,877	1.0572	0.056	2,139	143	2,282	4,078	118.9%	DEFICIENT	2,540	2,540
77.4		Race Track Rd	West Payton Pkwy to Barbara Park Blvd	UZ	4UC	D	1.39	ADT21	28,723	1.0331	0.094	2,094	48	2,142	3,434	105.8%	CRITICAL	2,540	2,540
78.11		Race Track Rd	Barbara Park Blvd to East Payton Pkwy	UZ	2UC	D	0.78	ADT21	18,588	1.0482	0.058	1,854	38	1,892	2,287	280.4%	DEFICIENT	1,690	1,690
78.12		Race Track Rd	East Payton Pkwy to Barbara Park Blvd	UZ	2UC	D	0.78	ADT21	18,588	1.0482	0.058	1,854	38	1,892	2,287	280.4%	DEFICIENT	1,690	1,690
79.2		Race Track Rd	Barbara Park Blvd to SR 5 (US 1)	UZ	4UC	D	0.97	ADT21	18,212	1.0448	0.092	1,842	38	1,880	3,156	89.7%	OK	3,588	3,588
79.3		Race Track Rd	SR 5 to Loughlin Pkwy	UZ	2UC	D	2.03	ADT21	13,783	1.0527	0.052	1,283	29	1,312	1,576	157.6%	DEFICIENT	1,440	1,440
80		Russell Sampson Rd	CR 210 to St. Johns Pkwy	UZ	2UC	D	2.37	ADT21	5,457	1.0752	0.121	710	51	530	1,210	89.8%	OK	1,440	1,440
81		262 SR 13/ SR 16	SR 16 (East) to SR 10 (West)	TR	2MA	D	4.67	ADT20	9,109	1.0260	0.080	852	17	571	1,410	68.2%	OK	2,110	2,110
82		205 SR 13/ SR 16	SR 16 (West) to CR 30A	TR	2MA	D	2.34	ADT20	37,056	1.0260	0.090	3,821	24	3,845	5,245	124.4%	DEFICIENT	1,600	1,600
83		4 SR 13	CR 16A to Greenfield Rd	TR	2MA	D	8.17	ADT20	4,308	1.0260	0.040	403	8	584	835	88.2%	OK	1,460	1,460
84		230 SR 13	Greenfield Rd to Roberts Rd	UZ	2MA	D	2.78	ADT20	3,300	1.0260	0.070	777	18	465	1,288	60.5%	OK	1,600	1,600
85		230 SR 13	Roberts Rd to CR 30A (West Davis Rd S)	UZ	4MA	D	8.86	ADT20	24,949	1.0708	0.090	2,234	47	2,281	3,288	104.8%	CRITICAL	2,540	2,540
86		21 SR 13	CR 13B (Front Drive Rd S) to Race Track Rd	UZ	4MA	D	1.17	ADT20	20,839	1.0260	0.059	2,420	48	2,468	3,483	85.7%	CRITICAL	2,540	2,540
88		5594 (Dowd) SR 13	Race Track Rd to Dowd Co Lane	UZ	4MA	D	0.71	ADT21	44,824	1.0260	0.059	4,114	82	2,747	4,110	121.2%	DEFICIENT	2,588	2,588
89		0015 (Clay) SR 16	Clay Co Lane to SR 13	UZ	2MA	D	1.85	ADT21	18,358	1.0223	0.085	1,775	40	489	2,304	64.4%	OK	2,599	2,599
90		235 SR 16	SR 13 to CR 30A	UZ	2MA	D	1.69	ADT21	38,581	1.0289	0.084	3,095	47	3,142	4,278	101.2%	DEFICIENT	1,600	1,600
91.3		5030 SR 16	CR 30A to International Golf Pkwy	UZ	4MA	D	1.48	ADT21	23,189	1.0480	0.081	2,281	101	2,382	4,117	115.9%	DEFICIENT	2,588	2,588
91.2		5030 SR 16	International Golf Pkwy to CR 30A	UZ	2MA	D	0.78	ADT21	18,968	1.0421	0.089	1,751	24	1,775	2,135	103.8%	DEFICIENT	1,600	1,600
92.11		45 SR 18	CR 2209 to St. Johns Pkwy	TR	2MA	D	8.88	ADT21	18,855	1.0338	0.088	1,730	57	1,787	2,942	104.7%	DEFICIENT	2,110	2,110
92.12		45 SR 18	St. Johns Pkwy to West Mall Emergency	TR	2MA	D	3.58	ADT21	19,579	1.0338	0.099	1,819	30	1,849	3,132	104.9%	DEFICIENT	2,110	2,110
92.2		42 SR 18	West Mall Emergency to I-95	TR	4MA	D	8.82	ADT18	25,521	1.0239	0.089	2,430	38	2,468	3,284	121.8%	DEFICIENT	2,200	2,200
93.1		8 SR 18	SR 9 (I-95) to James Rd	TR	4MA	D	0.54	ADT21	30,814	1.0042	0.088	2,887	120	2,980	3,812	104.8%	DEFICIENT	2,200	2,200
93.2		8 SR 18	James Rd to Pace Mills Rd	TR	4MA	D	2.88	ADT21	21,872	1.0070	0.088	2,834	122	2,956	3,812	104.8%	DEFICIENT	2,200	2,200
94		5031 SR 18	Pace Mills Rd to Woodland Dr	UZ	4MA	D	0.77	ADT21	25,944	1.0260	0.080	2,460	77	2,537	3,812	104.8%	DEFICIENT	2,200	2,200
95		104 SR 18	Woodland Dr to Masters Dr	UZ	4MA	D	1.81	ADT21	26,130	1.0260	0.080	1,903	29	2,008	40.1%	OK	3,588	3,588	
96		SR 18	Masters Dr to Lewis Spkwy (CR 16A)	UZ	4MA	D	0.19	ADT21	22,000	1.0100	0.090	2,111	42	2,153	2,765	77.2%	OK	3,588	3,588
97		187 SR 18	Lewis Spkwy (CR 16A) to St. Johns Pkwy (W)	UZ	4MA	D	0.10	ADT21	24,937	1.0280	0.089	2,289	48	2,337	2,879	89.4%	OK	3,588	3,588
99		75 SR 206	SR 207 to CR 305	RD	2MA	C	3.50	ADT20	5,700	1.0200	0.095	563	11	574	48.5%	OK	1,220	1,220	
100		SR 206	CR 305 to SR 9 (I-95)	TR	2MA	D	5.05	ADT21	5,894	1.0200	0.098	508	10	518	40.7%	OK	1,400	1,400	
101		78 SR 206	SR 9 (I-95) to SR 5 (US 1)	TR	2MA	D	2.16	ADT20	8,800	1.0200	0.099	824	18	842	89.3%	OK	1,400	1,400	
102		22 SR 206	SR 5 (US 1) to SR 16A	UZ	2MA	D	3.87	ADT20	12,000	1.0200	0.085	1,189	24	1,213	77.2%	OK	1,600	1,600	
103		178 SR 207	Potomac Co Lane to Hastings City Limits (W)	RD	4MA	B	0.53	ADT20	18,700	1.0205	0.095	1,849	37	1,886	63.7%	OK	2,588	2,588	
104		274 SR 207	Hastings City Limits (E) to SR 206	RD	4MA	B	1.31	ADT20	22,000	1.0205	0.095	2,174	43	2,217	79.7%	OK	2,780	2,780	
105		231 SR 207	SR 206 to CR 13	RD	4MA	B	1.28	ADT20	18,409	1.0200	0.095	1,522	30	1,552	57.4%	OK	2,780	2,780	



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SR#	FOOT	ROADWAY	FROM/TO	AREA	APPROX	100	SEGMENT	DATE	TRAFFIC	ANNUAL	LINK	2021	EXEMPT	APPROX	TOTAL	PERCENT	LINK	TRAFFIC	APPROX
ID#	COUNT	STN		TYPE	AD-AD	THD	OF	ADT20	COUNT	GROWTH	C FACTOR	PC TRAFFIC	TRAFFIC	CONG TRAFFIC	ADT20	TRAFFIC	STATUS	STUDY	ADT20
109	39	SR 207	CR 13 to CR 305	RU	21A	B	2.49	ADT20	19,200	1.0200	0.055	1374	27	1,401	47.3%	OK		2,060	
107 1	100	SR 207	CR 305 to Vermont Blvd	TR	41A	C	2.43	ADT20	15,800	1.0200	0.053	1562	21	247	6.4%	OK		4,450	
107 2	100	SR 207	Vermont Blvd to Cypress Links Blvd	TR	41A	C	1.07	ADT21	19,755	1.0200	0.053	2414	146	1,011	77.1%	OK		4,490	
107 3	100	SR 207	Cypress Links Blvd to SR 9 (US 1)	TR	41A	C	0.58	ADT21	22,460	1.0257	0.050	2073	53	1,202	74.1%	OK		4,490	
108	274	SR 207	SR 9 (US 1) to SR 207	TR	41A	C	0.95	ADT20	20,000	1.0200	0.060	2411	146	1,011	77.1%	OK		4,490	
109	274	SR 207	SR 207 to SR 9 (US 1)	TR	41A	C	0.95	ADT20	20,000	1.0200	0.060	2411	146	1,011	77.1%	OK		4,490	
110	274	SR 207	SR 9 (US 1) to SR 207	TR	41A	C	0.95	ADT20	20,000	1.0200	0.060	2411	146	1,011	77.1%	OK		4,490	
111	237	SR 207	SR 312 to St. Aug. City Limits (W)	UZ	41A	D	1.14	ADT21	12,705	1.0200	0.050	1263	21	1,331	51.0%	OK		1,580	
112	237	SR 207	SR 207 to SR 312	UZ	41A	D	0.86	ADT21	12,705	1.0200	0.050	1263	21	1,331	51.0%	OK		1,580	
113	289	SR 312	CR 5A to SR 5 (US 1)	UZ	41A	D	0.20	ADT21	28,121	1.0200	0.050	3119	68	1,713	62.5%	OK		4,310	
114 1	289	SR 312	SR 5 (US 1) to Sgl. Norton Dr	UZ	41A	D	0.27	ADT21	30,150	1.0200	0.050	3311	66	1,555	81.5%	OK		4,310	
114 2	277	SR 312	Sgl. Norton Dr to SR A1A	RU	41A	C	0.75	ADT20	15,500	1.0200	0.055	1204	27	1,319	59.3%	OK		4,270	
115	277	SR 312	Playlet Co. Line to SR 5 (US 1)	RU	41A	C	0.69	ADT20	12,700	1.0200	0.055	1259	25	1,234	48.1%	OK		4,270	
116	69	SR 5 (US 1)	SR 2 (US 1) to SR 200	RU	41A	C	0.75	ADT20	12,700	1.0200	0.055	1259	25	1,234	48.1%	OK		4,270	
117 1	64	SR 5 (US 1)	SR 200 to Shores Blvd (S)	UZ	41A	D	2.32	ADT20	21,000	1.0200	0.050	1606	24	1,306	62.1%	OK		4,270	
117 2	64	SR 5 (US 1)	Shores Blvd (S) to W. W. Wood Dr	UZ	41A	D	1.70	ADT21	27,700	1.0200	0.050	3004	62	1,355	82.7%	OK		4,430	
118	161	SR 5 (US 1)	W. W. Wood Dr to CR 5A	UZ	41A	D	1.09	ADT21	27,353	1.0200	0.050	3004	62	1,355	82.7%	OK		4,430	
119	311	SR 5 (US 1)	CR 5A to Lanes Point Rd	UZ	41A	E	1.40	ADT21	38,911	1.0200	0.050	3574	71	1,358	86.6%	OK		5,350	
120 1	311	SR 5 (US 1)	Lanes Point Rd to Shores Dr	UZ	41A	E	0.67	ADT21	38,911	1.0200	0.050	3574	71	1,358	86.6%	OK		5,350	
120 2	311	SR 5 (US 1)	Shores Dr to SR 312	UZ	41A	E	0.42	ADT21	39,257	1.0200	0.050	3612	72	1,379	87.1%	OK		5,350	
121	170	SR 5 (US 1)	SR 312 to St. Aug. City Limits (S)	UZ	41A	E	0.83	ADT21	38,343	1.0200	0.050	3520	70	1,365	86.5%	OK		4,450	
122	162	SR 5 (US 1)	St. Aug. City Limits (S) to CR 16A (Lanes Spwy)	UZ	41A	D	0.80	ADT21	22,415	1.0200	0.050	2056	43	1,143	60.4%	OK		4,450	
123	162	SR 5 (US 1)	CR 16A (Lanes Spwy) to Gun Club Rd	UZ	41A	D	2.43	ADT21	23,611	1.0200	0.050	2615	43	1,143	60.4%	OK		4,450	
124	162	SR 5 (US 1)	Gun Club Rd to SR 207	UZ	41A	D	0.80	ADT21	23,611	1.0200	0.050	2615	43	1,143	60.4%	OK		4,450	
125	162	SR 5 (US 1)	SR 207 to SR 5 (US 1)	UZ	41A	D	0.80	ADT21	23,611	1.0200	0.050	2615	43	1,143	60.4%	OK		4,450	
126	162	SR 5 (US 1)	SR 5 (US 1) to SR 207	UZ	41A	D	0.80	ADT21	23,611	1.0200	0.050	2615	43	1,143	60.4%	OK		4,450	
127	0251	Playlet Co. Line to SR 5 (US 1)	Playlet Co. Line to SR 5 (US 1)	RU	41A	C	0.84	ADT20	58,500	1.0200	0.050	5474	110	1,379	87.1%	OK		7,250	
128	281	SR 9 (US 1)	SR 209 to SR 207	TR	41A	C	0.74	ADT20	12,000	1.0200	0.055	1853	178	1,020	85.5%	OK		4,450	
129	281	SR 9 (US 1)	SR 207 to SR 209	TR	41A	C	0.74	ADT20	12,000	1.0200	0.055	1853	178	1,020	85.5%	OK		4,450	
130	281	SR 9 (US 1)	SR 209 to SR 207	TR	41A	C	0.74	ADT20	12,000	1.0200	0.055	1853	178	1,020	85.5%	OK		4,450	
131	281	SR 9 (US 1)	SR 207 to SR 209	TR	41A	C	0.74	ADT20	12,000	1.0200	0.055	1853	178	1,020	85.5%	OK		4,450	
132	239	SR 9 (US 1)	International Golf Pkwy to CR 210	TR	10F	D	5.89	ADT20	92,500	1.0200	0.105	10305	202	1,742	75.4%	OK		15,870	
133	239	SR 9 (US 1)	CR 210 to Donald Co. Line	TR	10F	D	2.62	ADT20	96,500	1.0200	0.105	10542	211	1,827	80.4%	OK		15,870	
134	208	SR A1A	Playlet Co. Line to Ft. Matanzas Man. Entr	UZ	21A	D	2.25	ADT20	6,800	1.0200	0.050	618	17	630	24.9%	OK		2,180	
135	276	SR A1A	Ft. Matanzas Man. Entr to SR 206	UZ	21A	D	3.95	ADT20	12,500	1.0200	0.050	1170	21	1,103	54.7%	OK		2,180	
136	276	SR A1A	SR 206 to Owens Ave	UZ	21A	D	2.43	ADT21	14,713	1.0200	0.050	1251	27	1,277	60.7%	OK		1,600	
137	110	SR A1A	Owens Ave to A1A Beach Blvd (S)	UZ	41A	D	1.53	ADT21	22,844	1.0200	0.081	2112	42	1,213	69.2%	OK		1,600	
138	329	SR A1A	A1A Beach Blvd (S) to Poole Rd	UZ	41A	D	2.83	ADT21	25,738	1.0200	0.081	2399	46	1,213	69.2%	OK		1,600	
139	329	SR A1A	Poole Rd to SR 312	UZ	41A	D	0.10	ADT21	25,091	1.0200	0.050	2295	46	1,213	69.2%	OK		1,600	
140	240	SR A1A	SR 312 to St. Aug. City Limits (S)	UZ	41A	D	0.60	ADT21	23,416	1.0200	0.050	2113	42	1,103	54.7%	OK		1,600	
141	240	SR A1A	St. Aug. City Limits (S) to SR 312	UZ	41A	D	0.60	ADT21	23,416	1.0200	0.050	2113	42	1,103	54.7%	OK		1,600	
142	240	SR A1A	SR A1A to Poole Rd to 3rd St	UZ	28A	D	2.87	ADT21	11,704	1.0273	0.050	1092	30	1,158	51.0%	OK		2,190	



MAIN LINK ID	FDOT COUNTY ID#	ROADWAY	FED/STATE	AREA TYPE	APPROX ROAD TYPE	LOS STUD	SEGMENT LENGTH (MI)	DATE ANALYZED	TRAFFIC COUNT	ANNUAL GROWTH FACTOR	LOS FACTOR	2015 PKV TRAFFIC	EXEMPT VEHICLE TRAFFIC	APPROX COMM TRAFFIC	TOTAL COUNTED PKV OR TRAFFIC	PERCENT VOLUME VOLUME	LINK STATUS	TRAFFIC STUDY SERVICE VOLUME	APPROX SERVICE VOLUME
143	1	SR 1A1A	3rd Rd to Coonara River Park Drain Use Entry	TR	2MA	C	4.78	ADT21	5,637	1.0200	0.087	535	11	78	842	38.4%	OK	2,110	2,110
143	2	78 SR 1A1A	Coonara River Park Drain Use Entry to McInnis Rd	TR	2MA	D	9.81	ADT21	7,718	1.0200	0.093	730	15	48	783	37.24%	OK	2,110	2,110
143	3	SR 1A1A	McInnis Rd to Coonara River Park Drain Use Entry (2.04 Miles)	TR	2MA	D	2.04	ADT21	18,581	1.0200	0.085	1,500	20	216	1,736	50.14%	CRITICAL	1,000	5,000
144	2	274 SR 1A1A	Salmonas Dam, W to Palm Valley Rd (4.3 Miles)	TR	2MA	C	4.3	ADT21	21,701	1.0200	0.080	2,084	42	231	2,357	65.8%	OK	3,500	3,500
155	1	81 SR 1A1A	Palm Valley Rd to Palm Valley Rd (4.3 Miles)	TR	2MA	C	4.3	ADT21	21,701	1.0200	0.080	2,084	42	231	2,357	65.8%	OK	4,850	4,850
155	2	81 SR 1A1A	Coonara River Park Drain Use Entry to Palm Valley Rd (4.3 Miles)	TR	2MA	C	4.3	ADT21	21,701	1.0200	0.080	2,084	42	231	2,357	65.8%	OK	4,850	4,850
145	1	256 SR 1A1A	Coonara River Park Drain Use Entry to Coonara Rd	TR	2MA	D	0.97	ADT21	49,265	1.0200	0.092	3,765	78	133	4,084	82.04%	OK	4,850	4,850
145	2	256 SR 1A1A	Coonara Rd to CR 101A (Salinas Rd)	TR	2MA	D	10.78	ADT21	19,661	1.0200	0.090	3,659	73	86	3,819	78.04%	OK	4,850	4,850
147	1	280 SR 1A1A	CR 101A (Salinas Rd) to CR 101A (Salinas Rd)	TR	2MA	C	1.0	ADT21	19,661	1.0200	0.090	3,659	73	86	3,819	78.04%	OK	4,850	4,850
147	2	280 SR 1A1A	CR 101A (Salinas Rd) to CR 101A (Salinas Rd)	TR	2MA	C	1.0	ADT21	19,661	1.0200	0.090	3,659	73	86	3,819	78.04%	OK	4,850	4,850
148	1	St Ambrose Church Rd	CR 101A to SR 207	TR	2MA	C	1.58	ADT21	442	1.0200	0.109	69	1	5	5	6.34%	OK	820	820
148	2	Varela Ave	SR 10 to Lewis Speedway (CR 101A)	TR	2UC	C	0.77	ADT21	2,951	1.0200	0.090	271	5	53	339	25.5%	OK	1,150	1,150



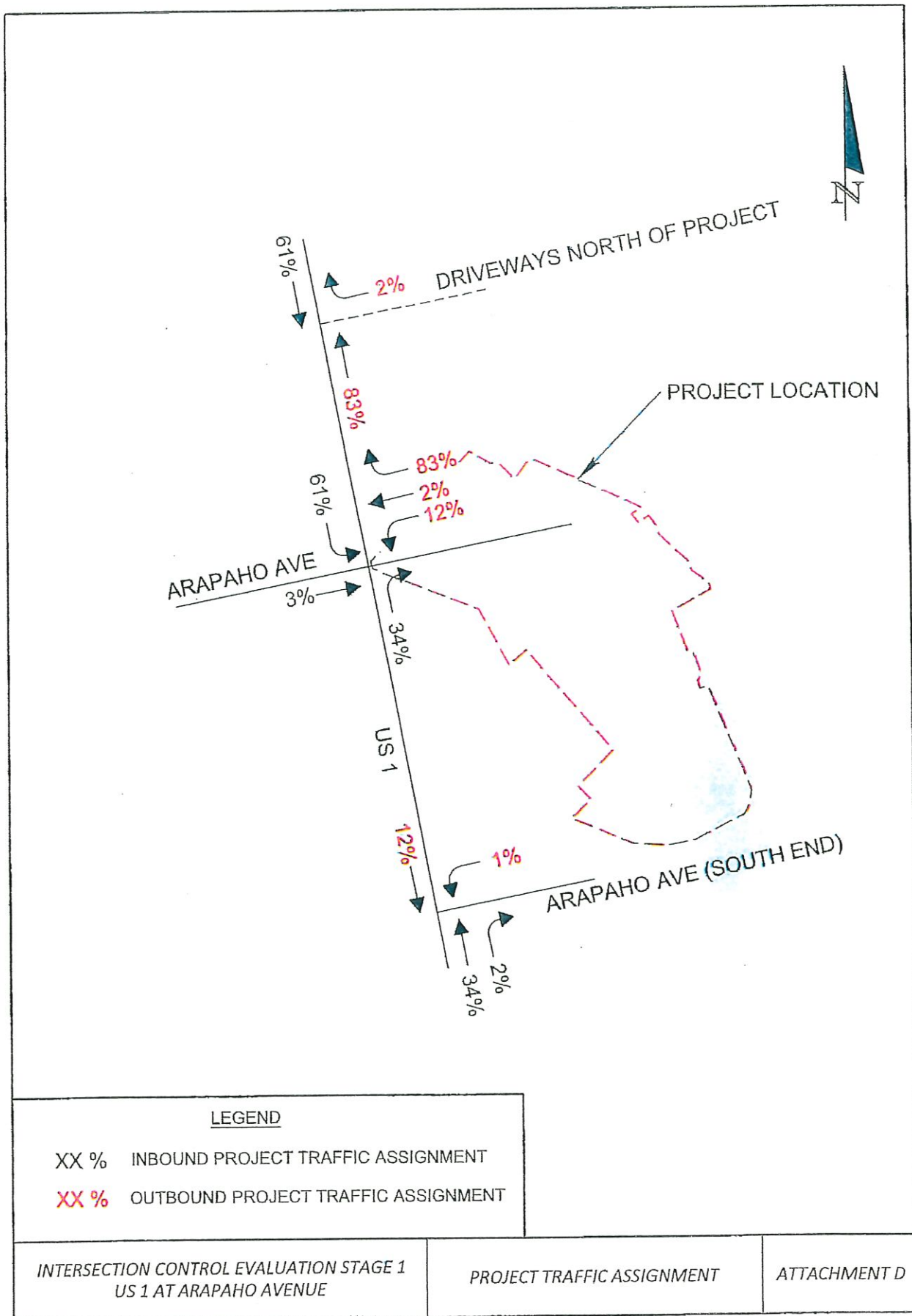
St. Johns County Transportation Analysis Spreadsheet

Updated with 2020 FDOT Traffic Counts and
2021 St. Johns County Traffic Counts
Published: 04/12/2022 (Updated: 6/1/2022)

LINK ID	FOOT COUNT STN	ROADWAY	FROM/TO	AREA TYPE	APPROX ROAD TYPE	LOS STUD	SEQUENCE LENGTH (mi)	DATE OF COUNT	TRAFFIC COUNT ADJ	ANNUAL GROWTH FACTOR	LOS K FACTOR	2022 PK HR TRAFFIC	EXEMPT DEVOL TRAFFIC	APPROX 2020 TRAFFIC	TOTAL COUNTED PK HR TRAFFIC	PERCENT SERVICE VOLUME VIA TRAIL	LINK STATUS	TRAFFIC STUDY SERVICE VOLUME	APPROX PK HR SERVICE VOLUME
150.1		Wildwood Dr	SR 5 (US 1) to Duneschase Drive	UZ	2UC	D	1.13	ADT21	12,099	1.0288	0.090	1120	32	168	1,220	88.0%	OK	1,650	1,650
150.2		Wildwood Dr	Duneschase Drive to SR 207	UZ	2UC	D	2.84	ADT21	3,009	1.0211	0.090	791	17	210	1,318	77.8%	OK	1,440	1,440
151.1		Woodburn Rd	SR 108 (Hwy 90) to SR 207	UZ	2UC	D	0.36	ADT21	7,741	1.0359	0.117	564	64	102	1,130	76.5%	OK	1,440	1,440
151.2		Woodburn Rd	Highway Park Dr (SR 108) to Lewis Speedway (SR 16A)	UZ	2UC	D	0.36	ADT21	6,709	1.0288	0.129	1,368	108	832	2,298	71.4%	OK	3,220	3,220
152.2		Venerable Pkwy	Longleaf Pine Pkwy to Race Track Rd	UZ	4UC	D	1.75	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.1		Longleaf Pine Pkwy	SR 710 (SR 16A) to Duneschase Rd	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.2		Longleaf Pine Pkwy	Duneschase Rd to SR 207	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.3		Longleaf Pine Pkwy	SR 207 to SR 108	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.4		Longleaf Pine Pkwy	SR 108 to SR 16A	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.5		Longleaf Pine Pkwy	SR 16A to SR 207	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.6		Longleaf Pine Pkwy	SR 207 to SR 108	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.7		Longleaf Pine Pkwy	SR 108 to SR 16A	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.8		Longleaf Pine Pkwy	SR 16A to SR 207	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.9		Longleaf Pine Pkwy	SR 207 to SR 108	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.10		Longleaf Pine Pkwy	SR 108 to SR 16A	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.11		Longleaf Pine Pkwy	SR 16A to SR 207	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.12		Longleaf Pine Pkwy	SR 207 to SR 108	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.13		Longleaf Pine Pkwy	SR 108 to SR 16A	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.14		Longleaf Pine Pkwy	SR 16A to SR 207	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.15		Longleaf Pine Pkwy	SR 207 to SR 108	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.16		Longleaf Pine Pkwy	SR 108 to SR 16A	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.17		Longleaf Pine Pkwy	SR 16A to SR 207	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.18		Longleaf Pine Pkwy	SR 207 to SR 108	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.19		Longleaf Pine Pkwy	SR 108 to SR 16A	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.20		Longleaf Pine Pkwy	SR 16A to SR 207	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.21		Longleaf Pine Pkwy	SR 207 to SR 108	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.22		Longleaf Pine Pkwy	SR 108 to SR 16A	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.23		Longleaf Pine Pkwy	SR 16A to SR 207	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.24		Longleaf Pine Pkwy	SR 207 to SR 108	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.25		Longleaf Pine Pkwy	SR 108 to SR 16A	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.26		Longleaf Pine Pkwy	SR 16A to SR 207	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.27		Longleaf Pine Pkwy	SR 207 to SR 108	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.28		Longleaf Pine Pkwy	SR 108 to SR 16A	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.29		Longleaf Pine Pkwy	SR 16A to SR 207	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.30		Longleaf Pine Pkwy	SR 207 to SR 108	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.31		Longleaf Pine Pkwy	SR 108 to SR 16A	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.32		Longleaf Pine Pkwy	SR 16A to SR 207	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.33		Longleaf Pine Pkwy	SR 207 to SR 108	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.34		Longleaf Pine Pkwy	SR 108 to SR 16A	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.35		Longleaf Pine Pkwy	SR 16A to SR 207	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.36		Longleaf Pine Pkwy	SR 207 to SR 108	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.37		Longleaf Pine Pkwy	SR 108 to SR 16A	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.38		Longleaf Pine Pkwy	SR 16A to SR 207	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.39		Longleaf Pine Pkwy	SR 207 to SR 108	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.40		Longleaf Pine Pkwy	SR 108 to SR 16A	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.41		Longleaf Pine Pkwy	SR 16A to SR 207	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.42		Longleaf Pine Pkwy	SR 207 to SR 108	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.43		Longleaf Pine Pkwy	SR 108 to SR 16A	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.44		Longleaf Pine Pkwy	SR 16A to SR 207	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.45		Longleaf Pine Pkwy	SR 207 to SR 108	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.46		Longleaf Pine Pkwy	SR 108 to SR 16A	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.47		Longleaf Pine Pkwy	SR 16A to SR 207	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.48		Longleaf Pine Pkwy	SR 207 to SR 108	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.49		Longleaf Pine Pkwy	SR 108 to SR 16A	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.50		Longleaf Pine Pkwy	SR 16A to SR 207	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.51		Longleaf Pine Pkwy	SR 207 to SR 108	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.52		Longleaf Pine Pkwy	SR 108 to SR 16A	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.53		Longleaf Pine Pkwy	SR 16A to SR 207	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.54		Longleaf Pine Pkwy	SR 207 to SR 108	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.55		Longleaf Pine Pkwy	SR 108 to SR 16A	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.56		Longleaf Pine Pkwy	SR 16A to SR 207	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.57		Longleaf Pine Pkwy	SR 207 to SR 108	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.58		Longleaf Pine Pkwy	SR 108 to SR 16A	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.59		Longleaf Pine Pkwy	SR 16A to SR 207	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.60		Longleaf Pine Pkwy	SR 207 to SR 108	TR	4UC	D	3.03	ADT21	5,465	1.1648	0.128	773	81	1,255	2,400	73.2%	OK	2,880	2,880
153.61																			

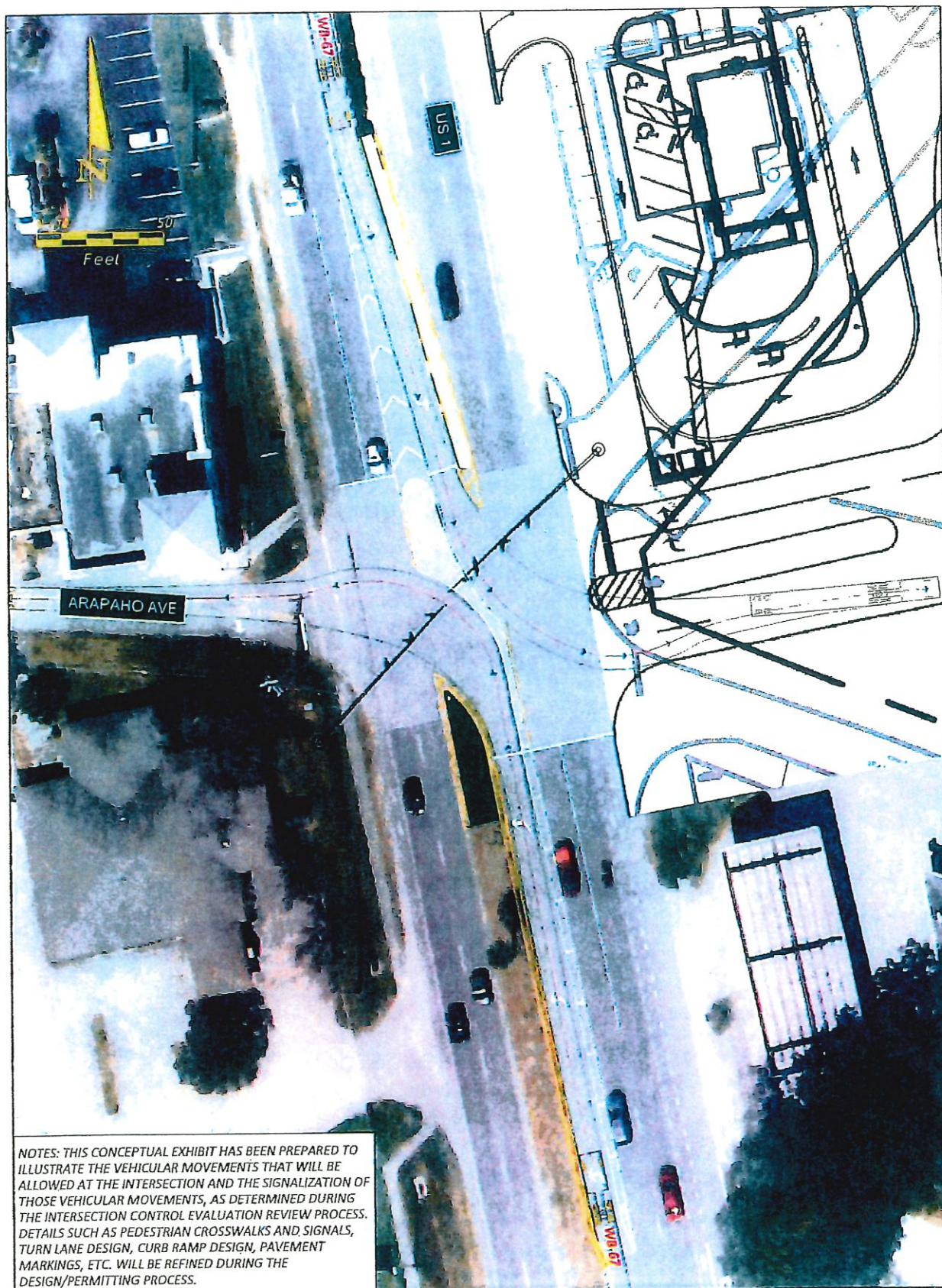
Attachment C

Project Traffic Distribution
Source: US 1/Arapaho Avenue
ICE Analysis



Attachment D

US 1 and Arapaho Avenue
Intersection Configuration
Source: US 1/Arapaho Avenue
ICE Analysis



INTERSECTION CONTROL EVALUATION STAGE 1
US 1 AT ARAPAHO AVENUE

DIRECTIONAL TRAFFIC SIGNAL ALTERNATIVE

ENVIRONMENTAL ASSESSMENT REPORT
OF
LUHRS-SERENDIPITY DEVELOPMENT SITE
ST. JOHNS COUNTY, FLORIDA

Prepared For
Windward Shipyard Land Holdings LLC

December 6, 2022



Prepared by
Carter Environmental Services, Inc.
42 Masters Drive
St. Augustine, Florida 32084

Table of Contents

INTRODUCTION	1
EXISTING SITE CONDITIONS	1
Elevation and Hydrology	1
Soils	2
Vegetative Communities.....	2
PROTECTED ANIMAL SPECIES.....	3
Bald Eagle.....	3
Gopher Tortoise.....	4
Listed Wading Birds	4
Eastern Indigo and Florida Pine Snakes.....	5
PROTECTED PLANT SPECIES	5
FUTURE DEVELOPMENT CONSIDERATIONS	5
CONCLUSIONS.....	5
APPENDIX A: SITE MAPS.....	6

INTRODUCTION

The 13.7-acre Serendipity project area is located off Arapaho Avenue in Sections 19/40, Township 7 South, Range 30 East in St. Johns County, Florida, Parcel ID's: 1346500000, 1347600000, 1347700000, 1347800000, and 1347900000 (Figure 1).

The purpose of our work on the subject property was to determine if there are any natural resource concerns that could potentially affect future/further development of the site. Specifically, this environmental assessment was to determine the approximate extent of any jurisdictional wetlands, habitat types, and to look for the presence of or potential utilization by any threatened, endangered or species of special concern.

EXISTING SITE CONDITIONS

The 13.70-acre Serendipity project site is located adjacent to a portion of the San Sebastian River that has high boat use and is considered St. Augustine's working waterfront. It is an urban infill parcel surrounded by commercial and residential development to the north and west and the river to the east and south.

The property was historically a saltwater marsh that had been filled in and maintained as pasture and other agricultural uses. These modified lands were used for cattle ranching in the early to mid-20th century. Present day landcover would be classified as Vacant Land or Mixed Hardwood-Coniferous (Figure 3).

The site includes wetlands regulated by the St. Johns River Water Management District (SJRWMD) and the U.S. Army Corps of Engineers (ACOE). The wetland jurisdiction lines were flagged by Carter Environmental Services, Inc. (CES) in December of 2019. The locations of the wetland jurisdiction lines were reviewed and approved in the field by Christine Wentzel of SJRWMD on 1-28-20. Two small wetland fill areas were permitted in 2022 with SJRWMD (#171618-1) and ACOE (#SAJ-2005-07685) to accommodate the proposed development. The salt marsh remaining along the fringe of the site is outside of the permitted bulkhead and will remain intact.

Elevation and Hydrology

The elevations of the property range from approximately +10 feet to +2 feet NAVD88. Elevations in the wetlands are approximately 1 to 2 feet lower than the adjacent uplands. Surface water drainage typically flows downgradient through fringe wetlands and wetland tributaries towards the San Sebastian River. A relatively large artificial aeration pond is located near the center of the property.

Soils

The *Soil Survey of St. Johns County, Florida* (U.S.D.A., Soil Conservation Service, 2004) indicates the following soil types within the property (Figure 2):

Pellicer silty clay loam, frequently flooded (24). Pellicer silty clay loam, frequently flooded, is a very poorly drained, nearly level soil that is in low tidal marshes along stream estuaries near the Atlantic coast. This soil is flooded twice daily by normal high tides. The water table fluctuates with the tide. Typically, the surface layer is very dark brown silty clay loam about 10 inches thick. Between depths of 10 and 55 inches, the material is dark greenish gray clay loam.

Astatula-Urban land complex (54). This map unit consists of nearly level to sloping, excessively drained Astatula soils on broad upland ridges and urban land. Astatula soils have a water table at a depth of more than 72 inches. Typically, Astatula soils have a surface layer of very dark grayish brown fine sand about six inches thick. Below that is fine sand, which extends to a depth of 80 inches or more. It is yellowish brown and has pockets of very dark grayish brown in the upper 11 inches. Below that, the material is strong brown and has pockets of light yellowish brown.

Adamsville Variant fine sand (57). Adamsville Variant fine sand is a somewhat poorly drained, nearly level soil on low knolls adjacent to tidal marshes, streams, and estuaries, near the Atlantic coast and Atlantic Inland Waterway. In most years the water table is at a depth of 20 to 40 inches for two to six months. It rises to within a depth of 10 to 20 inches for up to two weeks during the rainy season in some years. It is within a depth of 60 inches for more than nine months in most years. Typically, the surface layer, about 10 inches thick, is very dark grayish brown fine sand containing oyster shells 1/4 inch to 2 1/2 inches in diameter. Below this is pale brown, brown, light brownish gray, and light yellowish brown fine sand that extends to a depth of 60 to 80 inches.

Vegetative Communities

After the site visit, CES used the Florida Land Use Cover Form Classification System (FLUCFCS, Figure 3) to characterize land cover. The following cover types were observed, and no significant communities as defined by the St. Johns County LDC were found.

Uplands:

Vacant Land (FLUCFCS 190) - This portion of the project site was once an industrial, boat manufacturing site. When the associated structures were abandoned and demolished, the area generally became a bahiagrass (*Paspalum notatum*) field with scattered red cedar (*Juniperus virginiana*), cabbage palm (*Sabal palmetto*), live oak (*Quercus virginiana*), laurel oak (*Quercus hemisphaerica*), and Chinese tallow (*Triadica sebifera*) trees.

Hardwood/Conifer Mixed (FLUCCS 434) - This community has an overstory comprised of live oak, laurel oak, red cedar, and slash pine (*Pinus elliotii*). The understory and groundcover are vegetated with saplings of overstory species, Chinese tallow, Caesar weed (*Urena lobata*), milk pea (*Galactia volubilis*), yaupon holly (*Ilex vomitoria*), American beautyberry (*Callicarpa americana*), and muscadine (*Vitis rotundifolia*).

Wetlands:

Saltwater Marsh (FLUCCS 642) - This community is dominated by smooth cordgrass (*Spartina alterniflora*), saltmeadow cordgrass (*Spartina patens*), and black needlerush (*Juncus roemerianus*). Scattered saltbush, marsh elder, and black mangrove (*Avicennia germinans*) are present.

Ponds (FLUCCS 524) - This excavated pond contains some musk grass (*Chara spp.*) around the edges, and contains a significant amount of filamentous algae (*Lyngbya spp.*). The pond was once aerated, but since the closing of the boat manufacturing facility, it has become relatively stagnant.

PROTECTED ANIMAL SPECIES

Bald Eagle

Using St. John's County geospatial data from aerial surveys (2021), CES did not locate any bald eagle (*Haliaeetus leucocephalus*) nests on record within 1,500 feet of the property (Figure 4). Although no longer listed as threatened, endangered, or a species of special concern, bald eagles (*Haliaeetus leucocephalus*) are protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act of 1918. Certain activities proposed to take place within 1,500 feet of a bald eagle nest are regulated by St. Johns County Land Development Code, Section 4.01.10. If a bald eagle nest is located within 1,500 ft. of a property, an alternate site-specific bald eagle management plan may be required, along with an application for a waiver from the Board of County Commissioners requesting the management zones be reduced to match Federal

regulations. Currently, Federal regulation of bald eagle nests extend 660 feet outward from the nest tree with more intense regulation pertaining to the zone within 330 feet of the nest. During the CES site assessment, no bald eagles or their nests were observed. Therefore, there are no bald eagle restrictions associated with the development of this property.

Gopher Tortoise

CES determined that there was a slight potential for gopher tortoise (*Gopherus polyphemus*) habitat on the referenced property due to the presence of a small area of suitable soils occurring at the site (Figure 3). The CES site visit found that the habitat was not suitable to support gopher tortoises. The majority of the project site is dominated by soils that are not suitable for tortoise burrowing due to a shallow depth to water table. Within the small area of suitable soils, the understory lacks herbaceous grasses or forbs needed for gopher tortoise foraging. Additionally, the project area is a relatively small site that is surrounded by development to the north and west and salt marsh to the south and east. It is highly unlikely that gopher tortoises would ever occupy this site if it were to remain in its current condition. Therefore, restrictions to development due to gopher tortoise presence is not considerable here.

Listed Wading Birds

Wood Stork:

CES reviewed current geospatial data, provided by FWS, to look for wood stork (*Mycteria americana*) colonies in close proximity to the site. The nearest known wood stork colony is located at the St. Augustine Alligator Farm, approximately 1.8 miles away, which puts this project within the wood stork colony's core foraging area. Although the site falls within a core foraging area, wood storks are extremely tolerant of development and human presence. This is evidenced by their common occurrences in roadside ditches, swales, and stormwater retention ponds. No wood storks were observed by CES biologists during multiple site visits.

Other Protected Wading Birds:

CES reviewed the FWC database of wading bird rookeries (FWC Water Bird Locator) to assess the potential for protected wading birds to nest on the property. The review revealed no known rookery within a one-mile radius of the property. The closest known, active rookery is approximately 10 miles to the south on Matanzas State Forest. No listed wading birds were observed by CES biologists during multiple site visits.

Eastern Indigo and Florida Pine Snakes

CES assessed the site for potential utilization by eastern indigo and Florida pine snakes. These snakes need large expanses of contiguous habitat as their home range can exceed 200 acres. Due to surrounding development in a suburban landscape, the habitat is not suitable for the indigo or pine snake because of size constraints and habitat fragmentation.

PROTECTED PLANT SPECIES

In addition to protected animal species, CES biologists reviewed the site for protected plant species, and none were observed. No coordination would be required with any regulatory agency if protected plant species were observed in the future. Currently, no regulations exist for protected plant species occurring on privately owned land, unless the landowner is harvesting and engaging in the commercial sale of protected plants.

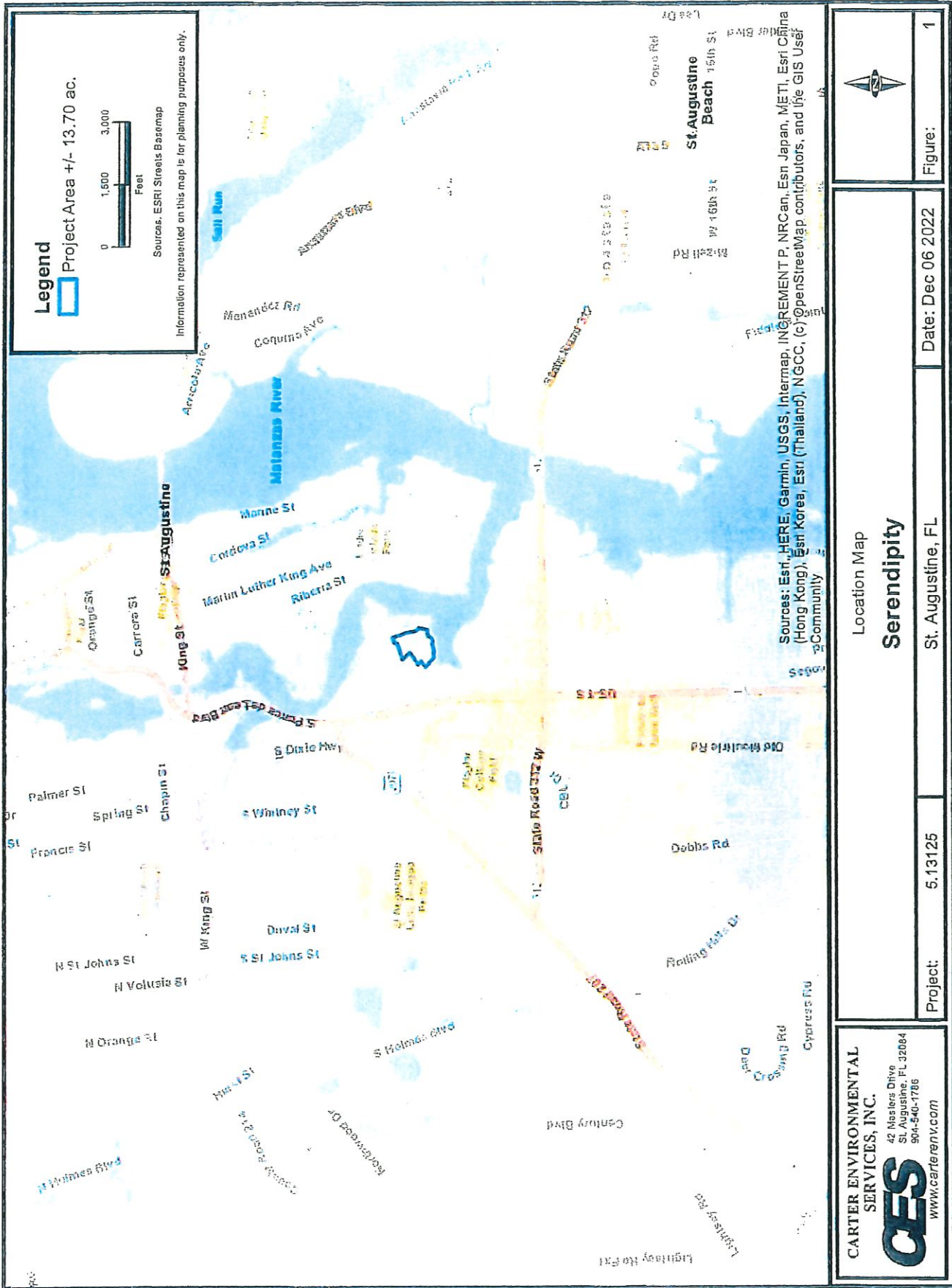
FUTURE DEVELOPMENT CONSIDERATIONS

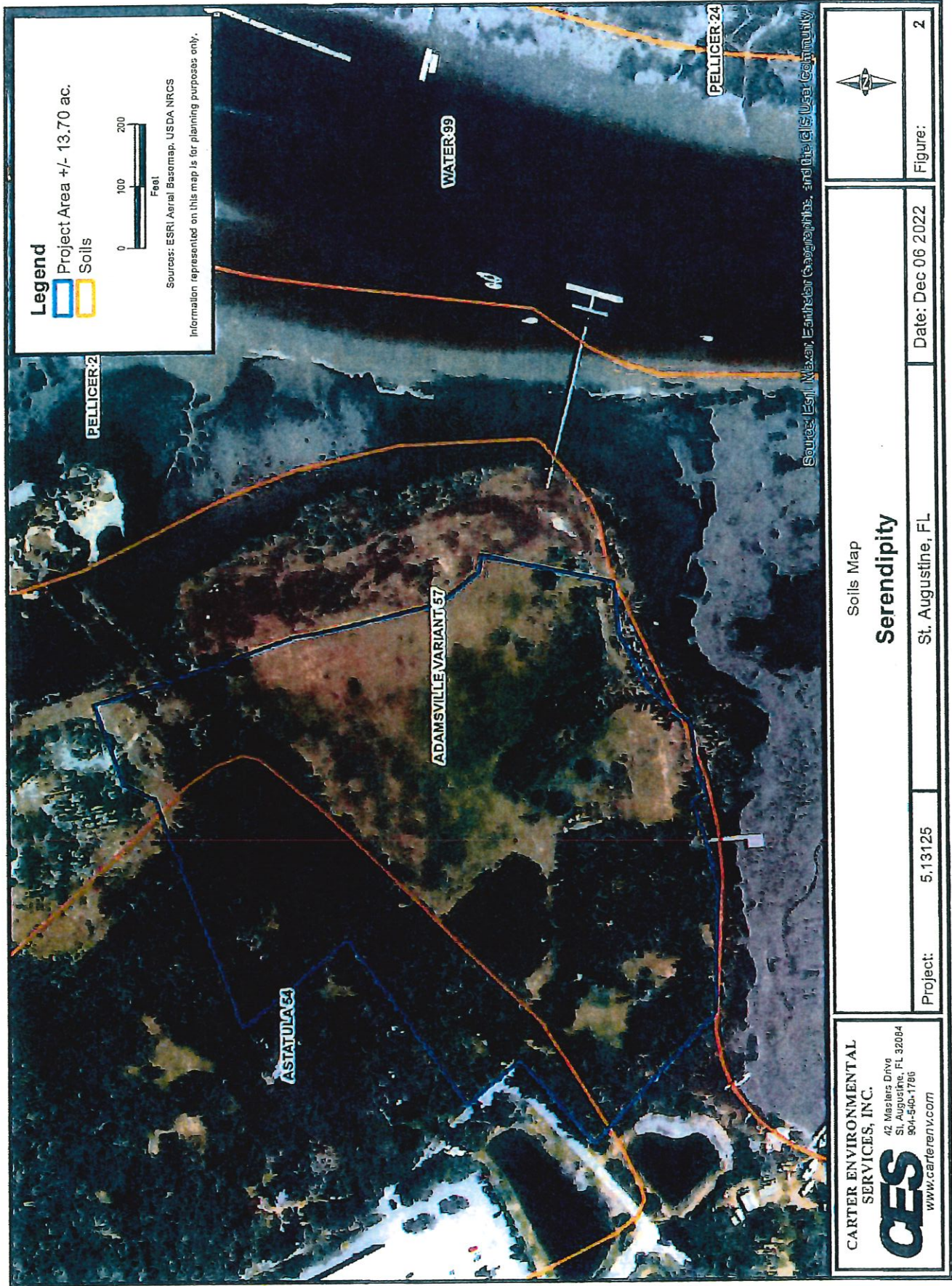
Future development is proposed for a single-family residential community, dockage, and shoreline stabilization. Federal and State permits have been obtained (SJRWMD #171618-1 and ACOE #SAJ-2005-07685). A cultural resource assessment has been performed per the request of the Army Corps of Engineers, and coordination with St. Johns County has already taken place. Existing salt marsh habitat will be avoided, while permitted fill was over relatively low-quality hydric pasture and fringe freshwater wetlands. The proposed dockage will traverse along the alignment of existing dockage so no salt marsh areas will be disturbed.

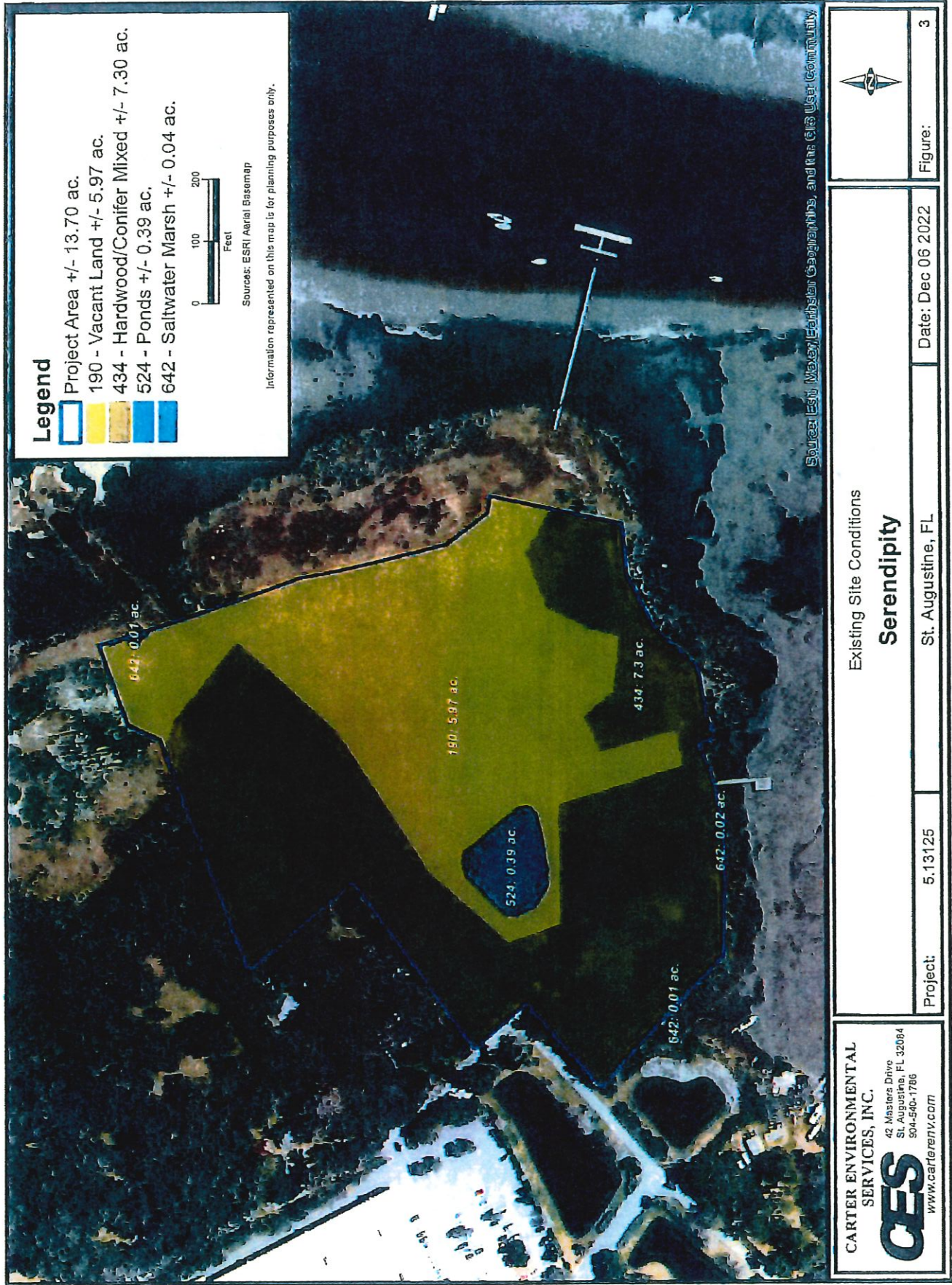
CONCLUSIONS

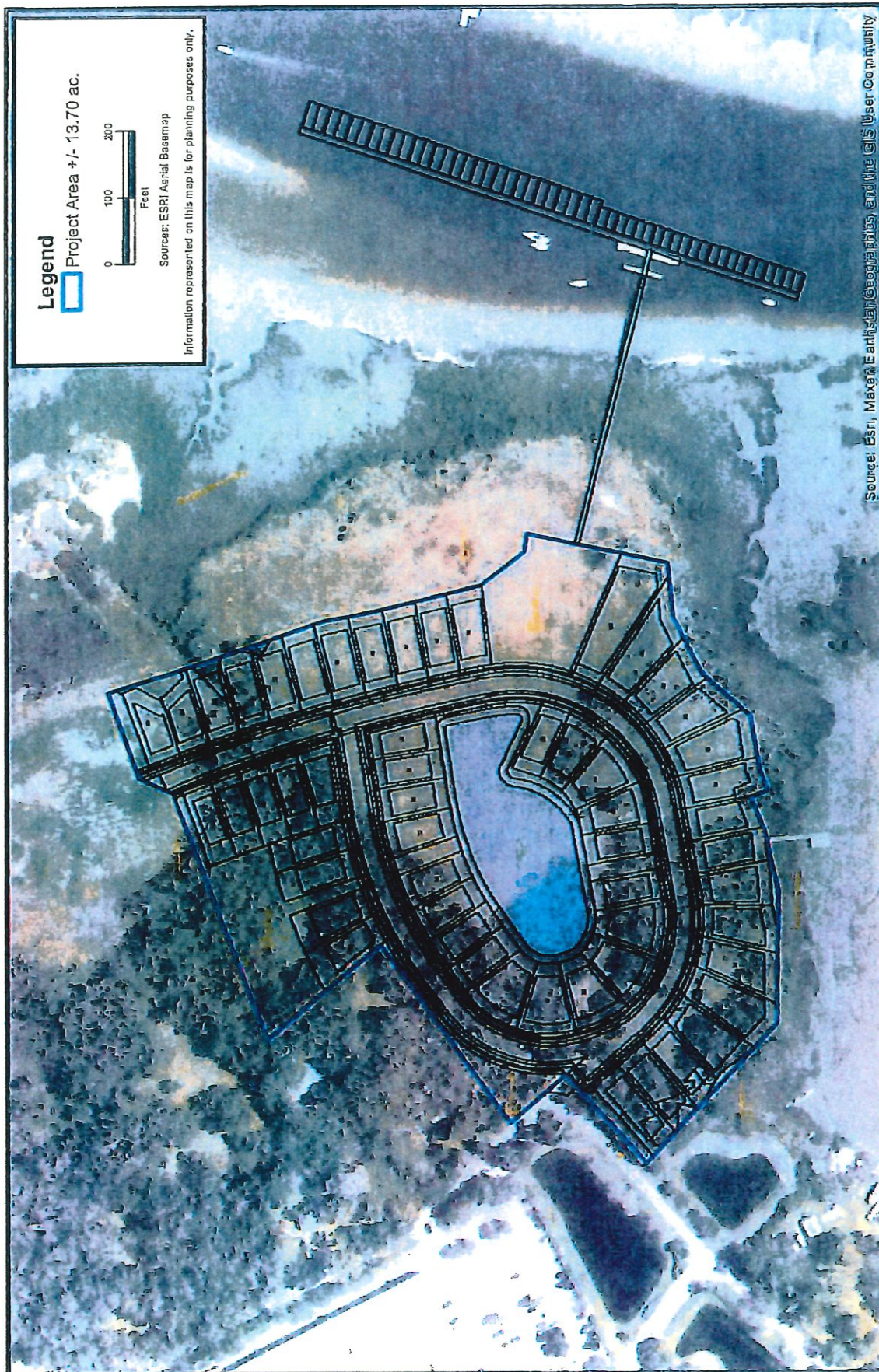
The site has been under anthropogenic use and alterations for over a century. Due to the historic use, lack of wildlife connectivity, and nature of the site as an urban infill parcel, the uplands provide marginal habitat value. Fringe salt marsh provides habitat for transient wading birds and juvenile fish habitat and these areas will remain untouched with the proposed site plan. Any additional work proposed on, in or over wetlands would require both State and Federal permitting. Furthermore, the lack of protected species or significant natural communities poses no additional regulatory constraints.

APPENDIX A: SITE MAPS









Source: Esri, Maxar, Earthstar, GeoEye, and the GIS User Community

Figure: 4

Proposed Site Conditions
Serendipity

Date: Dec 06 2022

Project: 5.13125

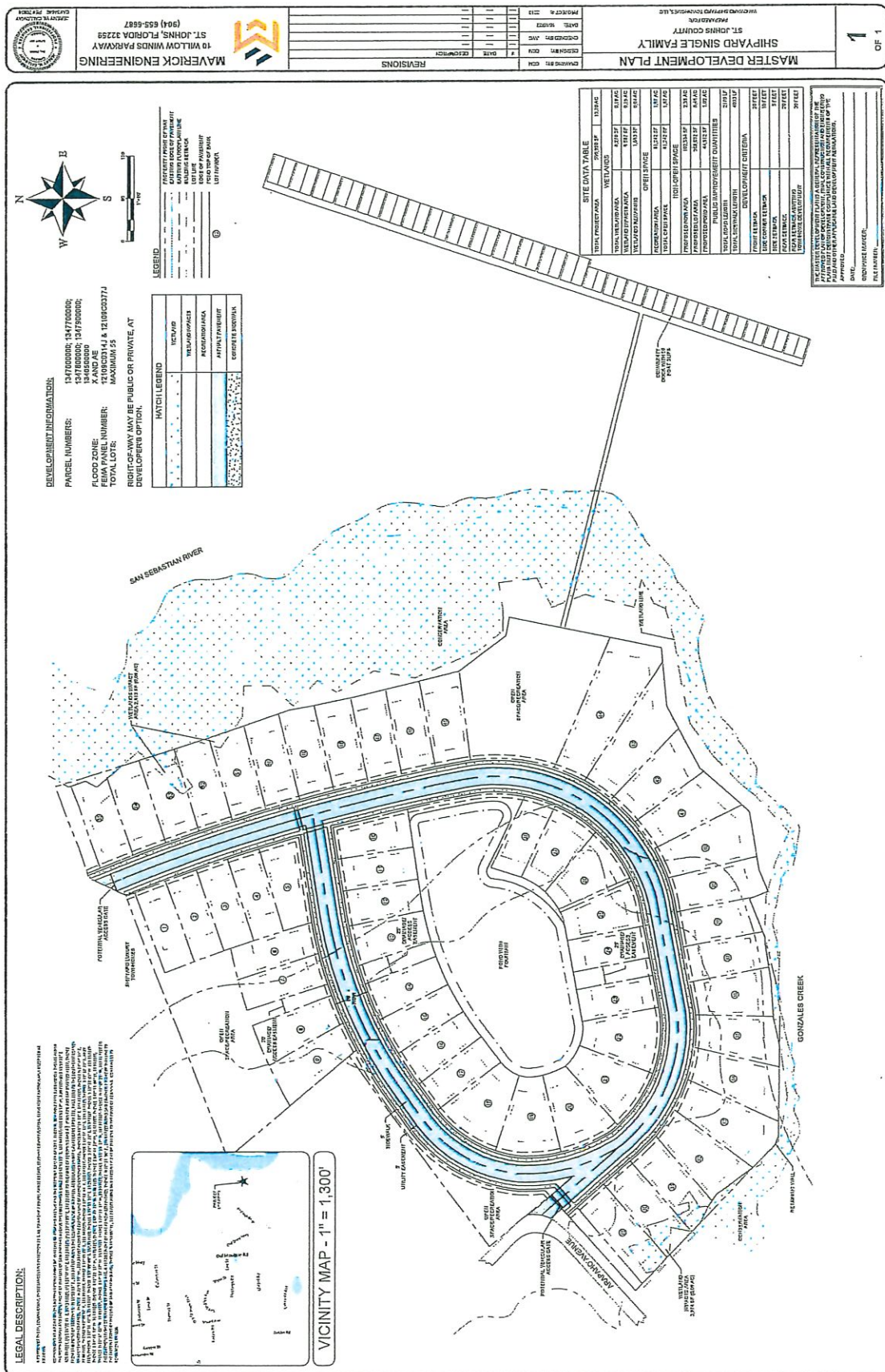
St. Augustine, FL

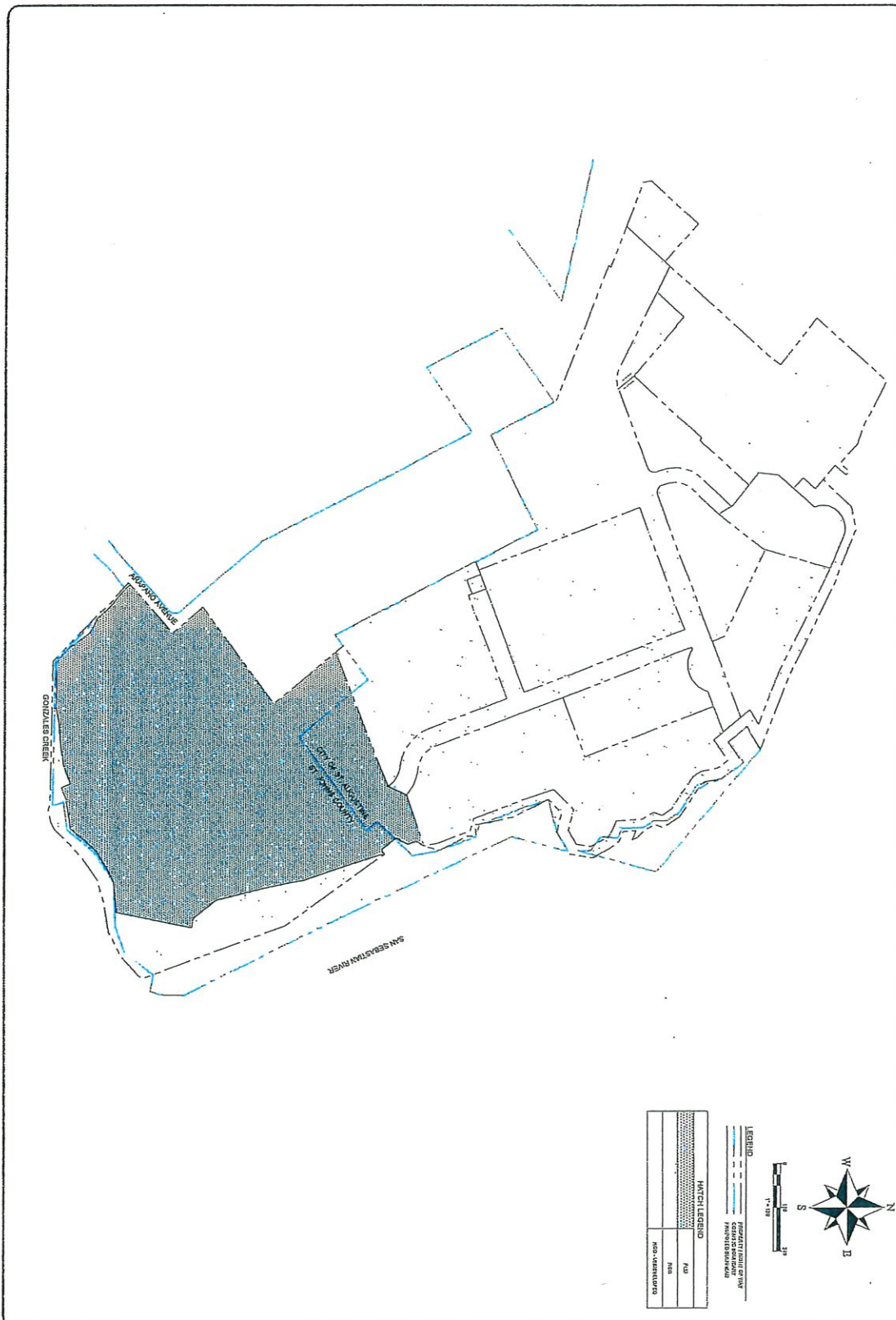
CARTER ENVIRONMENTAL
 SERVICES, INC.

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



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





CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

DATE: June 1, 2023

RE: **Ordinance 2023-14 – Amending the Zoning Designation of a Total of 13.70 Acres - Approximately 12.54 Acres of a Portion of Annexed Property from St. Johns County Open Rural (OR) to City Planned Unit Development (PUD) and Approximately 1.16 Acres from City Residential General Office (RGO) to Planned Unit Development (PUD) – Second Reading and Public Hearing**

The 13.70-acre property east of Arapaho Avenue and part of a 14.79-acre annexation as part of the Shipyards development is between Arapaho Avenue and the San Sebastian River. The property is bordered on the north by the existing Shipyards development, on the west by properties remaining in the county, and to the south and east by the San Sebastian riverine environment. This property is owned by Windward Shipyard Land Holdings, LLC.

The county's Future Land Use Map (FLUM) identified Mixed-Use District as the current land use category for 12.54 acres of the property. The owner has requested to change the land use to the City Residential Low Density land use category. Additionally, approximately 1.16 acres of the property is currently within the City of St. Augustine with an existing land use of City Residential Medium Density Mixed Use. The owner has also requested to change the land use of this area to the City Residential Low Density land use category. The application is to rezone the entire 13.70 acres of property to Planned Unit Development (PUD), which is consistent with the proposed land use category. The owner is proposing that this property be developed as a 55-unit single family subdivision with a proposed dock.

On March 7, 2023, the Planning and Zoning Board (PZB) held its first public hearing regarding the proposed PUD. The PZB considered the application, held a public hearing and discussed concerns regarding the Conservation Overlay Development portion of the PUD. The packet of information provided to the PZB for this March PZB meeting is included with the land use plan amendment material.

On April 4, 2023, the Planning and Zoning Board (PZB) held a second public hearing and made a positive recommendation to amend the zoning of this property from County OR and City RGO to City PUD. The PZB included a recommendation to require sidewalks on both sides of the streets.

As outlined in the April PZB staff report, the PUD proposal is similar to other low-density standards within the city. The staff report also references the 17 criteria for the Conservation Overlay Development.

This request for a rezoning from St. Johns County's OR and the City RGO zoning district to a PUD within the Shipyards Development is one that mirrors the Residential Single-Family-Two (RS-2) zoning district. The proposed PUD will consist of 55 single-family homes and a shared dock for storage of private boats.

On March 7, 2023, the City Planning and Zoning Board recommended the land use plan amendment for this subject property from its St. Johns County land use to the City's Residential Low Density Future Land Use Designation.

Parcel ID Number	Proposed Land Use	Proposed Zoning
134760-0000 (Majority of Southern portion)	Residential Low Density	Planned Unit Development (PUD)
134780-0000	Residential Low Density	Planned Unit Development (PUD)
134790-0000	Residential Low Density	Planned Unit Development (PUD)

The proposed PUD, which will overlap the proposed Residential Low Density Future Land Use amendment, is written in a way to resemble the City of St. Augustine's Residential Single-Family-Two (RS-2) zoning district. The table below illustrates the differences between the two.

	Residential Single-Family-Two (RS-2)	Proposed Planned Unit Development (PUD)
Setbacks	Front: Fifteen (15) feet Side: Ten (10) feet Rear: Ten (10) feet	Front: Twenty (20) feet - Corner yard may be ten (10) feet Side: Five (5) feet Rear: Ten (10) feet
Maximum Building Height	Thirty-five (35) feet, Code Section 28-332 as applicable	Thirty-five (35) feet, in addition to this building height, an additional five (5) feet shall be permitted for architectural features and mechanical equipment, pursuant to Code Section 28-332.

Minimum Lot Size	5,450 square feet	4,800 square feet
Minimum Lot Width	Fifty (50) feet	Forty (40) feet
Maximum Lot Coverage	Thirty (30) percent	Fifty (50) percent
Maximum Impervious surface ratio	70%	70%
Parking	A minimum of two (2) spaces per unit	A maximum of two (2) spaces per unit

In addition to the residential portion of the proposed PUD, the PUD includes a dock with 50 slips as represented on the Master Development Plan. The PUD documents include an outline for Conservation Overlay Zone development on pages 9 through 13 in the proposed PUD. The PUD text/narrative does include an analysis of Sec. 11-29(c) of the City's code; therefore, the Planning and Zoning Board (PZB) can review the analysis provided and approve the conservation zone development as part of the PUD rezoning recommendation.

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

(1) Site specific conditions.

- *See the Master Development Plan and Conservation Overlay Zone Plan for site development details.*

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

- *See the Master Development Plan and Conservation Overlay Zone Plan for site development details.*

(3) Natural and proposed drainage patterns.

- *The Property is bounded on the east and south by the San Sebastian River and connected marshlands. The Property's existing drainage patterns can be described as the perimeter coast line drains directly to the river and connecting marsh while the internal portions of the site drain to onsite wetlands and a manmade drainage ditch, which eventually drain to the San Sebastian River on the east and south sides of the Property.*
- *The proposed drainage pattern for the site will have stormwater collected and conveyed from roadways and lots within an inlet and pipe network, toward one on-site wet detention ponds.*

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

- *The point discharges will include the outfall control structure in the wet detention pond system described above, which is proposed to connect to the San Sebastian River. There will be minimal impacts to marine life as these outfalls will discharge treated stormwater. Nonpoint discharges from rear yards will be minimized as the lots will be designed with Type "A" grading, forcing runoff to reach the stormwater collection system.*

(5) Proposed soil stabilization and erosion control methods.

- *Standard erosion control methods will include silt fencing around the perimeter of the developed areas, inlet protection during construction, hay bale barriers at the outfalls and floating turbidity barriers within the onsite ditch during road crossing construction. All disturbed areas will be seeded and mulched to establish vegetation to ensure minimal erosion after construction is complete.*

(6) Impact on floodplain.

- *Because the San Sebastian River is an open basin that has a direct connection to the Atlantic Ocean, the impacts to the floodplain will be minimal.*

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

- *Approximately 0.15 acres of proposed wetland impacts are for home sites (Figure 4). Locations of the proposed wetland impacts are shown on the wetland management plan enclosed with the environmental report by Carter Environmental Services, Inc. included with the application package. Those impacts either have been permitted by both the District and U.S. Army Corps of Engineers (the "Corps"). All hydrologic flow will be unimpeded and follow its natural course. Further, all other wetlands on-site will remain.*

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

- *Because the PUD will include single-family homes and the community dock, which will not have fueling or other activities that permit the use of hazardous chemicals and materials, there is no potential for contaminated drainage, storage of pollutants or the use of poisonous chemicals or materials.*

(9) Effect of shade on vegetation and shellfish.

- *The community dock be at minimum five (5) feet above mean high water. Therefore, shading will be minimal. None of the wetland impacts proposed in upland areas of the project will have a shade effect on vegetation or shellfish. The Owner will leave 3.24 acres to remain adjacent to the San Sebastian River. The 0.15 acres of low-quality freshwater wetland impacts, not saltmarsh, will be mitigated by purchasing 0.12 mitigation bank credits.*

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

- *The proposed development will honor the standard will have no effect on manatees, vegetation, shellfish or wildlife, nor will it cause shoreline erosion because it is located within upland areas of the site.*

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

- *The existing shoreline will not be altered by the proposed development. The bulkheads will be mostly constructed within the uplands, except for the areas adjacent to the wetland impacts.*

- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
- *The Conservation Overlay Zone 1 Development includes the community dock. The community dock is depicted on Figures 4 thru 10C.*
 - *The proposed single-family homes will be located within Conservation Overlay Zones 2 and 3. The homes will be limited to 35 feet in height (two stories) so their impacts to vistas and scenic opportunities will be minimal. Existing tree canopies within COZ 1 and upland buffers will be left in place and new trees will be planted within lots, both of which will allow the proposed homes to blend into the area.*
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
- *Native vegetation will be preserved in buffer areas within the Property, in the locations depicted on the Master Development Plan. Native plants will be used for landscape and open space purposes to the extent practicable. Proposed retention areas are depicted on the Master Development Plan.*
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
- *The Windward Shipyard project will cluster housing development within upland areas of the Property and will preserve marshlands and other wetlands associated with the San Sebastian River.*
 - **The Master Development Plan submitted shows housing development similar to that of suburban subdivision developments, although this residential development is connected to a larger mixed use type development . Plans for the proposed PUD development also include impacts to approximately 0.15 acres of on-site wetlands.**
- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
- *Stormwater runoff from the Property will be routed to a surface water management system permitted by the St. Johns River Water Management District.*
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
- *The project will have no impact on shellfish or on commercial or sport fish or waterfowl because all stormwater runoff from the Property will be routed to a District-permitted surface water management system. The proposed homes will be located on upland areas of the site.*
- (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by

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

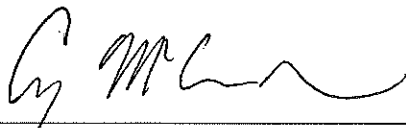
- *Project will comply.*

At the April 24, 2023, City Commission meeting this item was read on First Reading and passed. The City Commission did have several comments and recommendations for inclusion/revisions to the PUD. These items have been addressed by the applicant and are indicated in the attached "redline" format for your review. The items included a request to add an impervious surface ratio requirement as required in other residential areas of the city, native landscaping, and reference that the project will meet applicable stormwater requirements.

Attached you will find the redline version, the Ordinance, and legal description, the amended PUD text attached to the ordinance, a map illustrating the requested change, and the packet of information regarding this second PZB public hearing application. At the April PZB meeting the board reviewed the application in more detail, including the Conservation Overlay Development details. A redline version of the PUD text with the change related to the sidewalks is also attached.

Please place Ordinance 2023-14 on the City Commission agenda for Second Reading and Public Hearing.

If you have any questions or require additional information, please let me know.



Amy McClure Skinner, AICP
Director
Planning and Building Department

ORDINANCE NO. 2023-14

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 13.70 ACRES OF PROPERTY LOCATED EAST OF ARAPAHO AVENUE AS A PORTION OF THE M. SOLANA GRANT WITHIN THE SHIPYARDS DEVELOPMENT IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF ST. JOHNS COUNTY OPEN RURAL (OR) AND CITY OF ST. AUGUSTINE RESIDENTIAL GENERAL OFFICE (RGO) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Augustine, Florida finds that all legal requirements have been met, a public hearing has been held and the Planning and Zoning Board has recommended that parcels of property identified by the by the attached legal description as containing approximately 13.70 acres of land, located east of Arapaho Avenue as a portion of the M. Solana Grant within the Shipyards Development being more fully described herein, should be rezoned. Approximately 12.54 acres of the 13.70 acres will be changed from St. Johns County Open Rural (OR) to City Planned Unit Development (PUD) and approximately 1.16 acres of the 13.70 acres will be changed from City of St. Augustine Residential General Office (RGO) to City Planned Unit Development (PUD);

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

Section 1. The following described property, containing approximately 13.70 acres of land, located east of Arapaho Avenue as a portion of the M. Solana Grant

within the Shipyards Development in the City of St. Augustine, and identified by the attached legal description, with 12.54 acres identified on the Zoning Atlas of St. Johns County as Open Rural (OR) and 1.16 acres identified on the City of St. Augustine Zoning Atlas as Residential General Office (RGO) is hereby rezoned from the St. Johns County classification of Open Rural (OR) and City of St. Augustine Residential General Office (RGO) to the City of St. Augustine classification of Planned Unit Development (PUD), and as more fully described in the attached legal description(s).

Section 2. The City Planning and Building Director is hereby authorized and directed to change the Zoning Atlas for the City of St. Augustine, Florida to reflect the rezoning of the above-described land to include the attached Windward Shipyard Planned Unit Development text and exhibits.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

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

Section 5. Effective Date. This ordinance shall be effective thirty-one (31) days after adoption in conjunction with Ordinance No. 2023-13 or, if Ordinance No. 2023-13 is challenged within thirty (30) days after adoption, effective upon issuance of a final order by the Department of Economic Opportunity or the Administration Commission.

PASSED by the City Commission of the City of St. Augustine, Florida, this
_____ day of _____, 2023.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

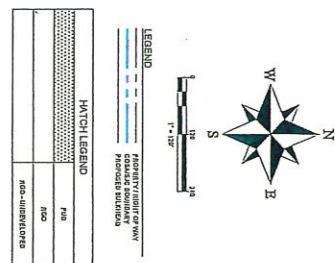
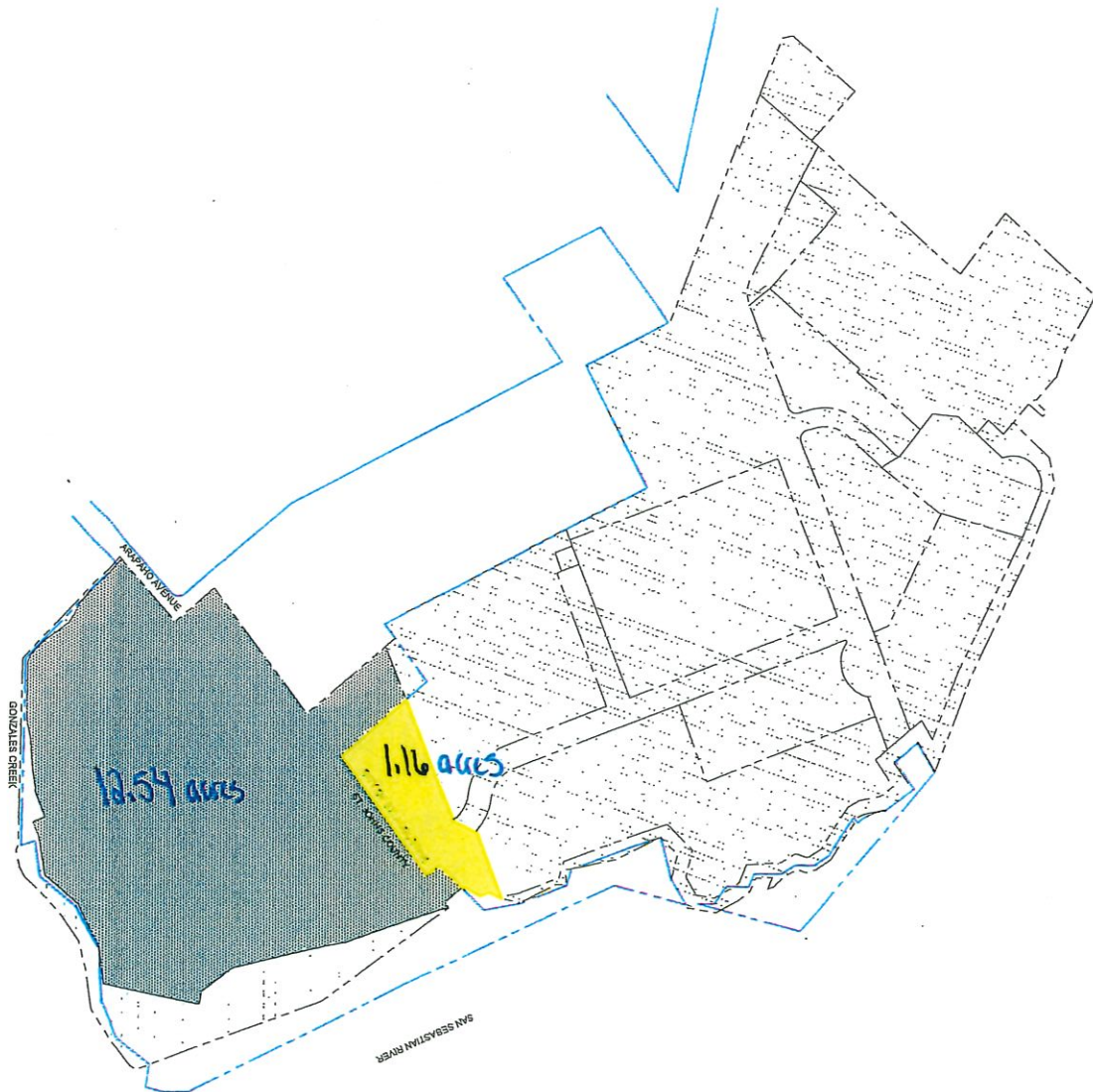
Darlene Galambos, City Clerk

(SEAL)

EXHIBIT "A-2"

Shipyard Single-Family Parcel

A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 19 & 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 6 CALLS (1) S 68°21'25" E, 122.04 FEET; (2) S 53°15'10" W, 8.50 FEET; (3) S 68°29'21" E, 403.09 FEET; (4) S 26°52'43" E, 205.14 FEET; (5) S 26°47'43" E, 692.28 FEET; (6) S 39°56'09" E, 249.22 FEET TO THE POINT OF BEGINNING AND A 58" IRON ROD AND CAP STAMPED #8177; THENCE FROM SAID POINT OF BEGINNING ; N 53°03'29" E , 333.34 FEET ALONG THE SOUTHERLY LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE 1160 TO THE SOUTHEAST CORNER OF AFOREMENTIONED PARCEL; THENCE N 39°32'35" W , 223.30 FEET ALONG THE EASTERLY LINE OF AFOREMENTIONED PARCEL; THENCE N 68° 19' 25" E, 396.45 FEET; THENCE N 24° 47' 29" E, 57.06 FEET; THENCE N 69° 42' 32" E, 135.86 FEET; THENCE S 17° 09' 35" E, 111.54 FEET; THENCE S 17° 38' 44" E, 131.74 FEET; THENCE S 18° 57' 11" E, 105.33 FEET; THENCE S 10° 12' 29" E, 40.03 FEET; THENCE S 11° 52' 43" E, 51.41 FEET; THENCE S 13° 02' 00" E, 157.41 FEET; THENCE S 36° 59' 22" E, 84.02 FEET; THENCE S 78° 42' 32" E, 26.87 FEET; THENCE S 11° 22' 05" W, 220.85 FEET; THENCE S 84° 46' 38" W, 81.60 FEET; THENCE S 62° 22' 13" W, 98.51 FEET; THENCE S 40° 49' 36" W, 93.52 FEET; THENCE S 80° 44' 20" W, 81.97 FEET; THENCE S 67° 54' 06" W, 33.95 FEET; THENCE N 22° 17' 02" W, 28.06 FEET; THENCE S 67° 53' 27" W, 55.55 FEET; THENCE S 76° 38' 57" W, 90.94 FEET; THENCE N 89° 10' 17" W, 197.97 FEET; THENCE N 46° 09' 33" W, 289.62 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ARAPAHO AVE. A 40 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE N 47° 28' 56" E , 180.64 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVE. THENCE N 39°39'06" W , 111.75 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. CONTAINS 13.70 ACRES MORE OR LESS.



EX-1
OF 1

SHIPYARD ANNEXATION EXHIBIT

SHIPYARD SINGLE FAMILY
ST. JOHN'S COUNTY
PREPARED FOR:
SHIPYARD DEVELOPMENT, LLC

REVISIONS	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

MAVERICK ENGINEERING
10 WILLOW WINDS PARKWAY
ST. JOHN'S, FLORIDA 32259
(904) 555-6687





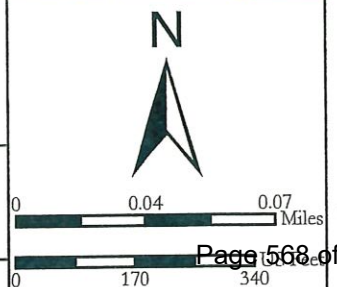
Current Zoning



2023

St Johns County, Maxar, Microsoft, Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet





Proposed Zoning



2023

St Johns County, Maxar, Microsoft, Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

Coordinate System: NAD 1983 StatePlane Florida East FIPS 0901 Feet



0 0.04 0.07 Miles

0 170 340

Windward Shipyard Planned Unit Development

City of St. Augustine, Florida

February 2, 2023
Revised March 1, 2023
Revised April 5, 2023
Revised May 25, 2023

Team Roster

Owner/Applicant: **Windward Shipyard Land Holdings, LLC**
Stefan Johansson, Chris Simon, Karl Masters
404 Riberia Street
St. Augustine, Florida 32084
(904) 824-4394

Civil Engineering: **Maverick Engineering**
Jeremy Calloway
10 Willow Winds Parkway
St. Johns, Florida 32259
(904) 655-6687

Landscape Architect: **Marquis Latimer +Halback, Inc.**
Jeremy Marquis, Fremont Latimer, Elijah George
34 Cordova Street, Suite A
St. Augustine, Florida 32084
(904) 540-6940

Environmental: **Carter Environmental Services, Inc.**
Ryan Carter
42 Masters Drive
St. Augustine, Florida 32084
(904) 540-1786

Legal: **Rogers Towers, P.A.**
Ellen Avery-Smith, Esq.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086
(904) 825-1615

Exhibit List:

Exhibit “A” – Legal Description of the Property
Exhibit “B” – Master Development Plan
Exhibit “C” – Tree Relocation Plan
Exhibit “D” – Conservation Overlay Zone Plan

WINDWARD SHIPYARD PLANNED UNIT DEVELOPMENT TEXT

A. Purpose and Intent.

Pursuant to Section 28-286 of the City of St. Augustine Code (the “**Code**”), the purpose of a planned unit development (“**PUD**”) zoning district is to provide an option and process for the provision of unique, individually planned developments that are consistent with the City’s Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible and innovative designs for projects than the regular zoning districts allow. The intent of a PUD is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD.

This Windward Shipyard PUD text creates site-specific regulations to address development and topographic conditions, historic or architectural features, and transitioning land uses. The PUD, including all exhibits hereto, complies with all applicable provisions of City Code Chapter 28.

B. Site Information.

1. Location

The property subject to this PUD ordinance is located west of the San Sebastian River, north of State Road 312 and east of U.S. Highway 1 in the City of St. Augustine. The property has St. Johns County Parcel Identification Nos. 134760-0000, 134770-0000, 134780-0000, 134790-0000 and 134650-0000 (collectively, the “**Property**”). A legal description of the Property is attached as **Exhibit “A”**.

2. Owner, Developer and Agent

The owner of the Property is Windward Shipyard Land Holdings, LLC (the “**Owner**”). The agent for the Owner and Developer is Ellen Avery-Smith, Esq., Rogers Towers, P.A. (the “**Agent**”). Addresses for the Owner and Agent are in the Team Roster on page 2.

3. Existing approvals A majority of the Property is located in unincorporated St. Johns County. The Property has a Future Land Use Map designation of Mixed Use District (County) and a zoning of Open Rural (County). The Owner has filed applications to annex the Property into the City of St. Augustine and to change the Future Land Use Map (“**FLUM**”) designation to Residential Low Density (“**RLD**”) in the City. The legal description of the Property is attached as **Exhibit “A”** (the “**Property**”). The Owner owns other parcels immediately north of the Property that are located in the City limits and commonly known as the St. Augustine Shipyard.

4. Summary of Proposed Development

The Owner is proposing to construct a maximum of 55 single-family units, a community dock with 50 boat slips and recreational amenities related to the single-family homes within the Property (the “**Project**”). A master development plan depicting the locations of the proposed uses within the Property is attached as Exhibit “B” (the “**Master Development Plan**”).

The Property includes approximately 13.5 acres of uplands and 0.19 acres of wetland. The Owner is proposing to impact approximately 0.15 acres of on-site wetlands in order to construct roadway crossings, ponds and homes. All other on-site wetlands will be preserved.

C. Proposed Development (Code Section 28-289 provisions in BOLD).

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

The Property is located in unincorporated St. Johns County and has a FLUM designation of Mixed Use District (County) and a zoning of Open Rural (County). The Owner is proposing to annex the Property into the City’s boundaries and give the site a FLUM designation of Residential Low Density in the City.

City Comprehensive Plan Future Land Use Element (“**FLUE**”) Policy 6.4.3 states that the Residential Low Density FLUM category is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low-density single-family uses such as churches, child care centers, public and institutional uses, including school consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate to create and maintain a stable, low-intensity residential character. Single-family density is a maximum of eight (8) units per acre.

Future Land Use Element Goal 1 encourages the preservation and protection of the City’s natural resources by establishing a pattern of development that is harmonious with the City’s natural environment. The proposed PUD meets these requirements by preserving all marshland within the Property, retaining natural hydrologic connections managing all stormwater on-site. The Project will meet the requirements of FLUE Policies 1.1.8 and 1.1.9 by encouraging street, pedestrian and open space designs the discourage cut-through traffic and provide for safe, convenient and well-designed traffic circulation on the Property and through the adjacent Shipyards site.

FLUE Policies 2.1.2, 2.1.3, 2.1.4 and 2.3.4 require new development to provide necessary services and facilities or to pay a fair share of costs of providing such facilities, including extension of water, sanitary sewer and drainage systems to serve projects. The PUD will comply with those requirements by paying for connection to the City’s existing water and sewer systems and dedicating such water and sewer improvements to the City, as well as providing drainage on-site. Internal streets constructed by the Owner will be connected to public streets owned by the City, St. Johns County and the Florida Department of Transportation (“**FDOT**”).

FLUE Objectives 5.1 and 5.2 and their applicable policies encourage infill, mixed-use development of the type being proposed for the Property and adjacent land owned by the Owner in the Shipyards project. The combined projects provide orderly, compact development and the provision of public facilities and services that minimize costs and environmental impact and maximize efficiency. The Project and Shipyards will provide a pedestrian friendly street design and an interconnected street network, which will reduce greenhouse gas emissions.

FLUE Goal 8 and its policies focus on preserving the City's sense of place by balancing small-town urban character with economic activity and encouraging compatible infill development. The PUD provides these by providing residences adjacent to the mixed-use Shipyards project and other businesses in the surrounding area. The Project's proximity to places of employment, restaurants, shops and other commercial and office centers makes it a true walkable and bicycle-friendly community. The PUD has been designed to preserve the City's historic skyline and recognize eventual sea level rise.

Recreation and Open Space Element Overall Goal and applicable policies require certain residential developments to provide parks and recreational facilities, based on the number of proposed units. The Project will provide neighborhood parks for its residents and will be interconnected with the Shipyards via sidewalks and paths.

The Conservation and Coastal Management Element Overall Goal is to protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources. Approximately 3.24 acres of wetlands will remain in the Project. The Owner will impact approximately 0.15 acres of low-quality wetlands within the Property area in order to construct.

The Coastal Management Goal requires the City to maintain three (3) Conservation Overlay Zones ("COZs"). Conservation Overlay Zone 1 allows passive recreation, wildlife preservation and conservation areas, green space, and fishing piers and other water dependent uses, including boat ramps and marinas. Conservation Overlay Zone 2 allows for all of the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off-street parking areas; and residential development, provided that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category. Conservation Overlay Zone 3 allows a variety of land uses and development subject to performance standard requirements governed by the City's Comprehensive Plan, including the underlying FLUM category, and the City's land development regulations. The PUD will comply with all applicable COZ requirements enumerated in the Coastal Management Goal, as set forth more fully in Subsection C.3.p hereof.

The Infrastructure Element requires the provision of sanitary sewer, potable water and solid waste services to support intended development. The Project will connect to the City's existing sanitary sewer and potable water systems, including potable water system interconnection with adjacent parcels, at the expense of the Owner (in compliance with applicable requirements of the Capital Improvement Element). The Project will use water-wise landscaping where practicable. The project will also utilize City solid waste services. The

Stormwater Management Sub-Element requires developments to provide their own stormwater management systems. The PUD will comply with this requirement.

The Overall Goal of the Transportation and Mobility Element encourages accessible, energy efficient, sustainable and economically viable transportation options that meet the needs of residents, employees, employees and visitors. The Project meets applicable objectives and policies by providing interconnected streets and sidewalks so that residents and other City residents can drive, walk or bicycle to nearby places of employment, restaurants, shopping destinations and other places.

The Overall Goal of the Housing Element is to provide an adequate inventory of housing in stable neighborhoods. Goal 1 encourages quality housing through new construction, and requires the City to assist the private sector in providing adequate housing to meet current and future needs.

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

Not applicable.

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

The Owner desires to rezone the Property to PUD in order to provide more flexible site development standards, which will allow them to preserve on-site marshlands and wetlands associated with the San Sebastian River. The following development standards shall apply to the Property:

- a. Allowable uses: Allowable uses within the Property shall be:
 - (i) A maximum of 55 single-family residential units.
 - (ii) A 50-slip community dock related to the residential units.
 - (iii) Recreational and other amenities to serve the residential development.

The locations of the proposed homes, community dock and amenities are depicted on the Master Development Plan, **Exhibit "B"**. The Owner, its successors and assigns, shall be permitted to make minor adjustments to the Master Development Plan based on applicable local, state and federal governmental agency review related to site permitting, engineering and construction plans. Staff shall review and approve any such revisions to the Master Development Plan, without the need for additional public hearings.

- b. Setbacks: The minimum building setbacks are as follows:

1. Front Yard: 20 feet; Corner Yard: 10 feet; Rear Yard: 10 feet; Side Yard: Five (5) feet
 2. The front yard setback shall be measured from the front lot line of each lot (not including portions of any lot that may be located within a road or common area tract). Setbacks shall be measured from the outer foundation wall of each structure 30 inches above grade. Eaves shall be permitted to project into yard setbacks, not more than 24 inches. Patios shall be permitted to extend into rear yard setbacks if not covered or screened. This method of measuring side setbacks is a waiver from the Code.
 3. The project amenity center and its associated parking lot will be located a minimum of 10 feet from all parcel boundaries.
- b. Maximum building height: Single-family residences shall not exceed 35 feet in height. In addition to this building height, an additional five (5) feet shall be permitted for architectural features and mechanical equipment, pursuant to Code Section 28-332.
 - d. Minimum lot size: 4,800 square feet.
 - e. Minimum lot width: 40 feet.
 - f. Maximum lot coverage by all buildings and structures: 50 percent.
 - gg. Maximum impervious surface per single-family lot: 70 percent.
 - h. Parking: Each single-family residence will have a driveway that can accommodate a maximum of two (2) cars, as well as a two (2)-car garage. A minimum of four (4) parking spaces will be provided at the project amenity center.
 - hi. Signage: Project residential signage will comply with applicable provisions of the Code.
 - ij. Roads: Project roadways will be private. Such roads will be owned and maintained by a homeowners' association ("HOA") and may be gated, provided that sidewalks shall not be gated. Project roads will be a minimum of 20 feet in width, with minimum 10-foot-wide lanes.
 - jk. Sidewalks: A five (5)-foot-wide sidewalk will be constructed on at least one (1) side of all streets, in the locations depicted on the Master Development Plan. Sidewalks within the Property will be owned and maintained by the HOA.
 - kl. Fencing/Screening. The Owner shall be permitted to erect fences within side and rear yards of lots within the Property and within community recreation facilities, provided such fences are not taller than six (6) feet.

- lm.** Upland buffers: An average 25-foot undisturbed upland buffer will be provided adjacent to contiguous wetlands if no bulkhead is provided. If lots are bulkheaded, reduced upland buffers will be provided, but such lots will be required to have 10-foot rear yard setbacks, pursuant to Subsection C.3.b hereof. Locations of bulkheads are depicted on the Master Development Plan, **Exhibit “B”**.
- mn.** Stormwater: The Owner will provide a stormwater management system for the proposed development, in compliance with applicable City and St. Johns River Water Management District (“**District**”) requirements.
- no.** Lighting. Project lighting shall comply with applicable Code provisions. Full cutoff fixtures shall be used to meet “Dark Sky” objectives for all roadway, pedestrian, pathway and building lighting.
- op.** Accessory Uses. Project accessory uses shall comply with applicable Code provisions.
- Pq.** Temporary Uses. Project temporary uses shall comply with applicable Code provisions.
- qr.** Utilities: Project shall comply with applicable Code requirements. Project potable water lines will be interconnected with potable water lines that serve adjacent parcels.
- rs.** Landscaping: Project landscaping will comply with applicable provisions of Code Chapter 25, Article III, except that all planted trees will count toward satisfaction of any required mitigation, regardless of location on the project site, including required buffer yards. Project landscaping, specifically including trees and shrubs, shall use native vegetation. Limited use of Florida Friendly (non-invasive) landscaping shall be permitted.
- st.** Tree Mitigation: Any project tree removal and replacement will comply with applicable provisions of Code Chapter 25, Article III, except that all planted trees will count toward satisfaction of any required mitigation, regardless of location on the project site, including required buffer yards. At present, the Owner does not intend to remove any significant trees but will relocate a number of such trees within the Property to retain them on-site. A tree significant relocation plan for the Property is attached as **Exhibit “C”** (the “**Tree Relocation Plan**”). Plant notes are contained on the Tree Relocation Plan. Prior to commencing development of lots within the Property, the Owner shall record restrictions against title to each lot prohibiting the removal of any trees within a lot without the prior written approval of the HOA and without replacement of any tree sought to be removed with a tree of equal credits per the Code.
- tu.** Conservation Overlay Zone Development: Chapter 11, Article II, Sections 11-26 through 11-30 of the Code set forth criteria for development within conservation overlay zones (“**COZs**”). Portions of the Property lie within COZs 1, 2 and 3,

and development of the Property will comply with applicable provisions of Sections 11-26 through 11-30.

Code Section 11-29(a) allows permits for structures and uses located within COZ 1 to be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. Code Section 11-29(b) allows permits for structures and uses located within COZ 2 to be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect.

The Owner is proposing to construct a 50-slip community dock within the Property, in location are depicted on the Master Development Plan and on the Conservation Overlay Zone Plan attached as **Exhibit "D"**. The proposed facilities will be designed avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. The impervious area within COZ 2 will not exceed 25 percent without the area receiving treatment equivalent to the District water quality treatment provisions required when new development is proposed along an unaltered shoreline.

~~Rear or side lot drainage from grassed or altered areas of The Windward Shipyard PUD along an altered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be compensated elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the 25-foot buffer (water discharged shall be at non-erosive velocities), with the following permitted activities: (1) pruning vegetation to retain or create a reasonable view. Ground cover and shrub vegetation to a height of 36 inches should be retained; (2) a maximum of 50 percent of the basal area of trees, and a maximum of 50 percent of the total number of saplings, may be removed for any purpose in a twenty-year period. A healthy, well-distributed stand of trees, saplings, shrubs and ground covers and their living, undamaged root systems shall be left in place. Replacement planting with native, low maintenance vegetation is permitted to maintain the 50 percent level; (3) dead, diseased, unsafe or fallen trees may be removed; and (4) reasonably sized bridges, paths, walkways, gazebos, docks and~~

~~decks, and accessways to such amenities are permitted across the buffer provided such activities have minimal impact to the wetlands and are scaled to preserve the integrity of the buffer (less than ten (10) percent of the buffer). Restoration plan(s) shall be developed to achieve the 50 percent criteria above for those sites already disturbed. If the altered shoreline is bulk-headed, softening of this hardened shoreline with riprap, environmentally engineered materials or other techniques to soften wave energies and promote vegetation is encouraged. Should a softening effort be employed, a reduction in the (25) — foot buffer may be permitted.~~

Drainage within the Property will comply with applicable local, state and federal stormwater laws, rules and regulations. Landscaping will meet the requirements of Section 3.s herein, and tree mitigation will comply with the requirements of Section 3.t herein.

For the community dock and minimal lot bulkheading on the Master Development Plan and Conservation Overlay Zone Plan, the Owner provides the following information in response to Code Section 11-29(c) criteria (with Code criteria in BOLD below):

1. **Site specific conditions.**

See the Master Development Plan and Conservation Overlay Zone Plan for site development details.

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

See the Master Development Plan and Conservation Overlay Zone Plan for site development details.

3. **Natural and proposed drainage patterns.**

The Property is bounded on the east and south by the San Sebastian River and connected marshlands. The Property's existing drainage patterns can be described as the perimeter ~~east line~~coastline drains directly to the river and connecting marsh while the internal portions of the site drain to onsite wetlands and a manmade drainage ditch, which eventually drain to the San Sebastian River on the east and south sides of the Property.

The proposed drainage pattern for the site will have stormwater collected and conveyed from roadways and lots within an inlet and pipe network, toward one on-site wet detention ponds.

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

The point discharges will include the outfall control structure in the wet detention pond system described above, which is proposed to connect to the San Sebastian River. There will be minimal impacts to marine life as

these outfalls will discharge treated stormwater. Nonpoint discharges from rear yards will be minimized as the lots will be designed with Type “A” grading, forcing runoff to reach the stormwater collection system.

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

Standard erosion control methods will include silt fencing around the perimeter of the developed areas, inlet protection during construction, hay bale barriers at the outfalls and floating turbidity barriers within the onsite ditch during road crossing construction. All disturbed areas will be seeded and mulched to establish vegetation to ensure minimal erosion after construction is complete.

6. **Impact on floodplain.**

Because the San Sebastian River is an open basin that has a direct connection to the Atlantic Ocean, the impacts to the floodplain will be minimal.

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

Approximately 0.15 acres of proposed wetland impacts are for home sites (Figure 4). Locations of the proposed wetland impacts are shown on the wetland management plan enclosed with the environmental report by Carter Environmental Services, Inc. included with the application package. Those impacts either have been permitted by both the District and U.S. Army Corps of Engineers (the “Corps”). All hydrologic flow will be unimpeded and follow its natural course. Further, all other wetlands on-site will remain.

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

Because the PUD will include single-family homes and the community dock, which will not have fueling or other activities that permit the use of hazardous chemicals and materials, there is no potential for contaminated drainage, storage of pollutants or the use of poisonous chemicals or materials.

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

The community dock be at minimum five (5) feet above mean high water. Therefore, shading will be minimal. None of the wetland impacts proposed in upland areas of the project will have a shade effect on vegetation or shellfish. The Owner will leave 3.24 acres to remain adjacent to the San Sebastian River. The 0.15 acres of low-quality freshwater wetland impacts, not saltmarsh, will be mitigated by purchasing 0.12 mitigation bank credits.

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

The proposed development will honor the standard will have no effect on manatees, vegetation, shellfish or wildlife, nor will it cause shoreline erosion because it is located within upland areas of the site.

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

The existing shoreline will not be altered by the proposed development. The bulkheads will be mostly constructed within the uplands, except for the areas adjacent to the wetland impacts.

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

The Conservation Overlay Zone 1 Development includes the community dock. The community dock is depicted on Figures 4 thru 10C.

The proposed single-family homes will be located within Conservation Overlay Zones 2 and 3. The homes will be limited to 35 feet in height (two stories) so their impacts to vistas and scenic opportunities will be minimal. Existing tree canopies within COZ 1 and upland buffers will be left in place and new trees will be planted within lots, both of which will allow the proposed homes to blend into the area.

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

Native vegetation will be preserved in buffer areas within the Property, in the locations depicted on the Master Development Plan. Native plants will be used for landscape and open space purposes to the extent practicable. Proposed retention areas are depicted on the Master Development Plan.

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

The Windward Shipyard project will cluster housing development within upland areas of the Property and will preserve marshlands and other wetlands associated with the San Sebastian River

15. **Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is**

equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)

Stormwater runoff from the Property will be routed to a surface water management system permitted by the St. Johns River Water Management District.

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

The project will have no impact on shellfish or on commercial or sport fish or waterfowl because all stormwater runoff from the Property will be routed to a District-permitted surface water management system. The proposed homes will be located on upland areas of the site.

17. Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

Project will comply.

4. Compliance with the purpose and intent and criteria in Code Section 28-286.

The PUD complies with Code Section 28-286 by:

- a. Promoting more efficient and economic use of land by clustering development within upland areas and preserving marshland and other wetland associated with the San Sebastian River.
- b. Encouraging a more compatible and harmonious development of contiguous lands by using natural buffers to ensure compatibility.
- c. Providing flexibility to meet changing needs, technologies, economics and consumer preferences in the Master Development Plan and this text.
- d. Providing a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole.
- e. Demonstrating the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned development's relationship with the existing and preferred architectural context surrounding the project.
- f. Providing an environment of consistent character compatible with the surrounding areas.
- g. Permitting specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

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

Permitted uses within the Property are set forth in Section C.3 hereof. Locations of the proposed uses are depicted on the Master Development Plan, **Exhibit "B"**. Proposed uses are consistent with the Residential Low Density future land use designation for the Property.

Development standards for the Property are set forth in Section C.3 hereof. These standards will mitigate for any negative impacts of the development on surrounding lands.

Benefits to the community from the Project include:

- a. Preserving marshland and other wetland associated with the San Sebastian River.
- b. Providing interconnection of potable water lines with adjacent parcels.
- c. Providing a project that compliments and incorporates the existing mixed-use Shipyards project to the north.
- d. Annexing the Property into the City limits, thus increasing the City's tax base and number of jobs available in the municipal boundaries.

- e. Providing pedestrian interconnectivity within the Shipyards project and with parcels to the north, along the west side of the San Sebastian River.

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

The Project will be developed in two (2), five (5)-year phases. Phase 1 shall commence within three (3) years of the City Commission's adoption of this PUD ordinance and shall be completed within five (5) years of commencement. Phase 2 shall commence no later than the completion of Phase 1 and shall be completed within five (5) years of commencement. For purposes of this PUD, "commencement" shall be defined as the City's approval of horizontal construction plans, and "completion" shall be defined as the City's approval of as-builts for horizontal improvements.

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

The Owner will create a homeowners' association ("HOA") that will be legally responsible for owning, operating and maintaining common areas within the Property, including but not limited to roads, sidewalks, parks, the community dock and other amenities.

8. A termination date after which the PZB shall be required to evaluate whether all or part of the PUD has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) or other circumstances have contributed to the development delay, if so, one (1) year extension(s) may be granted by the PZB at an advertised public hearing, after two (2) such extensions if no activity has been initiated the city commission shall deem the PUD abandoned which shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule.

This PUD shall terminate ten (10) years from its adoption by the City Commission unless otherwise extended or amended pursuant to the Code.

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

The proposed PUD is consistent with the underlying future land use designation of the Property.

10. An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city.

A public facility impact analysis and a traffic impact analysis that outline the project's potential impacts on transportation networks, circulation patterns and infrastructure were included with this application.

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

See Section E hereof.

D. Performance Standards (Code Section 28-291).

1. **Density of development.** The project will include a maximum of 55 single-family units on approximately 13.7 developable acres, yielding a net density of 4.01 units per acre on the Property.

2. **Open space.** Development will be clustered within upland areas of the Property.

3. **Waiver of yard, dwelling unit, frontage criteria and use restriction.** See Section C.3 hereof for these criteria and waivers from such requirements. Those waivers are detailed in Subsections C.3.**fs** (Landscaping) and **st** (Tree Mitigation).

4. **Management and maintenance of open space areas.** All common property within the Property will be owned, operated and maintained by an HOA and will be available for use by residents within the Property. The HOA will have a declaration of restrictive covenants that governs use of common areas within the Property. The HOA board of directors will be responsible for enforcing the declaration. The HOA will own and maintain all roads and sidewalks within the Property. Access to homes will be over these privately owned streets. The HOA will have rules and regulations governing fencing, landscaping and other aesthetic issues in order to enhance the community and the privacy of its occupants, screening of objectionable views or uses and reduction of noise.

5. **Community facilities.**

a. **All utility facilities proposed for dedication to St. Augustine must be acceptable by the city as to the size, shape and location, and shown by the applicant to be of benefit to the general public.**

The project will dedicate all on-site utilities to the City, in compliance with applicable Code requirements.

b. **All requirements for off-street parking and loading shall apply to the PUD unless otherwise waived or modified.**

See Section C.3 for parking standards.

c. **Access and circulation shall adequately provide for firefighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal.**

The project will provide adequate access and circulation for emergency and other access, including access for large vehicles.

d. **Provide for underground installation of utilities, including telephone, power and cable television in both public and private rights-of-way. Provisions shall be made for acceptable design and construction of storm sewer facilities, including grading, gutters, piping and treatment of turf to handle stormwater and prevent erosion and formation of dust.**

The project will provide for underground utilities to the extent practicable.

e. **Specifications for street design, publicly used driving and access aisles, sidewalks and pedestrian walkways, including those providing interconnectivity between phases of the PUD or between the PUD and adjacent properties, shall conform to the rules and regulations adopted by the City of St. Augustine.**

See Section C.3 for street and sidewalk design criteria. The Master Development Plan shows interconnectivity with adjacent lands. Because the Property is surrounded on two sides by marshland, it is difficult to connect to adjacent lands other than via Arapaho Avenue.

f. ***General development patterns.* Residential subdivisions and mixed-use subdivisions shall provide a master tree plan, a master stormwater plan, an overall signage plan, any applicable overall design standards, descriptions of interconnectivity between areas within the PUD and connections to areas outside of the PUD proper, and general descriptions of how the PUD will create a sense of place.**

See the Master Development Plan, **Exhibit “B”**, the Tree Relocation Plan, **Exhibit “C”**, and this text for the development standards for the Property.

E. **Ownership Agreement.**

The Owner, on behalf of itself and its successors and assigns, hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD ordinance for this application as adopted by the City of St. Augustine City Commission. The Owner also agrees to comply with all conditions and safeguards established by the St. Augustine City Commission with respect to this Planned Unit Development application.

Windward Shipyard Land Holdings, LLC,
a Florida limited liability company

By: _____
Name: _____
Title: _____
Date: _____

Exhibit "A"

Legal Description of the Property

A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 19 & 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 6 CALLS (1) S 68°21'25" E, 122.04 FEET; (2) S 53°15'10" W, 8.50 FEET; (3) S 68°29'21" E, 403.09 FEET; (4) S 26°52'43" E, 205.14 FEET; (5) S 26°47'43" E, 692.28 FEET; (6) S 39°56'09" E, 249.22 FEET TO THE POINT OF BEGINNING AND A 58" IRON ROD AND CAP STAMPED #8177; THENCE FROM SAID POINT OF BEGINNING ; N 53°03'29" E , 333.34 FEET ALONG THE SOUTHERLY LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE 1160 TO THE SOUTHEAST CORNER OF AFOREMENTIONED PARCEL; THENCE N 39°32'35" W , 223.30 FEET ALONG THE EASTERLY LINE OF AFOREMENTIONED PARCEL; THENCE N 68° 19' 25" E, 396.45 FEET; THENCE N 24° 47' 29" E, 57.06 FEET; THENCE N 69° 42' 32" E, 135.86 FEET; THENCE S 17° 09' 35" E, 111.54 FEET; THENCE S 17° 38' 44" E, 131.74 FEET; THENCE S 18° 57' 11" E, 105.33 FEET; THENCE S 10° 12' 29" E, 40.03 FEET; THENCE S 11° 52' 43" E, 51.41 FEET; THENCE S 13° 02' 00" E, 157.41 FEET; THENCE S 36° 59' 22" E, 84.02 FEET; THENCE S 78° 42' 32" E, 26.87 FEET; THENCE S 11° 22' 05" W, 220.85 FEET; THENCE S 84° 46' 38" W, 81.60 FEET; THENCE S 62° 22' 13" W, 98.51 FEET; THENCE S 40° 49' 36" W, 93.52 FEET; THENCE S 80° 44' 20" W, 81.97 FEET; THENCE S 67° 54' 06" W, 33.95 FEET; THENCE N 22° 17' 02" W, 28.06 FEET; THENCE S 67° 53' 27" W, 55.55 FEET; THENCE S 76° 38' 57" W, 90.94 FEET; THENCE N 89° 10' 17" W, 197.97 FEET; THENCE N 46° 09' 33" W, 289.62 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ARAPAHO AVE. A 40 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE N 47° 28' 56" E , 180.64 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVE.; THENCE N 39°39'06" W , 111.75 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. CONTAINS 13.70 ACRES MORE OR LESS.

Exhibit “B”

Master Development Plan

Exhibit “C”

Tree Relocation Plan

Exhibit “D”

Conservation Overlay Zone Plan

ZONING DESCRIPTION (AREA WITHIN CITY OF ST AUGUSTINE) FOR THE RESIDENTIAL DEVELOPMENT

A TRACT OF LAND SITUATED WITHIN A PORTION OF THOSE LANDS LYING IN SECTION 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 6 CALLS; (1) THENCE S 68° 21' 25" E, 122.04 FEET; (2) THENCE S 53° 15' 10" W, 8.50 FEET; (3) THENCE S 68° 29' 21" E, 403.09 FEET; (4) THENCE S 26° 52' 42" E, 742.47 FEET; (5) THENCE S 26° 30' 42" E, 154.96 FEET; (6) THENCE S 39° 56' 09" E, 249.22 FEET TO THE SOUTHERLY LINE OF SECTION 40; THENCE N 53° 03' 29" E, 448.84 FEET ALONG THE SOUTHERLY LINE OF SECTION 40 TO POINT OF BEGINNING THENCE N 39° 33' 49" W, 191.37 FEET; THENCE N 68° 19' 25" E, 275.30 FEET; THENCE N 24° 47' 29" E, 57.06 FEET; THENCE N 69° 42' 32" E, 149.56 FEET; THENCE S 29° 30' 18" W, 26.92 FEET TO A CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4939, PAGES 571-584 OF THE ST JOHNS COUNTY PUBLIC RECORDS; THENCE ALONG SAID WESTERLY LINE OF SAID CONSERVATION EASEMENT THE FOLLOWING 3 CALLS (1) S 19° 38' 35" E, 25.02 FEET; (2) THENCE S 27° 43' 31" W, 39.10 FEET; (3) THENCE S 40° 30' 25" E, 51.58 FEET; THENCE S 53° 03' 29" W, 386.13 FEET TO THE POINT OF BEGINNING. CONTAINS 59,728 SQFT MORE OR LESS

Windward Shipyard Planned Unit Development

City of St. Augustine, Florida

February 2, 2023
Revised March 1, 2023
Revised April 5, 2023
Revised May 25, 2023

Team Roster

Owner/Applicant: **Windward Shipyard Land Holdings, LLC**
Stefan Johansson, Chris Simon, Karl Masters
404 Riberia Street
St. Augustine, Florida 32084
(904) 824-4394

Civil Engineering: **Maverick Engineering**
Jeremy Calloway
10 Willow Winds Parkway
St. Johns, Florida 32259
(904) 655-6687

Landscape Architect: **Marquis Latimer +Halback, Inc.**
Jeremy Marquis, Fremont Latimer, Elijah George
34 Cordova Street, Suite A
St. Augustine, Florida 32084
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Environmental: **Carter Environmental Services, Inc.**
Ryan Carter
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Ellen Avery-Smith, Esq.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086
(904) 825-1615

Exhibit List:

Exhibit “A” – Legal Description of the Property
Exhibit “B” – Master Development Plan
Exhibit “C” – Tree Relocation Plan
Exhibit “D” – Conservation Overlay Zone Plan

WINDWARD SHIPYARD PLANNED UNIT DEVELOPMENT TEXT

A. Purpose and Intent.

Pursuant to Section 28-286 of the City of St. Augustine Code (the “**Code**”), the purpose of a planned unit development (“**PUD**”) zoning district is to provide an option and process for the provision of unique, individually planned developments that are consistent with the City’s Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible and innovative designs for projects than the regular zoning districts allow. The intent of a PUD is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD.

This Windward Shipyard PUD text creates site-specific regulations to address development and topographic conditions, historic or architectural features, and transitioning land uses. The PUD, including all exhibits hereto, complies with all applicable provisions of City Code Chapter 28.

B. Site Information.

1. Location

The property subject to this PUD ordinance is located west of the San Sebastian River, north of State Road 312 and east of U.S. Highway 1 in the City of St. Augustine. The property has St. Johns County Parcel Identification Nos. 134760-0000, 134770-0000, 134780-0000, 134790-0000 and 134650-0000 (collectively, the “**Property**”). A legal description of the Property is attached as **Exhibit “A”**.

2. Owner, Developer and Agent

The owner of the Property is Windward Shipyard Land Holdings, LLC (the “**Owner**”). The agent for the Owner and Developer is Ellen Avery-Smith, Esq., Rogers Towers, P.A. (the “**Agent**”). Addresses for the Owner and Agent are in the Team Roster on page 2.

3. Existing approvals A majority of the Property is located in unincorporated St. Johns County. The Property has a Future Land Use Map designation of Mixed Use District (County) and a zoning of Open Rural (County). The Owner has filed applications to annex the Property into the City of St. Augustine and to change the Future Land Use Map (“**FLUM**”) designation to Residential Low Density (“**RLD**”) in the City. The legal description of the Property is attached as **Exhibit “A”** (the “**Property**”). The Owner owns other parcels immediately north of the Property that are located in the City limits and commonly known as the St. Augustine Shipyard.

4. Summary of Proposed Development

The Owner is proposing to construct a maximum of 55 single-family units, a community dock with 50 boat slips and recreational amenities related to the single-family homes within the Property (the “**Project**”). A master development plan depicting the locations of the proposed uses within the Property is attached as **Exhibit “B”** (the “**Master Development Plan**”).

The Property includes approximately 13.5 acres of uplands and 0.19 acres of wetland. The Owner is proposing to impact approximately 0.15 acres of on-site wetlands in order to construct roadway crossings, ponds and homes. All other on-site wetlands will be preserved.

C. Proposed Development (Code Section 28-289 provisions in BOLD).

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

The Property is located in unincorporated St. Johns County and has a FLUM designation of Mixed Use District (County) and a zoning of Open Rural (County). The Owner is proposing to annex the Property into the City’s boundaries and give the site a FLUM designation of Residential Low Density in the City.

City Comprehensive Plan Future Land Use Element (“**FLUE**”) Policy 6.4.3 states that the Residential Low Density FLUM category is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low-density single-family uses such as churches, child care centers, public and institutional uses, including school consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate to create and maintain a stable, low-intensity residential character. Single-family density is a maximum of eight (8) units per acre.

Future Land Use Element Goal 1 encourages the preservation and protection of the City’s natural resources by establishing a pattern of development that is harmonious with the City’s natural environment. The proposed PUD meets these requirements by preserving all marshland within the Property, retaining natural hydrologic connections managing all stormwater on-site. The Project will meet the requirements of FLUE Policies 1.1.8 and 1.1.9 by encouraging street, pedestrian and open space designs the discourage cut-through traffic and provide for safe, convenient and well-designed traffic circulation on the Property and through the adjacent Shipyards site.

FLUE Policies 2.1.2, 2.1.3, 2.1.4 and 2.3.4 require new development to provide necessary services and facilities or to pay a fair share of costs of providing such facilities, including extension of water, sanitary sewer and drainage systems to serve projects. The PUD will comply with those requirements by paying for connection to the City’s existing water and sewer systems and dedicating such water and sewer improvements to the City, as well as providing drainage on-site. Internal streets constructed by the Owner will be connected to public streets owned by the City, St. Johns County and the Florida Department of Transportation (“**FDOT**”).

FLUE Objectives 5.1 and 5.2 and their applicable policies encourage infill, mixed-use development of the type being proposed for the Property and adjacent land owned by the Owner in the Shipyards project. The combined projects provide orderly, compact development and the provision of public facilities and services that minimize costs and environmental impact and maximize efficiency. The Project and Shipyards will provide a pedestrian friendly street design and an interconnected street network, which will reduce greenhouse gas emissions.

FLUE Goal 8 and its policies focus on preserving the City's sense of place by balancing small-town urban character with economic activity and encouraging compatible infill development. The PUD provides these by providing residences adjacent to the mixed-use Shipyards project and other businesses in the surrounding area. The Project's proximity to places of employment, restaurants, shops and other commercial and office centers makes it a true walkable and bicycle-friendly community. The PUD has been designed to preserve the City's historic skyline and recognize eventual sea level rise.

Recreation and Open Space Element Overall Goal and applicable policies require certain residential developments to provide parks and recreational facilities, based on the number of proposed units. The Project will provide neighborhood parks for its residents and will be interconnected with the Shipyards via sidewalks and paths.

The Conservation and Coastal Management Element Overall Goal is to protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources. Approximately 3.24 acres of wetlands will remain in the Project. The Owner will impact approximately 0.15 acres of low-quality wetlands within the Property area in order to construct.

The Coastal Management Goal requires the City to maintain three (3) Conservation Overlay Zones ("COZs"). Conservation Overlay Zone 1 allows passive recreation, wildlife preservation and conservation areas, green space, and fishing piers and other water dependent uses, including boat ramps and marinas. Conservation Overlay Zone 2 allows for all of the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off-street parking areas; and residential development, provided that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category. Conservation Overlay Zone 3 allows a variety of land uses and development subject to performance standard requirements governed by the City's Comprehensive Plan, including the underlying FLUM category, and the City's land development regulations. The PUD will comply with all applicable COZ requirements enumerated in the Coastal Management Goal, as set forth more fully in Subsection C.3.p hereof.

The Infrastructure Element requires the provision of sanitary sewer, potable water and solid waste services to support intended development. The Project will connect to the City's existing sanitary sewer and potable water systems, including potable water system interconnection with adjacent parcels, at the expense of the Owner (in compliance with applicable requirements of the Capital Improvement Element). The Project will use water-wise landscaping where practicable. The project will also utilize City solid waste services. The

Stormwater Management Sub-Element requires developments to provide their own stormwater management systems. The PUD will comply with this requirement.

The Overall Goal of the Transportation and Mobility Element encourages accessible, energy efficient, sustainable and economically viable transportation options that meet the needs of residents, employees, employees and visitors. The Project meets applicable objectives and policies by providing interconnected streets and sidewalks so that residents and other City residents can drive, walk or bicycle to nearby places of employment, restaurants, shopping destinations and other places.

The Overall Goal of the Housing Element is to provide an adequate inventory of housing in stable neighborhoods. Goal 1 encourages quality housing through new construction and requires the City to assist the private sector in providing adequate housing to meet current and future needs.

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

Not applicable.

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

The Owner desires to rezone the Property to PUD in order to provide more flexible site development standards, which will allow them to preserve on-site marshlands and wetlands associated with the San Sebastian River. The following development standards shall apply to the Property:

- a. Allowable uses: Allowable uses within the Property shall be:
 - (i) A maximum of 55 single-family residential units.
 - (ii) A 50-slip community dock related to the residential units.
 - (iii) Recreational and other amenities to serve the residential development.

The locations of the proposed homes, community dock and amenities are depicted on the Master Development Plan, **Exhibit "B"**. The Owner, its successors and assigns, shall be permitted to make minor adjustments to the Master Development Plan based on applicable local, state and federal governmental agency review related to site permitting, engineering and construction plans. Staff shall review and approve any such revisions to the Master Development Plan, without the need for additional public hearings.

- b. Setbacks: The minimum building setbacks are as follows:

1. Front Yard: 20 feet; Corner Yard: 10 feet; Rear Yard: 10 feet; Side Yard: Five (5) feet
 2. The front yard setback shall be measured from the front lot line of each lot (not including portions of any lot that may be located within a road or common area tract). Setbacks shall be measured from the outer foundation wall of each structure 30 inches above grade. Eaves shall be permitted to project into yard setbacks, not more than 24 inches. Patios shall be permitted to extend into rear yard setbacks if not covered or screened. This method of measuring side setbacks is a waiver from the Code.
 3. The project amenity center and its associated parking lot will be located a minimum of 10 feet from all parcel boundaries.
- b. Maximum building height: Single-family residences shall not exceed 35 feet in height. In addition to this building height, an additional five (5) feet shall be permitted for architectural features and mechanical equipment, pursuant to Code Section 28-332.
 - d. Minimum lot size: 4,800 square feet.
 - e. Minimum lot width: 40 feet.
 - f. Maximum lot coverage by all buildings and structures: 50 percent.
 - g. Maximum impervious surface per single-family lot: 70 percent.
 - h. Parking: Each single-family residence will have a driveway that can accommodate a maximum of two (2) cars, as well as a two (2)-car garage. A minimum of four (4) parking spaces will be provided at the project amenity center.
 - i. Signage: Project residential signage will comply with applicable provisions of the Code.
 - j. Roads: Project roadways will be private. Such roads will be owned and maintained by a homeowners' association ("HOA") and may be gated, provided that sidewalks shall not be gated. Project roads will be a minimum of 20 feet in width, with minimum 10-foot-wide lanes.
 - k. Sidewalks: A five (5)-foot-wide sidewalk will be constructed on at least one (1) side of all streets, in the locations depicted on the Master Development Plan. Sidewalks within the Property will be owned and maintained by the HOA.
 - l. Fencing/Screening. The Owner shall be permitted to erect fences within side and rear yards of lots within the Property and within community recreation facilities, provided such fences are not taller than six (6) feet.

- m. Upland buffers: An average 25-foot undisturbed upland buffer will be provided adjacent to contiguous wetlands if no bulkhead is provided. If lots are bulkheaded, reduced upland buffers will be provided, but such lots will be required to have 10-foot rear yard setbacks, pursuant to Subsection C.3.b hereof. Locations of bulkheads are depicted on the Master Development Plan, **Exhibit "B"**.
- n. Stormwater: The Owner will provide a stormwater management system for the proposed development, in compliance with applicable City and St. Johns River Water Management District ("**District**") requirements.
- o. Lighting. Project lighting shall comply with applicable Code provisions. Full cutoff fixtures shall be used to meet "Dark Sky" objectives for all roadway, pedestrian, pathway and building lighting.
- p. Accessory Uses. Project accessory uses shall comply with applicable Code provisions.
- q. Temporary Uses. Project temporary uses shall comply with applicable Code provisions.
- r. Utilities: Project shall comply with applicable Code requirements. Project potable water lines will be interconnected with potable water lines that serve adjacent parcels.
- s. Landscaping: Project landscaping will comply with applicable provisions of Code Chapter 25, Article III, except that all planted trees will count toward satisfaction of any required mitigation, regardless of location on the project site, including required buffer yards. Project landscaping, specifically including trees and shrubs, shall use native vegetation. Limited use of Florida Friendly (non-invasive) landscaping shall be permitted.
- t. Tree Mitigation: Any project tree removal and replacement will comply with applicable provisions of Code Chapter 25, Article III, except that all planted trees will count toward satisfaction of any required mitigation, regardless of location on the project site, including required buffer yards. At present, the Owner does not intend to remove any significant trees but will relocate a number of such trees within the Property to retain them on-site. A tree significant relocation plan for the Property is attached as **Exhibit "C"** (the "**Tree Relocation Plan**"). Plant notes are contained on the Tree Relocation Plan. Prior to commencing development of lots within the Property, the Owner shall record restrictions against title to each lot prohibiting the removal of any trees within a lot without the prior written approval of the HOA and without replacement of any tree sought to be removed with a tree of equal credits per the Code.
- u. Conservation Overlay Zone Development: Chapter 11, Article II, Sections 11-26 through 11-30 of the Code set forth criteria for development within conservation overlay zones ("**COZs**"). Portions of the Property lie within COZs 1, 2 and 3,

and development of the Property will comply with applicable provisions of Sections 11-26 through 11-30.

Code Section 11-29(a) allows permits for structures and uses located within COZ 1 to be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. Code Section 11-29(b) allows permits for structures and uses located within COZ 2 to be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect.

The Owner is proposing to construct a 50-slip community dock within the Property, in location are depicted on the Master Development Plan and on the Conservation Overlay Zone Plan attached as **Exhibit "D"**. The proposed facilities will be designed avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. The impervious area within COZ 2 will not exceed 25 percent without the area receiving treatment equivalent to the District water quality treatment provisions required when new development is proposed along an unaltered shoreline.

Drainage within the Property will comply with applicable local, state and federal stormwater laws, rules and regulations. Landscaping will meet the requirements of Section 3.s herein, and tree mitigation will comply with the requirements of Section 3.t herein.

For the community dock and minimal lot bulkheading on the Master Development Plan and Conservation Overlay Zone Plan, the Owner provides the following information in response to Code Section 11-29(c) criteria (with Code criteria in BOLD below):

1. **Site specific conditions.**

See the Master Development Plan and Conservation Overlay Zone Plan for site development details.

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

See the Master Development Plan and Conservation Overlay Zone Plan for site development details.

3. **Natural and proposed drainage patterns.**

The Property is bounded on the east and south by the San Sebastian River and connected marshlands. The Property's existing drainage patterns can be described as the perimeter coastline drains directly to the river and connecting marsh while the internal portions of the site drain to onsite wetlands and a manmade drainage ditch, which eventually drain to the San Sebastian River on the east and south sides of the Property.

The proposed drainage pattern for the site will have stormwater collected and conveyed from roadways and lots within an inlet and pipe network, toward one on-site wet detention ponds.

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

The point discharges will include the outfall control structure in the wet detention pond system described above, which is proposed to connect to the San Sebastian River. There will be minimal impacts to marine life as these outfalls will discharge treated stormwater. Nonpoint discharges from rear yards will be minimized as the lots will be designed with Type "A" grading, forcing runoff to reach the stormwater collection system.

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

Standard erosion control methods will include silt fencing around the perimeter of the developed areas, inlet protection during construction, hay bale barriers at the outfalls and floating turbidity barriers within the onsite ditch during road crossing construction. All disturbed areas will be seeded and mulched to establish vegetation to ensure minimal erosion after construction is complete.

6. **Impact on floodplain.**

Because the San Sebastian River is an open basin that has a direct connection to the Atlantic Ocean, the impacts to the floodplain will be minimal.

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

Approximately 0.15 acres of proposed wetland impacts are for home sites (Figure 4). Locations of the proposed wetland impacts are shown on the wetland management plan enclosed with the environmental report by Carter Environmental Services, Inc. included with the application package. Those impacts either have been permitted by both the District and U.S. Army Corps of Engineers (the "**Corps**"). All hydrologic flow will be unimpeded and follow its natural course. Further, all other wetlands on-site will remain.

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

Because the PUD will include single-family homes and the community dock, which will not have fueling or other activities that permit the use of hazardous chemicals and materials, there is no potential for contaminated drainage, storage of pollutants or the use of poisonous chemicals or materials.

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

The community dock be at minimum five (5) feet above mean high water. Therefore, shading will be minimal. None of the wetland impacts proposed in upland areas of the project will have a shade effect on vegetation or shellfish. The Owner will leave 3.24 acres to remain adjacent to the San Sebastian River. The 0.15 acres of low-quality freshwater wetland impacts, not saltmarsh, will be mitigated by purchasing 0.12 mitigation bank credits.

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

The proposed development will honor the standard will have no effect on manatees, vegetation, shellfish or wildlife, nor will it cause shoreline erosion because it is located within upland areas of the site.

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

The existing shoreline will not be altered by the proposed development. The bulkheads will be mostly constructed within the uplands, except for the areas adjacent to the wetland impacts.

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

The Conservation Overlay Zone 1 Development includes the community dock. The community dock is depicted on Figures 4 thru 10C.

The proposed single-family homes will be located within Conservation Overlay Zones 2 and 3. The homes will be limited to 35 feet in height (two stories) so their impacts to vistas and scenic opportunities will be minimal. Existing tree canopies within COZ 1 and upland buffers will be left in place and new trees will be planted within lots, both of which will allow the proposed homes to blend into the area.

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

Native vegetation will be preserved in buffer areas within the Property, in the locations depicted on the Master Development Plan. Native plants will be used for landscape and open space purposes to the extent practicable. Proposed retention areas are depicted on the Master Development Plan.

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

The Windward Shipyard project will cluster housing development within upland areas of the Property and will preserve marshlands and other wetlands associated with the San Sebastian River

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

Stormwater runoff from the Property will be routed to a surface water management system permitted by the St. Johns River Water Management District.

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

The project will have no impact on shellfish or on commercial or sport fish or waterfowl because all stormwater runoff from the Property will be routed to a District-permitted surface water management system. The proposed homes will be located on upland areas of the site.

17. Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile

boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

Project will comply.

4. **Compliance with the purpose and intent and criteria in Code Section 28-286.**

The PUD complies with Code Section 28-286 by:

- a. Promoting more efficient and economic use of land by clustering development within upland areas and preserving marshland and other wetland associated with the San Sebastian River.
- b. Encouraging a more compatible and harmonious development of contiguous lands by using natural buffers to ensure compatibility.
- c. Providing flexibility to meet changing needs, technologies, economics and consumer preferences in the Master Development Plan and this text.
- d. Providing a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole.
- e. Demonstrating the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned development's relationship with the existing and preferred architectural context surrounding the project.
- f. Providing an environment of consistent character compatible with the surrounding areas.
- g. Permitting specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

5. **Compliance with Code Section 28-288 and justification for any zoning uses.**

Permitted uses within the Property are set forth in Section C.3 hereof. Locations of the proposed uses are depicted on the Master Development Plan, **Exhibit "B"**. Proposed uses are consistent with the Residential Low Density future land use designation for the Property.

Development standards for the Property are set forth in Section C.3 hereof. These standards will mitigate for any negative impacts of the development on surrounding lands.

Benefits to the community from the Project include:

- a. Preserving marshland and other wetland associated with the San Sebastian River.
- b. Providing interconnection of potable water lines with adjacent parcels.

- c. Providing a project that compliments and incorporates the existing mixed-use Shipyards project to the north.
- d. Annexing the Property into the City limits, thus increasing the City's tax base and number of jobs available in the municipal boundaries.
- e. Providing pedestrian interconnectivity within the Shipyards project and with parcels to the north, along the west side of the San Sebastian River.

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

The Project will be developed in two (2), five (5)-year phases. Phase 1 shall commence within three (3) years of the City Commission's adoption of this PUD ordinance and shall be completed within five (5) years of commencement. Phase 2 shall commence no later than the completion of Phase 1 and shall be completed within five (5) years of commencement. For purposes of this PUD, "commencement" shall be defined as the City's approval of horizontal construction plans, and "completion" shall be defined as the City's approval of as-builts for horizontal improvements.

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

The Owner will create a homeowners' association ("HOA") that will be legally responsible for owning, operating and maintaining common areas within the Property, including but not limited to roads, sidewalks, parks, the community dock and other amenities.

8. A termination date after which the PZB shall be required to evaluate whether all or part of the PUD has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) or other circumstances have contributed to the development delay, if so, one (1) year extension(s) may be granted by the PZB at an advertised public hearing, after two (2) such extensions if no activity has been initiated the city commission shall deem the PUD abandoned which shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule.

This PUD shall terminate ten (10) years from its adoption by the City Commission unless otherwise extended or amended pursuant to the Code.

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

The proposed PUD is consistent with the underlying future land use designation of the Property.

10. **An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city.**

A public facility impact analysis and a traffic impact analysis that outline the project's potential impacts on transportation networks, circulation patterns and infrastructure were included with this application.

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

See Section E hereof.

D. Performance Standards (Code Section 28-291).

1. **Density of development.** The project will include a maximum of 55 single-family units on approximately 13.7 developable acres, yielding a net density of 4.01 units per acre on the Property.

2. **Open space.** Development will be clustered within upland areas of the Property.

3. **Waiver of yard, dwelling unit, frontage criteria and use restriction.** See Section C.3 hereof for these criteria and waivers from such requirements. Those waivers are detailed in Subsections C.3.s (Landscaping) and t (Tree Mitigation).

4. **Management and maintenance of open space areas.** All common property within the Property will be owned, operated and maintained by an HOA and will be available for use by residents within the Property. The HOA will have a declaration of restrictive covenants that governs use of common areas within the Property. The HOA board of directors will be responsible for enforcing the declaration. The HOA will own and maintain all roads and sidewalks within the Property. Access to homes will be over these privately owned streets. The HOA will have rules and regulations governing fencing, landscaping and other aesthetic issues in order to enhance the community and the privacy of its occupants, screening of objectionable views or uses and reduction of noise.

5. **Community facilities.**

a. **All utility facilities proposed for dedication to St. Augustine must be acceptable by the city as to the size, shape and location, and shown by the applicant to be of benefit to the general public.**

The project will dedicate all on-site utilities to the City, in compliance with applicable Code requirements.

b. All requirements for off-street parking and loading shall apply to the PUD unless otherwise waived or modified.

See Section C.3 for parking standards.

c. Access and circulation shall adequately provide for firefighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal.

The project will provide adequate access and circulation for emergency and other access, including access for large vehicles.

d. Provide for underground installation of utilities, including telephone, power and cable television in both public and private rights-of-way. Provisions shall be made for acceptable design and construction of storm sewer facilities, including grading, gutters, piping and treatment of turf to handle stormwater and prevent erosion and formation of dust.

The project will provide for underground utilities to the extent practicable.

e. Specifications for street design, publicly used driving and access aisles, sidewalks and pedestrian walkways, including those providing interconnectivity between phases of the PUD or between the PUD and adjacent properties, shall conform to the rules and regulations adopted by the City of St. Augustine.

See Section C.3 for street and sidewalk design criteria. The Master Development Plan shows interconnectivity with adjacent lands. Because the Property is surrounded on two sides by marshland, it is difficult to connect to adjacent lands other than via Arapaho Avenue.

f. *General development patterns.* Residential subdivisions and mixed-use subdivisions shall provide a master tree plan, a master stormwater plan, an overall signage plan, any applicable overall design standards, descriptions of interconnectivity between areas within the PUD and connections to areas outside of the PUD proper, and general descriptions of how the PUD will create a sense of place.

See the Master Development Plan, Exhibit "B", the Tree Relocation Plan, Exhibit "C", and this text for the development standards for the Property.

E. **Ownership Agreement.**

The Owner, on behalf of itself and its successors and assigns, hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD ordinance for this application as adopted by the City of St. Augustine City Commission. The Owner also agrees to comply with all conditions and safeguards established by the St. Augustine City Commission with respect to this Planned Unit Development application.

Windward Shipyard Land Holdings, LLC,
a Florida limited liability company

By: _____
Name: _____
Title: _____
Date: _____

Exhibit "A"

Legal Description of the Property

A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 19 & 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 6 CALLS (1) S 68°21'25" E, 122.04 FEET; (2) S 53°15'10" W, 8.50 FEET; (3) S 68°29'21" E, 403.09 FEET; (4) S 26°52'43" E, 205.14 FEET; (5) S 26°47'43" E, 692.28 FEET; (6) S 39°56'09" E, 249.22 FEET TO THE POINT OF BEGINNING AND A 58" IRON ROD AND CAP STAMPED #8177; THENCE FROM SAID POINT OF BEGINNING ; N 53°03'29" E , 333.34 FEET ALONG THE SOUTHERLY LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE 1160 TO THE SOUTHEAST CORNER OF AFOREMENTIONED PARCEL; THENCE N 39°32'35" W , 223.30 FEET ALONG THE EASTERLY LINE OF AFOREMENTIONED PARCEL; THENCE N 68° 19' 25" E, 396.45 FEET; THENCE N 24° 47' 29" E, 57.06 FEET; THENCE N 69° 42'32" E, 135.86 FEET; THENCE S 17° 09'35" E, 111.54 FEET; THENCE S 17° 38' 44" E, 131.74 FEET; THENCE S 18° 57' 11" E, 105.33 FEET; THENCE S 10° 12' 29" E, 40.03 FEET; THENCE S 11° 52' 43" E, 51.41 FEET; THENCE S 13° 02' 00" E, 157.41 FEET; THENCE S 36° 59' 22" E, 84.02 FEET; THENCE S 78° 42' 32" E, 26.87 FEET; THENCE S 11° 22' 05" W, 220.85 FEET; THENCE S 84° 46' 38" W, 81.60 FEET; THENCE S 62° 22' 13" W, 98.51 FEET; THENCE S 40° 49' 36" W, 93.52 FEET; THENCE S 80° 44' 20" W, 81.97 FEET; THENCE S 67° 54' 06" W, 33.95 FEET; THENCE N 22° 17' 02" W, 28.06 FEET; THENCE S 67° 53' 27" W, 55.55 FEET; THENCE S 76° 38' 57" W, 90.94 FEET; THENCE N 89° 10' 17" W, 197.97 FEET; THENCE N 46° 09' 33" W, 289.62 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ARAPAHO AVE. A 40 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE N 47° 28' 56" E , 180.64 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVE.; THENCE N 39°39'06" W , 111.75 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. CONTAINS 13.70 ACRES MORE OR LESS.

Exhibit “B”

Master Development Plan

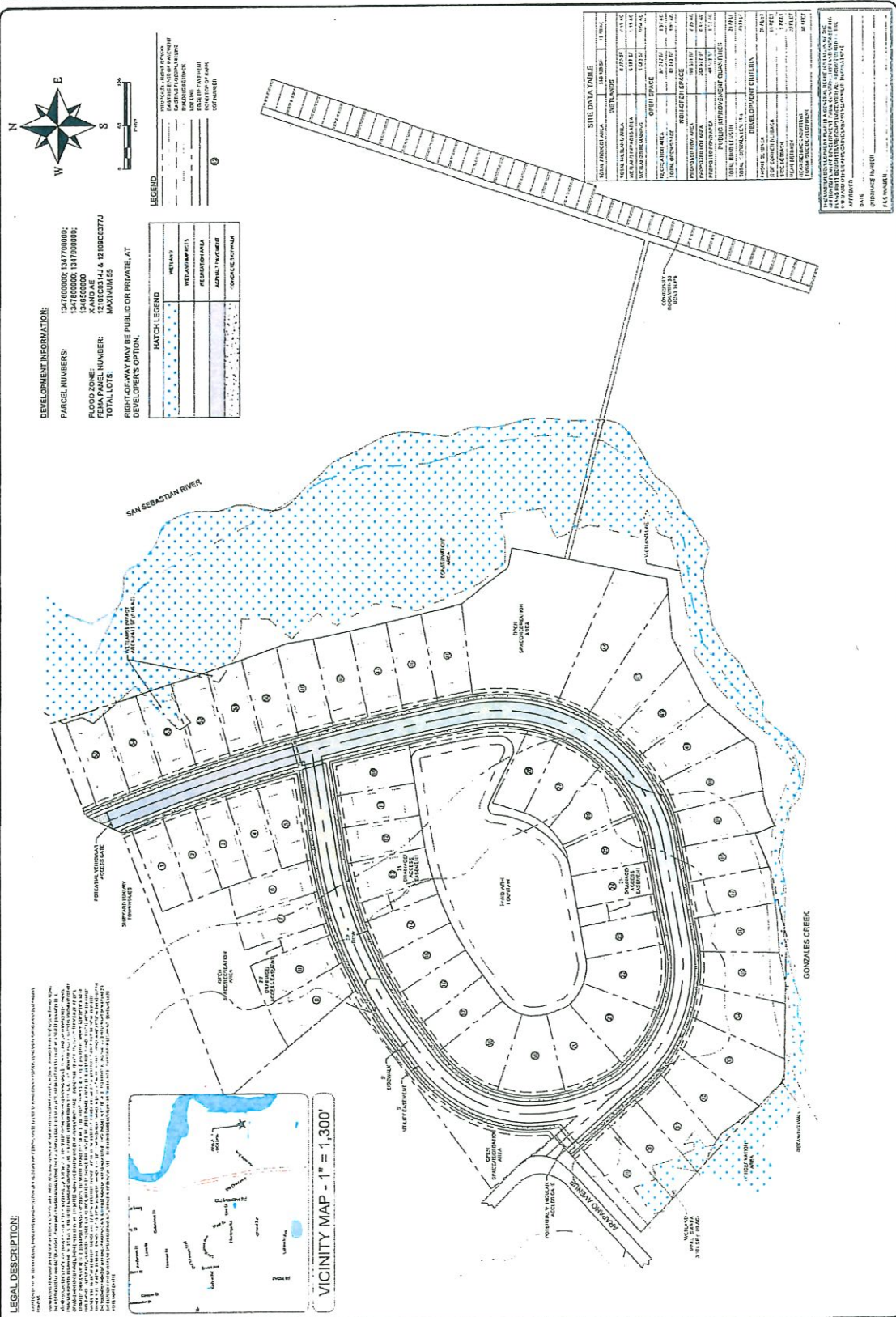


Exhibit "C"

Tree Relocation Plan

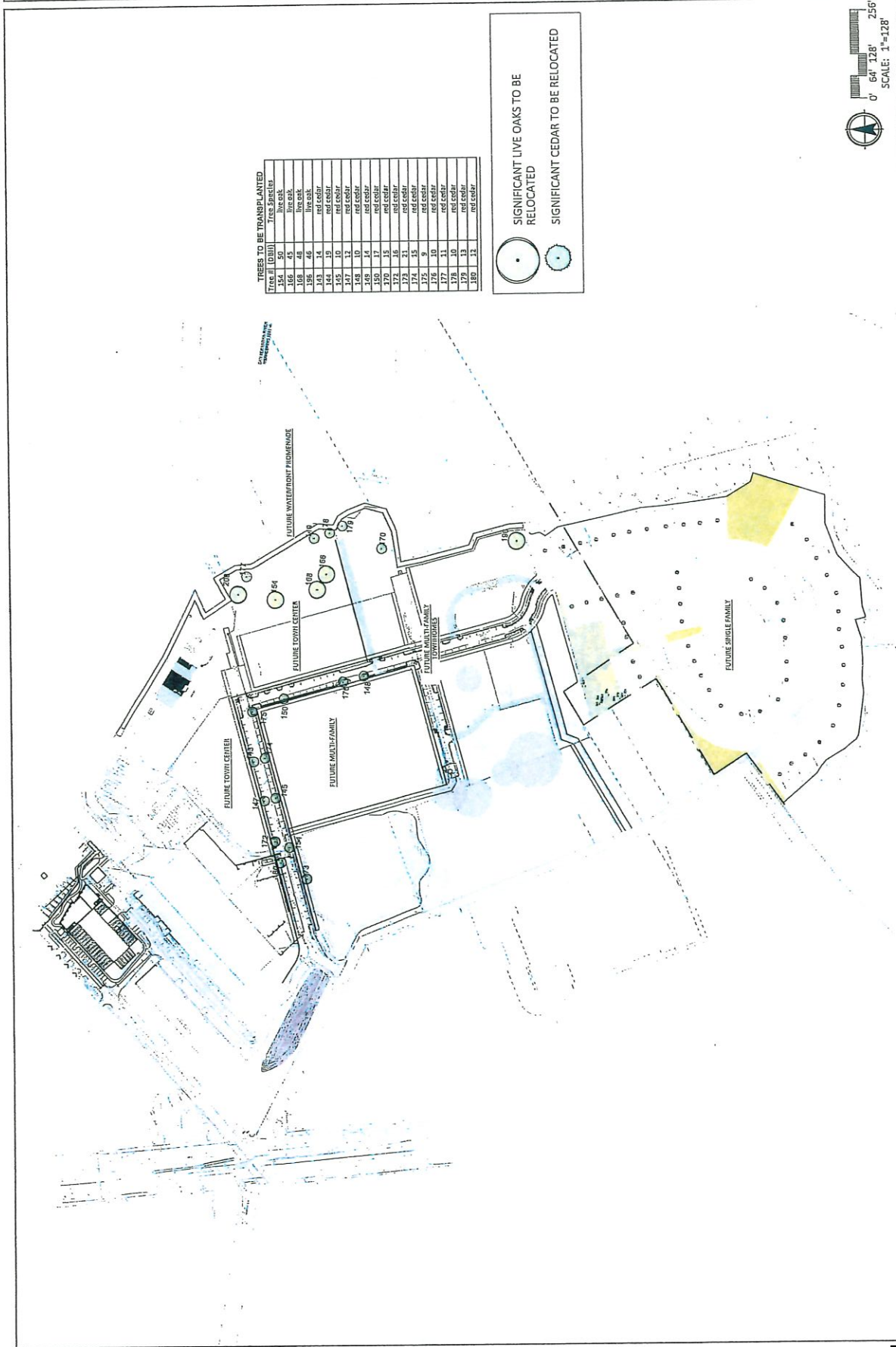
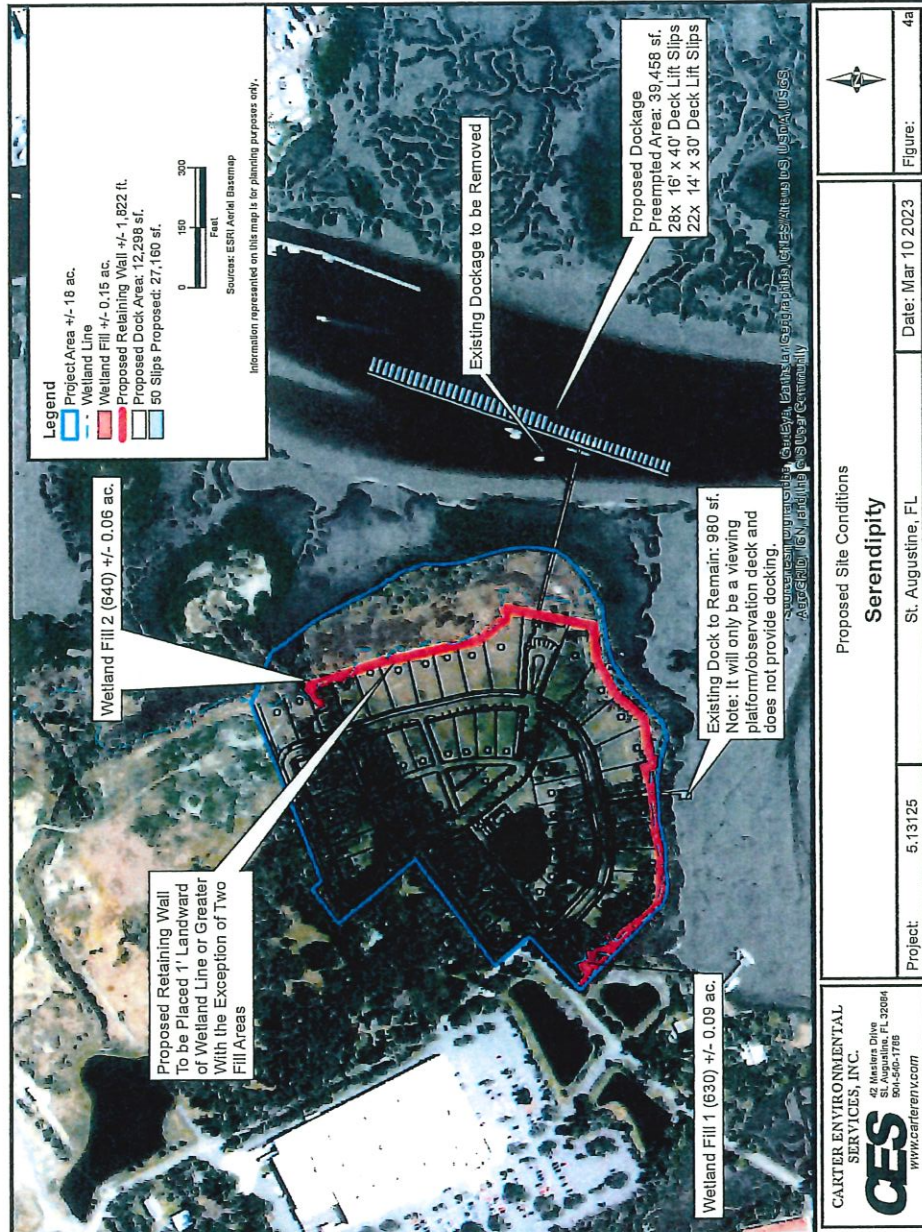




Exhibit "D"

Conservation Overlay Zone Plan



CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: April 4, 2023

RE: **COMPREHENSIVE PLAN AMENDMENT AND REZONING 2023-0006 –
Second PUD Public Hearing**

AGENDA ITEM	9(a)
APPLICANT	Ellen Avery-Smith, Esq. c/o Rogers Towers, P.A.
OWNER	Windward Shipyard Land Holdings, LLC
LOCATION	Arapaho Avenue / PID 134760-0000, 134780-0000, & 134790-0000
REQUEST	To rezone the approximately 9.6-acre property from Open Rural (OR) (County) to Planned Unit Development (PUD) (City) subject to a Voluntary Petition for Annexation and Pre-annexation Agreement approved by the City Commission.
CURRENT ST. JOHNS COUNTY ZONING	Open Rural (OR)
PROPOSED CITY OF ST. AUGUSTINE LAND USE	Residential Low Density (Previously recommended for approval by the Planning and Zoning Board on March 7 th 2023)
PROPOSED CITY OF ST. AUGUSTINE ZONING	Planned Unit Development (PUD)

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

Future Land Use Element Goals, Objectives and Policies

FLUE Policy 1.1.4

It is the intent of the City of St. Augustine to ensure that adequate open space is provided through the following:

- active or passive recreation sites;
- landscaped buffers;
- protected natural resource lands;

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

- protected environmentally sensitive lands;
- areas devoted to drainage and stormwater retention; and
- landscaping requirements.

FLUE Objective 5.2

New development in the City shall encourage principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel as opposed to conventional development standards that encourage urban sprawl.

FLUE Policy 5.2.2

New development, as well as infill development where feasible, shall provide interconnected street grid networks to disperse traffic and encourage walkability. Developments may include a hierarchy of narrow streets, boulevards and alleys; high-quality pedestrian networks; designs that encourage a greater use of bicycles, and other forms of mobility and walking as daily transportation; connectivity; and a land use mix that demonstrates reduced dependence on vehicles.

FLUE Policy 5.5.1

All wetlands are identified as carbon sequestration areas and should help alleviate concentrations of greenhouse gas emissions by acting as carbon sinks and facilitating the net removal of carbon emissions.

FLUE Policy 5.5.2

The City's mobility plan encourages alternative forms of transportation including public, and other lower emissions forms of mobility by encouraging the development of bicycle and pedestrian ways.

FLUE Policy 6.1.5

The City shall maintain in the land development code procedures and standards for planned developments to encourage mixed-use projects, to encourage traditional neighborhood development, and to encourage and allow innovative site design and development approaches.

FLUE Policy 6.4.3

Residential Low Density

This district is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low density single-family uses such as churches, child care centers, public and institutional uses, including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate so as to create and maintain a stable low intensity residential character.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

For Residential Uses a maximum of 8 single family dwellings per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.

FLUE Policy 6.4.7

Performance standards for residential uses shall include, but are not limited to, the following:

- The land development code shall include performance standards for multi-family and residential mixed-use residential uses that control the location of proposed buildings in relation to the overall dimension of the site, provide sufficient on-site/structured parking where applicable, and provide open space and recreation amenities.
- The land development code shall contain requirements for significant open space, landscaping and buffers to effectively screen multi-family developments from single-family low density residential zoning districts.
- Grid street networks are highly encouraged to serve residential developments and provide connectivity throughout the City. Cul-de-sacs and gated developments are discouraged.
- Themes are encouraged for residential developments to include cohesive streetscape design, signage, landscape architecture and streetscape furniture to create an identity for neighborhoods in the City.

Conservation and Coastal Management Element Goals, Objectives and Policies
Overall Goal

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

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

Protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources. (Adopted June 2011 Ord #2011-02)

CCM Policy 1.1.3

The City shall promote the reduction of fossil fuel emissions by considering adoption of the following concepts:

- a. Encourage developments such as infill, redevelopment, clustered and mixed-use developments;
- b. Require vegetative and landscape buffers, and where appropriate, street trees along transportation corridors to buffer land uses;
- c. Encourage non-motorized, and alternative forms of transportation by establishing and maintaining a multi-modal Mobility Plan including bicycle paths, trails, sidewalks and pedestrian ways, and alternative forms of transportation where feasible; and

- d. Establish policies that promote interconnectivity via safe pedestrian crossings, bicycle and walkable complete streets, including encouraging grid patterns, multiuse paths and trails in existing and new development.

CCM Policy 1.5.4

Whenever possible, native trees, shrubs and ground cover will be maintained on development sites to prevent soil erosion.

CCM Policy 1.7.6

The City shall encourage new developments to protect existing native vegetation in common areas and buffer zones and shall encourage additional planting of native plant species to enhance sparse vegetation in common areas and buffer zones.

CCM Policy 1.8.6

Removal, encroachment and alteration of wetlands pursuant to the “no net loss” requirements of the City Comprehensive Plan, and shall be in compliance with the following:

1. Appropriate justification for the proposed alteration is provided to the City;
2. Adequate mitigation of any adverse hydrological and physical alterations is provided in accordance with the requirements of the agencies claiming jurisdiction over the wetland;
3. Setbacks shall be 25 feet. Setbacks of less than 25 feet must be consistent with the Conservation Overlay Zone development section of the Comprehensive Plan;
4. The following activities are permitted in wetland setback areas provided:
 - (a) Construction of boardwalks/catwalks, docks, for direct access to water bodies; construction of wildlife management shelters; discharge structures from upland developments; utility crossings; foot bridges; observation decks and similar structures not requiring dredging and/or filling for their placement and maintenance;
 - (b) The City shall include in its land development regulations provisions for mandatory site plan review for all development proposed in State jurisdictional wetlands. The regulations include appropriate standards for mitigation of adverse impacts to wetlands values and the provision that reasonable use of property, restoration of the disturbed wetlands and/or creation of new wetlands will be required in accordance with the rules and criteria of FDEP and SJRWMD.

CCM Policy 1.8.7

The purpose of mitigation is to offset environmental impacts for the public good. Mitigation activities approved by federal, state or regional agencies are supported by the City. Mitigation shall be as permitted by the SJRWMD. Prioritization of mitigation shall be as determined by SJRWMD current policies or as amended.

CCM Policy 2.1.1

The City maintains three (3) Conservation Overlay Zones. The boundaries of the Conservation Overlay Zones shall be determined on a site specific basis during site plan review of each development proposal.

Conservation Overlay Zone 1 Passive recreation, wildlife preservation and conservation areas, green space, and fishing piers, boat docks, and other water dependent uses, including boat ramps and marinas, shall be the primary uses within this Conservation Overlay Zone.

Conservation Overlay Zone 2 This Conservation Overlay Zone allows for all of the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off street parking areas and residential and commercial development, providing that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category.

Conservation Overlay Zone 3 The restrictions on uses and other development and performance standard requirements within this zone including tree canopy and tree removal are governed by the City's Comprehensive Plan, including the underlying Future Land Use Category, and the City's land development regulations.

CCM Objective 2.6

The City shall commit to preservation of community trees and the urban forest to improve air quality, community health, quality of life, aesthetics, and energy conservation.

CCM Policy 2.16.7

The City shall discourage the disturbance of natural shorelines to improve and continue the shoreline stabilization, protection and habitat benefits natural shorelines provide by continuing to enforce the City's no net loss of wetlands policies, Conservation Overlay Zone 1 review requirements, and coordinating with the SJRWMD and other state agencies to preserve natural shorelines and jurisdictional wetlands through the ERP program.

Transportation and Mobility Element Goals, Objectives and Policies

TME Policy 1.3.6

The City may require new development and redevelopment to support alternative modes of transportation through such measures including, but not limited to, the provision of sidewalks, bikeways, transit stops or other facilities that support alternative modes of transportation, such as parking management systems and park-and-ride facilities.

TME Policy 1.3.9

The City shall ensure that all new development and redevelopment is designed and required to: safely promote increased walking, bicycling, low speed alternative vehicles and a circulator or community transit use while reducing vehicle trip lengths and vehicle miles of travel, as outlined in the Future Land Use and Transportation and Mobility Elements of the Comprehensive Plan. This will also be implemented in the Land Development Code, and potentially funded through either collection of fees or improvements to the multi-modal transportation system that further the achievement of multi-modal performance measures established by the City's Mobility Plan.

TME Policy 1.3.10

The city shall further support pedestrian, bicycle, and a community circulator or transit use by:

- Considering an increase in residential density and non-residential intensity in locations that serve to help meet the goals of the Comprehensive Plan;
- Planning for an appropriate mix of residential, commercial, educational, recreational, institutional and other complimentary uses allowing residents and visitors to meet their daily needs more efficiently while minimizing travel distances;
- Requiring that sites be designed in a manner that provide safe, and convenient access for pedestrians, cyclists and circulator or transit users;
- Increasing sidewalk connectivity to reduce trip lengths and create a more walkable system of short blocks; and
- Providing complete streets that foster neighborhood connectivity to nearby commercial retail areas.

TME Policy 1.4.8

Future development or redevelopment shall make provisions for safe, convenient on-site traffic flow, adequate parking shall be provided and designed so as not to be a detriment to pedestrian, bicycle and circulator or transit access.

TME Objective 1.6

The City recognizes that the use of gasoline creates a large portion of the greenhouse gas emissions and shall incorporate transportation strategies to address the reduction of these greenhouse gas emissions. The City shall identify and pursue strategies to reduce the vehicle miles traveled.

- A) Establish locations for compact mixed-use development.
- B) Increase opportunities for job creation proximate to higher density residential.
- C) Facilitate future opportunities for transit-oriented developments.
- D) The City shall encourage existing and new developments to be connected by roadways, bikeways, and pedestrian systems that encourage travel between neighborhoods and access to transit without requiring use of the major thoroughfare system. (Adopted June 2011 Ord. #201102

TME Policy 3.1.17

The City shall require all comprehensive plan amendments, rezonings, final development engineering plans and changes of land uses evaluate the impacts to and opportunities to coordinate with the Mobility Plan, Complete Street, safety, and parking management multimodal projects.

Housing Element Goals, Objectives and Policies

H Policy 1.2.2

The City will continue to make provision for innovative techniques such as Planned Unit Developments (PUD), zero lot line development and cluster housing through the rezoning process established in Chapter 28 of the City Code, and by allowing condominium types of ownership for both residential and commercial development. (Adopted June 2011 Ord. #2011-02)

H Objective 5.1.2

The city shall encourage energy efficiency and sustainable construction in the design and construction of new housing and in the rehabilitation of existing housing.

APPLICABLE CODES/ORDINANCES

Sec. 11-26. - Purpose and intent.

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

Sec. 11-27. – Definitions.

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

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

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

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

Sec. 11-28. – Issuance of building permits.

- (a) The planning and zoning board shall review all applications for development in Conservation Overlay Zone 1; all applications for development in Conservation Overlay Zone 2, except as specified in subsection (b); and all applications for development in Conservation Overlay Zone 3, except as specified in subsection (c). Such approval by the planning and zoning board shall be after a public hearing as required by [chapter 28](#).
- (b) The planning and building division may issue permits for additions to existing structures, for construction of new secondary structures, such as fences, driveways, decks, patios, greenhouses, garages and sheds, and use permits for uses otherwise permitted to be conducted in these structures located in Conservation Overlay Zone 2 when no drainage into the marsh is proposed, no significant alteration of surface water hydrology will occur and native plant materials are preserved or replaced. The planning and building division may issue permits for the construction of new primary structures located in Conservation Overlay Zone 2 when the above conditions are met and when the subject property contains a seawall, bulkhead or rip rap shoreline, or is located within one hundred fifty (150) feet of existing development and the primary structure is located no closer to the marsh edge or to the mean high water line than are adjacent primary structures. In addition, such additions and new structures may not exceed the lesser of seventy-five (75) feet or seventy-five (75) percent of the lot width.
- (c) The planning and building division may issue permits for structures and uses otherwise permitted and located within Conservation Overlay Zone 3 provided that all healthy significant trees are retained on the site.
- (d) Removal of a significant tree shall be approved by the planning and zoning board. All significant trees removed shall be replaced in accordance with the requirements of [chapter 25](#).

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

Sec. 11-29. – Standards for review.

- (a) Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is authorized to impose limitations in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.
- (b) Permits for structures and uses located within Conservation Overlay Zone 2 shall be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect and consistent with the purpose of Conservation Overlay Zone 2 to protect the functional integrity of Zone 1 and to protect Zone 3 from extreme high-water conditions. At no time shall the impervious area in Conservation Overlay Zone 2 exceed twenty-five (25) percent without that area receiving treatment equivalent to the St. Johns River Water Management District water quality treatment provisions required when new development is proposed along an unaltered shoreline. The first (landward of the most restrictive jurisdictional line, which may be the mean high-water line or wetlands jurisdictional line) twenty-five (25) feet, measured in width perpendicular to the most restrictive jurisdictional line, in Conservation Overlay Zone 2 shall remain undeveloped except as provided in subsections (1)–(4) of this subsection. If the area is already disturbed, a restoration plan is required. The planning and zoning board is authorized to impose limitations in the following manner so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to any animal, fish or shellfish life contained therein, to avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. Rear or side lot drainage from grassed or altered areas of new development along an altered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be compensated elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the twenty-five (25) feet buffer (water discharged shall be at non-erosive velocities), with the following permitted activities:
- (1) Pruning vegetation to retain or create a reasonable view. Ground cover and shrub vegetation to a height of thirty-six (36) inches should be retained.
 - (2) A maximum of fifty (50) percent of the basal area of trees, and a maximum of fifty (50) percent of the total number of saplings, may be removed for any purpose in a

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

twenty-year period. A healthy, well-distributed strand of trees, saplings, shrubs and ground covers and their living, undamaged root systems shall be left in place. Replacement planting with native, low maintenance vegetation is permitted to maintain the fifty (50) percent level.

- (3) Dead, diseased, unsafe, or fallen trees may be removed.
- (4) Bridges, paths, walkways, gazebos, docks and decks, bulkheads, seawalls, and retaining walls, and accessways to such amenities are permitted across the buffer provided such activities have minimal impact to the wetlands and are scaled to preserve the integrity of the buffer (less than ten (10) percent of the total area calculation of the buffer). These structures must demonstrate that they are of a reasonable, compatible scale to similar structures in the neighboring area. Structures in Conservation Overlay Zone 2 that are connected to adjacent structures in Zones 1 or 3 shall be sized relative to that adjacent structure and be designed so as to minimize off-site visual and environmental impacts. The applicant will present any mitigating design and environmental elements as part of the review of the structure in Conservation Overlay Zone 2.

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

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

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

- (d) Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover, or cause the removal of significant trees. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation.
- (1) In determining whether or not a permit required by this section should be issued, the city planning and zoning board shall consider and base all decisions on the following:
 - a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
 - b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
 - c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

- d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
 - e. Whether the tree has been designated a significant tree.
 - f. Impact upon the urban and natural environment, including:
 - 1. Ground and surface water stabilization.
 - 2. Water quality and aquifer recharge.
 - 3. Ecological impacts.
 - 4. Noise pollution.
 - 5. Air movement.
 - 6. Air quality.
 - 7. Wildlife habitat.
 - g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.
- (e) Issuance of permit. The planning and building division shall issue the removal permit for trees not identified as significant trees under [section 11-27](#) unless, upon consideration of the criteria set forth above, it finds any of the following will result:
- (1) That the property owner or agent will not be unreasonably affected in shifting the location of the proposed structure, building or improvement, which shift will maintain the existence of the subject trees and still permit construction of such building or improvement on the site.
 - (2) That the property owner or agent will not be unreasonably affected in modifying the design of the proposed structure, building or other improvement, which modification will maintain the existence of the trees proposed to be removed and still permit construction substantially similar to that originally proposed.
 - (3) That the removal of the subject trees will have a substantial adverse impact on the urban and natural environment.
 - (4) That the subject trees are significant trees and removal must be reviewed by the planning and zoning board.
- (Code 1964, § 7-115; Ord. No. 96-02, § 1, 2-26-96; Ord. No. 00-34, § 1, 10-9-00; Ord. No. 01-14, § 1, 7-23-01; Ord. No. 04-01, § 1, 1-26-04; Ord. No. 14-14, § 1, 9-22-14; Ord. No. 19-03, § 1, 1-28-19; Ord. No. 21-13, § 1, 8-23-21)

Sec. 25-58. - Variances and conservation overlay zone development review.

The city planning and zoning board may grant a variance to the requirements of this article where compliance would be a practical impossibility or would cause unnecessary hardship or where the owner proposes an alternative which conforms to the general intent and spirit of these regulations. When reviewing applications and site plans associated with applications for variances or conservation overlay zone developments or for the removal of significant trees involved with a site plan for new development, the planning and zoning board shall have the authority to locate structures, parking areas and other improvements to retain significant trees when possible and practical. The planning and zoning board shall approve or deny the site plan and may impose conditions as required, such as specific tree species and sizes for the required replacement trees. Under no circumstances may the board deny fair and reasonable use of the property, but the

granting of a variance or conservation overlay zone development may be contingent upon retaining significant trees. Procedures for variances and conservation overlay zone development review shall be in accordance with [chapter 28](#). Standards and criteria for conservation overlay zone development review shall be in accordance with [chapter 11](#).

(Ord. No. 04-17, § 1, 10-25-04; Ord. No. 19-03, § 3, 1-28-19)

Sec. 28-30. Comprehensive plan amendments, rezonings and amendment of chapter.

- (a) *General.* This chapter may from time to time be amended, supplemented or changed; the land use plan and land use map established by the comprehensive plan may also be amended and the zoning atlas may from time to time be revised by the rezoning of land as provided in this section.
- (b) *Initiation of proposals.* An ordinance for the rezoning of land may be proposed only by the city commission or any member thereof, by the planning and zoning board or by the owner of subject property, its attorney or duly authorized agent. An amendment to this chapter may be proposed for adoption only by the city commission or any member thereof, or by the planning and zoning board. Proposals to amend this chapter shall be submitted in writing, accompanied by all pertinent information which may be required for proper consideration of the matter.
- (c) *Nature and requirements of board report.* The report and recommendations to the city commission as required by subsection (d) below shall show that the board has studied and considered:
 - (1) The need and justification for the change.
 - (2) The relationship of the proposed amendment or rezoning to the city's general planning program and such comprehensive plans as may from time to time be adopted by the city commission.
 - (3) Consistency with the Comprehensive Plan.
- (d) *Board report to commission.* If the board recommends approval of the amendment or rezoning, the board shall forward its recommendation and report to the city commission. The report and recommendation of the board shall be advisory only and shall not be construed to be binding upon the city commission. If the board recommends denial of the amendment or rezoning, the property owner or other person aggrieved may proceed with an appeal to the city commission pursuant to section 28-29(g) of the City Code.
- (e) *Limitations on rezoning of land:*
 - (a) No ordinance to rezone land shall contain conditions, limitations or requirements not applicable to all other land in the zoning district to which the particular land is rezoned, except as provided in article III, division 8.
 - (b) Whenever the city commission has, by ordinance, changed the zoning classification of land, the board shall not then consider any application for rezoning of any part or all of the same land for a period of one (1) year from the effective date of such ordinance.
 - (c) Whenever the city commission has denied an application for the rezoning of land, no further application shall be filed for the same rezoning of any part or all of the same land for a period of six (6) months from the date of such action. In the event that two (2) or more applications for the same rezoning for any part or all of the same land has been denied, no further application shall be filed for the same rezoning or any part or all of the same land for a period of one (1) year from the date of such action denying the last application filed.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

- (d) Land use plan amendments shall be made consistent with the State of Florida's Community Planning Act F.S. ch. 163, as may be amended from time to time.
- (f) *Waiver of time limits.* The time limits of subsection (e) may be waived by three (3) affirmative votes of the city commission when such action is deemed necessary to prevent injustice or to facilitate proper development of the city.
- (g) *City commission action.* Upon receipt of a favorable report of the board as required by subsection (d) hereof, the city manager shall set the date for a public hearing before the city commission. The date of such public hearing to be set by the city manager shall be the first regular meeting of the city commission after ten (10) days following receipt of a report. At the conclusion of the public hearing, the city commission shall either deny the proposed amendment or rezoning or by ordinance adopt such amendment or rezoning.
- (h) *Process, public hearings and notification for amendments to this chapter or rezoning of land (city commission public hearing).* The amendment process, including public hearings and notification regarding amendments to this chapter which change the actual list of permitted, conditional or prohibited uses within a zoning category or which change the actual zoning map designation of land in the city shall be as required by F.S. [chapter] 166. Public hearings for ordinances initiated by other than the city that change the actual zoning map designation of a parcel or parcels of land, required to be enacted pursuant to F.S. 166.041(3)(a) shall be noticed in accordance with section 28-59(a) of the City Code.
- (i) *Process, public hearings and notification for comprehensive plan amendments (city commission public hearing).* The amendment process, including public hearings and notification for comprehensive plan amendments, shall be consistent with the State of Florida's Community Planning Act, F.S. ch. 163, as may be amended from time to time.

(Code 1964, § 33-164; Ord. No. 94-01, §§ 1, 2, 1-24-94; Ord. No. 96-17, § 2, 4-8-96; Ord. No. 01-24, § 1, 8-13-01; Ord. No. 17-03, § 1, 2-23-17)

State Law reference— Amendments to zoning ordinances, rezoning, etc., F.S. § 166.041(3)(c).

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

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

- (1) *Permitted uses and structures.* Single-family dwellings; home office, private.
- (2) *Permitted accessory uses and structures.* See [section 28-348](#).
- (3) *Permissible uses by exception.* See [section 28-347](#); housing for the elderly; neighborhood recreation facility.
- (4) *Minimum lot requirements (width and area):*
 - a. Minimum lot width, fifty (50) feet.
 - b. Minimum lot area, one-eighth acre (5,450 square feet).
- (5) *Maximum lot coverage by all buildings:*
 - a. Thirty (30) percent.
- (6) *Minimum yard requirements.* All permitted or permissible uses and structures:
 - a. Front, fifteen (15) feet.
 - b. Side, ten (10) feet.
 - c. Rear, ten (10) feet.

(7) *Maximum height of structures:*

a. Thirty-five (35) feet.

(Code 1964, § 33-22; Ord. No. 99-05, § 3, 2-8-99)

DIVISION 9. - PLANNED UNIT DEVELOPMENT: PUD

Sec. 28-286. - Purpose and intent.

The purpose of the planned unit development (PUD) zoning district is to provide an option, and process for the provision of unique, individually planned developments that are consistent with the Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible, and innovative designs for projects than the regular zoning districts allow. The PUD process is a voluntary process initiated by an applicant to provide flexibility for their project, while at the same time providing an opportunity for the city planning and zoning board (PZB) and city commission to integrate potential benefits, limitations and regulations as it deems necessary to protect the public health, safety and general welfare.

The PUD process is designed to:

- (a) Promote more efficient and economic uses of land, including bypassed lands, land ripe for urban infill, and potential redevelopment projects;
- (b) Encourage a more compatible and harmonious development of contiguous lands;
- (c) Provide flexibility to meet changing needs, technologies, economics, and consumer preferences;
- (d) Provide a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole;
- (e) Demonstrate the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned developments relationship with the existing and preferred architectural context surrounding the project;
- (f) Provide an environment of consistent character compatible with the surrounding areas; and,
- (g) Permit specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety, or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

The intent of a planned unit development (PUD) is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD. A PUD is a zoning category that can be beneficially utilized in order to create site-specific regulations to address specific development or topographic conditions, historic or architectural features, existing structures, neighborhood patterns or transitioning uses of land. PUDs may be created as in-fill development or redevelopment, or may be developed as traditional residential subdivisions of vacant land. The regulations found in this section may be generally applicable to all PUDs, while others, such as [section 28-291](#), are intended for traditional residential or mixed use subdivisions of vacant land. Amendments to existing PUDs shall comply with the same requirements as found herein for PUD rezoning.

(Code 1964, § 33-70; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 13-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-287. - Defined.

A planned unit development (PUD) shall mean the zoning district for the development of a particular parcel of land under unified control which is planned and developed as a whole in a single or programmed series of operations and conditions, with uses and structures substantially related to the character of the entire development. A PUD, established pursuant to ordinance of the city commission, must also include an attached final development plan, and project narrative with specified development conditions and a program for the provision, maintenance and operation of all areas, improvements, facilities and necessary services for the common use of all occupants thereof. **As a zoning district, the terms and conditions of a PUD shall be enforceable in the same manner as enforcement of all other city code provisions. All city rules, codes and regulations shall remain in full force and effect, and shall apply to the PUD unless a specific exemption, waiver or alternative condition is included in the approved PUD text and site development plan.**

(Code 1964, § 33-71; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 2013-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-288. - Permissible uses.

Any use which is permitted by the comprehensive plan may be included and approved in a PUD. Those uses allowed may be allowed in a PUD, but must be specifically identified in the PUD development narrative text, and must be compatible with the property's identified comprehensive plan future land use designation. Such uses approved in conjunction with a PUD must provide a justification for the requested use and include defined development criteria in the PUD to mitigate any potential negative impacts of the uses. Additionally, certain desired benefits to the community must be outlined. The benefits to the community may include, but are not limited to those provided on-site, but benefits related to the proposed planned development off-site as well, such as, public parking provisions, enhanced landscaping or street tree planting, architectural or historic preservation benefits, benefits of certain uses in certain areas and/or alternative transportation benefits, and maintenance, improvement or encouragement of public access to waterways, conservation areas and/or vistas and scenic opportunities.

(Code 1964, § 33-72; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-289. - Procedures, application requirements and narrative PUD text.

- (a) *Application for rezoning to PUD.* Each application shall identify and address applicable criteria to its specific plan of development. An application for rezoning to PUD shall proceed in general as for other applications for rezoning of land; and, in addition to the information usually required for such applications, the following shall be required:

- (1) Plats, surveys, and metes and bounds description of the area within the PUD.
- (2) The name and address of the owner and, if applicable, evidence of the assignment of an agent who represents the owner.

- (3) Evidence of unified control of the entire area within the PUD with all owners within the area of same identified.
- (4) An agreement by all owners within the PUD which includes their commitment to:
 - a. Proceed with the proposed development in accordance with the PUD ordinance and such conditions and safeguards as may be set by the city commission in such ordinance; and,
 - b. Provide a written narrative PUD text that clearly identifies by corresponding numbered and lettered paragraphs responses to the following criteria:
 - 1. Consistency with every relevant goal, policy and objective of the Comprehensive Plan, including but not limited to density and intensity limitations of the Future Land Use Map category for the property; and,
 - 2. For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts; and,
 - 3. The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception; and,
 - 4. Compliance with the purpose and intent and criteria in [section 28-286](#); and,
 - 5. Compliance with [section 28-288](#) and justification for any zoning uses; and,
 - 6. The phasing of the PUD or PUD amendment, including all sub-phases; each phase addressing the types of approval required or obtained (i.e.: entry corridor, HARB, building plan, landscaping, etc.) and the proposed commencement and completion of such development according to the plans approved by such ordinance or other related permit; and,
 - 7. Identification of the legally responsible entity or entities for continuing operations and maintenance to such areas, functions and facilities as are not to be provided, operated or maintained by the city pursuant to written agreement; and,
 - 8. A termination date after which the PZB shall be required to evaluate whether all or part of the PUD has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) or other circumstances have contributed to the development delay, if so, one (1) year extension(s) may be granted by the PZB at an advertised public hearing, after two (2) such extensions if no activity has been initiated the city commission shall deem the PUD abandoned which shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule; and,

9. If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the time of the reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted; and,
 10. An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city; and
 11. A signed statement voluntarily acknowledging and binding the applicant(s), property owner(s), and each of their successors in title, to every commitment made in their application and at hearing relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing, termination and reversion clauses.
- (b) *Materials to accompany applications.* An application for rezoning to PUD shall be accompanied by the following, in sufficient copies as deemed necessary by the planning and zoning board for referrals and recommendations. The planning and building department will maintain a checklist of materials to accompany an application to help clarify the submittal requirements:
- (1) Plans, maps, studies and reports, including an infrastructure impact analysis, as may reasonably be required by the city commission and the planning and zoning board in order to make the findings and determinations called for in the particular case. The infrastructure impact analysis shall include site specific design improvements related to traffic circulation, and the movement of pedestrians, bicycles, and vehicles on and off-site, and water, sewer, stormwater improvements, and public utility improvements and impacts.
 - (2) For proposed PUDs currently zoned HP-1, HP-2, HP-3, HP-4 and HP-5, a streetscape demonstrating the size and scale of the project in context with the adjacent properties and existing historic district development patterns. The streetscape shall include at a minimum the subject block and facing block to illustrate how the proposed project meets the scale of the surrounding context. This streetscape requirement is not mandatory for projects that create no visual impact to the exterior of an existing structure. Structural changes in roof lines, exterior facades and elevations and any exterior additions or reconfigurations may require a streetscape, as deemed necessary by staff or the historic architectural review board concurrent with project details.
 - (3) Infill and redevelopment projects shall also be required to provide a streetscape analysis similar to that required in the historic districts as per (b) (2) above, as deemed necessary by staff to allow the PZB and/or HARB, for projects in the city's entry corridors, to evaluate the projects impact on the neighborhood or area, as a defined community in [section 28-289](#)(b) (9) and the projects ability to contribute to and enhance the existing streetscape.
 - (4) A written PUD text narrative compliant with all parts of sections [28-286](#) through [28-292](#), as applicable. Such PUD text narrative shall also include as an exhibit a final site development plan at an appropriate scale and consistent with the terms of the PUD text narrative, an introductory statement explaining the intended plan of development, clearly indicating where approval of the

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

- rezoning to PUD or PUD amendment will benefit the future occupants of the proposed development, will be compatible with the adjacent neighborhood, and will forward the goals, policies and objectives of the city in general, and including any specific benefits to the community as a whole. Such justification shall be based on the intent of the PUD, consistency with the Comprehensive Plan, and compliance with all requirements of rezoning to PUD or PUD amendment as found herein.
- (5) The final site development plan included at an appropriate scale supporting the above statement illustrating:
- a. The location, grouping and height of all uses and facilities.
 - b. In the case of residential development, the number of residential units, their location and number of stories.
 - c. A multi-modal circulation system including any vehicular, public transit, pedestrian and bicycle access points, driveways, walkways or crosswalks, parking areas, transit shelters or bus stop loading areas, bicycle racks, and rights-of-way, streets or sidewalks to be dedicated in support of the infrastructure impact analysis.
 - d. A system of open space and recreational uses, with the acreage to be dedicated and that to be retained in common ownership.
 - e. A topographic map at an appropriate scale showing contour lines, including all existing buildings and wooded areas.
 - f. An illustration, outline or discussion describing any community benefits incorporated into the planned development or provided off-site, such as, public parking, enhanced landscaping or street trees, public park facilities, architectural or historic resource benefits, the encouragement of beneficial uses or alternative forms of transportation, maintenance, improvement or encouraging public access to waterways, conservation areas and/or vistas and scenic opportunities.
 - g. Elevations, specific architectural elements, and contextual drawings, as deemed necessary by staff and the PZB and/or HARB to illustrate the details of the project, which may include a sun, shadow or shade study.
 - h. Full signage and hardscape plans, as well as, landscape and tree preservation or replacement plans in sufficient detail to allow PZB to review and make a recommendation concerning the project.
 - i. The site plan must describe and show any buffers or setbacks required from any jurisdictional areas for review to include details for conservation overlay zone development, as well as, locations of any proposed docks or water features, and/or impacts to existing tree canopy areas.
- (6) Statements indicating how the problems of maintenance and ownership of common facilities will be resolved.
- (7) A schedule of development, including the staging and phasing of:
- a. Areas to be developed, in order of priority;
 - b. The construction of streets, utilities and other improvements necessary to serve the proposed development; and
 - c. The dedication of land to public use, if any.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

- (8) Each of the above elements shall be listed as to their relative order of improvement with an estimated time schedule for their accomplishment. It is, among other things, the intent of this requirement that the schedule of development be such that a staged implementation of the PUD would not result in land use conditions which would establish a precedent for the use of adjoining undeveloped property for purposes other than that shown on the approved PUD.
- (9) Developer neighborhood notice. At the time of filing a PUD or PUD amendment application, the applicant must submit to the city's planning department a copy of the developer neighborhood notice mailed to the Neighborhood Council of St. Augustine, Inc., or its successor, by regular U.S. mail at the current mailing address provided to the Florida Department of State, Division of Corporations, as made available on that agency's website. If the property is not included in a defined neighborhood area the boundaries of a "community" area will be defined as those properties within a five hundred-foot radius of the project boundaries to be notified by mail postmarked no less than fifteen (15) days prior to the first scheduled PZB meeting, and shall be notified individually by the same neighborhood notice process below. The developer neighborhood notice shall include the following information:
- a. The project name, property owner(s) and applicant(s); and
 - b. The existing zoning and requested rezoning, the physical address or location of the project, and a brief description of the application request; and
 - c. The developer's project coordinator contact information, including name, mailing address, telephone number and email address; and
 - d. The following statement in prominent font:
"Please contact the developer's project coordinator directly if a courtesy neighborhood informational meeting is requested of the developer. The courtesy neighborhood informational meeting will be presented by the developer, not by City staff. It is not an official City meeting or hearing on the project application. The developer neighborhood notice is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing. The developer neighborhood notice is an additional, courtesy informational tool provided to the public to facilitate early, voluntary and direct communication between the City's neighborhoods or defined communities and PUD development applicants. This document was prepared by the developer and the City does not warrant its accuracy. The official complete application public record will be available for review after filing at the City of St. Augustine Planning and Building Department, 75 King Street, St. Augustine, Florida, during regular office hours."
 - e. In addition to the developer neighborhood notice, the city planning and building department may provide additional courtesy information regarding pending applications to individuals and organizations that request it or as part of the city's public information outreach initiative. Such additional courtesy information may be provided in person, by U.S. regular mail, electronic mail or posting on the city's website, as reasonably practicable.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

This additional courtesy information is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing.

- (c) *Action by the planning and zoning board and the city commission.* Following the public hearing as required for all applications for rezoning, the planning and zoning board may recommend and the city commission may enact an ordinance establishing a PUD, including any special conditions related thereto, based upon findings that:
- (1) No adverse effect finding. The proposed PUD does not adversely affect the orderly development of the city, the health and safety of residents in the area, the natural environment, the use and development of adjacent properties or the general neighborhood.
 - (2) Consistency with the Comprehensive Plan and PUD regulations finding. The proposed PUD is consistent with the comprehensive plan and meets the intent and criteria of sections 28-286 through 28-292, as applicable.
 - (3) Need and justification finding. In order to permit the use of more flexible land use regulations and the most advantageous techniques of land development, the PUD must affirmatively comply with each applicable PUD regulation found in this section and clearly identify the need and justification for rezoning to PUD. The objective of a PUD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers to produce residential, commercial, industrial or institutional developments, or combinations thereof, that effectively integrate existing historic and neighborhood patterns, or effectively transition between adjacent development uses.
 - (4) Site-specific conditions and mitigation finding. The site-specific development conditions for the proposed PUD:
 - a. Permit a creative approach to the development of land; and
 - b. Accomplish a more desirable environment than would be possible through the strict application of the existing zoning district requirements; and
 - c. Provide for an efficient use of land; and
 - d. Improves the appearance of the area through the preservation and enhancement of historic and natural features, recreation areas and open space, and effectively transition from existing development patterns to the PUD; and
 - e. Provide an environment of consistent character compatible with surrounding areas; and
 - f. Retain property values over the years.
- (d) A PUD or PUD amendment shall first be reviewed by the planning and zoning board, followed by the historic and architectural review board if such review is required. The city commission may remand a PUD application for further review by its planning and zoning board or historic architectural review board, such review shall be limited to the scope of review as expressed by the city commission. The city commission may expressly limit the additional review to only one such agency, after which the PUD application shall be promptly scheduled for further action by the city commission. Nothing in these regulations is intended to remove the historic

and architectural review board's reviewing authority after a property has been rezoned to PUD.

- (e) *Deviations from ordinance creating PUD.* In order to facilitate minor adjustments to the plans approved as part of the ordinance creating a PUD, the city commission may approve changes in such plans, without the review and recommendation of the PZB, and without the adoption of an ordinance to modify the PUD ordinance, if as a result of such changes:
 - (1) There are the same or fewer number of dwelling units and/or floor area;
 - (2) The open space is in the same general location and in the same general amount, or a greater amount;
 - (3) The buildings have the same or less number of stories and/or floor area; and
 - (4) The roads and drives follow approximately the same course and have the same public or private rights therein.
- (f) Given the scale and complicated nature of PUDs the PZB shall require review of a planned unit development final development plan, and narrative requirements with at least two (2) public hearing(s) in an effort to garner as much information and public input as possible, as well as, to finalize any recommendations to the city commission. The PZB reserves the right to require only one (1) public hearing, if deemed appropriate by the PZB, the project may move straight to the city commission for rezoning.
- (g) Because of the nature of PUD's with regard to potential size and the level of detail required of projects, and unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a PUD rezoning within not more than sixty (60) days from the date of filing of the complete application. Any revisions or amendment to the PUD rezoning application must be submitted to the planning and building department at least fifteen (15) days prior to the scheduled meeting date. Notice of public hearing shall be made as provided in [section 28-59](#)(a) and (b).
- (h) *Expiration of time limits provided in ordinance creating a PUD.* If development actions required by the ordinance creating a PUD are not taken within the timeline established in the PUD from the date of approval by the city commission actions consistent with [section 28-289](#) (a)(4)b.8. shall be taken.

(Code 1964, § 33-73; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 2013-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-290. - Implementation of a PUD.

- (a) *Development plan.* The final development plan, and project narrative shall be attached to the PUD ordinance as an exhibit and shall be the only development plan associated with the PUD unless and until an amendment to the PUD is pursued via amendment to the PUD ordinance or via minor amendment procedures.
- (b) *Record plats.* If the PUD ordinance requires the recording of record plats, such plats shall be submitted to the city commission for final approval.

- (c) *Approval of development plans.* The planning and building department shall review all development plans; and, if found in compliance with this Code, and the PUD ordinance shall approve same.
- (d) *Permits required.* All construction in the development of a PUD shall proceed only under applicable permits issued by the planning and building department; and no building permit, certificate or other document authorizing construction or occupancy within a PUD shall be issued, except in accordance with the approved PUD ordinance and all regulatory provisions in existence at the time of the permit except as otherwise exempted or waived in the PUD text.

(Code 1964, § 33-74; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 2013-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-291. - Standards and criteria for stand-alone residential and mixed use PUD subdivisions.

The following performance standards are intended for standalone residential and mixed use PUD subdivisions. These projects typically include exclusively residential uses or mixed use projects developed on vacant parcels with defined boundaries and a self-contained subdivision identity separated from adjacent properties through a visible perimeter break.

- (1) *Density of developments.* The total ground occupied by buildings and structures for area devoted to residential use in mixed use PUD subdivisions shall not exceed thirty-five (35) percent of the total ground area of that portion of the PUD devoted to residential use. The density and intensity of development within a PUD shall be consistent with the density and intensity allowed within the City of St. Augustine Comprehensive Plan.
- (2) *Open space.* The PUD may include residential lots of smaller size than would be permitted by the zoning regulations otherwise applicable to the site, provided the overall density is not increased. The excess land shall be utilized as open space. The open space shall be utilized as a park, for either passive or active recreation or as a conservation area. The open space shall either be dedicated to the City of St. Augustine or be maintained by a community association composed of residents of the PUD. Land recorded as open shall not be encroached upon by any residential, commercial or industrial, primary or accessory use.
- (3) *Waiver of yard, dwelling unit, frontage criteria and use restriction.* Minimum yard, lot size, type of dwelling unit, height and frontage requirements and use restrictions are waived for the PUD, provided the spirit and intent of this chapter is complied with in the total development of the PUD. However, the City Commission of St. Augustine may, at its discretion, require adherence to minimum zone requirements within certain portions of the site if deemed necessary in order to maintain the spirit and intent of this chapter.
- (4) *Support legal documents for open space.* Legal documents which assure adequate management and maintenance of the open space area must be provided by the developer for all areas proposed for common ownership by the residents of the PUD. Legal instruments provided for dedications, covenants, community associations and subdivision controls shall:

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

- a. Place title of common property in a form of common ownership by the residents of the PUD; e.g., a duly constituted and legally responsible community association, cooperative, etc.
 - b. Appropriately limit the use of common property.
 - c. Place responsibility for management and maintenance of common property. The St. Augustine City Commission, at its discretion, may require the applicant to enter into a contract with St. Augustine for maintenance of commonly held properties.
 - d. Place responsibility for enforcement of covenants.
 - e. Permit the subjection of each lot to assessment for its proportionate share of maintenance costs.
- (5) *Access.* Access to each single family dwelling unit shall be provided via either a public right-of-way or a private vehicular or pedestrian way owned by the individual lot owner in fee or in common ownership with the residents of the PUD.
- (6) *Privacy.* Each dwelling unit within the PUD shall be provided visual and acoustical privacy. Fences, walks and landscaping shall be provided for the protection and aesthetic enhancement of property and the privacy of its occupants, screening of objectionable views or uses and reduction of noise.
- (7) *Community facilities:*
- a. All utility facilities proposed for dedication to St. Augustine must be acceptable by the city as to the size, shape and location, and shown by the applicant to be of benefit to the general public.
 - b. All requirements for off-street parking and loading (article IV, division 2) shall apply to the PUD unless otherwise waived or modified.
 - c. Access and circulation shall adequately provide for firefighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal.
 - d. These PUD's shall provide for underground installation of utilities, including telephone, power and cable television in both public and private rights-of-way. Provisions shall be made for acceptable design and construction of storm sewer facilities, including grading, gutters, piping and treatment of turf to handle stormwaters and prevent erosion and formation of dust.
 - e. Specifications for street design, publicly used driving and access aisles, sidewalks and pedestrian walkways, including those providing interconnectivity between phases of the PUD or between the PUD and adjacent properties, shall conform to the rules and regulations adopted by the City of St. Augustine.
- (8) *General development patterns.* Residential subdivisions and mixed use subdivisions shall provide a master tree plan, a master stormwater plan, an overall signage plan, any applicable overall design standards, descriptions of interconnectivity between areas within the PUD and connections to areas outside of the PUD proper, and general descriptions of how the PUD will create a sense of place.
- (9) *Mixed Use PUD subdivisions.* A subdivision PUD that also includes a mixed use component shall also provide a description of the potential other uses allowed

besides residential single family uses. This description shall provide enough information to evaluate its proposed consistency with the Comprehensive Plan, potential benefits to the overall PUD community, and the neighborhoods outside of the PUD community, the types of uses proposed, such as, multifamily units, commercial, civic or other uses, and establish the parameters of how these uses are integrated into the development plan.

(Code 1964, § 33-75; Ord. No. 05-37, § 1, 12-12-05; Ord. No. 2013-08, § 1, 5-13-13; Ord. No. 16-07, § 1, 2-8-16)

Sec. 28-292. - Standards and criteria for redevelopment and infill PUD developments.

The following performance standards are intended for redevelopment and infill PUD developments. These projects typically involve property currently developed where the proposed PUD includes razing the existing development and building new or renovating the existing development to the extent that it is a redevelopment project which introduces new uses or combination of uses and a new design changing the character of the existing. Infill projects typically involve vacant property within an existing developed area where it is important for the proposed PUD to be compatible with the existing surrounding development. These standards and criteria are in addition to other PUD requirements outlined above.

- (1) *General development patterns.* Redevelopment and infill projects within the city shall take into consideration pedestrian oriented design, the human scale and sense of place of the surrounding area, and shall respect existing development patterns and provide for compatibility, quality and integrity of the existing area and neighborhoods. They should provide a unique sense of place through architectural design and a mixture of compatible uses in a compact setting with sensitivity to the context of the surrounding neighborhood. The PUD should be an addition to the area and neighborhood which contributes to the area and increases the value of the surrounding area.
- (2) *Contributions to the existing community.* Redevelopment and infill projects shall also demonstrate consideration for the existing neighborhoods and street patterns within the city by describing the project's impact on existing community patterns, the environment, the economy, the transportation networks or circulation patterns as described in an infrastructure impact analysis, as well as, natural features, and vistas and scenic opportunities. The project narrative shall include a statement of how the PUD is consistent with the character, history, and cultural and natural features that help create a sense of place. The project shall be compatible by demonstrating appropriate design, massing, screening, and architectural techniques.
- (3) *Redevelopment and infill PUD projects.* Additionally, redevelopment and infill projects shall include a description evaluating the existing building(s) condition, potential demolition issues, and the extent of renovation of the existing building(s), if applicable. A clear description of the site design evaluating existing issues, such as, access, driveways, parking, maneuverability, landscaping, including tree removal is also required if necessary. A description with detailed drawings that show the existing streetscape, and the new streetscape to demonstrate compatibility, proportion, form, and rhythm with the surrounding area is required.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

Details of colors, materials, and design themes may also be required, and compatibility with applicable Design Standards for Entry Corridors must be demonstrated.

(Ord. No. 16-07, § 1, 2-8-16)

Secs. 28-293—28-310. - Reserved.

Sec. 28-332. - Modification and height regulations.

The height limitations contained in article III, district regulations, do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, elevator shafts or other appurtenances usually required to be placed above the roof level and not intended for human occupancy; provided, however, that notwithstanding the permitted maximum height limitations allowed in the various zoning districts, no structure (including appurtenances and structures normally erected above roof level) shall be erected to a height above adjacent ground level exceeding the most restrictive of the following:

- (1) Fifty-five (55) feet; or
- (2) Elevations as may be prescribed by the Federal Aviation Administration; or
- (3) Elevations as may be prescribed by the State of Florida unless the applicable permit has been issued.

(Code 1964, § 33-88)

STAFF SUMMARY AND ANALYSIS

This request for a rezoning from St. Johns County's Open Rural (OR) zoning district to a PUD within the Shipyards Development is one that mirrors the Residential Single-Family-Two (RS-2) zoning district. The proposed PUD will consist of single-family homes and a shared dock for storage of private boats.

On March 7, 2023, the City Planning and Zoning Board recommended the land use plan amendment for this subject property from its St. Johns County land use to the City's Residential Low Density Future Land Use Designation. This is a second Public Hearing on the proposed PUD which includes Conservation Overlay Development review.

This request is to rezone the properties along Arapaho Avenue, PID 134760-0000, 134780-0000, & 134790-0000, so that they may be annexed into the City of St. Augustine.

Parcel ID Number	Proposed Land Use	Proposed Zoning
134760-0000 (Majority of Southern portion)	Residential Low Density	Planned Unit Development (PUD)
134780-0000	Residential Low Density	Planned Unit Development (PUD)
134790-0000	Residential Low Density	Planned Unit Development (PUD)

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

The proposed PUD, which will overlap the proposed Residential Low Density Future Land Use amendment, is written in a way to resemble the City of St. Augustine's Residential Single-Family-Two (RS-2) zoning district. The table below illustrates the differences between the two.

	Residential Single-Family-Two (RS-2)	Proposed Planned Unit Development (PUD)
Setbacks	Front: Fifteen (15) feet Side: Ten (10) feet Rear: Ten (10) feet	Front: Twenty (20) feet - Corner yard may be ten (10) feet Side: Five (5) feet Rear: Ten (10) feet
Maximum Building Height	Thirty-five (35) feet, Code Section 28-332 as applicable	Thirty-five (35) feet, in addition to this building height, an additional five (5) feet shall be permitted for architectural features and mechanical equipment, pursuant to Code Section 28-332.
Minimum Lot Size	5,450 square feet	4,800 square feet
Minimum Lot Width	Fifty (50) feet	Forty (40) feet
Maximum Lot Coverage	Thirty (30) percent	Fifty (50) percent
Parking	A minimum of two (2) spaces per unit	A maximum of two (2) spaces per unit

In addition to the residential portion of the proposed PUD, the PUD includes a dock with 50 slips as represented on the Master Development Plan. The PUD documents include an outline for Conservation Overlay Zone development on pages 9 through 13 in the proposed PUD. The PUD text/narrative does include an analysis of Sec. 11-29(c) of the City's code, therefore the Planning and Zoning Board (PZB) can review the analysis provided and approve the conservation zone development as part of the PUD rezoning recommendation.

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

- (1) Site specific conditions.
 - *See the Master Development Plan and Conservation Overlay Zone Plan for site development details.*
- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
 - *See the Master Development Plan and Conservation Overlay Zone Plan for site development details.*
- (3) Natural and proposed drainage patterns.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

- *The Property is bounded on the east and south by the San Sebastian River and connected marshlands. The Property's existing drainage patterns can be described as the perimeter coast line drains directly to the river and connecting marsh while the internal portions of the site drain to onsite wetlands and a manmade drainage ditch, which eventually drain to the San Sebastian River on the east and south sides of the Property.*
 - *The proposed drainage pattern for the site will have stormwater collected and conveyed from roadways and lots within an inlet and pipe network, toward one on-site wet detention ponds.*
- (4) Effect of point and nonpoint discharge in the marine environment.
- *The point discharges will include the outfall control structure in the wet detention pond system described above, which is proposed to connect to the San Sebastian River. There will be minimal impacts to marine life as these outfalls will discharge treated stormwater. Nonpoint discharges from rear yards will be minimized as the lots will be designed with Type "A" grading, forcing runoff to reach the stormwater collection system.*
- (5) Proposed soil stabilization and erosion control methods.
- *Standard erosion control methods will include silt fencing around the perimeter of the developed areas, inlet protection during construction, hay bale barriers at the outfalls and floating turbidity barriers within the onsite ditch during road crossing construction. All disturbed areas will be seeded and mulched to establish vegetation to ensure minimal erosion after construction is complete.*
- (6) Impact on floodplain.
- *Because the San Sebastian River is an open basin that has a direct connection to the Atlantic Ocean, the impacts to the floodplain will be minimal.*
- (7) Impact of development on vegetative and animal communities.
- *Approximately 0.15 acres of proposed wetland impacts are for home sites (Figure 4). Locations of the proposed wetland impacts are shown on the wetland management plan enclosed with the environmental report by Carter Environmental Services, Inc. included with the application package. Those impacts either have been permitted by both the District and U.S. Army Corps of Engineers (the "Corps"). All hydrologic flow will be unimpeded and follow its natural course. Further, all other wetlands on-site will remain.*
- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
- *Because the PUD will include single-family homes and the community dock, which will not have fueling or other activities that permit the use of hazardous chemicals and materials, there is no potential for contaminated drainage, storage of pollutants or the use of poisonous chemicals or materials.*
- (9) Effect of shade on vegetation and shellfish.
- *The community dock be at minimum five (5) feet above mean high water. Therefore, shading will be minimal. None of the wetland impacts proposed in upland areas of the project will have a shade effect on vegetation or shellfish. The Owner will leave 3.24 acres to remain adjacent to the San Sebastian River. The 0.15 acres of low-quality freshwater wetland impacts, not saltmarsh, will be mitigated by purchasing 0.12 mitigation bank credits.*
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

- *The proposed development will honor the standard will have no effect on manatees, vegetation, shellfish or wildlife, nor will it cause shoreline erosion because it is located within upland areas of the site.*
- (11) Impact of development on shoreline by linear feet and percent of site.
 - *The existing shoreline will not be altered by the proposed development. The bulkheads will be mostly constructed within the uplands, except for the areas adjacent to the wetland impacts.*
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
 - *The Conservation Overlay Zone 1 Development includes the community dock. The community dock is depicted on Figures 4 thru 10C.*
 - *The proposed single-family homes will be located within Conservation Overlay Zones 2 and 3. The homes will be limited to 35 feet in height (two stories) so their impacts to vistas and scenic opportunities will be minimal. Existing tree canopies within COZ 1 and upland buffers will be left in place and new trees will be planted within lots, both of which will allow the proposed homes to blend into the area.*
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
 - *Native vegetation will be preserved in buffer areas within the Property, in the locations depicted on the Master Development Plan. Native plants will be used for landscape and open space purposes to the extent practicable. Proposed retention areas are depicted on the Master Development Plan.*
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
 - *The Windward Shipyard project will cluster housing development within upland areas of the Property and will preserve marshlands and other wetlands associated with the San Sebastian River.*
 - **The Master Development Plan submitted shows housing development similar to that of suburban subdivision developments, although this residential development is connected to a larger mixed use type development . Plans for the proposed PUD development also include impacts to approximately 0.15 acres of on-site wetlands.**
- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
 - *Stormwater runoff from the Property will be routed to a surface water management system permitted by the St. Johns River Water Management District.*
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
 - *The project will have no impact on shellfish or on commercial or sport fish or waterfowl because all stormwater runoff from the Property will be routed to a District-permitted surface water management system. The proposed homes will be located on upland areas of the site.*

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

- (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

- *Project will comply.*

STAFF RECOMMENDATION

Staff does not make recommendations concerning comprehensive plan amendments or the rezoning of land. The Board is responsible for making a recommendation based on the following;

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

The PUD section of the Zoning Code requires two (2) public hearings for PUD rezoning applications before the PZB unless the PZB waives this requirement. The first public hearing was held at the March 7th 2023 PZB meeting.



Jacob Fredriksson
Senior Planner
Planning and Building Department



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$1400 (plus advertising costs) Project Number: 2023-0006
Receipt Number: 2561968 Meeting Date: 03/07/23
Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Ellen Avery-Smith, Esq. Contact Number: 904-825-1615
Business (if applicable): Rogers Towers, P.A.
Address: 100 Whetstone Place, Suite 200 City: St. Augustine State: FL Zip: 32086
E-Mail Address: eaverysmith@rtlaw.com

2. NAME OF PROPERTY OWNER: Windward Shipyard Land Holdings, LLC Contact Number: 305-298-2967
Business (if applicable): _____
Address: 2999 NE 191 st St. Suite 800 City: Aventura State: FL Zip: 33180
E-Mail Address: stefan@staugustinemarine.com

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

4. PROJECT STREET ADDRESS: 0 Arapaho Avenue

5. SPECIFIC PROPOSED USE: Mixed-use development extending the existing Shipyard project.

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

7. DESCRIPTION OF ACTION REQUESTED: Comprehensive Plan Amendments to Residential
Medium Density Mixed Use and Residential Low Density future land use designations & Rezoning to Residential and General
Office (RGO) and Planned Unit Development (PUD).

8. JUSTIFICATION FOR ACTION REQUESTED: Please see attached.

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

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: N/A
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: N/A
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: N/A
- (d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section: N/A

10. **PREVIOUS APPLICATIONS:**

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

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

11. **AGREEMENT:**

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

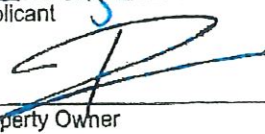
Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

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

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


Signature of Applicant

2/1/23
Date


Signature of Property Owner

1-31-23
Date

04/18/2019



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

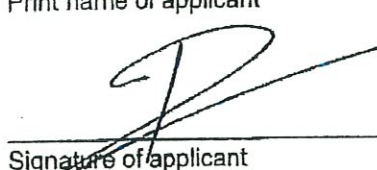
The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

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

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

Robert Finvarb

Print name of applicant



Signature of applicant

1-31-23
Date



Owner's Authorization For Agent

Ellen Avery-Smith Esq. of Rogers Towers, P.A. is/are hereby authorized TO ACT ON BEHALF
OF Windward Shipyard Land Holdings, LLC, the owner(s) of those lands described within
☐ the attached application, or ☐ described within the previously filed
Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located at:
PIN Nos.: 134760-0000;134770-0000;134780-0000;134790-0000 &134650-0000

BY: [Signature]
Signature of Owner
Robert Finvarb
Print Name of Owner

Telephone Number

State of Florida

County of Miami-Dade

Signed and sworn before me on this 31st day of January, 2023.

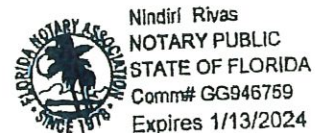
By Robert Finvarb

Identification verified:

Oath sworn: _____ Yes _____ No

Notary Signature: [Signature]

My Commission expires: 1/13/2024



PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 6 Arapaho Avenue

Applicant's Name: Ellen Avery-Smith Applicant's Signature: Ellen Avery-Smith

Owner's Name: [Signature] Owner's Signature: [Signature]

Ellen Avery-Smith

100 Whetstone Place • Suite 200
St Augustine, Florida 32086

904 . 825 . 1615
EAverySmith@rtlaw.com

904 . 396. 0663 Fax
www.rtlaw.com

March 1, 2023

VIA U.S. MAIL

Neighborhood Council of St. Augustine, Inc.
P.O. Box 658
St. Augustine, Florida 32085-0658

**Re: Developer Neighborhood Notice – Windward Shipyard Comprehensive Plan
Amendment and Planned Unit Development Rezoning Application**

To Whom It May Concern:

This Developer Neighborhood Notice is submitted on behalf of Windward Shipyard Land Holdings, LLC (“Owner”), the owner of property located west of the San Sebastian River and east of Arapaho Avenue (the “Property”). The Property includes St. Johns County Parcel Identification Nos. **134760-0000**, 134770-0000, **134780-0000**, **134790-0000** and 134650-0000.

The Property is located in unincorporated St. Johns County and has a Future Land Use Map (“FLUM”) designation of Mixed-Use District (County) and a zoning of Open Rural (County). The Owner is proposing to annex the Property into the City of St. Augustine’s boundaries and give the site (approximately 13.70 acres) a FLUM designation of Residential Low Density and a zoning district of Planned Unit Development (“PUD”) in the City. The Owner is proposing to construct a maximum of 55 single-family units, a community dock with 50 boat slips and recreational amenities related to the single-family homes within the Property (the “Project”).

Please contact me, the Applicant, directly on behalf of the Owner at the address and telephone number listed above, if you have any questions about the proposed Comprehensive Plan Amendment and PUD rezoning application for the Project summarized in the paragraph above. This developer neighborhood notice is not intended to be a legal notice, nor should it be relied upon to provide affected party status or standing. The developer neighborhood notice is an additional, courtesy informational tool provided to the public to facilitate early, voluntary and direct communication between the City's residents and PUD development applicants. This document was prepared by the Applicant, and the City does not warrant its accuracy. The official complete application public record will be available for review after filing at the City of St. Augustine Planning and Building Department, 75 King Street, St. Augustine, Florida, during regular office hours.

March 1, 2023
Developer Neighborhood Notice
Page 2

Please contact me with any questions regarding the Comprehensive Plan Amendment and PUD rezoning application and any comments or questions you may have about such application.

Sincerely yours,

Ellen Avery-Smith

cc: Amy Skinner (via e-mail)

Windward Shipyard Planned Unit Development

City of St. Augustine, Florida

February 2, 2023
Revised March 1, 2023

Team Roster

Owner/Applicant: **Windward Shipyard Land Holdings, LLC**
Stefan Johansson, Chris Simon, Karl Masters
404 Riberia Street
St. Augustine, Florida 32084
(904) 824-4394

Civil Engineering: **Maverick Engineering**
Jeremy Calloway
10 Willow Winds Parkway
St. Johns, Florida 32259
(904) 655-6687

Landscape Architect: **Marquis Latimer +Halback, Inc.**
Jeremy Marquis, Fremont Latimer, Elijah George
34 Cordova Street, Suite A
St. Augustine, Florida 32084
(904) 540-6940

Environmental: **Carter Environmental Services, Inc.**
Ryan Carter
42 Masters Drive
St. Augustine, Florida 32084
(904) 540-1786

Legal: **Rogers Towers, P.A.**
Ellen Avery-Smith, Esq.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086
(904) 825-1615

Exhibit List:

Exhibit "A" – Legal Description of the Property
Exhibit "B" – Master Development Plan
Exhibit "C" – Tree Relocation Plan
Exhibit "D" – Conservation Overlay Zone Plan

WINDWARD SHIPYARD PLANNED UNIT DEVELOPMENT TEXT

A. Purpose and Intent.

Pursuant to Section 28-286 of the City of St. Augustine Code (the “Code”), the purpose of a planned unit development (“PUD”) zoning district is to provide an option and process for the provision of unique, individually planned developments that are consistent with the City’s Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible and innovative designs for projects than the regular zoning districts allow. The intent of a PUD is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD.

This Windward Shipyard PUD text creates site-specific regulations to address development and topographic conditions, historic or architectural features, and transitioning land uses. The PUD, including all exhibits hereto, complies with all applicable provisions of City Code Chapter 28.

B. Site Information.

1. Location

The property subject to this PUD ordinance is located west of the San Sebastian River, north of State Road 312 and east of U.S. Highway 1 in the City of St. Augustine. The property has St. Johns County Parcel Identification Nos. 134760-0000, 134770-0000, 134780-0000, 134790-0000 and 134650-0000 (collectively, the “Property”). A legal description of the Property is attached as Exhibit “A”.

2. Owner, Developer and Agent

The owner of the Property is Windward Shipyard Land Holdings, LLC (the “Owner”). The agent for the Owner and Developer is Ellen Avery-Smith, Esq., Rogers Towers, P.A. (the “Agent”). Addresses for the Owner and Agent are in the Team Roster on page 2.

3. Existing approvals A majority of the Property is located in unincorporated St. Johns County. The Property has a Future Land Use Map designation of Mixed Use District (County) and a zoning of Open Rural (County). The Owner has filed applications to annex the Property into the City of St. Augustine and to change the Future Land Use Map (“FLUM”) designation to Residential Low Density (“RLD”) in the City. The legal description of the Property is attached as Exhibit “A” (the “Property”). The Owner owns other parcels immediately north of the Property that are located in the City limits and commonly known as the St. Augustine Shipyard.

4. Summary of Proposed Development

The Owner is proposing to construct a maximum of 55 single-family units, a community dock with 50 boat slips and recreational amenities related to the single-family homes within the Property (the "Project"). A master development plan depicting the locations of the proposed uses within the Property is attached as Exhibit "B" (the "Master Development Plan").

The Property includes approximately 13.5 acres of uplands and 0.19 acres of wetland. The Owner is proposing to impact approximately 0.15 acres of on-site wetlands in order to construct roadway crossings, ponds and homes. All other on-site wetlands will be preserved.

C. Proposed Development (Code Section 28-289 provisions in BOLD).

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

The Property is located in unincorporated St. Johns County and has a FLUM designation of Mixed Use District (County) and a zoning of Open Rural (County). The Owner is proposing to annex the Property into the City's boundaries and give the site a FLUM designation of Residential Low Density in the City.

City Comprehensive Plan Future Land Use Element ("FLUE") Policy 6.4.3 states that the Residential Low Density FLUM category is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low-density single-family uses such as churches, child care centers, public and institutional uses, including school consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate to create and maintain a stable, low-intensity residential character. Single-family density is a maximum of eight (8) units per acre.

Future Land Use Element Goal 1 encourages the preservation and protection of the City's natural resources by establishing a pattern of development that is harmonious with the City's natural environment. The proposed PUD meets these requirements by preserving all marshland within the Property, retaining natural hydrologic connections managing all stormwater on-site. The Project will meet the requirements of FLUE Policies 1.1.8 and 1.1.9 by encouraging street, pedestrian and open space designs the discourage cut-through traffic and provide for safe, convenient and well-designed traffic circulation on the Property and through the adjacent Shipyards site.

FLUE Policies 2.1.2, 2.1.3, 2.1.4 and 2.3.4 require new development to provide necessary services and facilities or to pay a fair share of costs of providing such facilities, including extension of water, sanitary sewer and drainage systems to serve projects. The PUD will comply with those requirements by paying for connection to the City's existing water and sewer systems and dedicating such water and sewer improvements to the City, as well as providing drainage on-site. Internal streets constructed by the Owner will be connected to public streets owned by the City, St. Johns County and the Florida Department of Transportation ("FDOT").

FLUE Objectives 5.1 and 5.2 and their applicable policies encourage infill, mixed-use development of the type being proposed for the Property and adjacent land owned by the Owner in the Shipyards project. The combined projects provide orderly, compact development and the provision of public facilities and services that minimize costs and environmental impact and maximize efficiency. The Project and Shipyards will provide a pedestrian friendly street design and an interconnected street network, which will reduce greenhouse gas emissions.

FLUE Goal 8 and its policies focus on preserving the City's sense of place by balancing small-town urban character with economic activity and encouraging compatible infill development. The PUD provides these by providing residences adjacent to the mixed-use Shipyards project and other businesses in the surrounding area. The Project's proximity to places of employment, restaurants, shops and other commercial and office centers makes it a true walkable and bicycle-friendly community. The PUD has been designed to preserve the City's historic skyline and recognize eventual sea level rise.

Recreation and Open Space Element Overall Goal and applicable policies require certain residential developments to provide parks and recreational facilities, based on the number of proposed units. The Project will provide neighborhood parks for its residents and will be interconnected with the Shipyards via sidewalks and paths.

The Conservation and Coastal Management Element Overall Goal is to protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources. Approximately 3.24 acres of wetlands will remain in the Project. The Owner will impact approximately 0.15 acres of low-quality wetlands within the Property area in order to construct.

The Coastal Management Goal requires the City to maintain three (3) Conservation Overlay Zones ("COZs"). Conservation Overlay Zone 1 allows passive recreation, wildlife preservation and conservation areas, green space, and fishing piers and other water dependent uses, including boat ramps and marinas. Conservation Overlay Zone 2 allows for all of the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off-street parking areas; and residential development, provided that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category. Conservation Overlay Zone 3 allows a variety of land uses and development subject to performance standard requirements governed by the City's Comprehensive Plan, including the underlying FLUM category, and the City's land development regulations. The PUD will comply with all applicable COZ requirements enumerated in the Coastal Management Goal, as set forth more fully in Subsection C.3.p hereof.

The Infrastructure Element requires the provision of sanitary sewer, potable water and solid waste services to support intended development. The Project will connect to the City's existing sanitary sewer and potable water systems, including potable water system interconnection with adjacent parcels, at the expense of the Owner (in compliance with applicable requirements of the Capital Improvement Element). The Project will use water-wise landscaping where practicable. The project will also utilize City solid waste services. The

Stormwater Management Sub-Element requires developments to provide their own stormwater management systems. The PUD will comply with this requirement.

The Overall Goal of the Transportation and Mobility Element encourages accessible, energy efficient, sustainable and economically viable transportation options that meet the needs of residents, employees, employees and visitors. The Project meets applicable objectives and policies by providing interconnected streets and sidewalks so that residents and other City residents can drive, walk or bicycle to nearby places of employment, restaurants, shopping destinations and other places.

The Overall Goal of the Housing Element is to provide an adequate inventory of housing in stable neighborhoods. Goal 1 encourages quality housing through new construction, and requires the City to assist the private sector in providing adequate housing to meet current and future needs.

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

Not applicable.

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

The Owner desires to rezone the Property to PUD in order to provide more flexible site development standards, which will allow them to preserve on-site marshlands and wetlands associated with the San Sebastian River. The following development standards shall apply to the Property:

a. Allowable uses: Allowable uses within the Property shall be:

- (i) A maximum of 55 single-family residential units.
- (ii) A 50-slip community dock related to the residential units.
- (iii) Recreational and other amenities to serve the residential development.

The locations of the proposed homes, community dock and amenities are depicted on the Master Development Plan, Exhibit "B". The Owner, its successors and assigns, shall be permitted to make minor adjustments to the Master Development Plan based on applicable local, state and federal governmental agency review related to site permitting, engineering and construction plans. Staff shall review and approve any such revisions to the Master Development Plan, without the need for additional public hearings.

b. Setbacks: The minimum building setbacks are as follows:

1. Front Yard: 20 feet; Corner Yard: 10 feet; Rear Yard: 10 feet; Side Yard: Five (5) feet
 2. The front yard setback shall be measured from the front lot line of each lot (not including portions of any lot that may be located within a road or common area tract). Setbacks shall be measured from the outer foundation wall of each structure 30 inches above grade. Eaves shall be permitted to project into yard setbacks, not more than 24 inches. Patios shall be permitted to extend into rear yard setbacks if not covered or screened. This method of measuring side setbacks is a waiver from the Code.
 3. ~~Front of primary structure (home) in each lot shall be offset from the front of adjacent lot's primary structure a minimum of five (5) feet to allow for variation in the streetscape.~~
 4. The project amenity center and its associated parking lot will be located a minimum of 10 feet from all parcel boundaries.
- b. Maximum building height: Single-family residences shall not exceed 35 feet in height. In addition to this building height, an additional five (5) feet shall be permitted for architectural features and mechanical equipment, pursuant to Code Section 28-332.
 - d. Minimum lot size: 4,800 square feet.
 - e. Minimum lot width: 40 feet.
 - f. Maximum lot coverage by all buildings and structures: 50 percent.
 - g. Parking: Each single-family residence will have a driveway that can accommodate a maximum of two (2) cars, as well as a two (2)-car garage. A minimum of four (4) parking spaces will be provided at the project amenity center.
 - h. Signage: Project residential signage will comply with applicable provisions of the Code.
 - i. Roads: Project roadways will be private. Such roads will be owned and maintained by a homeowners' association ("HOA") and may be gated, provided that sidewalks shall not be gated. Project roads will be a minimum of 20 feet in width, with minimum 10-foot-wide lanes.
 - j. Sidewalks: A five (5)-foot-wide sidewalk will be constructed on at least one (1) side of all streets, in the locations depicted on the Master Development Plan. Sidewalks within the Property will be owned and maintained by the HOA.

- k. Fencing/Screening. The Owner shall be permitted to erect fences within side and rear yards of lots within the Property and within community recreation facilities, provided such fences are not taller than six (6) feet.
- l. Upland buffers: An average 25-foot undisturbed upland buffer will be provided adjacent to contiguous wetlands if no bulkhead is provided. If lots are bulk-headed, reduced upland buffers will be provided, but such lots will be required to have 10-foot rear yard setbacks, pursuant to Subsection C.3.b hereof. Locations of bulkheads are depicted on the Master Development Plan, Exhibit "B".
- m. Stormwater: The Owner will provide a stormwater management system for the proposed development, in compliance with applicable City and St. Johns River Water Management District ("**District**") requirements.
- n. Lighting. Project lighting shall comply with applicable Code provisions. Full cutoff fixtures shall be used to meet "Dark Sky" objectives for all roadway, pedestrian, pathway and building lighting.
- o. Accessory Uses. Project accessory uses shall comply with applicable Code provisions.
- P. Temporary Uses. Project temporary uses shall comply with applicable Code provisions.
- q. Utilities: Project shall comply with applicable Code requirements. Project potable water lines will be interconnected with potable water lines that serve adjacent parcels.
- r. Landscaping: Project landscaping will comply with applicable provisions of Code Chapter 25, Article III, except that all planted trees will count toward satisfaction of any required mitigation, regardless of location on the project site, including required buffer yards.
- s. Tree Mitigation: Any project tree removal and replacement will comply with applicable provisions of Code Chapter 25, Article III, except that all planted trees will count toward satisfaction of any required mitigation, regardless of location on the project site, including required buffer yards. At present, the Owner does not intend to remove any significant trees but will relocate a number of such trees within the Property to retain them on-site. A tree significant relocation plan for the Property is attached as Exhibit "C" (the "**Tree Relocation Plan**"). Plant notes are contained on the Tree Relocation Plan. Prior to commencing development of lots within the Property, the Owner shall record restrictions against title to each lot prohibiting the removal of any trees within a lot without the prior written approval of the HOA and without replacement of any tree sought to be removed with a tree of equal credits per the Code.

- t. Conservation Overlay Zone Development: Chapter 11, Article II, Sections 11-26 through 11-30 of the Code set forth criteria for development within conservation overlay zones (“COZs”). Portions of the Property lie within COZs 1, 2 and 3, and development of the Property will comply with applicable provisions of Sections 11-26 through 11-30.

Code Section 11-29(a) allows permits for structures and uses located within COZ 1 to be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. Code Section 11-29(b) allows permits for structures and uses located within COZ 2 to be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect.

The Owner is proposing to construct a 50-slip community dock within the Property, in location are depicted on the Master Development Plan and on the Conservation Overlay Zone Plan attached as Exhibit “D”. The proposed facilities will be designed avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. The impervious area within COZ 2 will not exceed 25 percent without the area receiving treatment equivalent to the District water quality treatment provisions required when new development is proposed along an unaltered shoreline.

Rear or side lot drainage from grassed or altered areas of The Windward Shipyard PUD along an altered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be compensated elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the 25-foot buffer (water discharged shall be at non-erosive velocities), with the following permitted activities: (1) pruning vegetation to retain or create a reasonable view. Ground cover and shrub vegetation to a height of 36 inches should be retained; (2) a maximum of 50 percent of the basal area of trees, and a maximum of 50 percent of the total number of saplings, may be removed for any purpose in a twenty-year period. A healthy, well-distributed strand of trees, saplings, shrubs and ground covers and their living, undamaged root systems

shall be left in place. Replacement planting with native, low maintenance vegetation is permitted to maintain the 50 percent level; (3) dead, diseased, unsafe or fallen trees may be removed; and (4) reasonably sized bridges, paths, walkways, gazebos, docks and decks, and accessways to such amenities are permitted across the buffer provided such activities have minimal impact to the wetlands and are scaled to preserve the integrity of the buffer (less than ten (10) percent of the buffer). Restoration plan(s) shall be developed to achieve the 50 percent criteria above for those sites already disturbed. If the altered shoreline is bulk-headed, softening of this hardened shoreline with riprap, environmentally engineered materials or other techniques to soften wave energies and promote vegetation is encouraged. Should a softening effort be employed, a reduction in the (25) – foot buffer may be permitted.

For the community dock and minimal lot bulkheading on the Master Development Plan and Conservation Overlay Zone Plan, the Owner provides the following information in response to Code Section 11-29(c) criteria (with Code criteria in BOLD below):

1. **Site specific conditions.**

See the Master Development Plan and Conservation Overlay Zone Plan for site development details.

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

See the Master Development Plan and Conservation Overlay Zone Plan for site development details.

3. **Natural and proposed drainage patterns.**

The Property is bounded on the east and south by the San Sebastian River and connected marshlands. The Property's existing drainage patterns can be described as the perimeter coast line drains directly to the river and connecting marsh while the internal portions of the site drain to onsite wetlands and a manmade drainage ditch, which eventually drain to the San Sebastian River on the east and south sides of the Property.

The proposed drainage pattern for the site will have stormwater collected and conveyed from roadways and lots within an inlet and pipe network, toward one on-site wet detention ponds.

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

The point discharges will include the outfall control structure in the wet detention pond system described above, which is proposed to connect to the San Sebastian River. There will be minimal impacts to marine life as

these outfalls will discharge treated stormwater. Nonpoint discharges from rear yards will be minimized as the lots will be designed with Type "A" grading, forcing runoff to reach the stormwater collection system.

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

Standard erosion control methods will include silt fencing around the perimeter of the developed areas, inlet protection during construction, hay bale barriers at the outfalls and floating turbidity barriers within the onsite ditch during road crossing construction. All disturbed areas will be seeded and mulched to establish vegetation to ensure minimal erosion after construction is complete.

6. **Impact on floodplain.**

Because the San Sebastian River is an open basin that has a direct connection to the Atlantic Ocean, the impacts to the floodplain will be minimal.

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

Approximately 0.15 acres of proposed wetland impacts are for home sites (Figure 4). Locations of the proposed wetland impacts are shown on the wetland management plan enclosed with the environmental report by Carter Environmental Services, Inc. included with the application package. Those impacts either have been permitted by both the District and U.S. Army Corps of Engineers (the "Corps"). All hydrologic flow will be unimpeded and follow its natural course. Further, all other wetlands on-site will remain.

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

Because the PUD will include single-family homes and the community dock, which will not have fueling or other activities that permit the use of hazardous chemicals and materials, there is no potential for contaminated drainage, storage of pollutants or the use of poisonous chemicals or materials.

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

The community dock be at minimum five (5) feet above mean high water. Therefore, shading will be minimal. None of the wetland impacts proposed in upland areas of the project will have a shade effect on vegetation or shellfish. The Owner will leave 3.24 acres to remain adjacent to the San Sebastian River. The 0.15 acres of low-quality freshwater wetland impacts, not saltmarsh, will be mitigated by purchasing 0.12 mitigation bank credits.

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

The proposed development will honor the standard will have no effect on manatees, vegetation, shellfish or wildlife, nor will it cause shoreline erosion because it is located within upland areas of the site.

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

The existing shoreline will not be altered by the proposed development. The bulkheads will be mostly constructed within the uplands, except for the areas adjacent to the wetland impacts.

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

The Conservation Overlay Zone 1 Development includes the community dock. The community dock is depicted on Figures 4 thru 10C.

The proposed single-family homes will be located within Conservation Overlay Zones 2 and 3. The homes will be limited to 35 feet in height (two stories) so their impacts to vistas and scenic opportunities will be minimal. Existing tree canopies within COZ 1 and upland buffers will be left in place and new trees will be planted within lots, both of which will allow the proposed homes to blend into the area.

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

Native vegetation will be preserved in buffer areas within the Property, in the locations depicted on the Master Development Plan. Native plants will be used for landscape and open space purposes to the extent practicable. Proposed retention areas are depicted on the Master Development Plan.

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

The Windward Shipyard project will cluster housing development within upland areas of the Property and will preserve marshlands and other wetlands associated with the San Sebastian River

15. **Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a**

surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)

Stormwater runoff from the Property will be routed to a surface water management system permitted by the St. Johns River Water Management District.

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

The project will have no impact on shellfish or on commercial or sport fish or waterfowl because all stormwater runoff from the Property will be routed to a District-permitted surface water management system. The proposed homes will be located on upland areas of the site.

17. Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

Project will comply.

4. **Compliance with the purpose and intent and criteria in Code Section 28-286.**

The PUD complies with Code Section 28-286 by:

- a. Promoting more efficient and economic use of land by clustering development within upland areas and preserving marshland and other wetland associated with the San Sebastian River.
- b. Encouraging a more compatible and harmonious development of contiguous lands by using natural buffers to ensure compatibility.
- c. Providing flexibility to meet changing needs, technologies, economics and consumer preferences in the Master Development Plan and this text.
- d. Providing a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole.
- e. Demonstrating the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned development's relationship with the existing and preferred architectural context surrounding the project.
- f. Providing an environment of consistent character compatible with the surrounding areas.
- g. Permitting specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

5. **Compliance with Code Section 28-288 and justification for any zoning uses.**

Permitted uses within the Property are set forth in Section C.3 hereof. Locations of the proposed uses are depicted on the Master Development Plan, Exhibit "B". Proposed uses are consistent with the Residential Low Density future land use designation for the Property.

Development standards for the Property are set forth in Section C.3 hereof. These standards will mitigate for any negative impacts of the development on surrounding lands.

Benefits to the community from the Project include:

- a. Preserving marshland and other wetland associated with the San Sebastian River.
- b. Providing interconnection of potable water lines with adjacent parcels.
- c. Providing a project that compliments and incorporates the existing mixed-use Shipyards project to the north.

- d. Annexing the Property into the City limits, thus increasing the City's tax base and number of jobs available in the municipal boundaries.
- e. Providing pedestrian interconnectivity within the Shipyards project and with parcels to the north, along the west side of the San Sebastian River.

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

The Project will be developed in two (2), five (5)-year phases. Phase 1 shall commence within three (3) years of the City Commission's adoption of this PUD ordinance and shall be completed within five (5) years of commencement. Phase 2 shall commence no later than the completion of Phase 1 and shall be completed within five (5) years of commencement. For purposes of this PUD, "commencement" shall be defined as the City's approval of horizontal construction plans, and "completion" shall be defined as the City's approval of as-builts for horizontal improvements.

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

The Owner will create a homeowners' association ("HOA") that will be legally responsible for owning, operating and maintaining common areas within the Property, including but not limited to roads, sidewalks, parks, the community dock and other amenities.

8. A termination date after which the PZB shall be required to evaluate whether all or part of the PUD has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) or other circumstances have contributed to the development delay, if so, one (1) year extension(s) may be granted by the PZB at an advertised public hearing, after two (2) such extensions if no activity has been initiated the city commission shall deem the PUD abandoned which shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule.

This PUD shall terminate ten (10) years from its adoption by the City Commission unless otherwise extended or amended pursuant to the Code.

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

The proposed PUD is consistent with the underlying future land use designation of the Property.

10. **An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city.**

A public facility impact analysis and a traffic impact analysis that outline the project's potential impacts on transportation networks, circulation patterns and infrastructure were included with this application.

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

See Section E hereof.

D. Performance Standards (Code Section 28-291).

1. **Density of development.** The project will include a maximum of 55 single-family units on approximately 13.7 developable acres, yielding a net density of 4.01 units per acre on the Property.

2. **Open space.** Development will be clustered within upland areas of the Property.

3. **Waiver of yard, dwelling unit, frontage criteria and use restriction.** See Section C.3 hereof for these criteria and waivers from such requirements. Those waivers are detailed in Subsections C.3.r (Landscaping) and s (Tree Mitigation).

4. **Management and maintenance of open space areas.** All common property within the Property will be owned, operated and maintained by an HOA and will be available for use by residents within the Property. The HOA will have a declaration of restrictive covenants that governs use of common areas within the Property. The HOA board of directors will be responsible for enforcing the declaration. The HOA will own and maintain all roads and sidewalks within the Property. Access to homes will be over these privately owned streets. The HOA will have rules and regulations governing fencing, landscaping and other aesthetic issues in order to enhance the community and the privacy of its occupants, screening of objectionable views or uses and reduction of noise.

5. **Community facilities.**

a. **All utility facilities proposed for dedication to St. Augustine must be acceptable by the city as to the size, shape and location, and shown by the applicant to be of benefit to the general public.**

The project will dedicate all on-site utilities to the City, in compliance with applicable Code requirements.

b. All requirements for off-street parking and loading shall apply to the PUD unless otherwise waived or modified.

See Section C.3 for parking standards.

c. Access and circulation shall adequately provide for firefighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal.

The project will provide adequate access and circulation for emergency and other access, including access for large vehicles.

d. Provide for underground installation of utilities, including telephone, power and cable television in both public and private rights-of-way. Provisions shall be made for acceptable design and construction of storm sewer facilities, including grading, gutters, piping and treatment of turf to handle stormwater and prevent erosion and formation of dust.

The project will provide for underground utilities to the extent practicable.

e. Specifications for street design, publicly used driving and access aisles, sidewalks and pedestrian walkways, including those providing interconnectivity between phases of the PUD or between the PUD and adjacent properties, shall conform to the rules and regulations adopted by the City of St. Augustine.

See Section C.3 for street and sidewalk design criteria. The Master Development Plan shows interconnectivity with adjacent lands. Because the Property is surrounded on two sides by marshland, it is difficult to connect to adjacent lands other than via Arapaho Avenue.

f. *General development patterns.* Residential subdivisions and mixed-use subdivisions shall provide a master tree plan, a master stormwater plan, an overall signage plan, any applicable overall design standards, descriptions of interconnectivity between areas within the PUD and connections to areas outside of the PUD proper, and general descriptions of how the PUD will create a sense of place.

See the Master Development Plan, Exhibit "B", the Tree Relocation Plan, Exhibit "C", and this text for the development standards for the Property.

E. Ownership Agreement.

The Owner, on behalf of itself and its successors and assigns, hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD ordinance for this application as adopted by the City of St. Augustine City Commission. The Owner also agrees to comply with all conditions and safeguards established by the St. Augustine City Commission with respect to this Planned Unit Development application.

Windward Shipyard Land Holdings, LLC,
a Florida limited liability company

By: _____
Name: _____
Title: _____
Date: _____

Exhibit "A"

Legal Description of the Property

A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 19 & 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 6 CALLS (1) S 68°21'25" E, 122.04 FEET; (2) S 53°15'10" W, 8.50 FEET; (3) S 68°29'21" E, 403.09 FEET; (4) S 26°52'43" E, 205.14 FEET; (5) S 26°47'43" E, 692.28 FEET; (6) S 39°56'09" E, 249.22 FEET TO THE POINT OF BEGINNING AND A 58" IRON ROD AND CAP STAMPED #8177; THENCE FROM SAID POINT OF BEGINNING ; N 53°03'29" E , 333.34 FEET ALONG THE SOUTHERLY LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE 1160 TO THE SOUTHEAST CORNER OF AFOREMENTIONED PARCEL; THENCE N 39°32'35" W , 223.30 FEET ALONG THE EASTERLY LINE OF AFOREMENTIONED PARCEL; THENCE N 68° 19' 25" E, 396.45 FEET; THENCE N 24° 47' 29" E, 57.06 FEET; THENCE N 69° 42'32" E, 135.86 FEET; THENCE S 17° 09'35" E, 111.54 FEET; THENCE S 17° 38' 44" E, 131.74 FEET; THENCE S 18° 57' 11" E, 105.33 FEET; THENCE S 10° 12' 29" E, 40.03 FEET; THENCE S 11° 52' 43" E, 51.41 FEET; THENCE S 13° 02' 00" E, 157.41 FEET; THENCE S 36° 59' 22" E, 84.02 FEET; THENCE S 78° 42' 32" E, 26.87 FEET; THENCE S 11° 22' 05" W, 220.85 FEET; THENCE S 84° 46' 38" W, 81.60 FEET; THENCE S 62° 22' 13" W, 98.51 FEET; THENCE S 40° 49' 36" W, 93.52 FEET; THENCE S 80° 44' 20" W, 81.97 FEET; THENCE S 67° 54' 06" W, 33.95 FEET; THENCE N 22° 17' 02" W, 28.06 FEET; THENCE S 67° 53' 27" W, 55.55 FEET; THENCE S 76° 38' 57" W, 90.94 FEET; THENCE N 89° 10' 17" W, 197.97 FEET; THENCE N 46° 09' 33" W, 289.62 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ARAPAHO AVE. A 40 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE N 47° 28' 56" E , 180.64 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVE.; THENCE N 39°39'06" W , 111.75 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. CONTAINS 13.70 ACRES MORE OR LESS.

Exhibit "B"

Master Development Plan

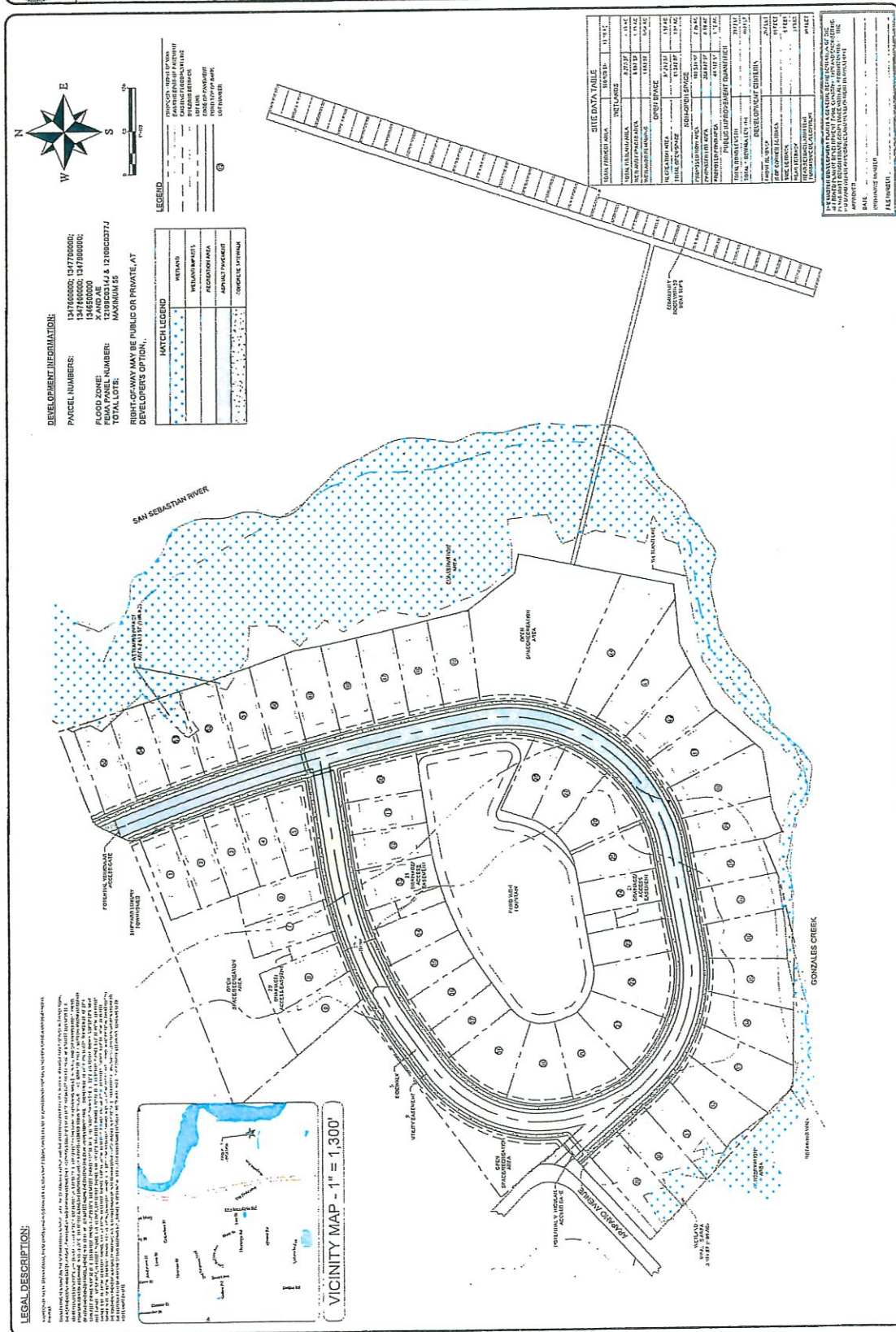


Exhibit "C"

Tree Relocation Plan

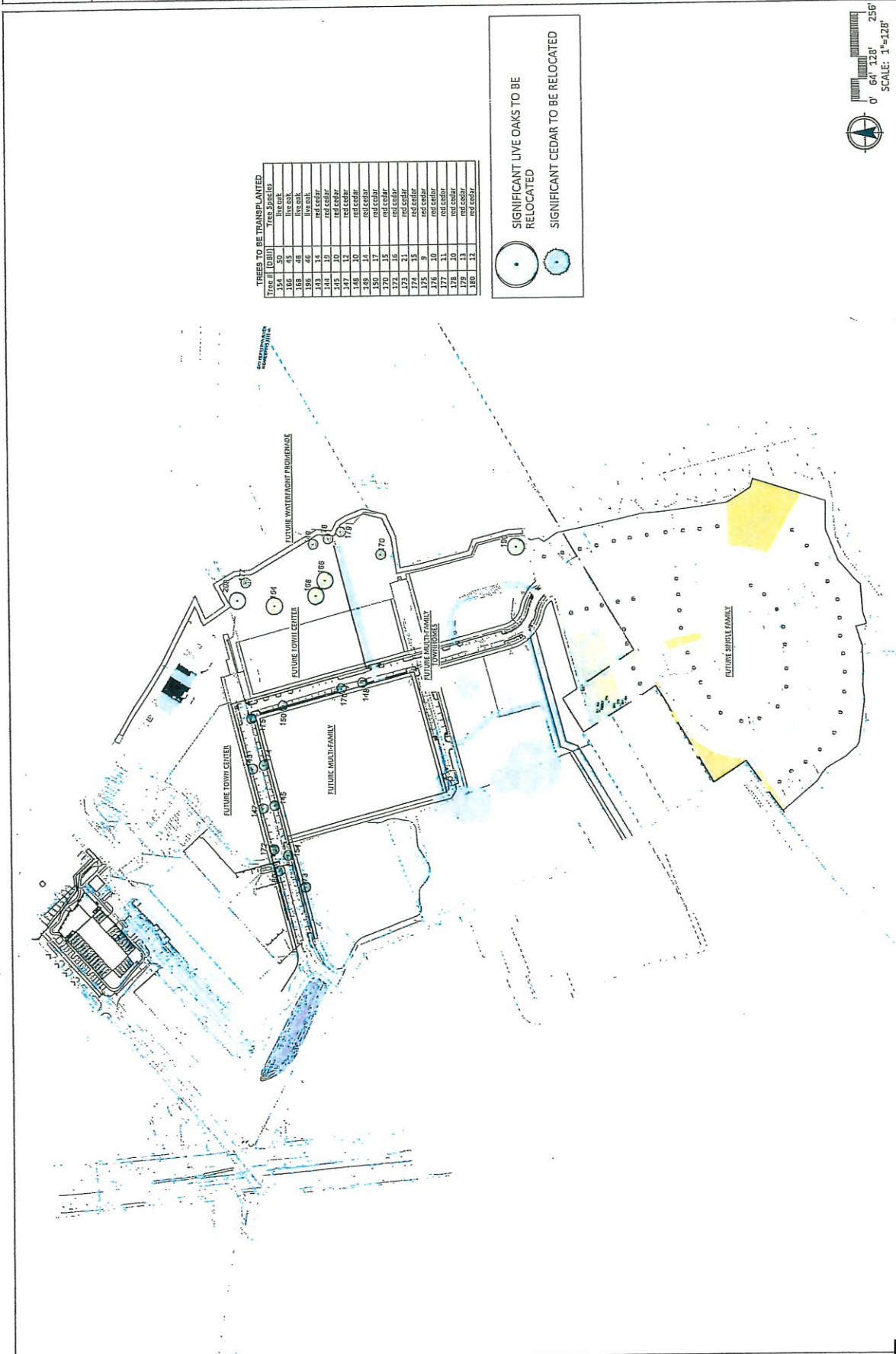
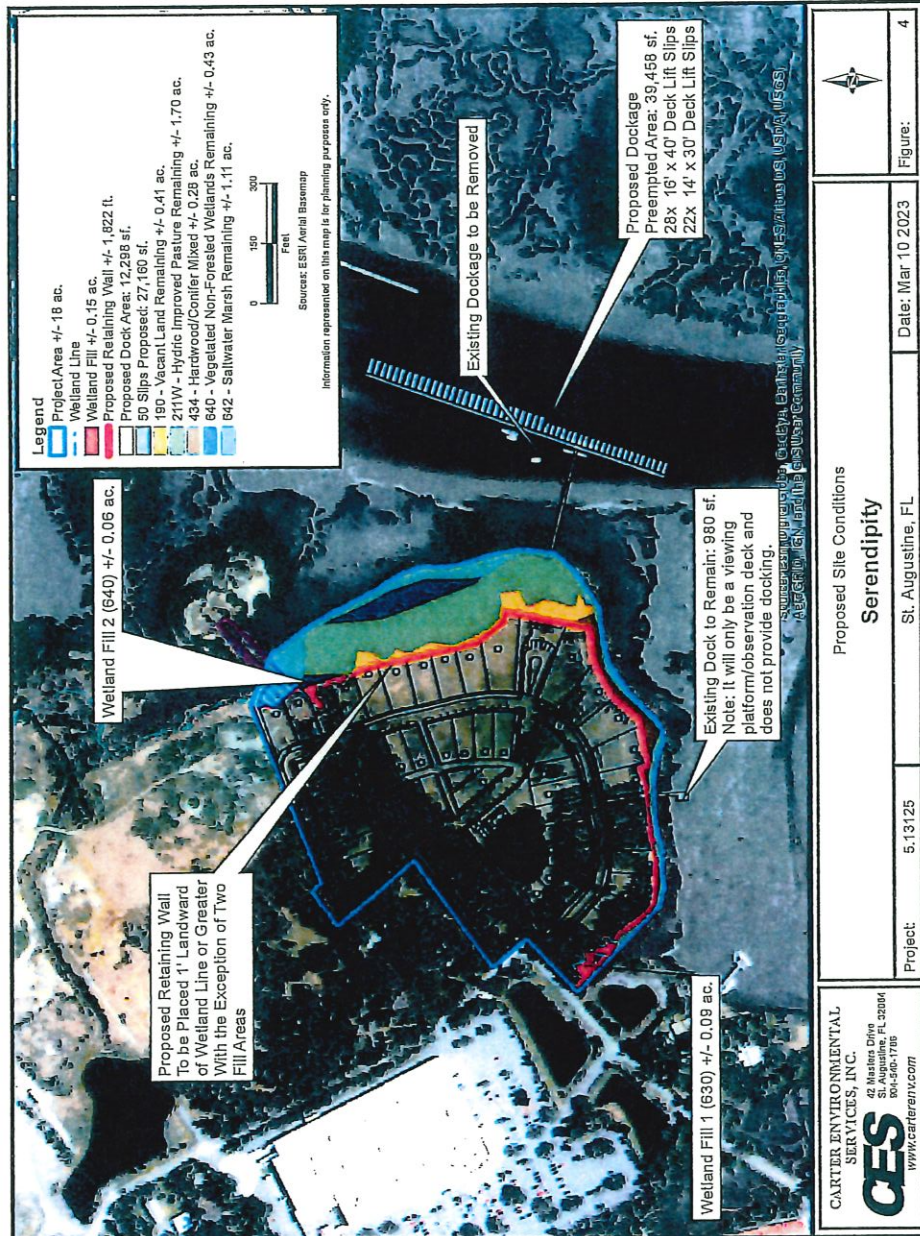
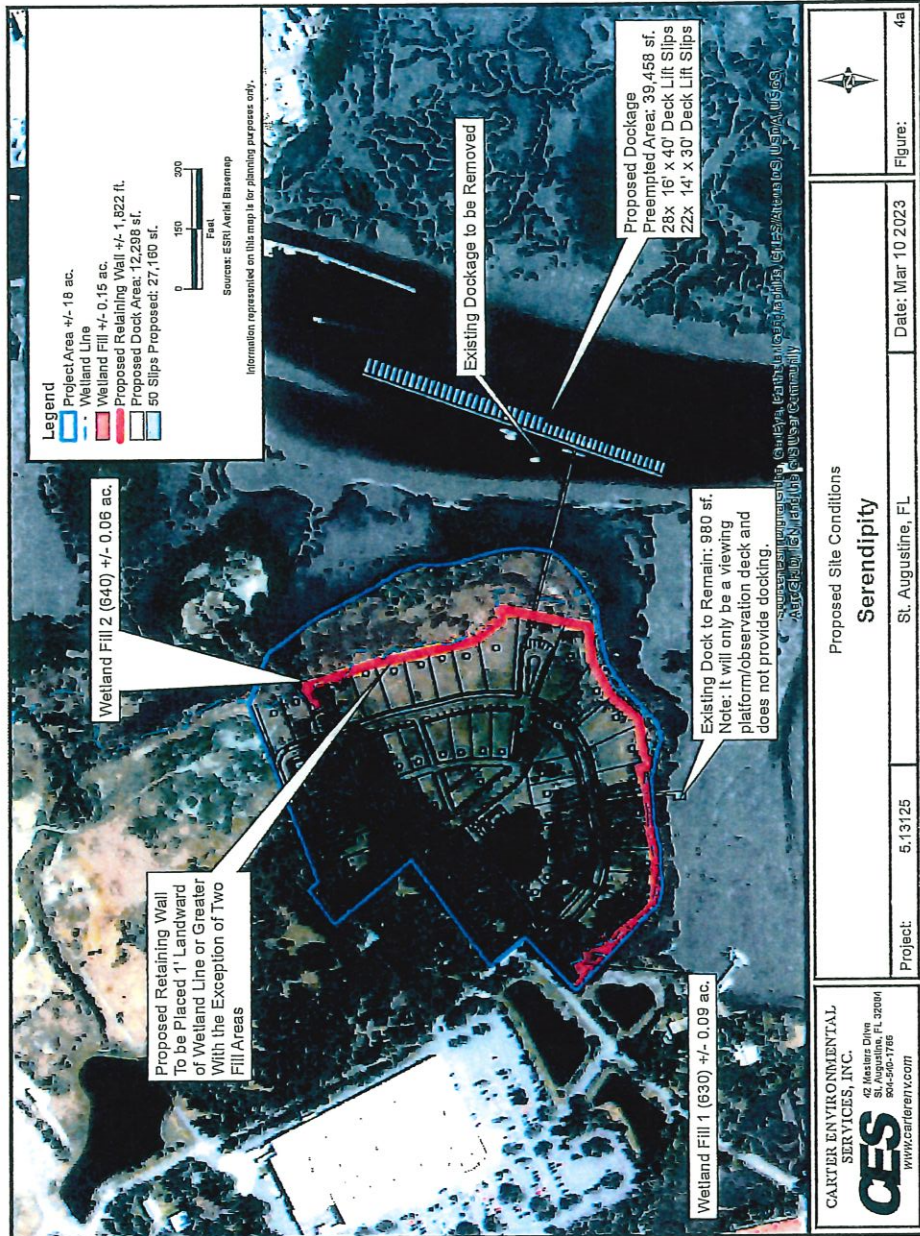




Exhibit "D"

Conservation Overlay Zone Plan





Windward Shipyard Planned Unit Development

City of St. Augustine, Florida

February 2, 2023
Revised March 1, 2023
Revised April 5, 2023

Team Roster

Owner/Applicant: **Windward Shipyard Land Holdings, LLC**
Stefan Johansson, Chris Simon, Karl Masters
404 Riberia Street
St. Augustine, Florida 32084
(904) 824-4394

Civil Engineering: **Maverick Engineering**
Jeremy Calloway
10 Willow Winds Parkway
St. Johns, Florida 32259
(904) 655-6687

Landscape Architect: **Marquis Latimer +Halback, Inc.**
Jeremy Marquis, Fremont Latimer, Elijah George
34 Cordova Street, Suite A
St. Augustine, Florida 32084
(904) 540-6940

Environmental: **Carter Environmental Services, Inc.**
Ryan Carter
42 Masters Drive
St. Augustine, Florida 32084
(904) 540-1786

Legal: **Rogers Towers, P.A.**
Ellen Avery-Smith, Esq.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086
(904) 825-1615

Exhibit List:

Exhibit "A" – Legal Description of the Property
Exhibit "B" – Master Development Plan
Exhibit "C" – Tree Relocation Plan
Exhibit "D" – Conservation Overlay Zone Plan

WINDWARD SHIPYARD PLANNED UNIT DEVELOPMENT TEXT

A. Purpose and Intent.

Pursuant to Section 28-286 of the City of St. Augustine Code (the “**Code**”), the purpose of a planned unit development (“**PUD**”) zoning district is to provide an option and process for the provision of unique, individually planned developments that are consistent with the City’s Comprehensive Plan and the categories outlined in the Comprehensive Plan, but may allow for more creative, flexible and innovative designs for projects than the regular zoning districts allow. The intent of a PUD is to permit this flexibility from the strict application of traditional zoning district regulations by identifying each waiver, variance or exception to such regulation and providing an alternative development condition for that specific PUD.

This Windward Shipyard PUD text creates site-specific regulations to address development and topographic conditions, historic or architectural features, and transitioning land uses. The PUD, including all exhibits hereto, complies with all applicable provisions of City Code Chapter 28.

B. Site Information.

1. Location

The property subject to this PUD ordinance is located west of the San Sebastian River, north of State Road 312 and east of U.S. Highway 1 in the City of St. Augustine. The property has St. Johns County Parcel Identification Nos. 134760-0000, 134770-0000, 134780-0000, 134790-0000 and 134650-0000 (collectively, the “**Property**”). A legal description of the Property is attached as **Exhibit “A”**.

2. Owner, Developer and Agent

The owner of the Property is Windward Shipyard Land Holdings, LLC (the “**Owner**”). The agent for the Owner and Developer is Ellen Avery-Smith, Esq., Rogers Towers, P.A. (the “**Agent**”). Addresses for the Owner and Agent are in the Team Roster on page 2.

3. Existing approvals A majority of the Property is located in unincorporated St. Johns County. The Property has a Future Land Use Map designation of Mixed Use District (County) and a zoning of Open Rural (County). The Owner has filed applications to annex the Property into the City of St. Augustine and to change the Future Land Use Map (“**FLUM**”) designation to Residential Low Density (“**RLD**”) in the City. The legal description of the Property is attached as **Exhibit “A”** (the “**Property**”). The Owner owns other parcels immediately north of the Property that are located in the City limits and commonly known as the St. Augustine Shipyard.

4. Summary of Proposed Development

The Owner is proposing to construct a maximum of 55 single-family units, a community dock with 50 boat slips and recreational amenities related to the single-family homes within the Property (the “**Project**”). A master development plan depicting the locations of the proposed uses within the Property is attached as Exhibit “B” (the “**Master Development Plan**”).

The Property includes approximately 13.5 acres of uplands and 0.19 acres of wetland. The Owner is proposing to impact approximately 0.15 acres of on-site wetlands in order to construct roadway crossings, ponds and homes. All other on-site wetlands will be preserved.

C. Proposed Development (Code Section 28-289 provisions in BOLD).

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

The Property is located in unincorporated St. Johns County and has a FLUM designation of Mixed Use District (County) and a zoning of Open Rural (County). The Owner is proposing to annex the Property into the City’s boundaries and give the site a FLUM designation of Residential Low Density in the City.

City Comprehensive Plan Future Land Use Element (“**FLUE**”) Policy 6.4.3 states that the Residential Low Density FLUM category is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low-density single-family uses such as churches, child care centers, public and institutional uses, including school consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate to create and maintain a stable, low-intensity residential character. Single-family density is a maximum of eight (8) units per acre.

Future Land Use Element Goal 1 encourages the preservation and protection of the City’s natural resources by establishing a pattern of development that is harmonious with the City’s natural environment. The proposed PUD meets these requirements by preserving all marshland within the Property, retaining natural hydrologic connections managing all stormwater on-site. The Project will meet the requirements of FLUE Policies 1.1.8 and 1.1.9 by encouraging street, pedestrian and open space designs the discourage cut-through traffic and provide for safe, convenient and well-designed traffic circulation on the Property and through the adjacent Shipyards site.

FLUE Policies 2.1.2, 2.1.3, 2.1.4 and 2.3.4 require new development to provide necessary services and facilities or to pay a fair share of costs of providing such facilities, including extension of water, sanitary sewer and drainage systems to serve projects. The PUD will comply with those requirements by paying for connection to the City’s existing water and sewer systems and dedicating such water and sewer improvements to the City, as well as providing drainage on-site. Internal streets constructed by the Owner will be connected to public streets owned by the City, St. Johns County and the Florida Department of Transportation (“**FDOT**”).

FLUE Objectives 5.1 and 5.2 and their applicable policies encourage infill, mixed-use development of the type being proposed for the Property and adjacent land owned by the Owner in the Shipyards project. The combined projects provide orderly, compact development and the provision of public facilities and services that minimize costs and environmental impact and maximize efficiency. The Project and Shipyards will provide a pedestrian friendly street design and an interconnected street network, which will reduce greenhouse gas emissions.

FLUE Goal 8 and its policies focus on preserving the City's sense of place by balancing small-town urban character with economic activity and encouraging compatible infill development. The PUD provides these by providing residences adjacent to the mixed-use Shipyards project and other businesses in the surrounding area. The Project's proximity to places of employment, restaurants, shops and other commercial and office centers makes it a true walkable and bicycle-friendly community. The PUD has been designed to preserve the City's historic skyline and recognize eventual sea level rise.

Recreation and Open Space Element Overall Goal and applicable policies require certain residential developments to provide parks and recreational facilities, based on the number of proposed units. The Project will provide neighborhood parks for its residents and will be interconnected with the Shipyards via sidewalks and paths.

The Conservation and Coastal Management Element Overall Goal is to protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources. Approximately 3.24 acres of wetlands will remain in the Project. The Owner will impact approximately 0.15 acres of low-quality wetlands within the Property area in order to construct.

The Coastal Management Goal requires the City to maintain three (3) Conservation Overlay Zones ("COZs"). Conservation Overlay Zone 1 allows passive recreation, wildlife preservation and conservation areas, green space, and fishing piers and other water dependent uses, including boat ramps and marinas. Conservation Overlay Zone 2 allows for all of the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off-street parking areas; and residential development, provided that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category. Conservation Overlay Zone 3 allows a variety of land uses and development subject to performance standard requirements governed by the City's Comprehensive Plan, including the underlying FLUM category, and the City's land development regulations. The PUD will comply with all applicable COZ requirements enumerated in the Coastal Management Goal, as set forth more fully in Subsection C.3.p hereof.

The Infrastructure Element requires the provision of sanitary sewer, potable water and solid waste services to support intended development. The Project will connect to the City's existing sanitary sewer and potable water systems, including potable water system interconnection with adjacent parcels, at the expense of the Owner (in compliance with applicable requirements of the Capital Improvement Element). The Project will use water-wise landscaping where practicable. The project will also utilize City solid waste services. The

Stormwater Management Sub-Element requires developments to provide their own stormwater management systems. The PUD will comply with this requirement.

The Overall Goal of the Transportation and Mobility Element encourages accessible, energy efficient, sustainable and economically viable transportation options that meet the needs of residents, employees, employees and visitors. The Project meets applicable objectives and policies by providing interconnected streets and sidewalks so that residents and other City residents can drive, walk or bicycle to nearby places of employment, restaurants, shopping destinations and other places.

The Overall Goal of the Housing Element is to provide an adequate inventory of housing in stable neighborhoods. Goal 1 encourages quality housing through new construction, and requires the City to assist the private sector in providing adequate housing to meet current and future needs.

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

Not applicable.

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

The Owner desires to rezone the Property to PUD in order to provide more flexible site development standards, which will allow them to preserve on-site marshlands and wetlands associated with the San Sebastian River. The following development standards shall apply to the Property:

a. Allowable uses: Allowable uses within the Property shall be:

- (i) A maximum of 55 single-family residential units.
- (ii) A 50-slip community dock related to the residential units.
- (iii) Recreational and other amenities to serve the residential development.

The locations of the proposed homes, community dock and amenities are depicted on the Master Development Plan, **Exhibit "B"**. The Owner, its successors and assigns, shall be permitted to make minor adjustments to the Master Development Plan based on applicable local, state and federal governmental agency review related to site permitting, engineering and construction plans. Staff shall review and approve any such revisions to the Master Development Plan, without the need for additional public hearings.

b. Setbacks: The minimum building setbacks are as follows:

1. Front Yard: 20 feet; Corner Yard: 10 feet; Rear Yard: 10 feet; Side Yard: Five (5) feet
 2. The front yard setback shall be measured from the front lot line of each lot (not including portions of any lot that may be located within a road or common area tract). Setbacks shall be measured from the outer foundation wall of each structure 30 inches above grade. Eaves shall be permitted to project into yard setbacks, not more than 24 inches. Patios shall be permitted to extend into rear yard setbacks if not covered or screened. This method of measuring side setbacks is a waiver from the Code.
 3. ~~Front of primary structure (home) in each lot shall be offset from the front of adjacent lot's primary structure a minimum of five (5) feet to allow for variation in the streetscape.~~
 4. The project amenity center and its associated parking lot will be located a minimum of 10 feet from all parcel boundaries.
- b. Maximum building height: Single-family residences shall not exceed 35 feet in height. In addition to this building height, an additional five (5) feet shall be permitted for architectural features and mechanical equipment, pursuant to Code Section 28-332.
 - d. Minimum lot size: 4,800 square feet.
 - e. Minimum lot width: 40 feet.
 - f. Maximum lot coverage by all buildings and structures: 50 percent.
 - g. Parking: Each single-family residence will have a driveway that can accommodate a maximum of two (2) cars, as well as a two (2)-car garage. A minimum of four (4) parking spaces will be provided at the project amenity center.
 - h. Signage: Project residential signage will comply with applicable provisions of the Code.
 - i. Roads: Project roadways will be private. Such roads will be owned and maintained by a homeowners' association ("HOA") and may be gated, provided that sidewalks shall not be gated. Project roads will be a minimum of 20 feet in width, with minimum 10-foot-wide lanes.
 - j. Sidewalks: A five (5)-foot-wide sidewalk will be constructed on ~~at least one (1)~~ side both sides of all streets, in the locations depicted on the Master Development Plan. Sidewalks within the Property will be owned and maintained by the HOA.

- k. Fencing/Screening. The Owner shall be permitted to erect fences within side and rear yards of lots within the Property and within community recreation facilities, provided such fences are not taller than six (6) feet.
- l. Upland buffers: An average 25-foot undisturbed upland buffer will be provided adjacent to contiguous wetlands if no bulkhead is provided. If lots are bulk-headed, reduced upland buffers will be provided, but such lots will be required to have 10-foot rear yard setbacks, pursuant to Subsection C.3.b hereof. Locations of bulkheads are depicted on the Master Development Plan, Exhibit "B".
- m. Stormwater: The Owner will provide a stormwater management system for the proposed development, in compliance with applicable City and St. Johns River Water Management District ("**District**") requirements.
- n. Lighting. Project lighting shall comply with applicable Code provisions. Full cutoff fixtures shall be used to meet "Dark Sky" objectives for all roadway, pedestrian, pathway and building lighting.
- o. Accessory Uses. Project accessory uses shall comply with applicable Code provisions.
- P. Temporary Uses. Project temporary uses shall comply with applicable Code provisions.
- q. Utilities: Project shall comply with applicable Code requirements. Project potable water lines will be interconnected with potable water lines that serve adjacent parcels.
- r. Landscaping: Project landscaping will comply with applicable provisions of Code Chapter 25, Article III, except that all planted trees will count toward satisfaction of any required mitigation, regardless of location on the project site, including required buffer yards.
- s. Tree Mitigation: Any project tree removal and replacement will comply with applicable provisions of Code Chapter 25, Article III, except that all planted trees will count toward satisfaction of any required mitigation, regardless of location on the project site, including required buffer yards. At present, the Owner does not intend to remove any significant trees but will relocate a number of such trees within the Property to retain them on-site. A tree significant relocation plan for the Property is attached as Exhibit "C" (the "**Tree Relocation Plan**"). Plant notes are contained on the Tree Relocation Plan. Prior to commencing development of lots within the Property, the Owner shall record restrictions against title to each lot prohibiting the removal of any trees within a lot without the prior written approval of the HOA and without replacement of any tree sought to be removed with a tree of equal credits per the Code.

- t. Conservation Overlay Zone Development: Chapter 11, Article II, Sections 11-26 through 11-30 of the Code set forth criteria for development within conservation overlay zones (“COZs”). Portions of the Property lie within COZs 1, 2 and 3, and development of the Property will comply with applicable provisions of Sections 11-26 through 11-30.

Code Section 11-29(a) allows permits for structures and uses located within COZ 1 to be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. Code Section 11-29(b) allows permits for structures and uses located within COZ 2 to be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect.

The Owner is proposing to construct a 50-slip community dock within the Property, in location are depicted on the Master Development Plan and on the Conservation Overlay Zone Plan attached as Exhibit “D”. The proposed facilities will be designed avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. The impervious area within COZ 2 will not exceed 25 percent without the area receiving treatment equivalent to the District water quality treatment provisions required when new development is proposed along an unaltered shoreline.

Rear or side lot drainage from grassed or altered areas of The Windward Shipyard PUD along an altered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be compensated elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the 25-foot buffer (water discharged shall be at non-erosive velocities), with the following permitted activities: (1) pruning vegetation to retain or create a reasonable view. Ground cover and shrub vegetation to a height of 36 inches should be retained; (2) a maximum of 50 percent of the basal area of trees, and a maximum of 50 percent of the total number of saplings, may be removed for any purpose in a twenty-year period. A healthy, well-distributed strand of trees, saplings, shrubs and ground covers and their living, undamaged root systems

shall be left in place. Replacement planting with native, low maintenance vegetation is permitted to maintain the 50 percent level; (3) dead, diseased, unsafe or fallen trees may be removed; and (4) reasonably sized bridges, paths, walkways, gazebos, docks and decks, and accessways to such amenities are permitted across the buffer provided such activities have minimal impact to the wetlands and are scaled to preserve the integrity of the buffer (less than ten (10) percent of the buffer). Restoration plan(s) shall be developed to achieve the 50 percent criteria above for those sites already disturbed. If the altered shoreline is bulk-headed, softening of this hardened shoreline with riprap, environmentally engineered materials or other techniques to soften wave energies and promote vegetation is encouraged. Should a softening effort be employed, a reduction in the (25) – foot buffer may be permitted.

For the community dock and minimal lot bulkheading on the Master Development Plan and Conservation Overlay Zone Plan, the Owner provides the following information in response to Code Section 11-29(c) criteria (with Code criteria in BOLD below):

1. **Site specific conditions.**

See the Master Development Plan and Conservation Overlay Zone Plan for site development details.

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

See the Master Development Plan and Conservation Overlay Zone Plan for site development details.

3. **Natural and proposed drainage patterns.**

The Property is bounded on the east and south by the San Sebastian River and connected marshlands. The Property's existing drainage patterns can be described as the perimeter coast line drains directly to the river and connecting marsh while the internal portions of the site drain to onsite wetlands and a manmade drainage ditch, which eventually drain to the San Sebastian River on the east and south sides of the Property.

The proposed drainage pattern for the site will have stormwater collected and conveyed from roadways and lots within an inlet and pipe network, toward one on-site wet detention ponds.

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

The point discharges will include the outfall control structure in the wet detention pond system described above, which is proposed to connect to the San Sebastian River. There will be minimal impacts to marine life as

these outfalls will discharge treated stormwater. Nonpoint discharges from rear yards will be minimized as the lots will be designed with Type “A” grading, forcing runoff to reach the stormwater collection system.

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

Standard erosion control methods will include silt fencing around the perimeter of the developed areas, inlet protection during construction, hay bale barriers at the outfalls and floating turbidity barriers within the onsite ditch during road crossing construction. All disturbed areas will be seeded and mulched to establish vegetation to ensure minimal erosion after construction is complete.

6. **Impact on floodplain.**

Because the San Sebastian River is an open basin that has a direct connection to the Atlantic Ocean, the impacts to the floodplain will be minimal.

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

Approximately 0.15 acres of proposed wetland impacts are for home sites (Figure 4). Locations of the proposed wetland impacts are shown on the wetland management plan enclosed with the environmental report by Carter Environmental Services, Inc. included with the application package. Those impacts either have been permitted by both the District and U.S. Army Corps of Engineers (the “Corps”). All hydrologic flow will be unimpeded and follow its natural course. Further, all other wetlands on-site will remain.

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

Because the PUD will include single-family homes and the community dock, which will not have fueling or other activities that permit the use of hazardous chemicals and materials, there is no potential for contaminated drainage, storage of pollutants or the use of poisonous chemicals or materials.

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

The community dock be at minimum five (5) feet above mean high water. Therefore, shading will be minimal. None of the wetland impacts proposed in upland areas of the project will have a shade effect on vegetation or shellfish. The Owner will leave 3.24 acres to remain adjacent to the San Sebastian River. The 0.15 acres of low-quality freshwater wetland impacts, not saltmarsh, will be mitigated by purchasing 0.12 mitigation bank credits.

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

The proposed development will honor the standard will have no effect on manatees, vegetation, shellfish or wildlife, nor will it cause shoreline erosion because it is located within upland areas of the site.

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

The existing shoreline will not be altered by the proposed development. The bulkheads will be mostly constructed within the uplands, except for the areas adjacent to the wetland impacts.

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

The Conservation Overlay Zone 1 Development includes the community dock. The community dock is depicted on Figures 4 thru 10C.

The proposed single-family homes will be located within Conservation Overlay Zones 2 and 3. The homes will be limited to 35 feet in height (two stories) so their impacts to vistas and scenic opportunities will be minimal. Existing tree canopies within COZ 1 and upland buffers will be left in place and new trees will be planted within lots, both of which will allow the proposed homes to blend into the area.

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

Native vegetation will be preserved in buffer areas within the Property, in the locations depicted on the Master Development Plan. Native plants will be used for landscape and open space purposes to the extent practicable. Proposed retention areas are depicted on the Master Development Plan.

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

The Windward Shipyard project will cluster housing development within upland areas of the Property and will preserve marshlands and other wetlands associated with the San Sebastian River

15. **Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a**

surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)

Stormwater runoff from the Property will be routed to a surface water management system permitted by the St. Johns River Water Management District.

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

The project will have no impact on shellfish or on commercial or sport fish or waterfowl because all stormwater runoff from the Property will be routed to a District-permitted surface water management system. The proposed homes will be located on upland areas of the site.

17. Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

Project will comply.

4. **Compliance with the purpose and intent and criteria in Code Section 28-286.**

The PUD complies with Code Section 28-286 by:

- a. Promoting more efficient and economic use of land by clustering development within upland areas and preserving marshland and other wetland associated with the San Sebastian River.
- b. Encouraging a more compatible and harmonious development of contiguous lands by using natural buffers to ensure compatibility.
- c. Providing flexibility to meet changing needs, technologies, economics and consumer preferences in the Master Development Plan and this text.
- d. Providing a process to assess a development's impact on the proposed site, the surrounding neighborhoods or areas, and the city as a whole.
- e. Demonstrating the coordinating of architectural styles, building forms, and building relationships within a planned development, as well as, the planned development's relationship with the existing and preferred architectural context surrounding the project.
- f. Providing an environment of consistent character compatible with the surrounding areas.
- g. Permitting specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the individual site, where necessary to the public health, safety or welfare, or for the protection or preservation of lands, neighborhoods or areas of the city deemed unique or historic based on the proposed location of the planned development.

5. **Compliance with Code Section 28-288 and justification for any zoning uses.**

Permitted uses within the Property are set forth in Section C.3 hereof. Locations of the proposed uses are depicted on the Master Development Plan, **Exhibit "B"**. Proposed uses are consistent with the Residential Low Density future land use designation for the Property.

Development standards for the Property are set forth in Section C.3 hereof. These standards will mitigate for any negative impacts of the development on surrounding lands.

Benefits to the community from the Project include:

- a. Preserving marshland and other wetland associated with the San Sebastian River.
- b. Providing interconnection of potable water lines with adjacent parcels.
- c. Providing a project that compliments and incorporates the existing mixed-use Shipyards project to the north.

- d. Annexing the Property into the City limits, thus increasing the City's tax base and number of jobs available in the municipal boundaries.
- e. Providing pedestrian interconnectivity within the Shipyards project and with parcels to the north, along the west side of the San Sebastian River.

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

The Project will be developed in two (2), five (5)-year phases. Phase 1 shall commence within three (3) years of the City Commission's adoption of this PUD ordinance and shall be completed within five (5) years of commencement. Phase 2 shall commence no later than the completion of Phase 1 and shall be completed within five (5) years of commencement. For purposes of this PUD, "commencement" shall be defined as the City's approval of horizontal construction plans, and "completion" shall be defined as the City's approval of as-builts for horizontal improvements.

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

The Owner will create a homeowners' association ("HOA") that will be legally responsible for owning, operating and maintaining common areas within the Property, including but not limited to roads, sidewalks, parks, the community dock and other amenities.

8. A termination date after which the PZB shall be required to evaluate whether all or part of the PUD has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) or other circumstances have contributed to the development delay, if so, one (1) year extension(s) may be granted by the PZB at an advertised public hearing, after two (2) such extensions if no activity has been initiated the city commission shall deem the PUD abandoned which shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule.

This PUD shall terminate ten (10) years from its adoption by the City Commission unless otherwise extended or amended pursuant to the Code.

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

The proposed PUD is consistent with the underlying future land use designation of the Property.

10. **An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city.**

A public facility impact analysis and a traffic impact analysis that outline the project's potential impacts on transportation networks, circulation patterns and infrastructure were included with this application.

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

See Section E hereof.

D. Performance Standards (Code Section 28-291).

1. **Density of development.** The project will include a maximum of 55 single-family units on approximately 13.7 developable acres, yielding a net density of 4.01 units per acre on the Property.

2. **Open space.** Development will be clustered within upland areas of the Property.

3. **Waiver of yard, dwelling unit, frontage criteria and use restriction.** See Section C.3 hereof for these criteria and waivers from such requirements. Those waivers are detailed in Subsections C.3.r (Landscaping) and s (Tree Mitigation).

4. **Management and maintenance of open space areas.** All common property within the Property will be owned, operated and maintained by an HOA and will be available for use by residents within the Property. The HOA will have a declaration of restrictive covenants that governs use of common areas within the Property. The HOA board of directors will be responsible for enforcing the declaration. The HOA will own and maintain all roads and sidewalks within the Property. Access to homes will be over these privately owned streets. The HOA will have rules and regulations governing fencing, landscaping and other aesthetic issues in order to enhance the community and the privacy of its occupants, screening of objectionable views or uses and reduction of noise.

5. **Community facilities.**

a. **All utility facilities proposed for dedication to St. Augustine must be acceptable by the city as to the size, shape and location, and shown by the applicant to be of benefit to the general public.**

The project will dedicate all on-site utilities to the City, in compliance with applicable Code requirements.

b. **All requirements for off-street parking and loading shall apply to the PUD unless otherwise waived or modified.**

See Section C.3 for parking standards.

c. **Access and circulation shall adequately provide for firefighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal.**

The project will provide adequate access and circulation for emergency and other access, including access for large vehicles.

d. **Provide for underground installation of utilities, including telephone, power and cable television in both public and private rights-of-way. Provisions shall be made for acceptable design and construction of storm sewer facilities, including grading, gutters, piping and treatment of turf to handle stormwater and prevent erosion and formation of dust.**

The project will provide for underground utilities to the extent practicable.

e. **Specifications for street design, publicly used driving and access aisles, sidewalks and pedestrian walkways, including those providing interconnectivity between phases of the PUD or between the PUD and adjacent properties, shall conform to the rules and regulations adopted by the City of St. Augustine.**

See Section C.3 for street and sidewalk design criteria. The Master Development Plan shows interconnectivity with adjacent lands. Because the Property is surrounded on two sides by marshland, it is difficult to connect to adjacent lands other than via Arapaho Avenue.

f. *General development patterns.* **Residential subdivisions and mixed-use subdivisions shall provide a master tree plan, a master stormwater plan, an overall signage plan, any applicable overall design standards, descriptions of interconnectivity between areas within the PUD and connections to areas outside of the PUD proper, and general descriptions of how the PUD will create a sense of place.**

See the Master Development Plan, Exhibit "B", the Tree Relocation Plan, Exhibit "C", and this text for the development standards for the Property.

E. **Ownership Agreement.**

The Owner, on behalf of itself and its successors and assigns, hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD ordinance for this application as adopted by the City of St. Augustine City Commission. The Owner also agrees to comply with all conditions and safeguards established by the St. Augustine City Commission with respect to this Planned Unit Development application.

Windward Shipyard Land Holdings, LLC,
a Florida limited liability company

By: _____

Name: _____

Title: _____

Date: _____

Exhibit "A"

Legal Description of the Property

A PORTION OF THE M. SOLANA GRANT, THOSE LANDS LYING IN SECTION 19 & 40, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ARAPAHO AVENUE AND THE WESTERLY CORNER OF LOT 6, BLOCK H, SEMINOLE PARK SUBDIVISION; THENCE ALONG THE NORTHEASTERLY AND EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVENUE THE FOLLOWING 6 CALLS (1) S 68°21'25" E, 122.04 FEET; (2) S 53°15'10" W, 8.50 FEET; (3) S 68°29'21" E, 403.09 FEET; (4) S 26°52'43" E, 205.14 FEET; (5) S 26°47'43" E, 692.28 FEET; (6) S 39°56'09" E, 249.22 FEET TO THE POINT OF BEGINNING AND A 58" IRON ROD AND CAP STAMPED #8177; THENCE FROM SAID POINT OF BEGINNING ; N 53°03'29" E , 333.34 FEET ALONG THE SOUTHERLY LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 779, PAGE 1160 TO THE SOUTHEAST CORNER OF AFOREMENTIONED PARCEL; THENCE N 39°32'35" W , 223.30 FEET ALONG THE EASTERLY LINE OF AFOREMENTIONED PARCEL; THENCE N 68° 19' 25" E, 396.45 FEET; THENCE N 24° 47' 29" E, 57.06 FEET; THENCE N 69° 42' 32" E, 135.86 FEET; THENCE S 17° 09' 35" E, 111.54 FEET; THENCE S 17° 38' 44" E, 131.74 FEET; THENCE S 18° 57' 11" E, 105.33 FEET; THENCE S 10° 12' 29" E, 40.03 FEET; THENCE S 11° 52' 43" E, 51.41 FEET; THENCE S 13° 02' 00" E, 157.41 FEET; THENCE S 36° 59' 22" E, 84.02 FEET; THENCE S 78° 42' 32" E, 26.87 FEET; THENCE S 11° 22' 05" W, 220.85 FEET; THENCE S 84° 46' 38" W, 81.60 FEET; THENCE S 62° 22' 13" W, 98.51 FEET; THENCE S 40° 49' 36" W, 93.52 FEET; THENCE S 80° 44' 20" W, 81.97 FEET; THENCE S 67° 54' 06" W, 33.95 FEET; THENCE N 22° 17' 02" W, 28.06 FEET; THENCE S 67° 53' 27" W, 55.55 FEET; THENCE S 76° 38' 57" W, 90.94 FEET; THENCE N 89° 10' 17" W, 197.97 FEET; THENCE N 46° 09' 33" W, 289.62 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ARAPAHO AVE. A 40 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE N 47° 28' 56" E , 180.64 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF SAID ARAPAHO AVE.; THENCE N 39°39'06" W , 111.75 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. CONTAINS 13.70 ACRES MORE OR LESS.

Exhibit “B”

Master Development Plan

Exhibit "C"

Tree Relocation Plan

Exhibit “D”

Conservation Overlay Zone Plan

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John Regan, P.E.
City Manager

DATE: May 24, 2023

RE: Agenda Item for June 12, 2023, City Commission Meeting;
Resolution No. 2023-06 Authorizing the City Manager to execute a Construction and Maintenance Agreement between FDOT and the City of St Augustine for SR A1A/Avenida Menendez Pedestrian Safety Feature Color Coating

Please add the following item to the June 12, 2023, Commission Meeting agenda requesting approval for the City Manager to execute the Construction and Maintenance Agreement between FDOT and the City of St Augustine for SR A1A/Avenida Menendez Pedestrian Safety Feature Epoxy Color Coating.

Please let me know if you have any questions or concerns regarding this agenda item.



Reuben C. Franklin Jr., P.E.
Public Works Director

cc: City Attorney & Department Heads

Attachment:
Resolution No. 2023-06

RESOLUTION 2023-06

A RESOLUTION OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA AUTHORIZING THE EXECUTION OF A CONSTRUCTION AND MAINTENANCE AGREEMENT BETWEEN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND THE CITY OF ST. AUGUSTINE FOR THE COLORING OF PEDESTRIAN SAFETY FEATURES ON SR A1A/AVENIDA MENENDEZ ("SR A1A") FROM KING STREET TO CASTILLO SAN MARCOS.

WHEREAS, Section 166.041, Florida Statutes, provides procedures for adoption of ordinances and resolutions by municipalities; and

WHEREAS, the City Commission of the City of St. Augustine deems it in the public interest to maintain certain rights-of-way of the State Highway System within and around the corporate limits of the City and to enter into the attached agreement with the State of Florida, Department of Transportation, to maintain pedestrian safety features by coating with colored epoxy all new and existing mast arms, controller cabinets, pedestrian poles, and pedestrian head(s) located within the project area on SR A1A/Avenida Menendez ("SR A1A"); and

WHEREAS, the City Attorney for the City of St. Augustine has approved the agreement as to form, content, and legal sufficiency;

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

Section 1. That the City of St. Augustine concurs in and hereby adopts and ratifies the provisions of that certain maintenance agreement with the Florida Department of Transportation for the maintenance of colored epoxy coatings on pedestrian safety features on SR A1A/ Avenida Menendez ("SR A1A") within the state rights-of-way as described in the agreement. A copy of the maintenance agreement is attached hereto and incorporated herein as Exhibit "A."

Section 2. That the City of St. Augustine hereby authorizes the City Manager and City Clerk to execute the maintenance agreement and transmit same to the Florida Department of Transportation.

ADOPTED in Regular Session of the City Commission for the City of St. Augustine, Florida, this _____ day of _____, 2023.

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk
(SEAL)

EXHIBIT A
CONSTRUCTION & MAINTENANCE AGREEMENT

THIS CONSTRUCTION & MAINTENANCE AGREEMENT ("Agreement") is made and entered into by and between the State of Florida Department of Transportation ("Department") and the City of St. Augustine, St. Johns County, Florida ("Agency").

-RECITALS-

1. The term "Property" shall mean and refer to certain real property located within the jurisdictional limits of the Agency and owned by the Department, described as SR A1A/Avenida Menendez ("SR A1A"), as shown in red on **Exhibit "A"**; and
2. The Department will be constructing a transportation project via Final Project Number 443554-1-52-01 ("Project") for the purposes of adding standard pedestrian safety features, on SR A1A; and
3. The Agency, in conjunction with this Project, desires that the Department coat all new and existing mast arms, controller cabinets, pedestrian poles, and pedestrian head(s) (collectively referred to as "Structures") located within the Project area with a colored epoxy coating ("Coloring"); and
4. For purposes of this Agreement, the term "Improvements" means and shall solely refer to the Coloring that is used to coat the Structures, each of which is more specifically identified with the red circles in **Exhibit "B" Composite B-1 through B-6**; and
5. With the exception of the Coloring maintenance controlled by this Agreement, the operation, maintenance, and repair of all lighting or signals located within the Project area shall be performed via the existing *Highway Lighting Maintenance and Compensation Agreement* and *Traffic Signal Agreement*, previously executed by and between the Department and Agency ("Lighting Agreement"), which shall be updated accordingly to include the additional Improvements, shown in red on attached **Exhibit "C,"** following completion of the Project; and
6. The Department shall fund the Project and Improvements, which is wholly contingent upon appropriation of funds to the Department; and
7. The Department shall construct the Improvements; and
8. The sole purpose of this Agreement is to allow the Agency to provide for the maintenance and repair of the Improvements; and
9. By Resolution _____ dated _____, the Agency authorized its representative to execute and enter this Agreement on behalf of the Agency, see **Exhibit "D"**.

NOW THEREFORE, with full knowledge and understanding of the laws governing the subject matter of this Agreement, and in consideration of the above recitals and the mutual covenants and conditions contained in this Agreement, the parties, intending to be legally bound, acknowledge and agree as follows:

1. RECITALS AND EXHIBITS

The above recitals and attached exhibits are specifically incorporated by reference and made part of this Agreement.

2. EFFECTIVE DATE

The "Effective Date" of this Agreement shall be the date the last of the parties to be charged executes the Agreement.

3. E-VERIFY

The Agency (A) shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Agency during the term of the contract; and (B) shall expressly require any subcontractors performing work or providing services pursuant to the state

contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.

4. TERM

The initial term of this Agreement shall be for a period of one (1) year, commencing on the Effective Date. Thereafter, this Agreement shall automatically renew for successive and continuing like one (1) year terms unless terminated by the Department.

5. COMPLIANCE

The Agency shall perform the Agreement in a good and workmanlike manner, with reasonable care, in accordance with the terms and provisions of this Agreement and all applicable federal, state, local, administrative, regulatory, safety and environmental laws, codes, rules, regulations, policies, procedures, guidelines, standards, specifications and permits, as the same may be constituted and amended from time to time, including, without limitation, those of the Department, Water Management District with requisite jurisdiction, Florida Department of Environmental Protection, Environmental Protection Agency, Army Corps of Engineers, United States Coast Guard and local governmental entities ("Governmental Law").

6. PERMITS

In the performance of the Agreement the Agency may be required to obtain one or more Department permits which may include copies of the Agreement as an exhibit. Notwithstanding the inclusion or incorporation of the Agreement as part of any such Department permits, the Agreement shall remain separate and apart from such permits and shall not be merged into the same absent the prior written express consent of the Department. Should any term or provision of the Agreement conflict with any term, provision or requirement of any Department permit, the terms and provisions of the Agreement shall control unless specifically noted otherwise in any such Department permit. For purposes of this Agreement, the term "permit" shall also include the Department's Construction Agreement which may be required for permanent improvements installed within the Department's right-of-way.

7. PROJECT MANAGEMENT

The Department shall manage the Project for the design and construction of the Improvements and perform such activities as the Department deems necessary and appropriate to complete the Project for the Improvements, including, without limitation, seeking and obtaining approval and participation by one or more federal agencies, design of the Improvements, acquisition of right-of-way, construction of the improvements, and any other activities to facilitate satisfactory completion of the Improvements. The Department shall commence construction of the Improvements at its convenience after the appropriation of sufficient funds.

8. MAINTENANCE & REPAIR

A. The Agency shall maintain and repair the Improvements at its sole cost and expense, in a good and workmanlike manner, with reasonable care, in accordance with the terms and provisions of this Agreement. Nothing in this Agreement shall obligate the Department to maintain or repair the Improvements, said obligations to remain the sole responsibility of the Agency.

B. If the Department determines that the Agency is not maintaining and repairing the Improvements in accordance with the terms and provisions of this Agreement, the Department shall deliver written notification of such to the Agency. The Agency shall have thirty (30) days from the date of the Department's written notice, or such other time as the Department and the Agency mutually agree in writing, to correct the deficiency and provide the Department with written notice of the same.

C. If the deficiency is not corrected timely, or if the Department determines that the deficiency remains after receipt of the Agency's written notice indicating that the deficiency has been corrected, the Department, within its discretion, may: (1) provide the Agency with written authorization granting such additional time as the Department deems appropriate to complete correction of the deficiency; (2) require the Agency to remove the Improvements and restore the Property pursuant to the "Removal" section of this Agreement; or (3) correct the deficiency at the Agency's sole cost and expense. Should the Department elect to correct the deficiency, the Department shall provide the Agency with an invoice for the costs incurred by the Department to correct the deficiency and the Agency shall pay the invoice in accordance with the "Payment" section of this Agreement.

D. If at any time in the sole determination of the Department, the integrity or safety of the Improvements requires immediate maintenance or repair for the benefit of public health, safety or welfare, the Department may perform such maintenance and repairs it deems appropriate under the circumstances. The Department shall provide the Agency with written notice of the emergency maintenance and repairs performed by the Department and an invoice for the same. The Agency shall pay the invoice in accordance with the "Payment" section of this Agreement.

9. IMPROVEMENTS & MODIFICATIONS

A. The Department may require the Agency to improve or modify the Improvements if the Department determines: (1) improvements or modifications are required by applicable Governmental Law; or (2) improvements or modifications will benefit the Department in the conduct of its business.

B. Required improvements and modifications shall be subject to the terms and provisions of this Agreement, specifically including, without limitation, the "Operation, Maintenance & Repair" section hereof.

C. Improvements and modifications shall be constructed and completed by the Agency within sixty (60) days of the date of the Department's written notice requiring improvements or modifications.

10. UTILITIES

The Agency shall be responsible for locating, removing and relocating utilities, both aerial and underground, if required for the Agency to perform this Agreement. The Agency shall ensure all utility locations are accurately documented on the construction Plans and Specifications, including the final as-built plans. All utility conflicts shall be resolved by the Agency directly with the applicable utility.

11. MAINTENANCE OF TRAFFIC

A. The Agency shall be responsible for the maintenance of traffic ("MOT") at all times during its performance of this Agreement. MOT shall be performed in accordance with applicable Governmental Law and the most current edition of each of the following, as the same may be constituted and amended from time to time, all of which are incorporated herein and made part of the Agreement by reference: (1) Section 102 of the Department's Standard Specifications for Road and Bridge Construction; (2) the Manual on Uniform Traffic Control Devices; and (3) the Department's Roadway Design Standards Index 600 Series.

B. If the Agency fails to perform MOT as required herein, the Department, within its discretion, may elect to perform MOT at the Agency's sole cost and expense. Should the Department perform MOT, the Department shall provide the Agency with an invoice for the costs incurred by the Department and the Agency shall pay the invoice in accordance with the "Payment" section of this Agreement.

12. REMOVAL

A. The Department may require the Agency to remove the Improvements and restore the SR 116 right-of-way to such condition as required by the Department if the Department determines: (1) the Improvements is not maintained in accordance with Governmental Law; (2) removal of the Improvements is required by applicable Governmental Law; (3) the Agency breaches a material provision (as determined by the Department) of this Agreement, or (4) removal of the Improvements will benefit the Department in the conduct of its business. Removal and restoration shall be completed by the Agency within sixty (60) days of the date of the Department's written notice requiring removal of the Improvements, or such other time as the Department and the Agency mutually agree in writing.

B. Removal and restoration shall be completed by the Agency in accordance with all applicable Governmental Law.

C. Should the Agency fail to complete the removal and restoration work as required herein, the Department may: (1) provide the Agency with written authorization granting such additional time as the Department deems appropriate to complete removal and restoration; or (2) complete the removal and restoration at the Agency's sole cost and expense. Should the Department elect to complete the removal and restoration, the Department shall provide the Agency with an invoice for the costs incurred by the Department and the Agency shall pay the invoice in accordance with the "Payment" section of this Agreement.

13. PERMISSIVE USE

This Agreement creates a permissive use only and neither the granting of permission to use SR A1A or the Improvements on or within the SR A1A right-of-way shall operate to create or vest any property right to or in the Agency. The Agency shall not acquire any right, title, interest or estate in the Department Property by virtue of the execution, operation, effect or performance of this Agreement.

14. EMINENT DOMAIN AND DAMAGES

Under no circumstances shall the Department's exercise of any right provided in this Agreement create any right, title, interest or estate entitling the Agency to full and just compensation from the Department either through inverse condemnation or eminent domain laws or any similar laws regarding the taking of property for public purposes. The Agency forever waives and relinquishes all legal rights and monetary claims which it has, or which may arise in the future, for compensation or damages, including, without limitation, special damages, severance damages, removal costs, and loss of business profits resulting in any manner from the Department's exercise of any right provided in this Agreement. This waiver and relinquishment specifically includes all damages flowing from adjacent properties owned, leased or otherwise controlled by the Agency, as a result of the Department's exercise of any right provided in this Agreement.

15. DUE DILIGENCE & WARRANTIES

A. All due diligence requirements related to the Agency's negotiation, execution and performance of this Agreement are the sole responsibility of the Agency.

B. The Department makes no representations or warranties of any kind, express or implied, concerning the Department Property, including, without limitation, representations and warranties concerning: (1) the physical condition of the Department Property; and (2) merchantability or fitness for a particular purpose.

16. PAYMENT

All Department invoices submitted to the Agency for payment pursuant to the terms and provisions of this Agreement are due and payable within thirty (30) days of the date of the invoice ("Due Date"). Any portion of an invoice not received by the Department by the Due Date shall immediately thereafter begin accruing interest at a rate of interest established pursuant to §55.03, Florida Statutes, until paid in full.

17. INDEMNIFICATION

A. The Agency shall promptly defend, indemnify, hold the Department harmless from and pay all demands, claims, judgments, liabilities, damages, fines, fees, taxes, assessments, costs, losses, penalties, construction delay costs / penalties, expenses, attorneys' fees and suits of any nature or kind whatsoever caused by, arising out of or related to the Agency's performance, or breach, of this Agreement ("Liabilities"). The term "Liabilities" shall also specifically include all civil and criminal environmental liability arising, directly or indirectly under any Governmental Law, including, without limitation, liability under the Resource Conservation and Recovery Act ("RCRA"), the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), the Clean Air Act ("CAA") and the Clean Water Act ("CWA"). The Agency's duty to defend, indemnify and hold the Department harmless specifically does not encompass indemnifying the Department for its negligence, intentional or wrongful acts, omissions or breach of contract.

B. The Agency shall notify the Department in writing immediately upon becoming aware of any Liabilities. The Agency's obligation to defend, indemnify and hold the Department harmless from any Liabilities, or at the Department's option to participate and associate with the Department in the defense and trial of any Liabilities, including any related settlement negotiations, shall be triggered by the Department's written notice of claim for indemnification to the Agency. The Agency's inability to evaluate liability, or its evaluation of liability, shall not excuse performance of the provisions of this paragraph.

18. SOVEREIGN IMMUNITY & LIMITATION OF LIABILITY

Nothing in this Agreement shall be deemed or otherwise interpreted as waiving either party's sovereign immunity protections, or as increasing the limits of liability set forth in §768.28, Florida Statutes, as the same may be amended from time to time. Nothing in this Agreement shall be deemed or otherwise interpreted as waiving the Department's limits of liability set forth in sections 376.305 and 337.27(4), Florida Statutes, as the same may be amended from time to time.

19. NOTICE

All notices, communications and determinations between the parties hereto and those required to be given under this Agreement, including, without limitation, any change to the notification address set forth below,

shall be in writing and shall be sufficient if mailed by registered or certified mail to the parties at the following addresses:

Department: Florida Department of Transportation
Attention: Youngman Robert (LME)
St. Augustine Maintenance Engineer
3600 DOT Road
St. Augustine, Florida 32084

Agency: City of St. Augustine
Attention: Xavier Pellicer
Mobility Manager
P.O. Box 210
St. Augustine, Florida 32085

Agency agrees that if it fails to notify Department by certified mail of any changes to its notification address, Agency shall have waived any defense based on Department's failure to notify Agency.

20. GOVERNING LAW

This Agreement shall be governed in all respect by the laws of the State of Florida.

21. INITIAL DETERMINATION OF DISPUTES

The Department's District Two Secretary ("District Secretary") shall act as the initial arbiter of all questions, difficulties, and disputes concerning the interpretation, validity, performance or breach of the Agreement.

22. VENUE AND JURISDICTION

A. Venue for any and all actions arising out of or in any way related to the interpretation, validity, performance or breach of the Agreement that are not resolved to the mutual satisfaction of the parties by the Department's District Secretary shall lie exclusively in a state court of appropriate jurisdiction in Leon County, Florida.

B. The Agency and all persons and entities accepting an assignment of this Agreement, in whole or in part, shall be deemed as having consented to personal jurisdiction in the State of Florida and as having forever waived and relinquished all personal jurisdiction defenses with respect to any proceeding related to the interpretation, validity, performance or breach of this Agreement.

23. JURY TRIAL

The parties hereby waive the right to trial by jury of any dispute concerning the interpretation, validity, performance or breach of the Agreement, including, without limitation, damages allegedly flowing therefrom.

24. ASSIGNMENT

The Agency shall not assign, pledge or transfer any of the rights, duties and obligations provided in this Agreement without the prior written consent of the Department's District Secretary or his/her designee. The Department has the sole discretion and authority to grant or deny proposed assignments of this Agreement, with or without cause. Nothing herein shall prevent the Agency from delegating its duties hereunder, but such delegation shall not release the Agency from its obligation to perform the Agreement.

25. THIRD PARTY BENEFICIARIES

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. Nothing in this Agreement is intended to confer any rights, privileges, benefits, obligations or remedies upon any other person or entity except as expressly provided for herein.

26. VOLUNTARY EXECUTION OF AGREEMENT

Each party warrants and represents to the other: (i) that it understands all of the rights and obligations set forth in the Agreement and the Agreement accurately reflects the desires of said party; (ii) each provision of the Agreement has been negotiated fairly at arm's length; (iii) it fully understands the advantages and disadvantages of the Agreement and executes the Agreement freely and voluntarily of its own accord and

not as a result of any duress, coercion, or undue influence; and (iv) it had the opportunity to have independent legal advice by counsel of its own choosing in the negotiation and execution of the Agreement.

27. ENTIRE AGREEMENT

This Agreement, together with any exhibits and documents made part hereof by reference, contains the entire agreement of the parties and no representations or promises have been made except those that are specifically set out in the Agreement. All prior and contemporaneous conversations, negotiations, possible and alleged agreements and representations, covenants, and warranties with respect to the subject matter of the Agreement, and any part hereof, are waived, merged herein and superseded hereby.

28. EXECUTION OF DOCUMENTS

The parties agree that they shall promptly execute and deliver to the other all documents necessary to accomplish the intent and purpose of the Agreement and shall do all other acts to effectuate the Agreement.

29. SUFFICIENCY OF CONSIDERATION

By their signature below, the parties hereby acknowledge the receipt, adequacy and sufficiency of consideration provided in the Agreement and forever waive the right to object to or otherwise challenge the same.

30. WAIVER

The failure of either party to insist on the strict performance or compliance with any term or provision of the Agreement on one or more occasions shall not constitute a waiver or relinquishment thereof and all such terms and provisions shall remain in full force and effect unless waived or relinquished in writing.

31. INTERPRETATION

No term or provision of the Agreement shall be interpreted for or against any party because that party or that party's legal representative drafted the provision.

32. CAPTIONS

Paragraph title or captions contained herein are inserted as a matter of convenience and reference and in no way define, limit, extend or describe the scope of the Agreement, or any provision hereof.

33. SEVERANCE

If any section, paragraph, clause or provision of the Agreement is adjudged by a court, Agency or authority of competent jurisdiction to be invalid, illegal or otherwise unenforceable, all remaining parts of the Agreement shall remain in full force and effect and the parties shall be bound thereby so long as principle purposes of the Agreement remain enforceable.

34. COMPUTATION OF TIME

In computing any period of time prescribed in the Agreement, the day of the act, event or default from which the designated period of time begins to run, shall not be included. The last day of the period shall be included unless it is a Saturday, Sunday or legal holiday, in which event the period shall run until the end of the next day which is not a Saturday, Sunday or legal holiday.

35. MODIFICATION OF AGREEMENT

A modification or waiver of any of the provisions of the Agreement shall be effective only if made in writing and executed with the same formality as the Agreement.

36. PUBLIC RECORDS

Agency shall comply with Chapter 119, Florida Statutes. Specifically, the Agency shall:

A. Keep and maintain public records that ordinarily and necessarily would be required by the Department to perform this Agreement.

B. Upon request from the Department's custodian of public records, provide the Department with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement and following completion of the Agreement if Agency does not transfer the records to the Department.

D. Upon completion of this Agreement, transfer, at no cost, to the Department all public records in possession of Applicant or keep and maintain public records required by the Department to perform this Agreement. If Agency transfers all public records to the public Agency upon completion of this Agreement, Agency shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Agency keep and maintain public records upon completion of this Agreement, Agency shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Department, upon request from the Department's custodian of public records, in a format that is compatible with the information technology systems of the Department.

Failure by Agency to act in accordance with Chapter 119 and the foregoing shall be grounds for immediate unilateral cancellation of this Agreement by the Department. Agency shall promptly provide the Department with a copy of any request to inspect or copy public records in possession of Agency and shall promptly provide the Department a copy of Applicant's response to each such request.

IF THE CONSULTANT/CONTRACTOR/VENDOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S/CONTRACTOR'S/VENDOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

District 2
386-758-3727
D2prcustodian@ dot.State.FL.us
Florida Department of Transportation
District 2 - Office of General Counsel
1109 South Marion Avenue, MS 2009
Lake City, FL 32025

37. ANNUAL APPROPRIATION / FUNDING

Pursuant to §339.135(6)(a), Florida Statutes, the Department's obligation to fund construction of the Improvements is contingent upon annual appropriation by the Florida Legislature. This Agreement may be terminated by the Department without liability to the Agency if sufficient funds are not appropriated to the Department. The provisions of §339.135(6)(a), Florida Statutes, are set forth herein verbatim and made part of this Agreement, to wit:

"The department, during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void, and no money may be paid on such contract. The department shall require a statement from the comptroller of the department that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding 1 year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years; and this paragraph shall be incorporated verbatim in all contracts of the department which are for an amount in excess of \$25,000 and which have a term for a period of more than 1 year."

IN WITNESS WHEREOF, intending to be legally bound hereby, the parties execute this Agreement, consisting of twenty-one (21) pages.

Florida Department of Transportation

Attest:

By: _____

By: _____

Printed Name: Greg Evans

Printed Name: Elizabeth Engle

Title: District Two Secretary

Title: Office of the District Two

Date: _____

Date: _____

Legal Review:

By: _____
Office of the General Counsel
Florida Department of Transportation

City of St. Augustine

Attest:

By: _____

By: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Legal Review:

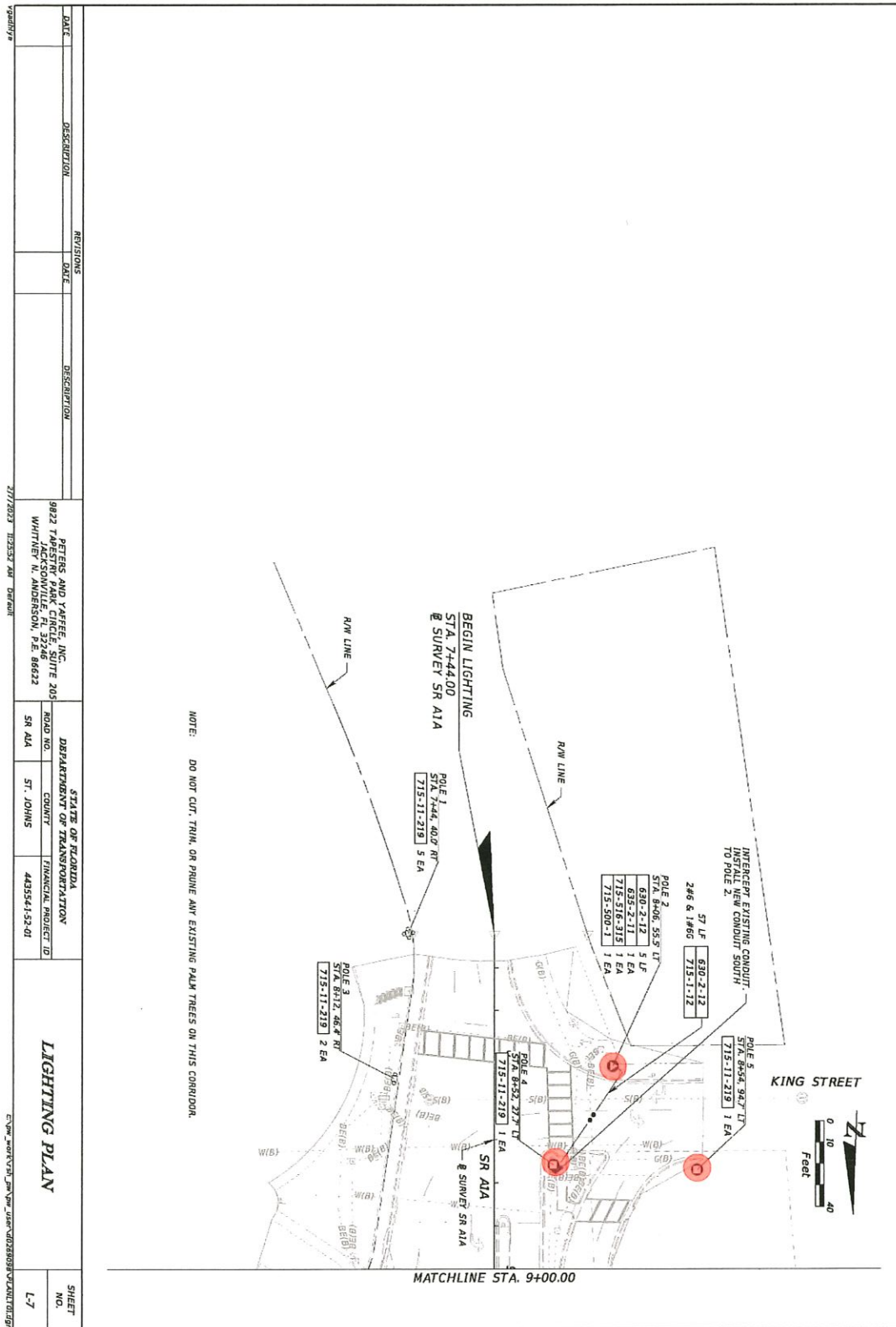
By: _____
Legal Counsel for Agency

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EXHIBIT "A"
(Location Aerial)



EXHIBIT "B"
Composite B-1



THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

PRELIMINARY SUBMITTAL

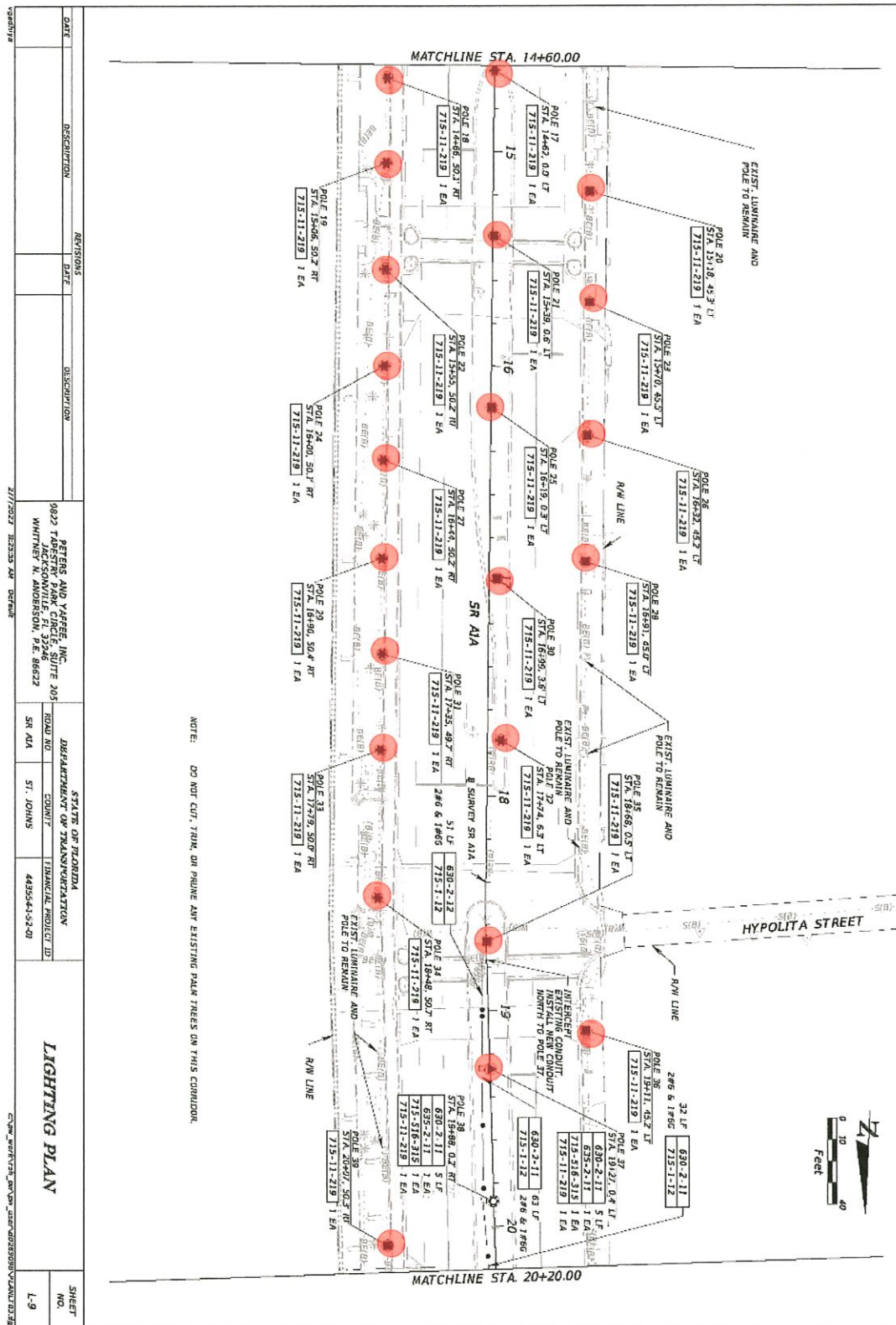
On System Department Construct Agency Maintain

Financial Project Id. No.: 443554-1-52-01

Federal Id. No.: D221-073-B

Project Description: SR A1A/Avenida Menendez from King Street to Castillo San Marcos
On System Department Construct Agency Maintain

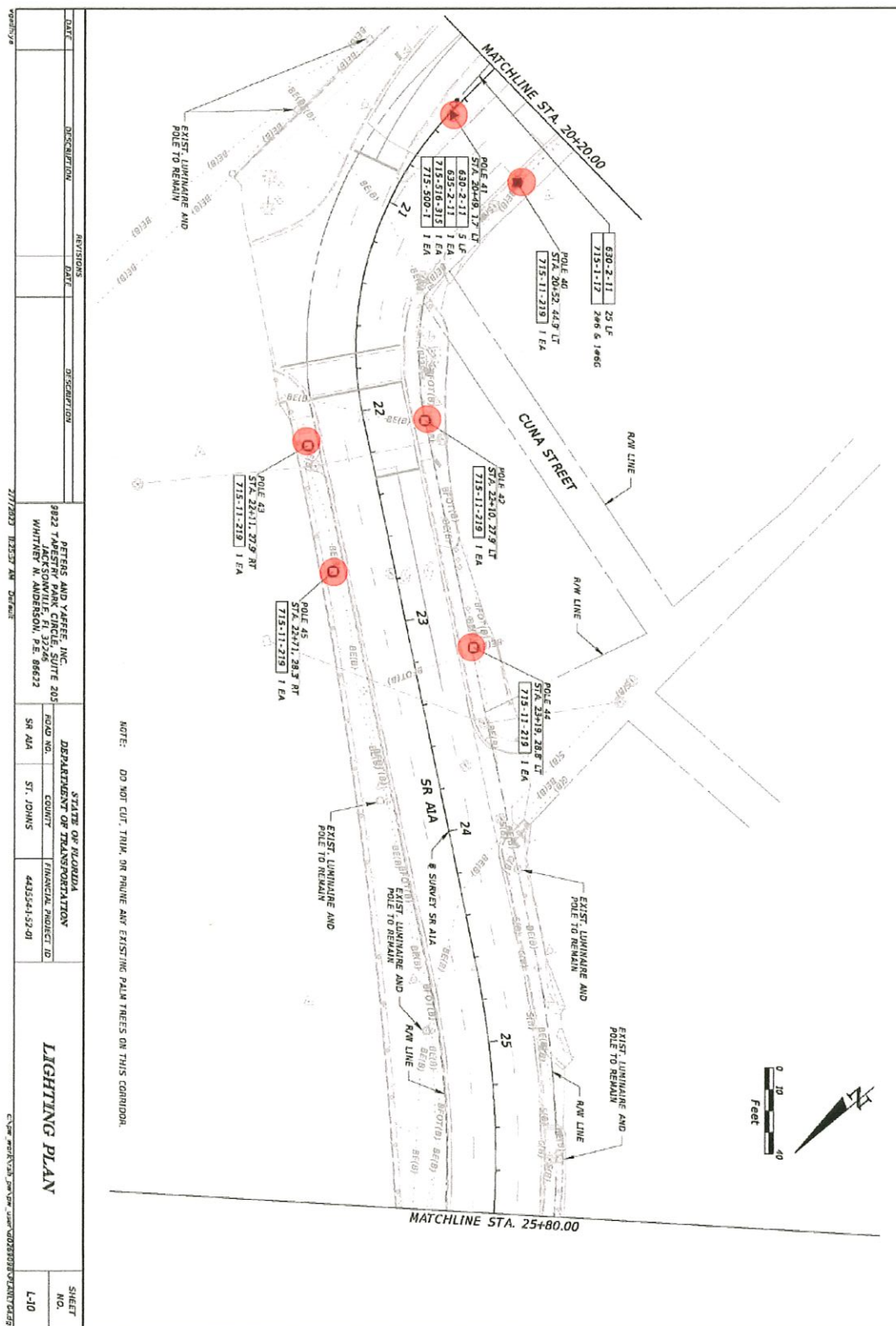
EXHIBIT "B" Cont'd
Composite B-3



THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

PRELIMINARY SUBMITTAL

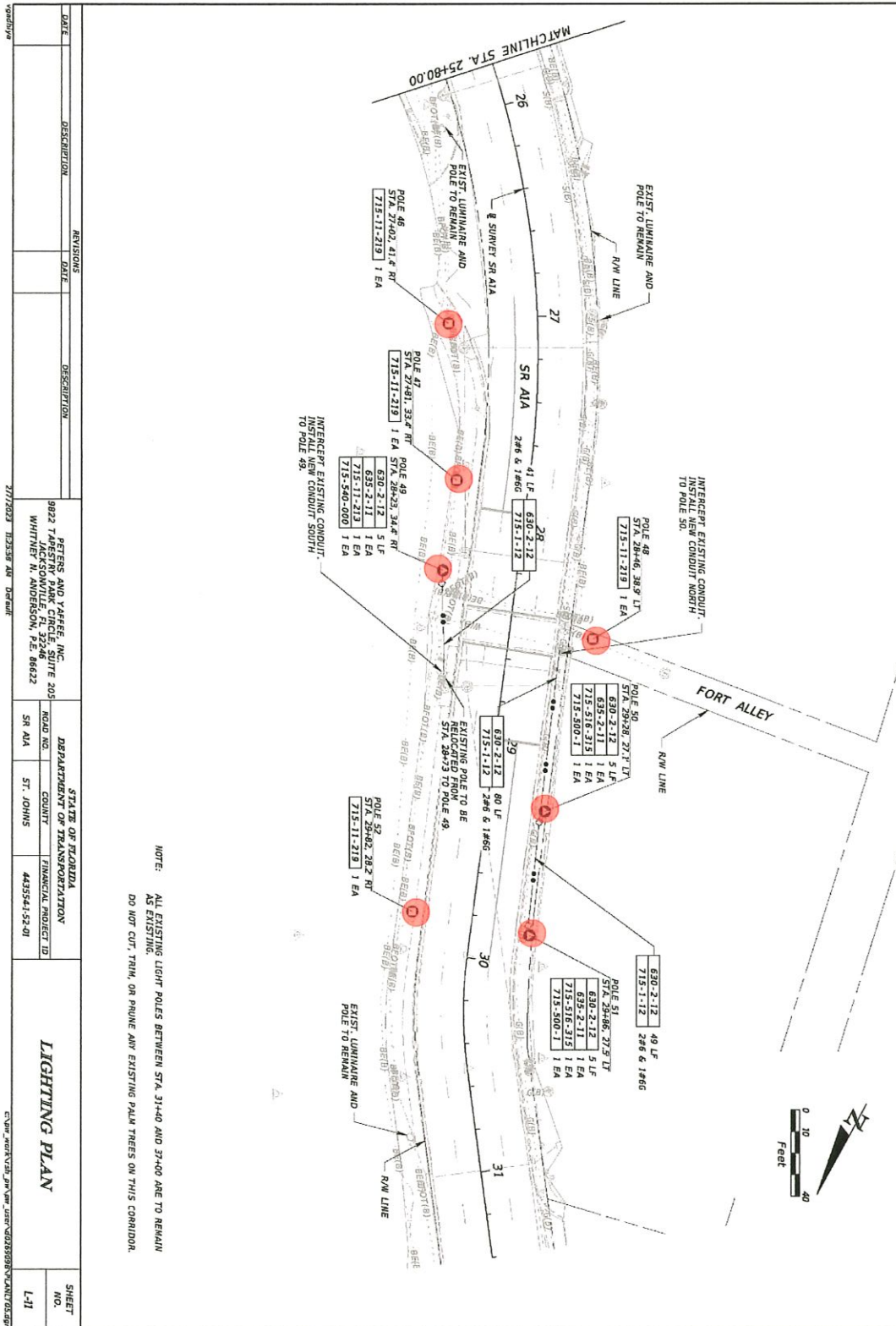
EXHIBIT "B" Cont'd
Composite B-4



THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

PRELIMINARY SUBMITTAL

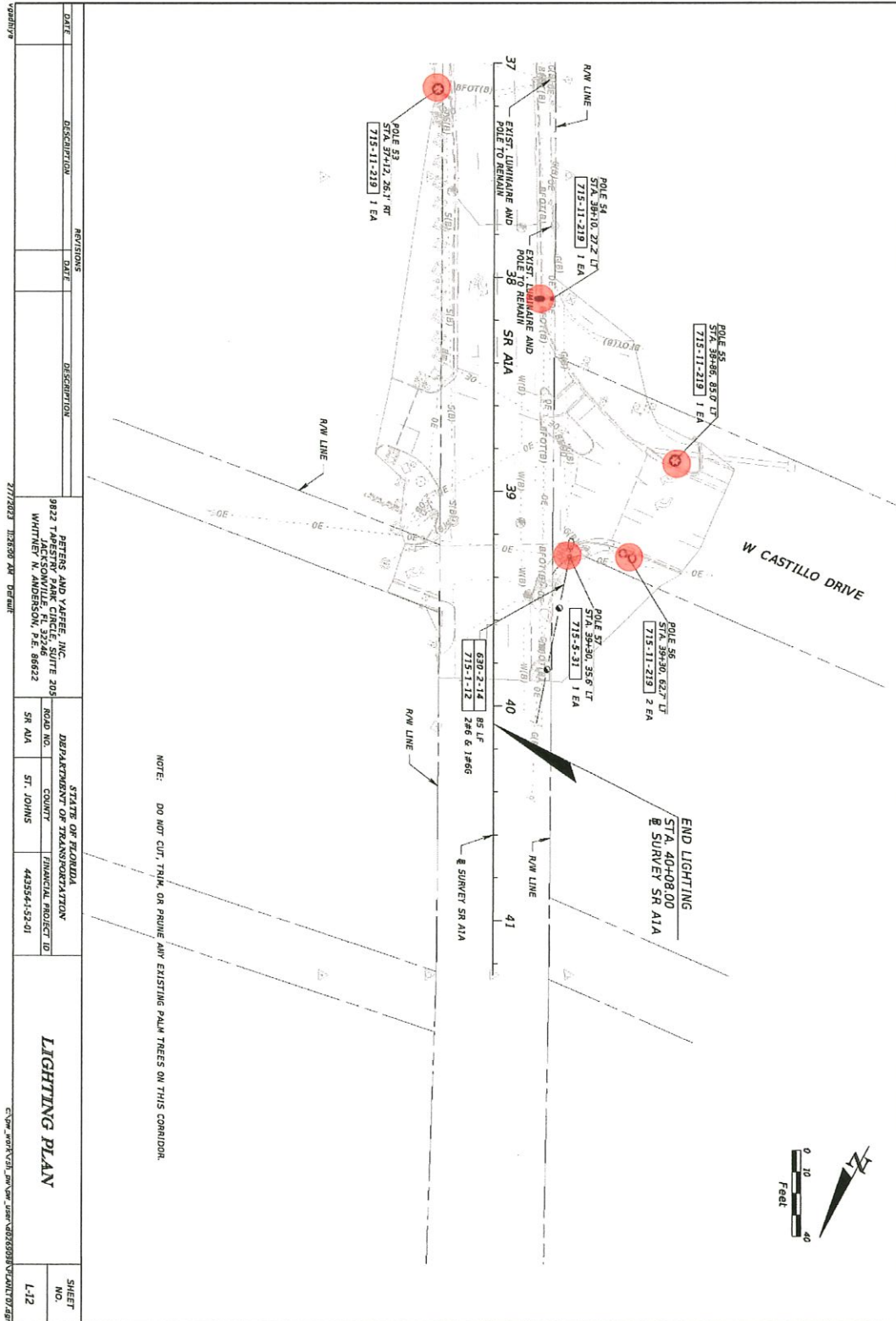
**EXHIBIT "B" Cont'd
 Composite B-5**



THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

PRELIMINARY SUBMITTAL

**EXHIBIT "B" Cont'd
 Composite B-6**



THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

PRELIMINARY SUBMITTAL

EXHIBIT "C"
(Lighting and Signal Agreement)

DocuSign Envelope ID: 82BA55FA-5EA9-4778-808E-20251EA7F298



Florida Department of Transportation

RON DESANTIS
GOVERNOR

1109 South Marion Avenue
Lake City, Florida 32025-5874

KEVIN J. THIBAUT, P.E.
SECRETARY

April 7, 2020

City of St. Augustine
John P. Regan, P.E., City Manager
P.O. Box 210
St. Augustine, Florida 32085-0218

Contract: AN499
Fin Proj. No.: 41442017803
Description: State Highway Lighting Agreement
Renewal Period: July 1, 2020 thru June 30, 2021

Maintaining Agency:

The Department has reviewed the proposed prorated budget allocation for the upcoming fiscal year for the State Highway Lighting, Maintenance and Compensation program. The Department has determined the amount that you are currently eligible for under this program for the next year.

521 Street Lights x .9 x \$300.10 = \$140,716.89

The 90% multiplier used in the new formula shown in Exhibit B comes from paragraph 1.b. in your agreement which states that a minimum of 90% of the lights shall be operating and properly functioning.

Please sign and date: Exhibit "A" and return original signature and the Damage and Outage Report to:

Florida Department of Transportation
District Maintenance Contracts Office – MS 2010
1109 South Marion Avenue
Lake City, Florida 32025-5874

If the Department does not receive the Exhibit "A" fully executed and the Damage and Outage Report you will not be eligible for reimbursement of your cost for the period from July 1, 2020 to June 30, 2021. Return both documents on or before June 1, 2020.

If you have any questions, please contact Lisa Butler at (386) 961-7382 or lisa.butler@dot.state.fl.us or Sandra Brink at (386) 961-7585 or sandra.brink@dot.state.fl.us.

Sincerely,

Lisa M. Butler

Lisa Butler / Sandra Brink
District Maintenance Contract Managers

www.fdot.gov

**EXHIBIT "C" Cont'd
(Lighting and Signal Agreement)**

DocuSign Envelope ID: 828A55FA-5EA9-4778-808E-20251EA7F298

CITY OF ST. AUGUSTINE

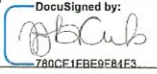
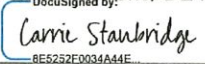
EXHIBIT "A"

Contract AN499

Maintaining Agency Contact: Darlene Galambos, City Clerk

Contact phone number: 904-825-1040

Current Approved Amount for 2020/2021: \$140,716.89

 _____ Maintaining Agency Signature	<u>13 April 2020</u> Date
John P. Regan City Manager	
Typed Official's Name / Title	
 _____ DocuSigned by: 780CE1FBE9E84F3	<u>5/5/2020 11:37 AM EDT</u>
Jennifer J. Curls, D2 Maintenance Contracts Administrator	Date
 _____ DocuSigned by: BE6252FD034AA4E	<u>5/5/2020 11:45 AM EDT</u>
Carrie A. Stanbridge, P.E. District Two Maintenance Engineer	Date



Isabelle C. Lopez, "Approved for form and legal sufficiency"

**EXHIBIT "C" Cont'd
(Lighting and Signal Agreement)**

DocuSign Envelope ID: 828A55FA-5EA9-4778-808E-20251EA7F298

CITY OF ST. AUGUSTINE

"EXHIBIT C"

**Contract AN499
Street Lighting Inventory Report**

Maintaining Agency Contact: Darlene Galambos, City ClerkContact phone number: 904-825-1040

Anastasia Blvd	Dolphin Dr.	Crassoldi Street	85
May St	San Marco Ave.	Vilano Beach Boat Ramp	14
San Marco Ave.	US1/Ponce de Leon	W. Castillo Dr.	47
S. Castillo	W. Castillo Dr.	Cuna St	27
Avenida Menendez	Cuna St	King St.	51
SR 16	US1/Ponce de Leon	Lewis Speedway (single)	1
SR 16	US1 / Ponce de Leon	Lewis Speedway (doubles)	12
W. King St.	N. Whitney St.	US1/Ponce de Leon	14
King St	US1/Ponce de Leon	Avenida Menendez	37
Bridge of Lions	Dolphin Dr.	Avenida Menendez (doubles)	57
US1 / Ponce De Leon	Poinciana Ave.	Arapaho Ave.	163
Calhedral Place	Cordova	Avenida Mende	13
		TOTAL	521

EXHIBIT "C" Cont'd
(Lighting and Signal Agreement)

DocuSign Envelope ID: 828A55FA-5EA9-4778-808E-20251EA7F298

CITY OF ST. AUGUSTINE
Damage and Outage Report
Contract AN499

Maintaining Agency Contact: Darlene Galambos, City Clerk
Contact phone number: 904-825-1040

State Road	To	From	Date Reported	To Whom

**EXHIBIT "C" Cont'd
(Lighting and Signal Agreement)**

DocuSign Envelope ID: 828A55FA-5EA9-4778-808E-20251EA7F298

To: sandra.brink@dot.state.fl.us

**FLORIDA DEPARTMENT OF TRANSPORTATION
FUNDS APPROVAL**

AN499

4/30/2020

CONTRACT INFORMATION

Contract:	AN499
Contract Type:	AF - UTILITIES JOIN PROJ (UTIL JT PT)
Method of Procurement:	G - GOVERNMENTAL AGENCY (287.057,F.S.)
Vendor Name:	CITY OF ST AUGUSTINE
Vendor ID:	F596000420021
Beginning Date of This Agreement:	07/01/2003
Ending Date of This Agreement:	06/30/2099
Contract Total/Budgetary Ceiling:	ct = \$1,511,813.31
Description:	;41442017203;41442017203;41442017203;41442017203;

FUNDS APPROVAL INFORMATION

FUNDS APPROVED/REVIEWED FOR ROBIN M. NAITOVE, CPA, COMPTROLLER ON 4/30/2020

Action:	Supplemental
Reviewed or Approved:	*REVIEWED
Organization Code:	55024040210
Expansion Option:	A1
Object Code:	242059
Amount:	\$140,716.89
Financial Project:	41442017803
Work Activity (FCT):	787
CFDA:	
Fiscal Year:	2021
Budget Entity:	55150200
Category/Category Year:	088712/21
Amendment ID:	S022
Sequence:	00
User Assigned ID:	S021
Enc Line (6s)/Status:	/04

Total Amount: \$140,716.89

*Reviewed Funds Approval and encumbrance processing is contingent upon Annual Legislative appropriation.

Page1 of 1

Financial Project Id. No.: 443554-1-52-01

Federal Id. No.: D221-073-B

Project Description: SR A1A/Avenida Menendez from King Street to Castillo San Marcos

On System Department Construct Agency Maintain

EXHIBIT "D"
(Resolution)

CITY OF ST. AUGUSTINE

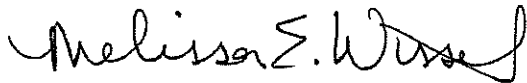
MEMORANDUM

TO: David Birchim, City Manager
DATE: June 12, 2023
RE: End date for Nights of Lights Resolution

Please see the attached proposed Resolution 2023-18 which determines the closing date for the 2023-2024 Nights of Lights season on Sunday, January 28, 2024.

I request this be placed on the June 12, 2023, City Commission agenda for consideration.

Respectfully,

A handwritten signature in black ink, appearing to read "Melissa E. Wissel". The signature is fluid and cursive, with the first name "Melissa" being more prominent.

Melissa Wissel
Communications Director

RESOLUTION NO. 2023-18

**A RESOLUTION OF THE CITY COMMISSION OF THE
CITY OF ST. AUGUSTINE, FLORIDA SETTING THE END
DATE FOR NIGHTS OF LIGHTS IN 2024.**

WHEREAS, Section 3-23 of the Code of the City of St. Augustine allows the City Commission to set the dates for illumination standards for seasonal light displays in the historic districts during the period between the first Saturday in November until the first Sunday of February in the ensuing year; and,

WHEREAS, the annual Nights of Lights celebration occurs during the time period described in Section 3-23 of the municipal code; and,

WHEREAS, the City Commission finds it appropriate to end the 2023-2024 season on Sunday, January 28, 2024.

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

The last day for display of lights for the Nights of Lights in 2024 is hereby determined to be Sunday, January 28, 2024.

ADOPTED in Regular Session of the City Commission for the City of St. Augustine, Florida this _____ day of _____, 2023.

CITY OF ST. AUGUSTINE, FLORIDA

ATTEST:

Nancy Sikes-Kline, Mayor-Commissioner

Darlene Galambos, City Clerk

(Seal)

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John Regan, P.E.
City Manager

DATE: May 24, 2023

RE: Agenda Item for June 12, 2023, City Commission Meeting;
Property Transfer of Ownership to St Johns County (Parcel #112790-0010)

I am requesting this item be added to the June 12, 2023, City Commission Meeting agenda for Commission approval. St Johns County Real Estate Division agrees to accept donation of the property at the corner of South Woodlawn St and West King St (Parcel ID #112700-0010) from the City. The identified property already has a County CRA sign on it, to avoid revising the Licensing Agreement each time the CRA needs to make improvements to the sign, the County agrees to accept ownership of the property.

Please let me know if you have any questions or concerns regarding this agenda item.



Reuben C. Franklin Jr., P.E.
Public Works Director

cc: City Attorney & Department Heads

Attachment:
St Johns County letter with parcel map



St. Johns County Board of County Commissioners

Land Management Systems | Real Estate Division

April 20, 2023

Isabelle C. Lopez
City Attorney
P.O. 210
St. Augustine, FL 32085

Re: City of St. Augustine property PA#112790-0010

Isabelle,

St. Johns County is interested in accepting a donation of the above property the City of St. Augustine owns. This property has the CRA sign on it and the County is required to keep it maintained per the License Agreement. To avoid revising the License Agreement every time the CRA needs to improve the sign the County would agree to accept ownership of that lot.

If you need additional, information please let me know.

Respectfully,

A handwritten signature in cursive script that reads "Debbie Taylor".

Debbie Taylor
Real Estate Manager
(904) 209-0796
Email: dtaylor@sjcfl.us

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

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



Parcel ID 1127900010
 Location Address W KING ST
 SAINT AUGUSTINE 32084-0000
 Neighborhood West King St (COM) (487.01)
 Tax Description* DANCY TRACT PT OF BLK 36 IN NW CORNER 100FT ON WOODLAWN & 101.32FT ON KING ST OR1166/1760
 *The Description above is not to be used on legal documents.
 Property Use Code Municipally Owned (8900)
 Subdivision Dancy Tract of New Augustine Subdivision
 Sec/Twp/Rng 41-7-29
 District South Ponte Vedra & US 1 North Area (District 450)
 Millage Rate 12.8576
 Acreage 0.250
 Homestead N

Owner Information

Owner Name [City Of St Augustine](#) 100%
 Mailing Address PO BOX 210
 SAINT AUGUSTINE, FL 32085-0210

Exemption Information

Exemption Type	Status	Amount
City		\$13,375

Map



Valuation Information

	2023
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$13,375
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$13,375
Total Deferred	\$0
Assessed Value	\$13,375
Total Exemptions	\$13,375
Taxable Value	\$0

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

Historical Assessment Information

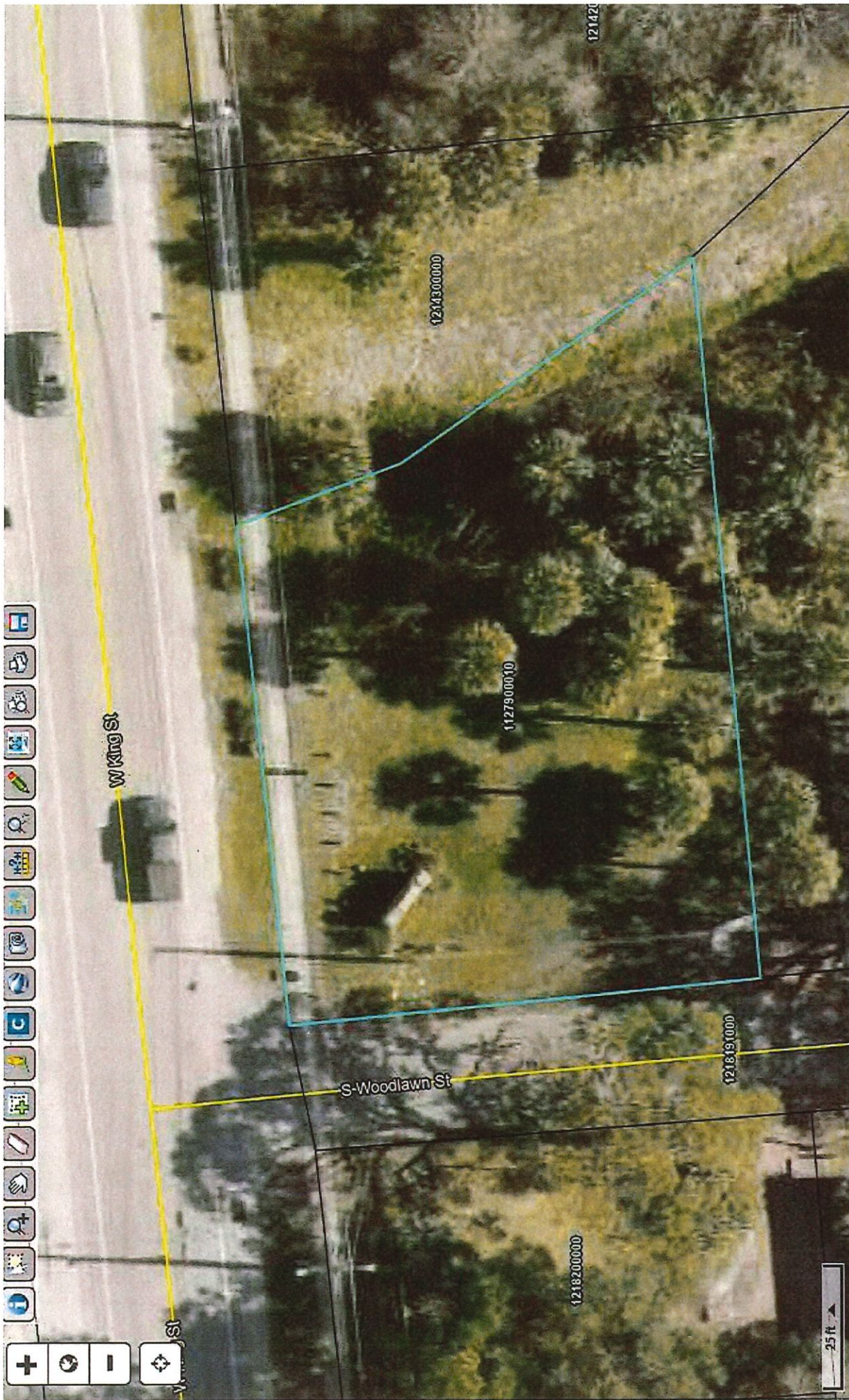
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$0	\$0	\$13,375	\$0	\$0	\$13,375	\$13,375	\$13,375	\$0
2021	\$0	\$0	\$13,375	\$0	\$0	\$13,375	\$13,375	\$13,375	\$0
2020	\$0	\$0	\$13,375	\$0	\$0	\$13,375	\$13,375	\$13,375	\$0
2019	\$0	\$0	\$13,375	\$0	\$0	\$13,375	\$13,375	\$13,375	\$0
2018	\$0	\$0	\$13,375	\$0	\$0	\$13,375	\$13,375	\$13,375	\$0
2017	\$0	\$0	\$13,375	\$0	\$0	\$13,375	\$13,375	\$13,375	\$0
2016	\$0	\$0	\$13,375	\$0	\$0	\$13,375	\$13,375	\$13,375	\$0
2015	\$0	\$0	\$13,375	\$0	\$0	\$13,375	\$13,375	\$13,375	\$0
2014	\$0	\$0	\$13,375	\$0	\$0	\$13,375	\$13,375	\$13,375	\$0
2013	\$0	\$0	\$13,375	\$0	\$0	\$13,375	\$13,375	\$13,375	\$0
2012	\$0	\$0	\$13,375	\$0	\$0	\$13,375	\$13,375	\$13,375	\$0
2011	\$0	\$0	\$16,050	\$0	\$0	\$16,050	\$16,050	\$16,050	\$0
2010	\$0	\$0	\$18,725	\$0	\$0	\$18,725	\$18,725	\$18,725	\$0

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Municipally Owned	107	100	10700	SF	\$13,375

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	4/8/1996	\$100.00	QUIT CLAIM DEED	1166	1760	U	V	BAKER GREGORY E	CITY OF ST AUGUSTINE
	6/1/1987	\$0.00		750	1767	U	V		BAKER GREGORY E
	6/1/1987	\$0.00		750	786	U	V		
	9/1/1985	\$0.00		684	1767	U	V		
	9/1/1985	\$0.00		684	1767	U	V		



Building Value	N/A
Extra Feature Value	N/A
Total Land Value	\$13,375
Just Value	\$13,375
Total Deferred	N/A
Assessed Value	\$13,375
Total Exemptions	\$13,375
Taxable Value	N/A

Physical Address W KING ST
SAINT AUGUSTINE
Mailing Address CITY OF ST AUGUSTINE
PO BOX 210
SAINT AUGUSTINE FL 32085-0210

Parcel ID 1127900010
Property Class 8900 - Municipally Owned
Taxing District South Ponte Vedra & US 1 North Area
Acres 0.25



ST AUGUSTINE
— EST. 1565 —

Davenport Park

Corner Carousel Option

May 11, 2023 | ML+H Project 23.17.0



Page 734 of 795

LEGEND

Buildings & Carousel

- ① St. Johns County Library
- ② Waterworks Building
- ③ Carousel (24 seats donated by M.B. Binklow)

Sustainability Features

- 4 Electric Vehicle Charging
- 5 Native Plants and Pollinator Garden
- 6 Arbor Day Plaque
- 7 Previous Pavers

Park Amenities

- 8 Picnic Tables (existing; relocated & reused)
- 9 Benches (existing; relocated & reused)
- 10 "ABC" Trash Receptacles (existing; reused)
- 11 Water Bottle & Drinking Fountain Station

Learning & Exploring

- 12 Storytelling Circles (potential Library use)
 13 Interpretive Signs (Davenport Park, Waterworks, others)
 14 Native Trees Leaf Hunt-and-Find (🍃 indicates leaf panel)

Multi-Level Accessible Play

- 13 Remove Set-Screw Zip Line
- 14 Toddler & Toddler/Parent Swings (reuse)
- 15 Swings (input base)
- 16 Resilient Surface (expanded)
- 17 ADA Accessible Play Area (reuse ramp)
- 18 Sand box (optional play surface)
- 19 Waterworks Water Basin
- 20 Historic Wall (from San Marco Hotel)

Access

- 21 Gates
22 New Connection to Waterworks
23 Existing Security Camera

Historic Features

- ②4 Historic Wall (from San Marco Hotel)
- ②5 Waterworks Water Basin



Existing Live Oaks

New Shade Trees
(Contractors build next generation of tree canopy)

Cabbage Palms (add in along gaps)



Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE • PLANNING

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, AICP
City Manager

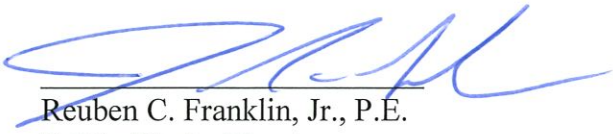
DATE: May 31, 2023

RE: Agenda Item for June 12, 2023 Commission Meeting
Spanish St and Sevilla St Capital Improvement Projects Budget Discussion

The City has two separate projects in the approved FY23-27 Capital Improvements Plan, Sevilla Street Brick Roadway & Utility Improvements and the Downtown Improvements District Phase 2A (DID Ph2A). Both projects include the replacement of underground utilities and rebricking of the streets. The DID Ph2A was recently bid for construction and is over budget. City staff worked to negotiate and remove scope from the project to get the construction costs in line with available funds. The project bid price was originally \$6,106,531.67 for Spanish St, Tolomato Ln and the Tolomato Lot improvements. The City reduced scope by removing the Tolomato Lot improvements from the bid and negotiated with the contractor on other items to reduce the construction costs to \$3,511,254.88.

Staff proposes to repurpose \$1,132,072 of Sevilla Street funding to fully fund DID Ph2A to reconstruct Spanish St and Tolomato Ln as bricked curbless streets with new street lighting, coquina sidewalks and storm drains. The Sevilla St project will be pushed in the CIP schedule for construction and the Tolomato Lot improvements will become its own CIP project.

Please find enclosed a brief presentation highlighting both projects and if you have any questions, please don't hesitate to ask.



Reuben C. Franklin, Jr., P.E.
Public Works Director

Enclosure

Cc: Meredith Breidenstein, Assistant City Manager



CITY OF
STAUGUSTINE.
—EST. 1565—

City Commission

Downtown Improvements District Phase 2A

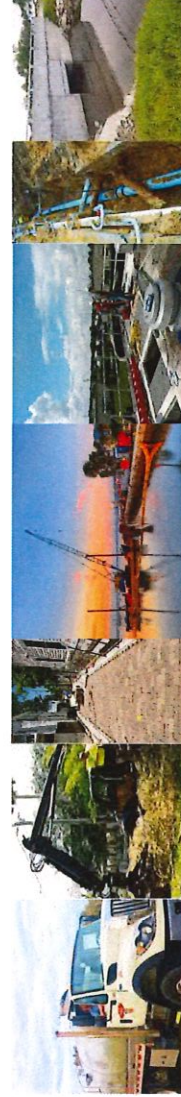
&

Sevilla Street Brick Roadway & Utility

Improvements

Budget Discussion

June 12, 2023





CITY OF
ST. AUGUSTINE
— EST. 1565 —

Sevilla Street Brick Roadway & Utility Improvements

Sevilla Street Brick Roadway & Utility Improvements

The Sevilla Street improvements consist of cast iron water main replacement, gravity sewer replacement, stormwater improvement, and brick roadway replacement. Project will also include improvements to existing sidewalks, with elevated crosswalks and intersections.



Design Cost:
Construction Cost:
Project Status:
Construction Duration:

\$ 110,000
\$ 1.2 M estimate
Design
TBD



CITY OF
ST. AUGUSTINE
—EST. 1565—

Downtown Improvements District – Phase 2A

Downtown Improvement District Phase 2A

Part 1: Reconstruct Spanish St. (from Cuna St. to Orange St.) and Tolomato Ln (from Spanish St. to Cordova St.) as curb-less streets with coquina sidewalks and brick cart path. Improvements include underground water and sewer upgrades, stormwater pipes, and inlets, road regrading, concrete work, street lighting and landscaping.

Part 2: Reconfigure and reconstruct Tolomato Lot to include parking, commercial loading zones, a trash compactor enclosure and a recycling enclosure. The improvements include concrete pavement, pervious pavers, and loose coquina shell parking surface. Additionally, there is improved lighting, landscaping, bike racks, a perimeter masonry wall and pedestrian connections to Spanish St. Special care is to be taken to protect existing trees that are to remain.

Design Cost:

\$ 200,000

Construction Cost:

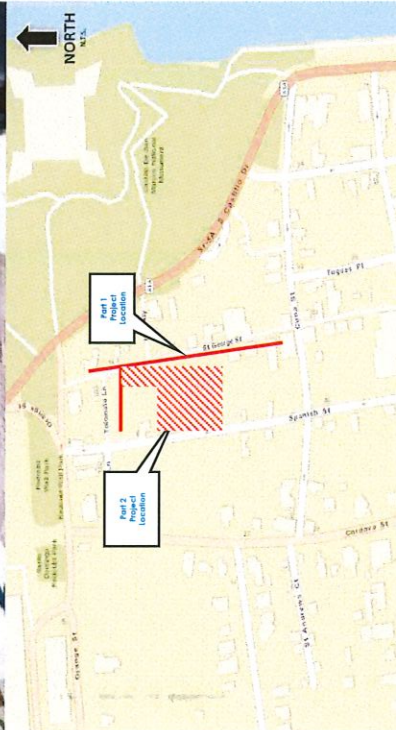
\$ 2.0 M estimate

Project Status:

Solicitation - Construction

Construction Duration:

2022 – 2023

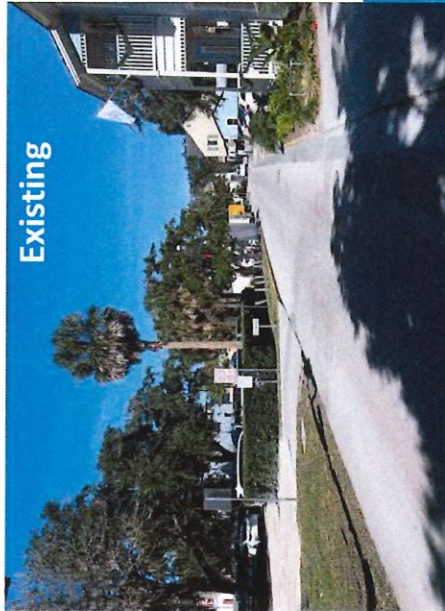




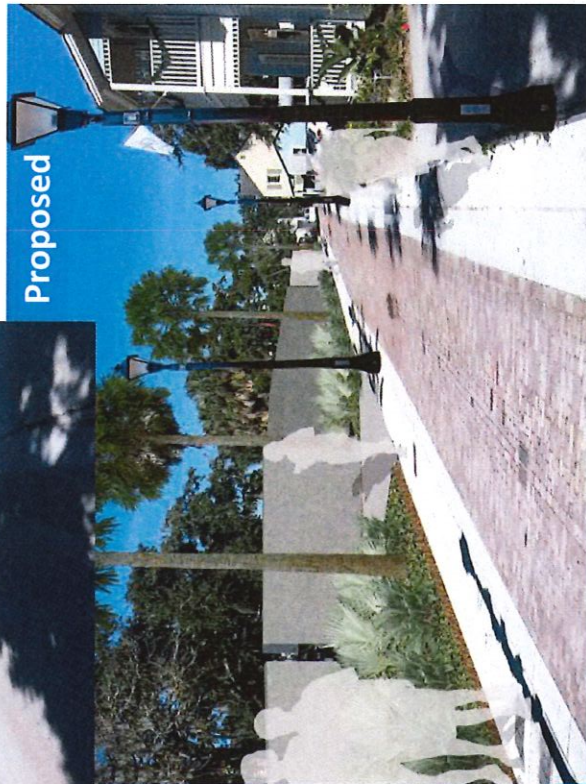
CITY OF
ST. AUGUSTINE
EST. 1565

Downtown Improvements District – Phase 2A

- Project was bid and construction cost came in at \$6,106,531.67 for Spanish St, Tolomato Ln & Tolomato Lot
- City reduced scope by removing the Tolomato Lot from the bid and negotiated with the contractor on other items to reduce the construction cost to \$3,511,254.88
- Staff proposes to utilize \$1,132,072 from Sevilla St project to fully fund the construction of Spanish St and Tolomato Ln
- Sevilla St will be pushed out in the CIP schedule for construction and Tolomato Lot will become its own CIP project to be funded and bid in the future as it's own project



Existing



Proposed

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim
City Manager

DATE: June 1, 2023

RE: June 12, 2023 Staff Reports and Presentations

The City's contract with Greyhound Lines, Inc. for a stop at the Visitor Information Center expired in February of 2023. Since that time, the City Commission has asked that we work to establish another pick up/drop off location for the Greyhound Bus.

I have been in contact with the Real Estate Manager for Greyhound Lines, Inc., Mr. Timothy Cruz. On May 31, Mr. Cruz asked us for a proposal on a location and monthly rental rate that he could take back to his stakeholders.

We will work with our mobility team to determine the best location for the City of St. Augustine and propose that in the upcoming weeks.

Please reach out to me if you have any questions.

Thank you,



Meredith Breidenstein
Assistant City Manager

Cc: Reuben Franklin, Public Works Director
Xavier Pellicer, Mobility Manager
Denise Medrano, Parking Garage Supervisor

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

DATE: June 12, 2023

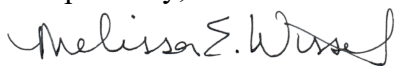
RE: 2023 Citizen Survey Rollout

The City of St. Augustine Communications Department has contracted with a vendor, Polco, to conduct a citizen survey using the National Community Survey as the survey instrument. It will measure community livability, assess residents' needs, evaluate the impacts of governmental programs, and gauge resident sentiment and satisfaction with key service areas and programs.

There are three phases to the survey: invitations to randomly selected households to complete the survey online, invitations to the same participants to alternatively complete a paper version of the survey, and open invitations to the community at large to participate in the survey.

I would like to present the timeline and review the reporting process of the results of the citizen survey. Following this benchmarking survey, we have an opportunity to create subject-specific surveys. I would like to ask the City Commission for their input to determine additional survey topics, such as conservation, communication, and transportation.

Respectfully,



Melissa Wissel
Communications Director

The City of St. Augustine 2023 Community Survey

Please complete this survey if you are the adult (age 18 or older) in the household who most recently had a birthday (the year of birth does not matter). Your responses are confidential and no identifying information will be shared.

1. Please rate each of the following aspects of quality of life in St. Augustine.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
St. Augustine as a place to live.....	1	2	3	4	5
Your neighborhood as a place to live	1	2	3	4	5
St. Augustine as a place to raise children.....	1	2	3	4	5
St. Augustine as a place to work.....	1	2	3	4	5
St. Augustine as a place to visit	1	2	3	4	5
St. Augustine as a place to retire	1	2	3	4	5
The overall quality of life in St. Augustine.....	1	2	3	4	5
Sense of community.....	1	2	3	4	5

2. Please rate each of the following characteristics as they relate to St. Augustine as a whole.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Overall economic health of St. Augustine	1	2	3	4	5
Overall quality of the transportation system (auto, bicycle, foot, bus) in St. Augustine	1	2	3	4	5
Overall design or layout of St. Augustine's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.)	1	2	3	4	5
Overall quality of the utility infrastructure in St. Augustine (water, sewer, storm water, electric/gas, broadband).....	1	2	3	4	5
Overall feeling of safety in St. Augustine.....	1	2	3	4	5
Overall quality of natural environment in St. Augustine	1	2	3	4	5
Overall quality of parks and recreation opportunities.....	1	2	3	4	5
Overall health and wellness opportunities in St. Augustine.....	1	2	3	4	5
Overall opportunities for education, culture, and the arts.....	1	2	3	4	5
Residents' connection and engagement with their community	1	2	3	4	5

3. Please indicate how likely or unlikely you are to do each of the following.

	<u>Very likely</u>	<u>Somewhat likely</u>	<u>Somewhat unlikely</u>	<u>Very unlikely</u>	<u>Don't know</u>
Recommend living in St. Augustine to someone who asks	1	2	3	4	5
Remain in St. Augustine for the next five years	1	2	3	4	5

4. Please rate how safe or unsafe you feel:

	<u>Very safe</u>	<u>Somewhat safe</u>	<u>Neither safe nor unsafe</u>	<u>Somewhat unsafe</u>	<u>Very unsafe</u>	<u>Don't know</u>
In your neighborhood during the day.....	1	2	3	4	5	6
In St. Augustine's downtown/commercial area during the day	1	2	3	4	5	6
From property crime.....	1	2	3	4	5	6
From violent crime.....	1	2	3	4	5	6
From fire, flood, or other natural disaster	1	2	3	4	5	6

5. Please rate the job you feel the St. Augustine community does at each of the following.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Making all residents feel welcome	1	2	3	4	5
Attracting people from diverse backgrounds.....	1	2	3	4	5
Valuing/respecting residents from diverse backgrounds.....	1	2	3	4	5
Taking care of vulnerable residents (elderly, disabled, homeless, etc.).....	1	2	3	4	5

6. Please rate each of the following in the St. Augustine community.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Overall quality of business and service establishments in St. Augustine	1	2	3	4	5
Variety of business and service establishments in St. Augustine.....	1	2	3	4	5
Vibrancy of downtown/commercial area	1	2	3	4	5
Employment opportunities	1	2	3	4	5
Shopping opportunities	1	2	3	4	5
Cost of living in St. Augustine	1	2	3	4	5
Overall image or reputation of St. Augustine.....	1	2	3	4	5

7. Please also rate each of the following in the St. Augustine community.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Traffic flow on major streets.....	1	2	3	4	5
Ease of public parking.....	1	2	3	4	5
Ease of travel by car in St. Augustine	1	2	3	4	5
Ease of travel by public transportation in St. Augustine.....	1	2	3	4	5
Ease of travel by bicycle in St. Augustine.....	1	2	3	4	5
Ease of walking in St. Augustine.....	1	2	3	4	5
Well-planned residential growth.....	1	2	3	4	5
Well-planned commercial growth.....	1	2	3	4	5
Well-designed neighborhoods.....	1	2	3	4	5
Preservation of the historical or cultural character of the community.....	1	2	3	4	5
Public places where people want to spend time	1	2	3	4	5
Variety of housing options.....	1	2	3	4	5
Availability of affordable quality housing.....	1	2	3	4	5
Overall quality of new development in St. Augustine	1	2	3	4	5
Overall appearance of St. Augustine.....	1	2	3	4	5
Cleanliness of St. Augustine.....	1	2	3	4	5
Water resources (beaches, lakes, ponds, riverways, etc.)	1	2	3	4	5
Air quality.....	1	2	3	4	5
Availability of paths and walking trails.....	1	2	3	4	5
Fitness opportunities (including exercise classes and paths or trails, etc.) ...	1	2	3	4	5
Recreational opportunities.....	1	2	3	4	5
Availability of affordable quality food	1	2	3	4	5
Availability of affordable quality health care.....	1	2	3	4	5
Availability of preventive health services.....	1	2	3	4	5
Availability of affordable quality mental health care.....	1	2	3	4	5
Opportunities to attend cultural/arts/music activities	1	2	3	4	5
Community support for the arts.....	1	2	3	4	5
Availability of affordable quality childcare/preschool.....	1	2	3	4	5
K-12 education.....	1	2	3	4	5
Adult educational opportunities	1	2	3	4	5
Sense of civic/community pride.....	1	2	3	4	5
Neighborliness of residents in St. Augustine	1	2	3	4	5
Opportunities to participate in social events and activities.....	1	2	3	4	5
Opportunities to attend special events and festivals	1	2	3	4	5
Opportunities to volunteer.....	1	2	3	4	5
Opportunities to participate in community matters	1	2	3	4	5
Openness and acceptance of the community toward people of diverse backgrounds.....	1	2	3	4	5

8. Please indicate whether or not you have done each of the following in the last 12 months.

	<u>No</u>	<u>Yes</u>
Contacted the City of St. Augustine (in-person, phone, email, or web) for help or information	1	2
Contacted St. Augustine elected officials (in-person, phone, email, or web) to express your opinion.....	1	2
Attended a local public meeting (of local elected officials like City Council or County Commissioners, advisory boards, town halls, HOA, neighborhood watch, etc.)	1	2
Watched (online or on television) a local public meeting.....	1	2
Volunteered your time to some group/activity in St. Augustine.....	1	2
Campaigned or advocated for a local issue, cause, or candidate.....	1	2
Voted in your most recent local election	1	2
Used bus, rail, subway, or other public transportation instead of driving.....	1	2
Carpooled with other adults or children instead of driving alone	1	2
Walked or biked instead of driving.....	1	2

The City of St. Augustine 2023 Community Survey

9. Please rate the quality of each of the following services in St. Augustine.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
Public information services.....	1	2	3	4	5
Economic development.....	1	2	3	4	5
Traffic enforcement	1	2	3	4	5
Traffic signal timing.....	1	2	3	4	5
Street repair	1	2	3	4	5
Street cleaning.....	1	2	3	4	5
Street lighting	1	2	3	4	5
Snow removal.....	1	2	3	4	5
Sidewalk maintenance.....	1	2	3	4	5
Bus or transit services	1	2	3	4	5
Land use, planning, and zoning.....	1	2	3	4	5
Code enforcement (weeds, abandoned buildings, etc.)	1	2	3	4	5
Affordable high-speed internet access	1	2	3	4	5
Garbage collection	1	2	3	4	5
Drinking water	1	2	3	4	5
Sewer services.....	1	2	3	4	5
Storm water management (storm drainage, dams, levees, etc.)	1	2	3	4	5
Power (electric and/or gas) utility.....	1	2	3	4	5
Utility billing	1	2	3	4	5
Police/Sheriff services.....	1	2	3	4	5
Crime prevention	1	2	3	4	5
Animal control.....	1	2	3	4	5
Ambulance or emergency medical services	1	2	3	4	5
Fire services	1	2	3	4	5
Fire prevention and education.....	1	2	3	4	5
Emergency preparedness (services that prepare the community for natural disasters or other emergency situations)	1	2	3	4	5
Preservation of natural areas (open space, farmlands, and greenbelts)	1	2	3	4	5
St. Augustine open space	1	2	3	4	5
Recycling.....	1	2	3	4	5
Yard waste pick-up.....	1	2	3	4	5
City parks.....	1	2	3	4	5
Recreation programs or classes	1	2	3	4	5
Recreation centers or facilities	1	2	3	4	5
Health services.....	1	2	3	4	5
Public library services	1	2	3	4	5
Overall customer service by St. Augustine employees (police, receptionists, planners, etc.)	1	2	3	4	5

10. Please rate the following categories of St. Augustine government performance.

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
The value of services for the taxes paid to St. Augustine.....	1	2	3	4	5
The overall direction that St. Augustine is taking.....	1	2	3	4	5
The job St. Augustine government does at welcoming resident involvement.....	1	2	3	4	5
Overall confidence in St. Augustine government.....	1	2	3	4	5
Generally acting in the best interest of the community	1	2	3	4	5
Being honest.....	1	2	3	4	5
Being open and transparent to the public.....	1	2	3	4	5
Informing residents about issues facing the community	1	2	3	4	5
Treating all residents fairly	1	2	3	4	5
Treating residents with respect	1	2	3	4	5

11. Overall, how would you rate the quality of the services provided by each of the following?

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't know</u>
The City of St. Augustine	1	2	3	4	5
The Federal Government.....	1	2	3	4	5

12. Please rate how important, if at all, you think it is for the St. Augustine community to focus on each of the following in the coming two years.

	<u>Essential</u>	<u>Very important</u>	<u>Somewhat important</u>	<u>Not at all important</u>
Overall economic health of St. Augustine	1	2	3	4
Overall quality of the transportation system (auto, bicycle, foot, bus) in St. Augustine	1	2	3	4
Overall design or layout of St. Augustine's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.)	1	2	3	4
Overall quality of the utility infrastructure in St. Augustine (water, sewer, storm water, electric/gas, broadband)	1	2	3	4
Overall feeling of safety in St. Augustine.....	1	2	3	4
Overall quality of natural environment in St. Augustine	1	2	3	4
Overall quality of parks and recreation opportunities.....	1	2	3	4
Overall health and wellness opportunities in St. Augustine.....	1	2	3	4
Overall opportunities for education, culture, and the arts.....	1	2	3	4
Residents' connection and engagement with their community	1	2	3	4

The City of St. Augustine 2023 Community Survey

Our last questions are about you and your household.

Again, all of your responses to this survey are confidential and no identifying information will be shared.

D1. In general, how many times do you:

	Several times a day	Once a day	A few times a week	Every few weeks	Less often or never	Don't know
Access the internet from your home using a computer, laptop, or tablet computer	1	2	3	4	5	6
Access the internet from your cell phone.....	1	2	3	4	5	6
Visit social media sites such as Facebook, Twitter, Nextdoor, etc.	1	2	3	4	5	6
Use or check email.....	1	2	3	4	5	6
Share your opinions online.....	1	2	3	4	5	6
Shop online.....	1	2	3	4	5	6

D2. Please rate your overall health.

☐ Excellent ☐ Very good ☐ Good ☐ Fair ☐ Poor

D3. What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:

☐ Very positive ☐ Somewhat positive ☐ Neutral ☐ Somewhat negative ☐ Very negative

D4. How many years have you lived in St. Augustine?

☐ Less than 2 years
☐ 2-5 years
☐ 6-10 years
☐ 11-20 years
☐ More than 20 years

D5. Which best describes the building you live in?

☐ Single-family detached home
☐ Townhouse or duplex (may share walls but
no units above or below you)
☐ Condominium or apartment (have units
above or below you)
☐ Mobile home
☐ Other

D6. Do you rent or own your home?

☐ Rent
☐ Own

D7. About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance, and homeowners' association (HOA) fees)?

☐ Less than \$300 ☐ \$2,500 to \$3,999
☐ \$300 to \$599 ☐ \$4,000 to \$6,999
☐ \$600 to \$999 ☐ \$7,000 to \$9,999
☐ \$1,000 to \$1,499 ☐ \$10,000 or more
☐ \$1,500 to \$2,499

D8. Do any children 17 or under live in your household?

☐ No ☐ Yes

D9. Are you or any other members of your household aged 65 or older?

☐ No ☐ Yes

D10. How much do you anticipate your household's total income before taxes will be for the current year? (Please include in your total income money from all sources for all persons living in your household.)

☐ Less than \$25,000 ☐ \$100,000 to \$149,999
☐ \$25,000 to \$49,999 ☐ \$150,000 to \$199,999
☐ \$50,000 to \$74,999 ☐ \$200,000 to \$299,999
☐ \$75,000 to \$99,999 ☐ \$300,000 or more

D11. Are you of Hispanic, Latino/a/x, or Spanish origin?

☐ No ☐ Yes

D12. What is your race? (Mark one or more races to indicate what race you consider yourself to be.)

☐ American Indian or Alaskan Native
☐ Asian
☐ Black or African American
☐ Native Hawaiian or Other Pacific Islander
☐ White
☐ A race not listed

D13. In which category is your age?

☐ 18-24 years ☐ 55-64 years
☐ 25-34 years ☐ 65-74 years
☐ 35-44 years ☐ 75 years or older
☐ 45-54 years

D14. What is your gender?

☐ Woman
☐ Man
☐ Identify in another way → go to D14a

D14a. If you identify in another way, how would you describe your gender?

☐ Agender/I don't identify with any gender
☐ Genderqueer/gender fluid
☐ Non-binary
☐ Transgender man
☐ Transgender woman
☐ Two-spirit
☐ Identify in another way

Thank you!

Please return the completed survey in the postage-paid envelope to:
National Research Center, Inc., PO Box 549, Belle Mead, NJ 08502

Dear St. Augustine Resident,

It won't take much of your time to make a big difference! Your household has been randomly selected to participate in St. Augustine's 2023 Community Survey. Your participation in this survey is very important—your answers will help the City make decisions that affect our community.

In order to hear from a diverse group of residents, the adult 18 years or older in your household who most recently had a birthday should complete this survey. You can wait a few days for a paper survey to arrive in the mail, or go online now and complete the **confidential survey** at:

<https://polco.us/xxplaceholder>

Please do not share your survey link. This survey is for randomly selected households only. The City will conduct a separate survey that is open to all residents just a few weeks from now.

If you have any questions about the survey, please call xxx-xxx-xxx. Thank you for helping create a better City!

Sincerely,

xxInsert Signature

xxName
xxMayor/Alcalde/City Manager/Administrador
la Ciudad

Estimado Residente de St. Augustine,

¡Unos pocos minutos de su tiempo pueden ser de gran ayuda para nuestra comunidad! Su hogar ha sido elegido al azar para participar en la Encuesta de la Comunidad del 2023 de St. Augustine. Su participación en esta **encuesta confidencial** es muy importante—sus respuestas ayudarán a tomar decisiones que afectan nuestra comunidad.

Puede completar la **encuesta confidencial** en línea en español en:

<https://polco.us/xxplaceholder>

Para acceder a la encuesta en línea, elija la opción "español" en la parte superior de la pantalla. También puede esperar una carta hasta recibir la encuesta en inglés por correo. **Por favor no comparta el enlace de su encuesta.** Esta encuesta es solamente para hogares seleccionados al azar. La Ciudad conducirá una encuesta separada que estará abierta a todos los residentes dentro de unas pocas semanas. Si tiene alguna pregunta sobre la encuesta, por favor llame al xxx-xxx-xxxx. ¡Gracias por ayudar a crear un/una Ciudad mejor!

Atentamente,



June 2023

Dear City of St. Augustine Resident:

Please help us shape the future of St. Augustine! You have been selected at random to participate in the 2023 St. Augustine Community Survey. **If you've already completed the survey online, thank you. Please do not respond twice.**

Please take a few minutes to fill out the enclosed survey. Your participation in this survey is very important—especially since your household is one of only a small number of households being surveyed. Your feedback will help St. Augustine make decisions that affect our City.

A few things to remember:

- **Your responses are confidential and no identifying information will be shared.**
- In order to hear from a diverse group of residents, the adult 18 years or older in your household who most recently had a birthday should complete the survey.
- **You may return the survey by mail in the enclosed postage-paid envelope, or you can complete the survey online at:**

<https://polco.us/xxplaceholder>

Please do not share your survey link.

This survey is for randomly selected households only. [XX OPT IN] The City will conduct a separate survey that is open to all residents just a few weeks from now.

If you have any questions about the survey, please call xxx-xxx-xxxx.

Thank you for your time and participation!

Sincerely,

Estimado Residente de la Ciudad de St. Augustine:

¡Por favor ayúdenos a moldear el futuro de St. Augustine! Usted ha sido seleccionado al azar para participar en la Encuesta de la Comunidad de St. Augustine del 2023. **Si ya completó la encuesta en línea, gracias. Por favor no responda dos veces.**

Por favor tome unos minutos para completar la encuesta adjunta; si usted preferiría completar la encuesta en español, por favor siga las instrucciones abajo para acceder a la encuesta en español por medio de la red. Su participación en esta encuesta es muy importante—especialmente porque su hogar es uno de solamente un pequeño número de hogares que se están encuestando. Sus observaciones ayudarán a St. Augustine tomar decisiones que afectarán a nuestra Ciudad.

Algunas cosas para recordar:

- **Sus respuestas son confidenciales y no se compartirá ninguna información de identificación.**
- Para poder escuchar a un grupo diverso de residentes, el adulto de 18 años o más en su hogar que haya celebrado su cumpleaños más recientemente debe completar esta encuesta.
- **Puede devolver la encuesta *en inglés* por correo en el sobre pre-pagado adjunto, o puede completar la encuesta en línea *en español* en:**

<https://polco.us/xxplaceholder>

Por favor no comparta el enlace de su encuesta.

Esta encuesta es solamente para hogares seleccionados al azar. La Ciudad conducirá una encuesta separada que está abierta a todos los residentes dentro de unas semanas.

Si tiene alguna pregunta sobre la encuesta, por favor llame al xxx-xxx-xxx.

¡Gracias por su tiempo y participación!

Atentamente,

xx insert signature

xx name

xxMayor/Alcalde/City Manager/Administrador de la Ciudad

Dear St. Augustine Resident,

Just a reminder—if you have not yet completed St. Augustine's 2023 Community Survey, please do so. If you have completed it, thank you! Please do not respond twice.

Your participation in this survey is very important—your answers will help the City make decisions that affect our community.

You can complete the **confidential survey** online now at:

<https://polco.us/xxplaceholder>

If you have any questions about the survey, please call xxx-xxx-xxxx. Thank you for helping create a better City!

Sincerely,

xxInsert Signature

xxName
xxMayor/Alcalde/City Manager/
Administrador de la Ciudad

Estimado Residente de St. Augustine,

Si aún no ha contestado la Encuesta de la Comunidad de St. Augustine de 2023, ¡aquí tiene otra oportunidad de hacerlo! Si ya la ha completado, ¡gracias. Por favor no responda dos veces.

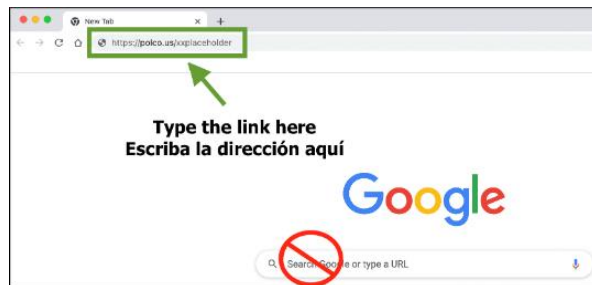
Su participación en esta encuesta es muy importante—sus respuestas ayudarán a tomar decisiones que afectan a nuestra comunidad.

Puede completar la encuesta **confidencial** en línea en:

<https://polco.us/xxplaceholder>

Para acceder a la encuesta en español elija la opción "Español" en la parte superior de la pantalla. Si tiene alguna pregunta sobre la encuesta, por favor llame al xxx-xxx-xxxx. ¡Gracias por ayudar a crear una Ciudad mejor!

Atentamente,



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor, Vice Mayor, and Commissioners

DATE: June 1, 2023

RE: **LEGISLATIVE SESSION UPDATE**

❖ **HB 3 (Rommel; Sioris) – Government and Corporate Activism**

Approved by Governor 05/02/23 - Chapter 2023-28

This bill applies to the deposit and investment of state money, and it mandates that all such investment decisions, whomever is deciding, must be based solely on “pecuniary factors” and such decisions cannot be made in furtherance or consideration of any “nonpecuniary factors.”

The bill defines the term “pecuniary factors” as any factor that an investor of state money “prudently determines is expected to have a material effect on the risk or returns of an investment based on appropriate investment horizons consistent with applicable investment objectives and funding policy. The term does not include the consideration of the furtherance of any social, political, or ideological interests.”

By August 1 of each year, citizen support organizations must file an attestation under penalty of perjury that the organization has complied with this mandate, as well as the previously existing required filings by a citizen support organization under s. 20.058, F.S.

It expands s. 215.4755, F.S., to require investment advisers and managers to include in their annual certification that all investment decisions are based solely on pecuniary factors.

With respect to investments on behalf of retirement systems or plans, by December 15, 2023, and on the same date for every odd numbered year to follow, each retirement system or plan shall file a comprehensive report detailing and reviewing the governance policies concerning decision making in vote decisions and adherence to the fiduciary standards required of such retirement system or plan under this section, including the exercise of shareholder rights. This must be filed with the Department of Management Services.

This bill may have an indeterminate fiscal impact on local governments.

ACTION REQUIRED: The City should conduct an in-depth review of its policies and procedures regarding the basis for investment decisions, and prepare to make the requisite biannual disclosures, updated to reflect compliance with the newly added definitions and new provisions.

The effective date is July 1, 2023.

❖ **HB 89 (Maggard) – Building Construction**

Ordered enrolled 05/03/23

This bill expands the provisions of 553.79 relating to Permits, applications, issuance, and inspections to require:

Any building code administrator, plans examiner, or inspector, who seeks the input of a third party examiner who identifies specific features not in compliance with applicable regulations, that information must be disclosed by the building code administrator to the local enforcing agency.

After a local enforcement agency issues a building permit, it may not make or require subsequent substantive changes to the originally approved plan, unless a specific change is required to comply with the applicable building provisions. If such a change is required, the reason for the change must be supplied in writing to the permit holder.

All these provisions apply equally to the fire safety officials acting in the same capacity.

ACTION REQUIRED: The City should review these standards with the Fire Department, the Planning Department, and any applicable citizen boards.

The effective date is July 1, 2023.

❖ **HB 111 (Hunschofsky) – Flooding and Sea Level Rise Vulnerability Studies**

Ordered Enrolled – 05/01/2023

In 2020, the Legislature passed Senate Bill 178 (ch. 2020-119, Laws of Florida) which prohibited a public entity from commencing construction of certain state-funded coastal structures unless the entity has conducted a sea level impact projection (SLIP) study to assess risks to the structure. Chapter 2020-119, Laws of Florida, directed DEP to adopt rules to develop a standard by which public entities must conduct the SLIP study and specified requirements.

This bill expands the requirement for public entities to conduct a SLIP study before commencing construction of certain state-financed coastal structures to apply the requirement to certain structures that are within any area that is at risk due to sea level rise, not just areas within the coastal building zone.

The structures subject to this requirement are any “potentially at-risk structures or infrastructure,” which include certain critical assets or historical or cultural assets that are within an area at risk due to sea level rise.

The bill expands the Resilient Florida Grant Program to provide funding to:

- Municipalities and counties for feasibility studies and permitting costs for nature-based solutions that reduce the impact of flooding and sea level rise; and
- Water management districts to support local government adaptation planning.

The bill may have an indeterminate negative fiscal impact on all levels of state government.

ACTION REQUIRED: The City should review the 2020 legislation and review the requirements of this amendment with the Planning Department to ensure compliance.

The effective date of this bill is July 1, 2023.

❖ **HB 133 (Mooney) – Fees in Lieu of Security Deposits**

Approved by Governor - 06/02/23

This bill creates s. 83.491, F.S., to provide statutory guardrails for fees in lieu of a security deposit. Specifically, the bill authorizes but does not require a landlord to offer a tenant the option to pay such a fee; if a landlord offers this option, the landlord must give the tenant written notice:

- That the tenant has the option to pay a security deposit instead of the fee, which fee may not be increased during the rental agreement’s term;
- That the tenant may, at any time, terminate the fee payment agreement and instead pay a security deposit in the amount specified in the rental agreement or, if not so specified,

in the amount otherwise offered to new tenants for substantially similar units on the date the tenant terminates the agreement;

- That the fee is nonrefundable, if applicable;
- That the fee is only for securing occupancy without needing to pay a security deposit;
- That the fee payment does not change the tenant's obligation to pay rent and fees or the costs of repairing premises damage above normal wear and tear; and;
- That if the landlord uses any portion of the fee to purchase insurance, the tenant is not the insured or a beneficiary of such insurance, and the insurance does not change the tenant's obligation to pay rent and fees or the costs of repairing premises damage above normal wear and tear.

The bill also:

- Authorizes a landlord to give the tenant the option of paying a security deposit in monthly installments while participating in the fee program and specifies notice requirements for such an option;
- Requires that, if the tenant chooses the fee option, the landlord and the tenant must sign a written fee payment agreement;
- Provides that a fee in lieu of a security deposit may be a recurring monthly fee, payable on the same date that the rent is due under the lease, or payable upon another chosen schedule;
- Sets requirements for a landlord claiming unpaid rent or fees under a lease agreement or premises damages where the tenant paid a fee in lieu of a security deposit; and
- Applies to rental agreements entered into or renewed on or after July 1, 2023.

The bill does not appear to have any fiscal impact on state or local governments.

NO ACTION REQUIRED

The effective date of the bill is July 1, 2023.

❖ HB 179 (Andrade) – Florida Kratom Consumer Protection Act

Approved by Governor - 06/02/23

This bill adopts specific state laws with regards to Kratom, a substance with reported stimulant and sedative effects, as it was previously not specifically regulated by the state.

The bill defines "kratom product" to mean a food product, food ingredient, dietary ingredient, dietary supplement, or beverage intended for human consumption which contains any part of the leaf of the plant *Mitragyna speciosa* or an extract, synthetic alkaloid, or synthetically derived compound of such plant and is manufactured as a powder, capsule, pill, beverage, or other edible form.

The bill provides that it is unlawful to sell, deliver, barter, furnish, or give, directly or indirectly, any kratom product to any person who is under 21 years of age.

A person who violates this prohibition commits a misdemeanor of the second degree, punishable by up to 60 days imprisonment and a fine of not more than \$500.

The bill does not appear to have a fiscal impact on local governments.

NO ACTION REQUIRED

The bill is effective July 1, 2023.

❖ **HB 269 (Caruso; Fine) – Public Nuisances**

Approved by Governor - 05/01/23; Chapter No. 2023-24

The bill makes several changes relating to public nuisances as follows:

- Amends s. 403.413, F.S., to prohibit a person from intentionally dumping litter onto private property for the purpose of intimidating or threatening the owner, resident, or invitee of such property, a violation of which is punishable as a first degree misdemeanor. If such litter contains a credible threat, a person commits a third degree felony.
- Creates s. 784.0493, F.S., to prohibit a person from willfully and maliciously harassing or intimidating another person based on the person's wearing or displaying of any indicia relating to any religious or ethnic heritage, a violation of which is punishable as a first degree misdemeanor. If a person commits such a violation and in doing so makes a credible threat, the person commits a third degree felony.
- Amends s. 806.13(6), F.S., to create a new prohibition against knowingly and intentionally displaying or projecting, using any medium, an image onto a building, structure, or other property without the written consent of the owner of the building, structure, or property, a violation of which is punishable as a first degree misdemeanor. If a person displays or projects such an image containing a credible threat, the person commits a third degree felony.
- Creates s. 810.098, F.S., to create a new trespass offense if a person who is not authorized, licensed, or invited willfully enters the campus of a state university or Florida College System institution for the purpose of threatening or intimidating another person, and is warned by the state university or Florida College System institution to depart and refuses to do so. A violation is punishable as a first degree misdemeanor.
- Amends s. 871.01(1), F.S. relating to disturbing schools and religious assemblies, to:
 - o Require a violation of s. 871.01(1), F.S., to be both willful and malicious; o Prohibit a person from willfully and maliciously interrupting or disturbing any assembly of people met for the purpose of acknowledging the death of an individual;
 - o Increase the penalty for a violation of s. 871.01(1), F.S., from a second degree misdemeanor to a first degree misdemeanor; and
 - o Prohibit a person from making a credible threat while willfully and maliciously disturbing a school, religious assembly, any assembly of people met for the purpose of acknowledging the death of an individual, or for any other lawful purpose, a violation of which is punishable as a third degree felony.
- Requires a violation of any provision of the bill that is reclassified under s. 775.085, F.S., to be reported as a hate crime under s. 877.19, F.S.

The bill may have an indeterminate fiscal impact, but the City is unlikely to be impacted in any meaningful way.

NO ACTION REQUIRED

The bill was approved by the Governor on May 1, 2023, and became effective on that date.

❖ **HB 425 (Esposito; Andrade) – Transportation**

Signed by Officers and Presented to Governor – 05/23/23

This bill addresses matters related to transportation. Specifically, the bill:

- Expands Florida's existing Move Over Law to include disabled motor vehicles.

- Requires the Department of Transportation (DOT) to establish standards by which the State Highway System will be graded according to their compatibility with the operation of autonomous vehicles.
- Revises provisions regarding airport land use compatibility zoning regulations.
- Codifies the Implementing Solutions from Transportation Research and Evaluating Emerging Technologies (I-STREET) Living Lab within the University of Florida.
- Provides that a producer of construction aggregates (gravel, sand, etc.) may not represent that an aggregate is certified for use unless such aggregate complies with DOT rules.
- Requires a local governmental entity to accept electronic proof of delivery for construction materials.
- Requires DOT contracts for bridge work over navigable waters to require marine general liability insurance in an amount determined by DOT.
- Requires DOT to implement strategies to reduce project costs and authorizes DOT to share a portion of construction cost savings with certain persons.
- Provides that certain stipends paid by DOT which are contained in DOT's legislatively-approved work program are not subject to additional specified documentation and notification requirements.
- Authorizes a contractor who desires to bid exclusively on construction contracts with proposed budget estimates of \$2 million or less (increased from \$1 million) to submit reviewed, rather than audited, financial statements.
- Authorizes an applicant for a contractor certificate of qualification to request to keep an existing certificate and current maximum capacity rating in place until expiration of the existing certificate.
- Repeals a public records exemption for documents that reveal the identity of a person who has requested or obtained a bid package, plan, or specifications pertaining to any project to be let by DOT.
- Increases the maximum size of modular newspaper racks on specified rights-of-way.
- Authorizes DOT to request legislative approval of a proposed turnpike project regardless of how complete the project's design phase is.
- Revises various provisions relating to Metropolitan Planning Organizations and the Metropolitan Planning Organization Advisory Council.
- Requires DOT to make \$20 million available annually for five years to enhance the movement and storage of construction aggregate and authorizes DOT to expend \$5 million for workforce development.
- Removes the requirement that railroad police be appointed by the Governor and revises powers of railroad police.

The bill has an indeterminate fiscal impact on the state and local governments and the private sector.

ACTION REQUIRED: The City should review the provisions of this bill for compliance with the applicable City code. However, this bill primarily concerns the responsibilities of the DOT.

The effective date of this bill is July 1, 2023.

❖ **HB 535 (Botana) – Funeral Service Benefits for Public Safety Officers**

Approved by Governor – 05/25/23; Chapter No. 2023-145

This bill, which may be cited as the “Respecting their Sacrifice Act”, authorizes the head of a law enforcement agency to grant up to eight hours of administrative leave to a law enforcement officer for the officer to attend a funeral service within Florida of another officer who was killed in the line of duty.

The agency head may deny the use of administrative leave for such a purpose in order to maintain minimum or adequate staffing requirements.

The bill also permits the head of a law enforcement agency to authorize travel expenses for a law enforcement officer to attend such funeral service.

In addition, the bill permits a state employed law enforcement officer to use the officer’s state vehicle to attend a funeral service within Florida of another officer killed in the line of duty if authorized by the agency head.

The bill increases the amount that must be paid towards the funeral or burial expenses of a state law enforcement, correctional, or correctional probation officer who is killed in the line of duty under certain circumstances from \$1,000 to \$10,000.

The bill may have a fiscal impact on local governments.

ACTION REQUIRED: The City, together with the Chief of Police, should review the current applicable standards under the City Code and/or Standard Operating Procedures of the SAPD regarding the benefits described.

The effective date of this bill is October 1, 2023.

❖ **HB 1281 (Buchanan) – Preemption Over Utility Service Restrictions**

Ordered Enrolled – 04/28/23

This bill prohibits a municipality, county, special district, or other political subdivision of the state from enacting or enforcing a resolution, ordinance, rule, code, or policy, or take any other action that restricts or prohibits, or has the effect of restricting or prohibiting, the use of an appliance, including a stove or grill, which uses the types or fuel source of energy production which may be used, delivered, converted, or supplied by:

- Investor-owned electric utilities;
- Municipal electric utilities;
- Rural electric cooperatives;
- Entities formed by interlocal agreement to generate, sell, and transmit electrical energy;
- Investor-owned gas utilities;
- Gas districts;
- Municipal natural gas utilities;
- Natural gas transmission companies; and
- Certain propane dealers, dispensers, and gas cylinder exchange operators. The bill provides an exception for circumstances in which the political subdivision must enforce the Florida Building Code or the Florida Fire Prevention Code.

The bill appears to have no fiscal impact on local governments.

NO ACTION REQUIRED

The effective date of this bill is July 1, 2023.

❖ **HB 1379 (Steele; Overdorf) – Environmental Protection**

Approved by Governor – 05/30/23; Chapter No. 2023-169

This bill relates to water quality standards within the State. More specifically:

- It requires any county or municipality with a basin management action plan (BMAP) within its jurisdiction to include within the capital improvement element of its comprehensive plan a list of projects necessary to achieve the pollutant load reductions attributable to the local government as established in the BMAP.
- Prohibits the installation of new onsite sewage treatment and disposal systems (OSTDSs) within a BMAP area adopted under s. 403.067, F.S., a reasonable assurance plan, or a pollution reduction plan where connection to a publicly owned or investor-owned sewerage system is available. In addition, on lots of 1 acre or less within such areas where a publicly owned or investor-owned sewerage system is not available, the bill requires the installation of enhanced nutrient-reducing OSTDSs or other wastewater treatment systems that achieve at least 65 percent nitrogen reduction.
- Authorizes DEP to provide grants for projects that reduce the amount of nutrients entering waters that: are not attaining nutrient or nutrient-related standards; have an established total maximum daily load (TMDL); or are located within a BMAP area, a reasonable assurance plan area adopted by final order, an accepted alternative restoration plan area, or a rural area of opportunity.
- Requires DEP, relevant local governments, and relevant local public and private wastewater utilities, as part of a BMAP that includes an Outstanding Florida Spring, to develop an OSTDS remediation plan for a spring if DEP determines OSTDSs within a BMAP contribute at least 20 percent of nonpoint source nitrogen pollution or if DEP determines remediation is necessary to achieve the TMDL.
- Establishes the Indian River Lagoon Protection Program within DEP.
- Dedicates \$100 million annually to DEP from the Land Acquisition Trust Fund for the acquisition of lands through the Florida Forever Program.
- Increases the contract price for a land acquisition agreement that requires approval by the Board of Trustees of the Internal Improvement Trust Fund and increases the threshold for when two appraisals are required.
- Requires appraisal reports to be disclosed to private landowners during negotiations for acquisition.

The bill may have an indeterminate fiscal impact on state and local governments and on the private sector.

ACTION REQUIRED: The City should review all applicable water quality regulations for compliance.

The effective date of this bill is July 1, 2023.

❖ **HB 1417 (Esposito; McClure) – Residential Tenancies**

Ordered Enrolled – 04/28/23

This bill:

- Expressly preempts to the state the regulation of residential tenancies, the landlord-tenant relationship, and all other matters covered by the Act.
- Specifies that it supersedes any local government regulations on matters covered under the Act.
- Modifies the time for giving notice of termination of a tenancy for month-to-month tenancies and tenancies of a specified duration.

The bill does not appear to have a fiscal impact on local government.

ACTION REQUIRED: The City should review any applicable municipal regulations on the landlord-tenant relationship for compliance.

The effective date of this bill is July 1, 2023.

❖ **SB 102: Housing**

Approved by Governor - 03/29/23; Chapter No. 2023-17

This bill makes various changes and additions to affordable housing related programs and policies at both the state and local level. Much of the bill involves the Florida Housing Finance Corporation (FHFC), a public-private entity that administers the two largest statewide affordable housing programs; the State Apartment Incentive Loan (SAIL) program and the State Housing Initiatives Partnership (SHIP) program. With regards to the FHFC, the bill:

- Provides up to \$150 million annually to the SAIL program for certain specified uses such as infill and projects near military installations. These funds are to be redirected from the General Revenue service charge, and this provision sunsets 2033.
- Provides up to a \$5,000 refund for sales tax paid on building materials used to construct an affordable housing unit funded through the FHFC.
- Creates a new tax donation program to allow corporate taxpayers to direct certain tax payments to the FHFC, up to \$100 million annually, to fund the SAIL program.
- Codifies the Florida Hometown Heroes down payment assistance program, retaining the structure as it exists while increasing the monetary limit per loan and the scope of eligibility.
- Adds two members to the FHFC Board of Directors, one appointed by the leader of each chamber of the Legislature.
- Broadens the ability for the FHFC to invest in affordable housing developments for those in or aging out of foster care.
- Adds a requirement to its annual legislative budget request.
- Makes a technical amendment to the qualified contracts process.

With regards to other state-level resources, the bill:

- Revises the State Housing Strategy to align with current best practices and goals.
- Requires non-conservation land managers to analyze whether such lands would be more appropriately transferred to a local government for affordable housing related purposes.
- Clarifies current law to ensure all local government requests for surplus lands are expeditated.
- Expands Job Growth Grant Fund eligibility to specifically authorize public infrastructure projects that support affordable housing.

- Increases the amount of tax credits available through the Community Contribution Tax Credit Program for affordable housing from \$14.5 million to \$25 million annually.

With regards to local governments, the bill:

- Preempts local governments' requirements regarding zoning, density, and height to allow for streamlined development of affordable housing in commercial and mixed-use zoned areas under certain circumstances. Developments that meet the requirements may not require a zoning change or comprehensive plan amendment.
- Removes a local government's ability to approve affordable housing on residential parcels by bypassing state and local laws that may otherwise preclude such development, while retaining such right for commercial and industrial parcels.
- Removes provision in current law allowing local governments to impose rent control under certain circumstances, preempting rent control ordinances entirely.
- Requires counties and cities to update and electronically publish the inventory of publicly owned properties, for counties including property owned by a dependent special district, which may be appropriate for affordable housing development.
- Authorizes the FHFC, through contract with the Florida Housing Coalition, to provide technical assistance to local governments to facilitate the use or lease of county or municipal property for affordable housing purposes.
- Requires local governments to maintain a public written policy outlining procedures for expediting building permits and development orders for affordable housing projects.
- Provides that the Keys Workforce Housing Initiative is an exception to evacuation time requirements and that comprehensive plan and land use amendments approved under the initiative are valid.

The bill also introduces three ad valorem property tax exemptions:

- An ad valorem tax exemption for land owned by a nonprofit entity that is leased for a minimum of 99 years for the purpose of providing affordable housing.
- An ad valorem tax exemption that applies to rent-restricted units within newly constructed or substantially rehabilitated developments setting aside at least 70 units for affordable housing for households earning 120 percent of area median income or less.
- Authorizes counties and municipalities to offer, through ordinance, an ad valorem tax exemption to property owners who dedicate units for affordable housing for households earning 60 percent of area median income or less. The bill contains the following appropriations to the FHFC:
- \$100 million in non-recurring funds from the General Revenue Fund to implement the Florida Hometown Heroes Program; \$252 million in non-recurring funds from the Local Government Housing Trust Fund for the SHIP program; \$150 million in recurring funds from the State Housing Trust Fund for SAIL projects funded by the General Revenue service charge redirect in the bill. \$109 million in non-recurring funds from the State Housing Trust Fund for the SAIL program; and \$100 million in non-recurring funds from the General Revenue Fund to implement a competitive loan program to alleviate inflation-related cost increases for the FHFC-approved multifamily projects that have not yet commenced construction.

This bill is expected to have an indeterminate fiscal impact on local governments.

ACTION REQUIRED: The City should review its applicable code sections to remove conflicting provisions due to preemptions and evaluate any fiscal impact that might be caused by the new ad valorem tax exemptions.

This bill takes effect July 1, 2023.

❖ **SB 106 (Brodeur) – Florida Shared-Use Nonmotorized Trail Network**

Approved by Governor – 04/11/23; Chapter No. 2023-20

The bill expands the existing SUN Trail Network and enhances coordination of the state's trail system with the Florida Wildlife Corridor (Corridor). Specifically, the bill:

- Prioritizes the development of “regionally significant trails,” which are defined as trails that cross multiple counties; attract national and international visitors; serve economic and ecotourism development; showcase the state's wildlife areas, ecology, and natural resources; and serve as main corridors for trail connectedness across the state.
- Enhances the planning, coordination, and marketing of the state's bicycle and pedestrian trail system and the Corridor.
- Requires trails developed within the Corridor to maximize the use of previously disturbed lands and be compatible with applicable land use provisions.
- Requires DOT to erect uniform signage identifying trails that are part of the SUN Trail Network and to submit a periodic report on the status of the SUN Trail Network.
- Authorizes DOT and local governments to enter into sponsorship agreements for trails and to use associated revenues for maintenance, signage, and related amenities.
- Recognizes “trail town” communities and directs specified entities to promote the use of trails as economic assets, including the promotion of trail-based tourism.
- Increases recurring funding for the SUN Trail Network from \$25 million to \$50 million and provides a non-recurring appropriation of \$200 million to plan, design, and construct the SUN Trail Network.

The bill may have an indeterminate fiscal impact on local governments.

NO ACTION REQUIRED

The effective date of this bill is July 1, 2023.

❖ **SB 154 (Bradley) – Condominium and Cooperative Associations**

Ordered Engrossed, then Enrolled – 05/03/23

This bill revises the milestone inspection requirements for condominium and cooperative buildings that are three or more stories in height to:

- Limit the milestone inspection requirements to buildings that include a residential condominium or cooperative;
- Provide that the milestone inspection requirements apply to buildings that in whole or in part are subject to the condominium or cooperative forms of ownership, such as mixed-use buildings;
- Clarify that all owners of a mixed-use building in which portions of the building are subject to the condominium or cooperative form of ownership are responsible for ensuring compliance and must share the costs of the inspection;
- Delete the 25-year milestone inspection requirements for buildings that are within three miles of the coastline;
- Authorize the local enforcement agencies that are responsible with enforcing the milestone inspection requirements the option to set a 25-year inspection requirement if justified by local environmental conditions, including proximity to seawater;

- Authorize the local enforcement agency to extend the inspection deadline for a building upon a petition showing good cause that the owner or owners of the building have entered into a contract with an architect or engineer to perform the milestone inspection services and the milestone inspection cannot reasonably be completed before the deadline; and
- Provide that the inspection services may be provided by a team of design professionals with an architect or engineer acting as a registered design professional in responsible charge;
- Clarify that an association must distribute a copy of the summary of the inspection reports to unit owners within 30 days of its receipt.

The bill further requires the Florida Building Commission to establish by rule a building safety program to implement the milestone inspection requirements within the Florida Building Code. The commission must specify the minimum requirements for the commission's building safety program by December 31, 2024, including inspection criteria, testing protocols, standardized inspection and reporting forms that are adaptable to an electronic format, and record maintenance requirements for the local authority having jurisdiction. The bill revises the requirement that all personal lines residential policies issued by the Citizens Property Insurance Corporation must include flood coverage to exempt condominium or cooperative units that are in certain flood-risk areas and above specified floors in a building. The bill clarifies that both the condominium or cooperative unit owner and any person authorized by any owner as his or her representative may inspect the official records of the association. The bill revises the reserve funding requirements relating to condominium and cooperative associations to:

- Require associations that are subject to the structural integrity reserve study (SIRS) requirement to base a budget adopted on or after January 1, 2025, on the findings and recommendations of the association's most recent SIRS;
- Permit associations that are not subject to the SIRS requirement to waive reserves if approved by a majority vote of all voting interests;
- Permit multi-condominium associations to waive reserves if an alternative funding method has been approved by the division; and
- Provide that reserve assessments may be adjusted for inflation.

The bill amends the SIRS requirements to:

- Limit the SIRS requirement to residential condominiums and cooperatives; • Clarify that the SIRS recommendation must include a reserve funding schedule;
- Delete "floor" from the list of building components that must be visually inspected in the SIRS;
- Permit the visual inspection portion of the SIRS to be verified by an engineer or architect;
- Permit persons who have been certified as a Reserve Specialist, or Professional Reserve Analyst by the Community Associations Institute or the Association of Professional Reserve Analysts to perform or verify the visual inspection portion of the SIRS;
- Exempt from the SIRS requirement:
 - o Single-family, two-family, or three-family dwellings with three or fewer habitable stories above ground; and
 - o Any portion or component of a building that has not been submitted to the condominium or cooperative form of ownership; or any portion or component of a building that is maintained by a party other than the condominium or cooperative association.

Effective July 1, 2027, the bill permits condominium and cooperative unit owners to use the mediation process in this section for specified disputes related to compliance with the milestone inspection or SIRS requirements.

The bill provides additional presale notice requirements in contracts for sales of a unit by a developer or non-developer. This provision is similar to current contract notices to unit owners obligated to furnish certain governing documents to the prospective buyer of a unit more than three days before closing for sales by a non-developer or 15 days before closing for sales by a developer. A contract that does not conform to these notice requirements is voidable at the option of the purchaser prior to closing.

The bill is unlikely to have a fiscal impact on local governments.

NO ACTION REQUIRED

Except for the dispute resolution provisions that take effect on July 1, 2027, the bill takes effect upon becoming law.

❖ **SB 162 (Collins) – Water and Wastewater Facility Operators**

Ordered Enrolled – 04/20/23

This bill requires the Department of Environmental Protection (DEP) to issue reciprocal licenses to water utility workers licensed in other jurisdictions and other license applicants who meet certain requirements.

The bill also directs the DEP to award education and operational experience credits to license applicants who have performed comparable duties in the United States Armed Forces but who do not meet some other requirements for a reciprocal license.

The bill further provides that, during a declared state of emergency under s. 252.36, F.S., the DEP:

- May issue a temporary license to applicants who otherwise meet the requirements for licensure reciprocity; and
- Must waive the application fee for a temporary operator license.

The DEP must also adopt rules for licensure by reciprocity.

The bill is unlikely to have a fiscal impact on local governments.

NO ACTION REQUIRED

The effective date of this bill is July 1, 2023.

❖ **SB 170 (Trumbull) – Local Ordinances**

Ordered Engrossed, then Enrolled – 05/03/23

This bill pertains to the passage and challenging of local ordinances.

It adds to the process for local governments passing ordinances and gives certain additional rights to those challenging local ordinances. The bill requires counties and cities to produce a “business impact estimate” prior to passing an ordinance, with exceptions.

The estimate must be published on the local government’s website and include certain information, such as the proposed ordinance’s purpose, estimated economic impact on businesses, and compliance costs.

Additionally, the bill imposes certain conditions on lawsuits brought by any party to challenge the legal validity of local ordinances as preempted by state law, arbitrary, or unreasonable. In these cases, the bill:

- Requires the local government to suspend enforcement of an ordinance of such legal challenge, under certain circumstances.
- Requires the court to give those cases in which enforcement of the ordinance is suspended priority over other pending cases and render a preliminary or final decision as expeditiously as possible.
- Provides that a court may award up to \$50,000 in attorney fees to a prevailing plaintiff who successfully challenges an ordinance as arbitrary or unreasonable.

The bill also provides that properly noticed consideration of a proposed ordinance may be continued to a subsequent meeting under certain circumstances without further publication, mailing, or posted notice.

The bill is likely to have an indeterminate fiscal impact on local governments.

ACTION REQUIRED: The City should review policies and procedures related to the passage of city ordinance, and the same should be updated to reflect the requirements of the business impact estimate and to ensure compliance with, and awareness of, the potential fiscal consequences of failing to meet these obligations.

The effective date of this bill is October 1, 2023.

❖ **SB 256 (Ingoglia) – Employee Organizations Representing Public Employees**

Approved by Governor – 05/09/23; Chapter No. 2023-35

This bill enacts several new requirements of the employee organizations that represent public employees in collective bargaining. Specifically, the bill:

- Requires employees who wish to join certain employee organizations to sign a membership authorization form that is prescribed by the Public Employees Relations Commission (PERC), which must contain specific information.
- Requires specific employee organizations to allow a member to revoke his or her membership in the organization at any time, and without any reason.
- Allows the PERC to inspect specific employee organization's membership authorization forms and membership revocation forms.
- Prohibits certain employee organizations from receiving their members' dues and assessments via salary deduction from the members' public employer.
- Expands the information required in an employee organization's annual registration renewal with the PERC. This newly required information includes information that relates to the number and percentage of dues-paying members in each bargaining unit. In addition, the employee organization's current annual financial report must be audited by an independent certified public accountant.
- Authorizes the public employer or an employee who is eligible for representation in the bargaining unit to challenge the application for registration renewal. The PERC must investigate to confirm the information submitted.
- Requires the employee organization to be recertified as the bargaining agent if the number of employees paying dues to the employee organization during the last registration period is less than 60 percent of the number of employees eligible for representation in the bargaining unit.

- Requires the certified bargaining agent to provide certain information to its members, including the annual costs of membership.
- Expands the prohibited activities by certain employee organizations and its representatives.

This bill is expected to have an indeterminate fiscal impact on local governments.

ACTION REQUIRED: The City should review its policies and procedures as they relate to collective bargaining.

The bill takes effect July 1, 2023.

❖ **SB 264 (Collins) – Interests of Foreign Countries**

Approved by Governor – 05/08/23; Chapter No. 2023-33

This bill generally restricts both governmental entity contracting with certain foreign countries and entities of concern, as well as conveyances of agricultural lands and other interests in real property to foreign principals, the People's Republic of China, and other entities and persons that are affiliated with them. It also amends certain electronic health record statutes to ensure that such records are physically stored in the continental U.S., U.S. territories, or Canada.

Specifically, with respect to governmental entity contracting, the bill creates statutes that prohibit governmental entities from:

- Contracting with entities of foreign countries of concern.
- Entering contracts for an economic incentive with a foreign entity.

And with respect to conveyances of agricultural lands, the bill creates statutes that:

- Prohibit a foreign principal from owning or acquiring agricultural land in the state.
- Prohibit a foreign principal from owning or acquiring any interest in real property within 20 miles of any military installation or critical infrastructure in the state.
- Prohibit China, Chinese Communist Party or other Chinese political party officials or members, Chinese business organizations, and persons domiciled in China, but who are not citizens or lawful permanent residents of the U.S., from purchasing or acquiring any interest in real property in the state.

The bill also amends:

- The Florida Electronic Health Records Act, to require that the offsite storage of certain personal medical information be physically maintained in the continental U.S., U.S. territories, or Canada.
- The Health Care Licensing Procedures Act, to require licensees to sign affidavits attesting that all patient information stored by them is being physically maintained in the continental U.S., U.S. territories, or Canada.
- The statute criminalizing threats and extortion, to provide that a person who commits a violation of the statute, and at the time is acting as a foreign agent with the intent of benefitting a foreign country of concern, commits a first degree felony.

This bill is unlikely to have a fiscal impact on local governments.

NO ACTION REQUIRED

The bill takes effect July 1, 2023.

❖ **SB 284 (Brodeur) – Energy**

Ordered Engrossed, then Enrolled – 05/03/23

This bill revises the vehicle procurement requirements for the state purchasing plan. Specifically, the bill requires vehicles of a given use class to be selected for procurement based on the lowest lifetime ownership costs, including costs for operations, maintenance, and fuel when fuel economy data is available, rather than on the greatest fuel efficiency available, when fuel economy data is available. The current exemption to this requirement is continued for emergency response vehicles.

The bill also requires, when available, the use of ethanol and biodiesel blended fuels and natural gas fuel when a state agency purchases a vehicle with an internal combustion engine.

The bill requires the Department of Management Services to make recommendations before July 1, 2024, regarding the procurement of electric vehicles and natural gas fuel vehicles and other vehicles powered by renewable energy. The recommendations must include best practices for integrating these vehicles into existing fleets.

The bill expands the definition of “single-trade inspection” for purposes of building code inspection services to include inspections of the installation of electric vehicle charging stations and solar energy and energy storage installations or alterations. This allows the property owner to contract with a private provider for the inspection services rather than rely solely on the local government code inspectors.

This bill is expected to have an indeterminate, but likely *de minimis* fiscal impact on local governments.

ACTION REQUIRED: The City should review its vehicle purchasing policies and its code as it relates to building inspection requirements for compliance.

The bill takes effect July 1, 2023.

❖ **SB 346 (DiCeglie) – Public Construction**

Approved by Governor – 05/25/23; Chapter No. 2023-134

This bill requires each contract for construction services between a local government entity and a contractor to include a list of items required to render complete, satisfactory, and acceptable the construction services contracted for which outlines the estimated cost of each item necessary to complete the work. The local government must pay all portions of the contract balance, except for 150 percent of the portion attributed to those projects on the list, within 20 days after the list is created, subject to certain exceptions. A local government must pay the contractor for the remaining list projects upon their total completion, subject to certain exceptions.

The bill limits local governments’ ability to withhold certain amounts under the contract to only those subject to a written good faith dispute or claims against public surety bonds.

The bill shortens timeframes in which a disputed construction services contract must be resolved and clarifies that a local government must pay the undisputed portions of a contract within 20 days. The bill makes similar conforming changes to construction services contracts with public entities.

The bill revises the definition of “public works project” to include any construction, maintenance, repair, renovation, remodeling, improvement, or portion thereof that uses any amount of state-appropriated funds. This will prohibit the political subdivision that undertakes the public works project that uses state-appropriated funds from imposing specified requirements on contractors.

The bill may have a negative fiscal impact on local governments; however, the impact is indeterminate.

The bill takes effect July 1, 2023.

❖ **SB 540 (DiCeglie) – Local Government Comprehensive Plans**

Approved by Governor – 05/24/23; Chapter No. 2023-115

This bill provides that in challenges to the comprehensive plan and plan amendments, including small scale plan amendments, the prevailing party is entitled to recover attorney fees and costs, including reasonable appellate attorney fees and costs.

The bill revises the statute regulating land development regulations, to provide that land development regulations relating to any characteristic of development other than use, or intensity or density of use, do not apply to Florida College System institutions.

Lastly, the bill clarifies the scope of review for a local government decision to grant or deny a development order by providing that the order may only be challenged if it would materially alter the use, density, or intensity of the property in a manner not consistent with the comprehensive plan.

This bill is unlikely to have a fiscal impact on local governments.

ACTION REQUIRED: The City should review its criteria for comprehensive plan amendments, and other applicable sections of the code for compliance.

The bill takes effect on July 1, 2023.

❖ **SB 774 (Brodeur) – Ethics Requirements for Public Officials**

Approved by Governor – 05/11/23; Chapter No. 2023-49

This bill makes the following changes to ethics requirements for public officials:

- Requires specified local officers to file a Form 6 financial disclosure instead of the Form 1 they are currently required to file.
- Maintains and makes permanent requirements for e-filing of financial disclosures as specified in the current year implementing bill, by
 - o Maintaining the requirement that Form 6 filers submit their financial disclosures via the Commission on Ethics electronic filing system beginning January 1, 2023, and requiring Form 1 filers to submit their disclosures electronically beginning January 1, 2024.
 - o Allowing filers to submit federal tax returns and other attachments for purposes of showing income.
- Allows the Commission on Ethics to dismiss complaints or investigations for certain minor infractions.
- Increases the maximum civil penalty for violations of the Code of Ethics to \$20,000 from \$10,000.
- Adds commissioners of a community redevelopment agency to the list of officers exempt from having to complete ethics training in the year they begin their term, if the term begins after March 31.
- Clarifies that a candidate may submit a verification or receipt of a previous financial disclosure filing to the qualifying officer in lieu of the full financial disclosure.

This bill is unlikely to have any fiscal impact on local governments.

NO ACTION REQUIRED

The bill takes effect upon becoming law.

❖ **SB 1068 (Collins) – Drone Delivery Services**

Approved by Governor – 05/25/23; Chapter No. 2023-137

This bill amends the Unmanned Aircraft Systems Act to define the terms “drone delivery service” and “drone port” as well as prohibit a political subdivision from withholding the issuance of a business tax receipt or development permit or enacting or enforcing an ordinance or resolution prohibiting a drone delivery service’s operation based on the location of the delivery service’s drone port, but does allow them to enforce generally applicable minimum setback and landscaping regulations.

The bill exempts drone ports, except for their stairwells, from the Florida Building Code.

The bill also exempts drone ports from provisions concerning fire protection systems of the Florida Fire Prevention Code, including the national codes and the Life Safety Code incorporated by reference.

The bill is unlikely to have a fiscal impact on local governments.

ACTION REQUIRED: The City should review and possibly amend its criteria for issuance of withholding permits and tax receipts to exempt drone ports, except for their stairwells.

The bill provides an effective date of July 1, 2023.

❖ **SB 1604 (Ingoglia) – Land Use and Development Regulations**

Approved by Governor – 05/05/23; Chapter No. 2023-31

This bill revises local comprehensive planning requirements by increasing the two required planning periods to a 10-year and 20-year period, from 5 and 10, and prohibiting local governments that fail to update their comprehensive plans in accordance with the 7-year evaluation and appraisal process from initiating or adopting any publicly-initiated plan amendments.

Additionally, the bill prescribes certain procedures for the Department of Economic Opportunity to apply when local governments remain out of compliance with comprehensive planning updates.

The bill also prohibits local governments from requiring specified building design elements for residential dwellings in planned unit developments, master planned communities, and communities with a design review board or architectural review board created on or after January 1, 2020.

Additionally, the bill precludes an independent special district from complying with the terms of a development agreement executed within 3 months preceding a law modifying the manner of selecting members of the governing body of the special district and requires the new governing body to vote on whether to seek readoption of such development agreement within 4 months of taking office.

This bill will likely have an indeterminate fiscal impact on local governments.

ACTION REQUIRED: The City should review and amend, if needed, its policies regarding updates to its comprehensive plan and the frequency with which it makes such updates.

These provisions expire on July 1, 2028, unless reviewed and reenacted by the Legislature.

The bill takes effect on July 1, 2023, except for the provisions concerning independent special districts, which take effect upon becoming law.

Please place this item on the agenda for the June 12 , 2023 City Commission meeting under City Attorney items, for information only, no presentation necessary.

Thank you,

/s/ Kelly Traynor

Kelly M. Traynor
Assistant City Attorney

xc: David Birchim, City Manager
Isabelle Lopez, City Attorney

Bill Number	Bill Information	Date Enrolled	Effective Date	Date Signed by Governor	Chapter Number
HB 3	Prohibiting government and corporate activism. Investment decisions must be based solely on financial factors and not the furtherance of any social, political, or ideological interests.	4/19/2023	7/1/2023	5/2/2023	Chapter No. 2023-28
HB 89	Prohibits local enforcing agencies from making or requiring substantive changes to plans or specifications after a permit has been issued.	5/3/2023	7/1/2023	***	***
SB 102	Affordable housing "Live Local Act".	3/24/2023	7/1/2023	3/29/2023	Chapter No. 2023-17
SB 106	Non-Motorized Trail Network; Authorizes the Department of Environmental Protection to establish a program to recognize specified local communities as trail towns.	4/4/2023	7/1/2023	4/11/2023	Chapter No. 2023-20
HB 111	Flooding and Sea Level Rise Vulnerability Studies.	5/1/2023	7/1/2023	***	***
HB 133	Authorizes landlords to offer tenants the option to pay a fee in lieu of a security deposit.	4/28/2023	7/1/2023	6/2/2023	***
SB 154	Revises provisions for Condominium and Cooperative Associations including milestone inspections, specified progress reports to local enforcement agencies, requirements relating to budget meetings, arbitration, and items that developers are required to deliver upon relinquishing control of an association.	5/23/2023	Date Signed.	***	***
SB 162	Provides licensure requirements for water and wastewater facility operators.	4/20/2023	7/1/2023	***	***
SB 170	Provides certain procedures for continued meetings on proposed ordinances for municipalities and authorizes courts to assess and award reasonable attorney fees and costs and damages in certain civil actions filed against local governments.	5/3/2023	10/1/2023	***	***
HB 179	Florida Kratom Consumer Protection Act; prohibits the sale, delivery, bartering, furnishing, or giving of any kratom product to a person under 21 years of age.	5/4/2023	7/1/2023	6/2/2023	***
SB 256	Unions; requires a public employee who desires to be a member of an employee organization to sign a membership authorization form beginning on a specified date and requires an employee organization to revoke a public employee's membership upon receipt of his or her written request.	4/26/2023	Date Signed.	5/9/2023	Chapter No. 2023-35
SB 264	Prohibits foreign principals from purchasing agricultural land, or having more than a de minimus indirect interest in such land, and certain real property in this state and prohibits governmental entities from knowingly entering into certain contracts.	5/4/2023	7/1/2023	5/8/2023	Chapter No. 2023-33
HB 269	Prohibits a person from distributing onto private property any material for the purpose of intimidating or threatening the owner, resident, or invitee and prohibits the willful and malicious harassing, threatening, or intimidating another person based on that person's wearing or displaying of any indicia relating to any religious or ethnic heritage.	4/26/2023	Date Signed.	5/1/2023	Chapter No. 2023-24
SB 284	Relates to the procurement and integration of electric and natural gas fuel vehicles and other vehicles powered by renewable energy, etc. by local governments	5/3/2023	7/1/2023	***	***
SB 346	Public Construction; requires each contract for construction services between a local government and a contractor to include the estimated cost of each item necessary to complete the work. Payment of the contract balance, subject to certain exceptions, must be made within 20 days after providing such a list.	5/3/2023	7/1/2023	5/25/2023	Chapter No. 2023-134
HB 425	Requires DOT to establish standards by which the State Highway System will be graded according to their compatibility with the operation of autonomous vehicles and expands Florida's existing Move Over Law to include disabled motor vehicles.	5/4/2023	7/1/2023	***	***

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor Nancy Sikes-Kline

DATE: June 12, 2023

RE: **City Partnering with Compassionate USA Organization and Use of City Seal**

Attached is the letter from the Mayor of San Antonio, Texas inviting our community to join the Compassionate USA organization, per your request. I have also attached their mission statement, goals and strategic focus areas for City Commission review. Their website at www.CompassionateUSA.org contains additional information.

Partnership in this organization is free and they are requesting the use of the city seal (they refer to it as a logo), which must be approved by the City Commission.

If you have any questions, please let me know.



David Birchim
City Manager



CITY OF SAN ANTONIO

**RON NIRENBERG
MAYOR**

Dear Mayor and Potential Partners of Compassionate USA,

Like you, we are more than concerned about the level of suffering and violence in our society. When the school shooting happened last year in Uvalde, Texas, so many of us stepped up again and said, “no more.” Recently, another shooting of young people happened in Dadeville, Alabama. Suffering and violence continue to call us to do more than just say *no more*.

Many of us across the United States are doing our part but more needs to be done. In San Antonio, we are working on violence prevention strategies in both our health and police departments. The foundational effort we are investing ourselves in is based on the new science of compassion and the healing of communities from collective trauma, like school shootings, and the pandemic.

In this upstream developmental process, we have also been thinking about *you* along with all the mayors in the cities, towns, and territories across the country. San Antonio would like to give you a pay-it-forward gift. It is called **Compassionate USA**. A trailer of this campaign, with details, can be found at CompassionateUSA.org.

This foundational work is critical to every aspect and every response from our cities and communities. We need to do more than say no more. We invite you to become a partner of **Compassionate USA**. There is no cost involved except to simply give it away by spreading it across every system and societal sector in your purview.

To confirm your partnership, please respond directly to this email with your logo attached. You will receive in return a Partner Certificate as confirmation of your partnership with **Compassionate USA**.

If you should have any questions, please do not hesitate to reach out by email to partner@compassionateusa.org. Thank you for your consideration and commitment to a more compassionate United States.

Sincerely,

A blue ink signature of Mayor Ron Nirenberg, written in a cursive style.

Mayor Ron Nirenberg
City of San Antonio, Texas



compassionate USA

Mission

A people-centered campaign, with an accompanying short-course, to promote compassion and community healing throughout the United States of America

Why Partner?

- To bring healing during these times of collective trauma, like the pandemic and school shootings
- To continue or initiate the start of a compassionate community
- To be involved in a network of compassionate communities across the USA
- To learn from one another (city/town/territory)
- To use the resources made available to explore the 3 areas highlighted in **Compassionate USA**
- To offer a science-based playbook of cooperation that leads to compassionate communities
- To strengthen the communication, compassion and kindness that already exists in U.S. communities
- To co-create a cultural shift towards compassion that reduces suffering and increases resilience

Goals

- Launch at the U.S. Conference of Mayors – June 2-5, 2023, Columbus, OH
- Available at *no-cost* to every mayor of every city, town, and territory in the United States
- Provide accessible and relevant compassion concepts for everyone
- Develop foundational skills, a common language, and shared practices for all ages and communities
- Foster local, state, and national collaboration through an evidence-based toolkit
- Deepen the ethical nature of family, corporate, and community systems via shared values and social engagement
- Increase individual and community capacity and resilience on a systemic level

Components

- 6 short campaign videos based on 3 strategic focus areas below
- Plus 6-part easy-access *curriculum* of compassion skills in alignment with campaign videos
- Infographic material
- Community toolkit with further resourcing for all ages
- Suggested Key Performance Indicators (KPIs)

3 Strategic Focus Areas

- Self: 1) Emotional Awareness 2) Self-Compassion
- Others: 3) Recognizing Common Humanity 4) Compassion for Others
- Systems: 5) Collective Trauma and Collective Healing 6) Compassionate Systems

Interested in Partnering?

Entities interested in strengthening this campaign will be both national and local levels from across the U.S.

See accompanying Example Partner Certificate for what is included in this Partnership

Interested Partners to Compassionate USA will:

Receive a letter of invitational response from San Antonio's Mayor Ron Nirenberg along with their Partner Certificate.

Affirm their Partnership by sending in their logo to be prominently posted on the **Compassionate USA** website.

Contact to request Partnership, questions, and more details: Partner@CompassionateUSA.org
Website: <https://CompassionateUSA.org/>



ABOUT US

Communities around the country are struggling with political polarization, civil discord, racialized violence, as well as the impacts of a global pandemic. In May 2022, the tragic school shooting at a rural elementary school in Uvalde, TX, shook the nation.

One week later, the United States Conference of Mayors (USCM) annual meeting took place. Both the hallway conversations between city leaders at the conference and the community discussions across the nation sowed the seeds of a national compassion campaign.

As Chair of the [USCM's Mayors and Business Leaders Center for Compassionate and Equitable Cities](#), Mayor Nirenberg returned to San Antonio following the national meeting inspired and resolute— asking how his Compassionate City could help be the change needed in our country. Over the next few weeks, deep conversations with civic leaders and community members transpired. The conversation turned into action, and a committed partnership emerged between the City of San Antonio, the Alamo Colleges District, and the San Antonio Peace Center.

One year later, **CompassionateUSA** launched nationally at the June 2023 Annual Meeting of the U. S. Conference of Mayors. Just as Compassion is a proposition of sharing, the Alamo Colleges District, the San Antonio Peace Center, and the City





Today, there are nearing **300 communities** and cities across the United States that recognize the ancient wisdom of Compassion being in our human DNA, based on neuroscientific research and the global efforts of the [International Charter for Compassion](#). Many cities are becoming *Compassionate USA Partners*. These efforts are based on the Ethic of Reciprocity (aka. the Golden Rule) and systemic change from within the family to government, from education to business, and from the smallest to the largest of systems in bringing prevention, intervention, transformation, and healing to our society.

To create a compassionate-centered country and world, the U.S. needs Us! Together, We are stronger. Together, We are better. And together, We can change the world. You are invited to join in this people-centered movement to promote greater compassion and strengthen the bonds of our shared humanity. Together, We can learn the skills, share the message, create compassion in action plans, and transform our communities.

Whatever the capacity in being a part of this campaign of learning, Compassion is the foundation to all human interactions and healing, the foundation to public service, and our day to day decision making. Let's be engaged and stay engaged. Let's believe together in a tipping point for Compassion in Our World!





WELCOME TO COMPASSIONATEUSA, A PEOPLE-CENTERED CAMPAIGN COMMITTED TO PROMOTING COMPASSION, COMMUNITY HEALING, AND WELL-BEING.

CompassionateUSA is a collaboration between the San Antonio Peace Center, Alamo Colleges District, and the City of San Antonio.



ALAMO
COLLEGES
DISTRICT

Alamo Colleges District

The Alamo Colleges District is a collective of five community colleges in the Greater San Antonio area preparing students for the workforce and building futures. The district's mission—to





The San Antonio Peace Center

The Peace Center's birth happened with imagination, steadfastness, and a desire to live in a more just, compassionate world. Founding mothers and visionaries Rosalyn Falcón Collier, Ann Leesman Helmke, and Susan K. Ives transitioned the leadership and location to the Alamo Colleges for new opportunities to share and innovate collective wisdom with the next generation of peacemakers.



City of San Antonio

The City of San Antonio (CoSA) is a vibrant city with a thriving economy, deep cultural heritage and communities that are compassionate, inclusive and proudly diverse. It is the seventh largest city in the United States and one of the strongest fiscally managed cities in the country, nurturing entrepreneurship, encouraging investment and funding infrastructure.





JOIN US

AS WE BUILD
compassionate communities





compassionate **USA**

A collaboration between:

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This certifies

**THE CITY OF HOUSTON
and COMPASSIONATE HOUSTON**

As Partners of

compassionate USA

This Partnership includes Compassionate USA's commitment to:

Place and honor the City of Houston's logo as a
City Partner on CompassionateUSA.org

Communicate and first-release of on-going updates about
Compassionate USA to the City of Houston

Affirm and include the City of Houston as a Partner in
Compassionate USA's communications

This Partnership includes the City of Houston's commitment to:

Affirm and endorse Compassionate USA by granting permission
of logo placement on CompassionateUSA.org

Communicate and promote Compassionate USA intentionally
and locally via meetings, media, and other creative methods

Disseminate and implement Compassionate USA materials
intentionally and locally via all available networks such as
educational institutions, chambers of commerce, healthcare
entities, police and fire departments, nonprofits, community
groups, faith-based organizations, etc.

Welcome Compassionate USA City Partner!

February 14, 2023



*Compassionate USA is dedicated to the families, children, and communities who are
healing from school shootings and all forms of injustice across the U.S.*

CITY OF ST. AUGUSTINE

City Commission Special Meeting Monday, May 8, 2023

The City Commission met in formal session Monday, May 8, 2023 at 3:30 P.M. in the Alcazar Room at City Hall. The meeting was called to order by Mayor Nancy Sikes-Kline, and the following were present:

1. Roll Call: Nancy Sikes-Kline, Mayor/City Commissioner
Roxanne Horvath, Vice Mayor/City Commissioner
Barbara Blonder, City Commissioner
Cynthia Garris, City Commissioner
Jim Springfield, City Commissioner

Also Present: John Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
David Birchim, Assistant City Manager
Cory Sakryd, Deputy General Services Director
Melissa Wissel, Communications Director
Jennifer Michaux, Police Chief
Colleen Kuhn, Recording Secretary

2. General Public Comments

The Commissioners heard from the following member of the public:

Dana Michael Micallef (showed video/archived)

Public comment was closed.

3. Discussion regarding the affordable housing feasibility study and public charette.

David Birchim, Assistant City Manager, introduced Jeff Huber and Greg Burke to review the results of the charette with the Commission.

Jeff Huber, from Brooks and Scarpa, said the charette was held on March 27th and approximately 40-50 people attended. He reviewed the presentation and highlighted the following ideas and considerations:

- 1/5 of County renters were cost burdened; many would be first-time homebuyers.
- Affordable housing build costs were \$175 per square foot at a minimum.
- The goal was to build at least 400 units of mixed-income housing; up to 15 units per acre.
- Retrofitting of North Holmes Boulevard required transportation and infrastructure solutions.
- Site programming could include:
 - Child and elder care
 - commercial space
 - community center
 - preschool
 - art gallery/studios
 - biking and walking paths
 - transportation hub
 - emergency and resiliency hub
- Maximum height was 35-feet making it three stories or under.
- The site was 82 acres with over 48.4 acres being uplands.

- Possibly maintain an active coquina quarry.
- Avoid large scale parking lots.
- Address storm water management.

Mr. Huber explained the charette process, and outlined the Project options being considered:

- Bars and Courts Scheme
- Points and Lines Scheme
- Greensward Scheme

Mr. Huber noted that each option offered the possibility of 400 units. He said they would continue to gather feedback from the community and Commission and provide a final report at the June 12th Commission meeting.

Commissioner Springfield suggested posing questions to targeted groups of people who need this type of housing. He asked what percentage of the Average Median Income (AMI) would be recommended. He stated there was no guarantee that a St. Augustine resident would get to live at the property.

Mr. Huber said the AMI would be worked out with the financing package. He suggested there may be ways to write in covenants that would address St. Augustine residents living at the site.

Isabelle Lopez, City Attorney, said the ability to add covenants may depend upon what type of funding is used for the project.

Commissioner Horvath suggested that since this was City property, residents should have access to the housing.

Ms. Lopez said covenants would have expiration dates. She shared that she and Mr. Birchim were exploring how to make the housing market proof to address affordability indefinitely.

Commissioner Blonder asked if the Commission could get a breakdown of who, and how many individuals

participated in the charette, and what their concerns were. She said she would like to see mixed use for walking and biking and suggested there may be an opportunity for a Demonstration Project.

Commissioner Garriss noted that a discussion of property restrictions needed to happen.

Commissioner Horvath said more time was needed to develop the three Schemes. She asked that the next presentation be scheduled for June 26th since she would not be at the June 12th meeting. She requested that amenities, affordability, and St. Augustine residents' access to housing be discussed further.

Mayor Sike-Kline said that interconnectivity was a concern and agreed that the Project should offer a direct benefit to City residents.

Mr. Birchim thanked the Commission for their feedback and said it would be incorporated into the June 26th presentation.

4. Adjournment

There being no further business, the meeting was adjourned at 4:23 P.M.¹

Nancy Sikes-Kline, MAYOR

Darlene Galambos, CITY CLERK

¹ Transcribed by Colleen Kuhn

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, May 8, 2023

The City Commission met in formal session Monday, May 8, 2023, at 5:00 P.M. in the Alcazar Room at City Hall. The meeting was called to order by Mayor Nancy Sikes-Kline, and the following were present:

1. Roll Call: Nancy Sikes-Kline, Mayor/City Commissioner
Roxanne Horvath, Vice Mayor/City Commissioner
Barbara Blonder, City Commissioner
Cynthia Garris, City Commissioner
Jim Springfield, City Commissioner

Also Present: John Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
David Birchim, Assistant City Manager
Kelly Traynor, Assistant City Attorney
Todd Grant, Director, Utilities
Amy Skinner, Director, Planning and Building
Melissa Wissel, Director, Communications
Jennifer Michaux, Police Chief
Carlos Aviles, Fire Chief
Colleen Kuhn, Recording Secretary

INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Eliut Alicea, of Bridge of Life Church, delivered the invocation, and Commissioner Horvath led the Pledge of Allegiance.

2. ADMINISTRATIVE ITEMS

2.A. Modification and Approval of Regular Agenda

John Regan, City Manager, asked that Item 10.A. be rescheduled for the May 22nd meeting.

Mayor Sikes-Kline requested that Item 3.A. be moved to Item 3.F.

MOTION

Commissioner Blonder **MOVED** to approve the Regular Agenda as amended. The motion was **SECONDED** by Commissioner Springfield and **APPROVED BY UNANIMOUS VOICE VOTE.**

3. Special Presentations, Recognitions and Proclamations

3.A. Proclamation 2023-09: Proclaiming May 2023 as National Historic Preservation Month. (N. Sikes-Kline, Mayor)

Item Moved to 3.F.

3.B. Proclamation 2023-16: Proclaims May 2023 as Older Americans Month. (N. Sikes-Kline, Mayor)

Commissioner Blonder presented Proclamation 2023-16 to representatives from the Council on Aging.

3.C. Proclamation 2023-21: Proclaims May 2023 as St. Augustine Jewish Heritage Month. (N. Sikes-Kline, Mayor)

Commissioner Springfield presented Proclamation 2023-21 to Rabbi Shapiro.

3.D. Proclamation 2023-24: Proclaims May 2023 as National Drug Court Month in the City of St. Augustine. (N. Sikes-Kline, Mayor)

Sikes-Kline presented Proclamation 2023-24 to Judge Alexander Christine and the St. John's County Drug Court Team.

3.E. Proclamation 2023-23: Proclaims May 21-27, 2023 as National Public Works Week in the City of St. Augustine. (N. Sikes-Kline, Mayor)

Commissioner Garris presented Proclamation 2023-23 to City Utilities and Public Works staff.

3.F. Proclamation 2023-09: Proclaiming May 2023 as National Historic Preservation Month. (N. Sikes-Kline, Mayor)

Commissioner Horvath presented Proclamation 2023-09 to Historic Preservation staff, Historic Architectural Review Board (HARB) members, and partners.

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

- John Miller
- Chris Fulmer
- B.J. Kalaidi

Public comment was closed.

5. Consent Agenda

Mr. Regan read the Consent Agenda.

CA.1. Preview of upcoming Commission meetings.

CA.2. THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON MAY 22, 2023:

- Ordinance 2023-16 - Updates zoning code regarding food truck, definitions, locations and supplementary regulations
- Ordinance 2023-17 - Adds statutory language regarding disability in the line of duty for firefighters diagnosed with cancer

CA.3. Reminder of Upcoming Meetings:

- May 22, 2023, 3:00 p.m., Special Meeting (Strategic Plan Review, Mid-Year Financial Analysis and CIP Update)
- May 22, 2023, 5:00 p.m., Regular City Commission Meeting
- June 12, 2023, 5:00 p.m., Regular City Commission Meeting
- June 26, 2023, 5:00 p.m., Regular City Commission Meeting

CA.4. APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS:

- March 27, 2023, Regular City Commission Meeting

CA.5. RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S):

- 445 Pomont Avenue - Bonnie Rackliff

CA.6. PROPOSED PROCLAMATIONS, CERTIFICATES OF APPRECIATION/RECOGNITION. (COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING).

NONE.

CA.7. NOTIFICATION OF
PROCLAMATIONS/CERTIFICATES OF
RECOGNITION ISSUED:

NONE.

CA.8. Approval of the donation of a retiring
2012 Chevy Tahoe to St. Joseph
Academy. (J. Michaux, Chief, St.
Augustine Police Department)

CA.9. Invoice from Baker & Hostetler, LLP
in the amount of \$1,760.00 for legal
services regarding the Ponce
Associates/Madeira subdivision. (R.
Franklin, Director Public Works)

**5.A. Additions, deletions or
modifications to Consent Agenda**

Commissioner Blonder requested Item
CA.3. be moved from the Consent Agenda
to the Regular Agenda.

5.B. Approval of Consent Agenda

MOTION

Mayor Sikes-Kline **MOVED** to approve
the Consent Agenda as modified. The
motion was **SECONDED** by
Commissioner Blonder and **APPROVED**
BY UNANIMOUS VOICE VOTE.

CA.3. Reminder of Upcoming Meetings:

**May 22, 2023, 3:00 p.m., Special Meeting
(Strategic Plan Review, Mid-Year
Financial Analysis and CIP Update)**

Moved from Consent Agenda to Regular
Agenda.

Commissioner Blonder requested the
review of the Strategic Plan scheduled for
the Special Meeting on May 22nd, be
postponed until the new City Manager was
in place.

Mr. Regan said this should be a multi-hour
meeting and he recommended scheduling
it for early June. He suggested gathering
input from the Commissioners during the
May 22nd Special Meeting to help the
Finance staff begin to put budget
information together.

6. Appeals

None.

**7. General Public Presentations, Items
of Great Public Importance, and Other
Items Requiring Public Hearings**

7.A. General Public Presentations

None.

7.B. Items of Great Public Importance

**7.B.1. City Manager appointment
discussion. (J. Regan, City Manager)**

Mayor Sikes-Kline thanked everyone who
provided input on the process. She shared
that all three candidates were highly valued
and thanked them. She said she would
discuss her decision with any of the
candidates who wished to talk. She asked
each Commissioner to share their decision
and keep their comments concise and
positive.

Commissioner Horvath shared the
following thoughts and comments:

- The decision was not easy, and each candidate had a unique set of skills
- The decision would impact the City for years to come
- Selected David Birchim who had served as the Assistant City Manager for over a year, knows people involved in projects, and had proven he can work with the Community

Commissioner Springfield shared the following thoughts and following comments:

- Had good meetings with the candidates
- Respected the City's succession plan
- Selected David Birchim who had experience in the role
- Mr. Birchim's presentation sold him as it focused on improvements

Commissioner Garris shared the following thoughts and comments:

- Enjoyed talking and working with each of the candidates
- Selected David Birchim and appreciated his preciseness as an Assistant City Manager, and as the Planning and Building Director
- Mr. Birchim was a great presenter and would represent the City well

Commissioner Blonder share the following thoughts and comments:

- This was a difficult decision
- Appreciated and respected the citizens' insight
- Any of the candidates would make an excellent City Manager
- Prepared questions to ask the candidates and created a spreadsheet to score them
- Selected Reuben Franklin and felt he could make difficult decisions and work with people inside and outside the City
- Willing to change her vote to ensure consensus among the Commission if needed

Mayor Sikes-Kline shared the following thoughts and comments:

- Met with each candidate twice and listened to their presentations
- Selected David Birchim as the next City Manager
- Mr. Birchim was:

- experienced, seasoned, tested, and conducted himself professionally
- followed up and followed through, was a good communicator, and problem solver
- possessed land use experience, respected public opinion, and had the respect of peers and coworkers

MOTION

Mayor Sikes-Kline MOVED to offer the position of City Manager to David Birchim. The motion was SECONDED by Commissioner Horvath.

VOTE ON MOTION:

AYES: Sikes-Kline, Horvath, Springfield, Blonder, Garris

NAYES: None

MOTION APPROVED UNANIMOUSLY

Mayor Sikes-Kline called for a 20-minute break at 6:11 pm. The meeting was called to order at 6:31 pm.

7.B.2. Review and approval of the City Manager employment contract template. (I. Lopez, City Attorney)

Isabelle Lopez, City Attorney, presented the City Manager Employment Contract template. She noted that changes included the approved Job Description and vehicle replacement and rotation procedures.

The Commissioners and staff discussed the Performance Appraisal process and timing.

MOTION

Commissioner Horvath MOVED to approve the Agreement as amended. The motion was SECONDED by Commissioner Blonder and APPROVED BY UNANIMOUS VOICE VOTE.

7.C. Other Items Requiring Public Hearing

None.

8. Ordinances and Resolutions – Public Hearing Required.

8.A. Ordinances – Second Reading

8.A.1. Ordinance 2023-15: Second reading ordinance clarifying residency requirements of the City Manager. (I. Lopez, City Attorney)

Ms. Lopez presented Ordinance 2023-15. She said three alternatives had been provided for the Commission to consider: five-, seven-, and ten-mile radius' from City Hall.

Public hearing was opened, and Commissioners heard comments from the following member of the public:

- B.J. Kalaidi

The public hearing was closed.

Commissioner Horvath said she felt the seven-mile measurement would be fine.

Commissioner Blonder said the Elected Officials were required to live in City limits, and she supported the City Manager living within the City limits as well.

Mayor Sikes-Kline said she agreed that the City Manager should live within the City limits.

Ms. Lopez suggested the individual be required to live within the City limits within one month of assuming office.

Mr. Regan said he disagreed with the one-month requirement. He asked if there were three votes on the Commission to make City residency a requirement.

Commissioner Horvath felt that City residency could create a hardship and

believed if the person were within a radius, they would experience life in the City.

Commissioner Garris said the seven-mile radius was fine and it would be in place for the future.

Commissioner Springfield suggested requiring that the City Manager live within the City limits, except by approval of the Commission allowing a seven-mile radius.

Mayor Sikes-Kline said she disagreed with the length of time that the candidate would have to move into the City limits.

MOTION

Commissioner Springfield MOVED pass Ordinance 2023-15 to require City residency except by approval of the City Commission to reside within a seven-mile radius of City Hall. The motion was SECONDED by Mayor Sikes-Kline.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2023-15

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING ARTICLE IV, DIVISION 4, SECTION 4.10 OF THE CHARTER OF THE CITY OF ST. AUGUSTINE CLARIFYING RESIDENCY REQUIREMENTS FOR CITY MANAGER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Springfield, Sikes-Kline, Horvath, Garris, Blonder

NAYES: None

MOTION APPROVED UNANIMOUSLY

8.B. Ordinances – First Reading (only if required by law)

None.

8.C. Resolutions – Public Hearing (only if required by law)

None.

9. Ordinances and Resolutions - No Public Hearing Required

9.A. Ordinances – First Reading

9.A.1. Ordinance 2023-16: Updates to Chapter 28 of the zoning code regarding food truck definitions, locations and supplementary regulations. (A. Skinner, Director Planning and Building)

Amy Skinner, Planning and Building Director reviewed Ordinance 2023-16.

MOTION

Commissioner Horvath **MOVED** to pass Ordinance 2023-16 on first reading, be moved to second reading, and read by title only. The motion was **SECONDED** by Commissioner Blonder.

Ms. Lopez read the Ordinance.

ORDINANCE NO. 2023-16

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 28, SECTION 28-2 TO PROVIDE DEFINITIONS FOR MOBILE FOOD DISPENSING VEHICLE, MOBILE FOOD VENDOR, MOBILE FOOD ESTABLISHMENT, MOBILE FOOD TRUCK COURT, AND COMMISSARY; AMENDING SECTIONS 28-165, 28-167, 28-206, 28-207, 28-208, 28-209, AND 28-312 TO ALLOW FOR MOBILE FOOD DISPENSING VEHICLES AS A PERMITTED USE; AMENDING CODE SECTIONS 28-207, 28-208, 28-209, AND 28-312 TO ALLOW FOR MOBILE FOOD COURTS AS A PERMITTED USE; AMENDING CODE SECTIONS 28-163, 28-164, 28-226, 28-246, AND 28-311 TO ALLOW FOR MOBILE FOOD DISPENSING VEHICLE AS A

PERMITTED USE BY EXCEPTION; AMENDING CODE SECTION 28-226 AND 28-246 TO ALLOW FOR MOBILE FOOD TRUCK COURTS AS A PERMITTED USE BY EXCEPTION; AMENDING CODE SECTION 28-347 TO PROVIDE FOR SUPPLEMENTARY REGULATIONS OF MOBILE FOOD DISPENSING VEHICLES AND MOBILE FOOD TRUCK COURTS; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING FOR AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Horvath, Blonder, Garris, Springfield, Sikes-Kline

NAYES: None

MOTION APPROVED UNANIMOUSLY

9.A.2. Ordinance 2023-17: Adding statutory language concerning requirements regarding disability in the line of duty for firefighters diagnosed with cancer. (I. Lopez, City Attorney)

Ms. Lopez reviewed Ordinance 2023-17 and said the clean-up resulted from a 2019 statutory change.

MOTION

Commissioner Springfield **MOVED** to pass Ordinance 2023-17 on first reading, be moved to second reading, and read by title only. The motion was **SECONDED** by Commissioner Horvath.

Ms. Lopez read the Ordinance.

ORDINANCE NO. 2023-17

AN ORDINANCE OF THE CITY COMMISSION OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 20, ARTICLE V, SECTION 20-198 OF THE CODE OF THE CITY OF ST. AUGUSTINE TO REFERENCE STATE STATUTE SECTION 112.1816 CONCERNING REQUIREMENTS REGARDING DISABILITY IN THE LINE OF DUTY FOR FIREFIGHTERS DIAGNOSED WITH

CANCER; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: Springfield, Horvath, Garris, Blonder, Sikes-Kline

NAYES: None

MOTION APPROVED UNANIMOUSLY

9.B. Resolutions

9.B.1. Resolution 2023-10: Authorizes the City to issue tax exempt bonds to refund Capital Improvement Refunding Revenue Bonds. (M. Simpson, Director Finance)

Mark Simpson, Finance Director, reviewed Resolution 2023-10. He said there would be about \$15,000,000 of principle outstanding as of October 1st, 2023. He explained the City would pay a small amount to reduce the interest rate and it would not extend the life of the 2013 debt. He said the net present value savings were about \$1,800,000.

MOTION

Commissioner Horvath **MOVED** to pass Resolution 2023-10. The motion was **SECONDED** by Mayor Sikes-Kline.

VOTE ON MOTION:

AYES: Horvath, Sikes-Kline, Garris, Springfield, Blonder

NAYES: None

MOTION APPROVED UNANIMOUSLY

9.B.2. Resolution 2023-11: Supplements Authorization Resolution 2023-10. (M. Simpson, Director Finance)

Mr. Simpson reviewed Resolution 2023-11 and stated it was a supplement to Resolution 2023-10. He noted it authorized a competitive bid process for the Bond process.

Commissioner Blonder asked when the Bond would be implemented and if there would be any impact from issues happening at the National level.

Mr. Simpson said it was projected to be closed on July 13th and put into escrow, with an estimated payoff date of October 1st.

Mr. Springfield asked why one Resolution named the Financial Advisor, but the other did not.

Duane Draper with Bryant, Miller, Olive P.A., said they had to close the Bond within 90 days of October 1st. He noted the 2nd Resolution was connected to the 1st Resolution, so the Financial Advisor was not redefined.

Jake Glover, PFM Financial Advisors, said they had the ability to reject bids if needed. He indicated that he expected the markets to be stable over the next couple of weeks, and they would continue to monitor.

MOTION

Commissioner Springfield **MOVED** to pass Resolution 2023-11. The motion was **SECONDED** by Commissioner Horvath.

VOTE ON MOTION:

AYES: Springfield, Horvath, Garris, Blonder, Sikes-Kline

NAYES: None

MOTION APPROVED UNANIMOUSLY

10. Staff Reports and Presentations

10.A. Presentation and discussion of the 2022 Floodplain Management Plan Annual Progress Report. (J. Beach, Chief Resiliency Officer)

Administratively Rescheduled for the May 22, 2023, Commission Meeting.

10.B. Review and discussion of the City's Annual Comprehensive Financial

Report for fiscal year ended September 20, 2022. (M. Simpson, Director Finance)

Mr. Simpson reviewed the City's Annual Comprehensive Financial Report. He highlighted the following:

- Letter of Transmittal noting accomplishments related to the Strategic Plan
- Audit Letter indicating an unmodified opinion
- Increase in the City's net equity by \$27,575,000
- Financial Statements and supplementary information
- Statistical and compliance sections

Mr. Simpson shared that the City had achieved a Certificate of Excellence from the Government Finance Officers Association.

Mayor Sikes-Kline said the Audit Committee had reviewed the Report. She noted recommendations that were made regarding cyber security and internal auditing.

Mr. Simpson said finding an Internal Auditor was difficult, and that a current staff member was conducting and documenting internal audits. He indicated the City would need a consultant or employee who reported to the City Manager as the Internal Auditor.

Commissioner Blonder said she would like the amount of budgeted funds for land acquisition to be increased from \$200,000 to \$250,000. She recognized the hard work of the Finance staff and highlighted numerous accomplishments. She asked staff to schedule a workshop on pension reform.

MOTION

Commissioner Horvath MOVED to accept the ACFR. The motion was SECONDED by Mayor Sikes-Kline and

APPROVED BY UNANIMOUS VOICE VOTE.

10.C. Discussion regarding the use of a QR code to make donations for assisting the homeless. (C. Sakryd, Deputy Director General Services)

Corey Sakryd, General Services Deputy Director, presented the topic of using QR codes to make donations to help the homeless population. He reviewed signage that could be displayed at the Visitor Information Center, parking garage, and other mobility hubs beginning in the next couple of weeks. He said staff had talked with Flagler College about engaging students to develop educational content to support the effort. He said the United Way of St. Johns County would accept and distribute donations.

Mayor Sikes-Kline said the QR landing page needed to have Frequently Asked Questions (FAQ).

Commissioner Horvath asked if any research had been done on other cities with similar programs.

Mr. Regan said the effort was more about educating individuals on how they can help the homeless population and reducing panhandling.

Commissioner Springfield agreed with the proposal and felt it would help the Community and tourists know that the City was trying to address the issue.

Mr. Regan said some signage would be subject to the Historic Architecture and Rehabilitation Board rules and approval process.

MOTION

Commissioner Horvath MOVED to approve the QR Code Plan. The motion was SECONDED by Commissioner Springfield and APPROVED BY UNANIMOUS VOICE VOTE.

11. ITEMS BY CITY ATTORNEY

11.A. Legislative update. No Presentation Information Only (K. Traynor, Assistant City Attorney)

Ms. Lopez indicated that the Unsafe Structures, Sovereign Immunity, and Short-Term Rental Bills did not pass. She said Senate Bill 170 had passed and would take effect October 1, 2023. She noted the Public Disclosure Bill had passed, was very elaborate, and would take effect in 2024.

12. ITEMS BY CITY CLERK

None.

13. ITEMS BY CITY MANAGER

Mr. Regan thanked Jim Piggott, General Services Director, who was retiring after 17 years with the City.

14. Items by Mayor and Commissioners

14.A. Mayor's Spain visit update. (N. Sikes-Kline, Mayor)

Mayor Sikes-Kline shared information regarding her recent trip to Spain. She said she visited during Holy Week by invitation of the Minister of Culture and Sports. She noted there were several objectives for her visit: furthering long-term collaboration, strengthening cultural connections, meeting with the Mayor of Aviles to discuss the upcoming 100-year Anniversary of the Sister City Relationship, the Student Exchange Program, and meeting with partners to discuss programming.

Mayor Sikes-Kline reviewed information provided to the Commission and said the next step would be to work on a Memorandum of Understanding between the City of St. Augustine and the Kingdom of Spain. She thanked the City Manager for his work on the Sister Cities relationship.

Commissioner Garris said residents had contacted her about no longer having a bus stop at the Visitor's Information Center. She asked if staff could research the issue and respond to the concerns.

Commissioner Blonder recognized Mr. Regan and the three City Manager applicants.

Commissioner Springfield congratulated Mr. Birchim. He noted he was the representative for the Sister City program and explained they were working on the Student Exchange Program and the 100-year celebration.

15. Adjournment

There being no further business, the meeting was adjourned at 7:58 P.M.¹

Nancy Sikes-Kline, MAYOR

Darlene Galambos, CITY CLERK

¹ Transcribed by Colleen Kuhn



Est. 1565

City of St. Augustine

La Lealísima y Valerosa Ciudad de San Agustín de la Florida

❧ CERTIFICATE OF RECOGNITION *❧*

Whereas, the historic St. Paul A.M.E. Church was founded in St. Augustine, Florida on June 4, 1873, under the leadership of Rev. Richard James; and

Whereas, since its humble beginnings on Maria Sanchez Creek where the Willie Galimore Center now stands, St. Paul has grown to become a stalwart in the Lincolnville community and surrounding areas; and

Whereas, in 1904, under the leadership of the Rev. E.F. Williams, the present church was built. St. Paul played a major role during the 1960's Civil Rights movement, hosting Rev. Dr. Martin Luther King, Andrew Young, Jackie Robinson, and other civil rights leaders in its pulpit, as the country strove for social justice; and

Whereas, recognizing the need in a fast-growing area, Rev. F.D. Richardson, Jr. sought to expand the reach of the ministry by opening a day care center on Washington Street; and

Whereas, continuing the legacy of more than 30 pastors, under the spiritual leadership of the first female pastor, Reverend Dr. Alesia Ford-Burse, continues to be about the business of making disciples for Christ while striving to serve the needs of the community; and

Whereas, St. Paul A.M.E. is currently striving to expand its ministry and outreach to youth and young adults and its Senior Citizen Ministry; and

Whereas, St. Paul is commemorating 150 years of "Transforming and Impacting Lives" with a series of community events culminating with two June 11th Anniversary Worship Services.

NOW THEREFORE, the City Commission of the City of St. Augustine does hereby recognize and joins in celebrating the 150th Anniversary of the St. Paul African Methodist Episcopal Church.

IN WITNESS WHEREOF *I hereunto set my hand and do cause the Seal of the City of St. Augustine, Florida, to be affixed this 1st day of June in the year of our Lord two thousand and twenty-three, in the four hundred and fifty-seventh year of the founding of St. Augustine, the Nation's Oldest City.*

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and Commissioners

DATE: May 23, 2023

RE: St. Augustine Film Festival Request for use of the Alcazar Room and use of the City Seal

This request is on behalf of the St. Augustine Film Festival (SAFF) for their 2024 event. In August of last year, the City Commission granted the use of the Alcazar Room during a four-day weekend period in January of 2023 for the purpose of film screenings. SAFF is again asking to use the room as an "in-kind" support and sponsorship, in addition to renewing their request for the one-time use of the City Seal on the promotional and marketing materials for the event.

Per City Code Section 2.1, permission to use the City Seal may only be granted by the City Commission.

Should you concur, please place this matter on the Consent Agenda for the June 12, 2023 meeting.


John P. Regan, P.E.
City Manager

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: David Birchim, City Manager

RE: Nomination for the 2023 Order of La Florida Award

DATE: June 12, 2023

It is my honor to nominate Ms. Kay Burtin for the 2023 Order of La Florida Award. Per the criteria for eligibility of this award, Ms. Burtin has unselfishly devoted herself, her time, and her talent to the welfare and betterment of our citizens and has contributed extraordinary services to this community.

In accordance with the process proscribed in Resolution 2017-08, I ask that this nomination be placed on the consent agenda for the June 12, 2023, City Commission meeting for consideration, and that her selection be confirmed at the July 10, 2023, City Commission meeting.

I have attached a short bio, provided to me by Ms. Diane Bradley, in support of my nomination of Ms. Burtin.

Once the nomination is confirmed, the presentation date and time will be scheduled for the first commission meeting in September 2023.

Thank you,

A handwritten signature in black ink, appearing to be 'NS' with a stylized flourish.

Nancy Sikes-Kline, Mayor

THE LEGACY OF KAY, the Heart & Soul of the St. Augustine Art Association
“Carol Catherine Kuhrt Huppi Burtin” (2021) by Diane L. Bradley

Personal Info:

Born May 29, 1929, to Marguerita Phillips and Raymond T. Kuhrt

As a child, Kay Burtin was a snowbird in St. Augustine and spent many hours in the company of artists along with her mother, Marguerita Phillips, who was an early member of the St. Augustine Art Association (STAAA). Despite her deep roots in St. Augustine, she actually was born in Philadelphia. She attended three schools each year: Orange St. School in St. Augustine, one in Germantown, Pa and a one-room school in Chataqua County, NY, and eventually went off to Westtown boarding school near Philadelphia.

After graduation from Westtown, she worked for Bell Telephone of PA. She met and married artist and illustrator Vernon F. Huppi. She continued her interest & involvement with art while raising three sons (Ed, Conrad & Otto) and helping her artist-husband Vernon, who suffered a spinal injury and became a paraplegic.

Kay returned to St. Augustine with her family and restarted her career with Southern Bell. Vernon passed away in 1979 and that same year she took on the role of President of STAAA. Kay met her new “prince charming”, Jean Burtin, and in 1988 they were married. Unfortunately, Jean too became a paraplegic and died in 2009. In 2010 Kay also lost her oldest son, Ed Huppi. What a courageous, strong woman!

Those of us who know Kay realize that she is the “Heart & Soul” of the St. Augustine Art Association. Without Kay at the helm STAAA would never have survived. She took over as Administrator in 1989 with a check balance of \$412.93, a building in severe disrepair (holes in the ceiling, no air-conditioning), an absurd salary of \$300 month, and no real means of raising money until fall of 1998 when the Assoc. took over the “Art & Craft Festival.”

Kay worked 8-10 hours a day and eventually her salary was raised to \$20 per day (when they could afford it) and free on Sat, Sun, First Friday Art Walk, and evening events. When the Association couldn't pay the bills (which was often) Kay dipped into her own pocket to keep things going.

No job was beneath her, from emptying the garbage to cleaning the floors and installing artwork. The late Dr. Robert (Bob) Ellert remarked, “I can only say that she was the life's blood. She was the one who kept the Art Association together through the years.”

Kay's vision was to create a vibrant Community Art Center. She instilled in me her love for the Art Association, its uniqueness and importance to the community.

“Kay’s Community Impact and Advocacy”

St. Augustine Art Association

- Established, and early on personally purchased a good many of the pieces in the Art Association’s “Permanent Collection” (has grown to over 500 pieces).
- Helped facilitate the “Colonial Folk Art & Crafts Fair” founded by Maureen Boles 1988-89
- 1989 Established the STAAA Newsletter
- 1997 Kay influenced her generous sister & brother-in-law, Faith & Joseph Tiberio, to donate the money to build the North & South Wings onto the main building. The wings were dedicated in 2000 along with a “\$10,000 Matching Challenge” to the membership to establish a fund for building repairs. The South wing is dedicated as the “Tiberio Wing.”
- Kay retired as Administrator after 13 years and in 2023 still remains active as a Member of the Board of Directors, Docent Coordinator, historian, and is available to help out whenever needed. She continues to be hugely generous with her time, talents & treasures.
- Kay’s mother Marguerita Phillips, an accomplished artist, was actively involved and the North Wing is dedicated to her (see separate bio)
- Kay’s first husband Vernon Huppi, co-founded the Monday night sketch group along with Enzo Torcolem & Dr. William Gibson
- Before becoming Administrator Kay wrote PR for Association, then served on the Board of Directors and held the offices of: President (1979), VP, Secretary, Treasurer.

EMMA Concert Series:

In 1978 Kay invited several friends to share Thanksgiving dinner at her home. Among the guests were, Irene Allemano, her family, Frieda Bringman, Dr. and Mrs. Semih Ulben and their gifted daughter Nur. Madam Jeanne Richard and Nur sat at the baby grand piano and played music, from classical to jazz. When asked if she would ever play in public again, Madame Richard replied, “Yes, if I can dedicate a concert to the Chinese year of the child.” She gave her first concert on the fort green in spring of 1979 and EMMA became an organization for the enjoyment of all.

FRIENDS OF ST AUGUSTINE ARCHITECTURE:

- Member of the St. Augustine Historical Society
- Member of the St. Augustine Archaeological Society

PILOT CLUB:

A women's service club (founded 1936) similar to Rotary & Kiwanis

- Member since 1981
- President 1988 & 2006
- Helped club establish "Lifeline" (an emergency call button); paid for switchboard at old Flagler Hospital; installed units at client's homes and called on them to test units; new Flagler Hospital took over management when it reached 200 clients; continues to pay \$15 monthly fee for the poor.
- Served as Secretary
- Continues to be actively involved in fundraising

Society of the Descendants of the Signers of the Constitution:

- National Secretary
- Her ancestor, Robert Morris, was a signator
- Brought the Annual Meeting (56 attendees) to St Augustine & Casa Monica 2011

Tourist Development Council:

- Served on Grants Board

Visitors and Convention Bureau:

- Served as a member several years

AGOSA:

- 2003 Secretary/Treasurer