



AGENDA

Planning and Zoning Board City of St. Augustine, Florida

Alcazar Room

Wednesday, July 5, 2023, at 1:00 p.m.

Regular Agenda

- 1. Roll Call**
- 2. General Public Comments for Items Not on the Agenda**
- 3. Approval of Minutes**
 - a. Special Meeting Minutes from April 25, 2023.
 - b. Regular Meeting Minutes from May 2, 2023.
 - c. Regular Meeting Minutes from June 6, 2023.
- 4. Modification and Approval of Agenda**
- 5. Variance**
 - a. 2023-0056 Gaere MacDonald – Applicant
c/o Gaere MacDonald Construction
William & Megan Barlow – Owners
[69 Abbott Street](#)
To approve an increase in lot coverage to allow for the construction of a single-story addition within the Residential Single-Family-Two (RS-2) zoning district.
- 6. Use by Exception**
 - a. 2023-0050 Blair Knighting, AICP – Applicant
c/o Kimley-Horn and Associates, Inc.
Viviani Holdings, LLC – Owner
[State Road 312 / PID 161980-0000](#)
To approve a medical office use within the Commercial Medium-One (CM-1) zoning district as a use by exception.

- b. 2023-0053 Cidersmith LLC – Applicant
18 Saint George St., LLC – Owner
[18 St. George Street](#)
To approve a distillery use within the Historic Preservation-
Three (HP-3) zoning district as a use by exception.

7. Conservation Overlay Zone Development

- a. 2022-0057 Ryan Carter – Applicant
c/o Carter Environmental Services, Inc.
Continued from the April 4th Meeting San Sebastian River LLC – Owner
[Florida Avenue & Julia Street / PID 107790-0010 & 107790-0110](#)
To approve the construction of a new dock within
Conservation Overlay Zone 1 and removal of significant
Southern Red Cedar, Loblolly Bay, Sweetbay Magnolia,
Southern Magnolia, Water Oak, Live Oak, and Laurel Oak
trees within Conservation Overlay Zone 3.
- b. 2023-0013 Ryan Carter – Applicant
c/o Carter Environmental Services Inc.
Originally continued from the April 4th Meeting Nancy & John Fout – Owner
[164 Pelican Reef Drive](#)
Requesting a continuance to the August 2nd Meeting to accommodate requests from the Planning and Zoning Board
To modify an existing dock to change the existing boat lift to
a 15’ x 38’ deck lift and remove the existing boat lift, approve
an after the fact modification to the existing bulkhead
impacting approximately 0.01 acres of wetlands within
Conservation Overlay Zones 1 and 2.
This application will be readvertised ahead of the August 2nd Meeting if continued
- c. 2023-0048 Kevin Marks – Applicant
c/o Shoreland Home Builders
Daniel Mellon – Owner
[Pelican Reef Drive / PID 158573-0050](#)
To remove a significant amount of existing tree canopy,
including significant Oak and Southern Red Cedar trees,
within Conservation Overlay Zone 3.
- d. 2023-0051 Ryan Carter – Applicant
c/o Carter Environmental Services, Inc.
Jim & Megan White – Owners
[125 Marine Street](#)
To approve the construction of a new bulkhead within
Conservation Overlay Zone 2.

- e. 2023-0052 Karen Cowart – Applicant
Philip & Paula Williams – Owners
[124 Spartina Avenue](#)
To approve the construction of a new bulkhead within Conservation Overlay Zone 2 and remove a significant Southern Red Cedar tree within Conservation Overlay Zone 3.
- f. 2023-0054 Bart Piniaz – Applicant
Mike Morucci – Owner
[26 N St. Augustine Boulevard](#)
To approve the modification to an existing bulkhead within Conservation Overlay Zone 2.
- g. 2023-0055 Ryan Carter – Applicant
c/o Carter Environmental Services, Inc.
Craig & Marguerite Pickering – Owners
[271 S Matanzas Boulevard](#)
To approve the construction of a new dock and boat lift pilings within Conservation Overlay Zone 1.
- h. 2023-0058 Fred R. Jones, Jr., P.E. – Applicant
c/o Matthews | DCCM
Robert Finvarb – Owner
Windward Shipyards, LLC
[117 Dockside Drive / PID 127910-0000](#)
To approve the removal of a significant Oak tree within Conservation Overlay Zone 3.

8. Rezoning

- a. 2023-0057 James G. Whitehouse, Esq. for Ryan Dettra – Applicant
c/o St. Johns Law Group
Paul M. Meredith, P.A. – Owner
[115 La Quinta Place](#)
To rezone an approximately 0.64-acre property from Commercial Low-One (CL-1) to Planned Unit Development (PUD).

9. Other Business

- a. None.

10. Adjournment

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

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

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

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

CITY OF ST. AUGUSTINE

Planning and Zoning Board Special Meeting April 25, 2023

The Planning and Zoning Board met in formal session Tuesday, April 25, 2023, at 1:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Mike Davis, Chairperson and the following were present:

1. Roll Call:

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

Absent: Ashleigh Barnes (arrived at 1:42p.m.)

City Staff:

Amy Skinner, Director, Planning & Building Department
Jacob Fredriksson, Planning & Building Planner
Tracey Mullins, Planning & Building Planner
Isabelle Lopez, City Attorney
Reuben Franklin, Public Works Director
Kelly Trainor, Assistant City Attorney
Elyse Wiemann, Recording Secretary

2. General Public hearings for Items Not on the Agenda

(None)

3. Consideration and Discussion Related to Updating the City's Parking Code Regulations

a. Presentation regarding the results of the recently conducted Parking Code Survey

Ms. Skinner provided a brief overview of the topic and noted the parking code had not been updated; however, it needed to be to support the Mobility Plan. She reviewed the results of the recently conducted Parking Code Survey and discussed what was lacking in the City regarding parking and alternative modes of transportation. She noted all the comments from the survey were provided to the Board for review and feedback.

Board Discussion:

- Clear there was a lack of parking in the downtown area
- Public seemed frustrated, concerned and worried and these problems could hinder it from being livable
- General responses were able to capture more data from the public
- Residents seemed to be open to satellite parking which made it easier to be in the City
- Tourist wanted the area to be more walkable
- Create a location for more convenience parking either valet or drop off parking or a City residence only parking lot
- Unable to eliminate parking without having alternatives available
- Only heard from 7% of the businesses in the area and felt it would be beneficial to hear their feedback

- Could have parking lots for the business staff in the downtown area
- Survey responses were evenly divided on how to set policy
- Questioned what qualified as walking distance
- Thought some of the issues could be a perception instead of a problem
- Would need to have ADA accessible vehicles to move people from the satellite areas
- Suggested if on street parking were removed could expand sidewalks and add landscaping for a multiuse sidewalk
- Felt bicycle riding would increase if they felt safer

Ms. Skinner reviewed the shuttle and parking information from the 2022 Nights of Lights season. She noted over the past four years between 2016-2020 the parking garage daily car counts. In 2021 and 2022 noted how often it closed because it was full. She added that the garage had never been closed for an entire day.

The Board continued to discuss the results of the survey and noted the different outcomes for each number on the survey.

Reuben Franklin, Public Works director, noted there was a grant that would help assist with parking to help provide real time information. He said they were in the final stages with Department of Transportation (DOT) with the City circular.

Mr. Blow asked if they were reviewing adding variable priced parking.

Mr. Franklin said that was something they were interested in this idea in the future; however, it was not being done as of yet. The Board briefly discussed how important variable pricing could be and how to provide the data to the public.

Ms. Skinner noted that was a concept of the Mobility Plan.

b. Discussion with city Mobility Consultant Jonathan B. Paul, AICP, MA2 NUE Urban Concepts related to potential updates to the City's Parking Code to incorporate mobility concepts adopted in the City's Mobility Plan and the Comprehensive Plan

Ms. Skinner introduced the topic and reviewed the Map Series¹ provided to the Board. She said according to the taxable value, there was an increase of around 9%. She said from the February Meeting the Board wanted to update the Parking Code. She introduced consultant, Jonathan Paul Urban Concepts.

Mr. Paul noted the different Historic Preservation (HP) zoning and the current parking requirements in those districts. He stated that there were a few areas in the City that were required to meet parking code requirements but suggested for those to be exempt from having parking regulations.

Mr. Paul provided a presentation for the parking code. He discussed the following topics with the Board:

- Historic District Parking requirements to consider
- Historic District paid off-street parking
- Outside Historic District Parking Considerations
- Residential Parking Rate Comparison
- Office, Recreation and Hotel Parking Rate Comparison
- Higher Education Parking Rates Comparison
- Retail Parking Rate Comparison
- Restaurant Parking Rate Comparison
- Coffee Shop and Drinking Establishments Parking Rate Comparison

¹ Maps attached to original packet

c. Planning and Zoning Board discussion

Mr. Davis asked what types of pervious surfaces were allowed, because the ones in City Code were expensive and it was very difficult to improve a parking lot in the HP district.

Mr. Franklin replied it was hard in the HP district; however, there were many factors that went into addressing parking lots. He said the Parking Code was vague and was open to having more definitions as to what could be used.

Mr. Davis said many lots were over 40 or 50 spaces which held water and thought that could be something the City was not as strict on, and instead focus on having the best parking lots possible.

Ms. Griggs asked if they could require water treatment from the initial flush instead of full treatment. She questioned if a small swale could be added if the parking lot was just over the ten spaces.

Mr. Franklin explained the policy only captured the first flush, and there was a policy currently in place in the historic downtown area to help elevate it. He said there was a difference between the smaller coquina parking lots versus the larger ones. Staff and Board Discussion:

- Commercially zoned property with a parking lot could cause more issues for the City
- Proposed Local Ordinance bill could make it more difficult to regulate business operations which could be an issue
- Parking lots were businesses
- Questioned if this would be for new applications and not to the current lots downtown
- Off street paid parking was not a Comprehensive Land Use
- Not supposed to encourage nonconforming uses and if the lot was

altered or expanded, it would have to meet current standards

- Commercial Medium lots on US1 allowed parking facilities but this was mainly the downtown area, but the lots have evolved overtime
- Questioned why it was not currently an allowable use
- Not opposed to making it an allowable use to allow for any future projects for those to be shaped properly
- Many churches leased parking lots which provided significant income and felt the Board should be cautious
- Did not feel asking Code Enforcement to review signage was the best use staff time
- Did not want to encourage the building of more parking lots in the HP districts
- Code was historic but there was a parking issue which was stringent; however, did not see a reason to change the current code

Ms. Skinner said the accessory uses for parking only played a role when a hotel had a public restaurant or store that was not specific to only hotel guests.

Board discussion:

- Could change the parking requirement for dental/medical offices to include time span and the square footage
- Medical/dental were less restrictive than the County Code and there was never enough parking for these types of facilities
- Would only affect new or a modification to an existing building
- Code would only apply to the expansion of the building not the existing part
- Medical offices should be kept the same; however, felt the community center parking requirement was higher than average and could be reduced
- The amount of parking required at doctors' offices could be linked to exam rooms
- Felt the combination of shifts and square footage was a common use

- Surprised to see the parking requirements for Grocery stores were higher than what the ITE trip generator suggested
- Did not see a need to change these as parking lots were full and not a lot of excess parking
- Not in favor of reducing the amount of parking spaces
- Felt the requirements for parking could change for neighborhood stores
- Did not see a reason to change the parking requirements at a restaurant
- City should be open to negotiate with fast food if it was only drive-thru²

Mr. Paul response:

- Was done that way for medical or vet locations
- Questioned if the standard should be updated or left along or consider the different types of uses
- Community Centers were less most of the time and had open parking
- None of these were outrageously higher than the average but thought many other cities were looking at reducing some of the parking requirements
- Would come back to the Board with other options

Mr. Paul said his understanding from the Board was, there should be a different approach to doctors' offices, neighborhood retail, and restaurants with drive-thru only. He said if a hotel had a general public restaurant or store it should be tied to that use.

Mr. Davis said West King did not have a whole lot of parking and felt that the parking requirement might need to be limited.

Mr. DePreter said there was a recent article regarding San Marco Avenue that suggested having a parking garage; however, was unsure if that would work. He said there was

a need for more density along the corridors where transit stops would be located. He thought the City was in a transitional period; however, the concern was for residents as there could be an issue with parking if it were eliminated.

Mr. Blow said a shuttle might not work if the traffic was an issue. He said the main roads needed to have less vehicles on them.

Mr. Pappas supported the idea of eliminating the restrictions on West King and felt that could encourage the development of the area.

Mr. Paul noted residential parking programs could be extended. He noted the area being referenced on San Marco Avenue was only a half mile from the parking garage and not the entire Avenue.

Mr. Paul said other options available for the Board to consider adding to the Code were:

- Shared Use Parking
- Multimodal Off-Sets for Required Parking
- Mobility Hubs
- On-street parking
- Valet parking
- Annual rental of offsite parking spaces to encourage redevelopment and meet parking standards

Mr. Paul recapped final comments from the Board regarding the presentation:

- Shared use for parking made sense
- Very interesting ideas and some items have been passed through under PUDs
- Priority was to have vehicles off the road as it was not good for the businesses or residences
- Should reduce parking but increase it in the proper places
- Wanted more information for the shared parking, multimodal offsets
- Questioned how these would be implemented

² Break from 3:45p.m.-3:50p.m.

- Felt it should be as easy as possible for people to apply

4. Discussion and Recommendation Related to Drafted Ordinance Updating Sections in the Land Development Code Regarding Food Truck Regulations

Tracey Mullins, Planning and Building Planner, introduced the topic and noted they had worked with the business community.

Mr. Davis asked if there was any input from the Food truck organization.

Ms. Skinner noted it was sent to them; however, there was no response. She said this was a request for a recommendation to the City Commission.

Staff and Board Discussion:

- Tracked the Florida Code and did not see much of an issue with the document
- Felt a Use by Exception for land zoned Open Land district and Maritime Use District (MUD) could apply
- Not all MUDs were the same and they should be treated individually
- Not able to be located in a City Right of way unless there was an event
- Questioned if there were hours associated and if so, should be limited to midnight
- Should change the operating time to 10:00p.m. and if later hours were needed could be a Use by Exception
- Should keep the distance of 150 feet from a residential neighborhood as there was many STR's in the City
- Questioned if Food trucks were allowed on private property

Staff Response:

- Did not want food trucks to be on sidewalks or roadways

- Would be allowed on the street in neighborhoods with a permit
- Food trucks were not allowed in the HP districts
- Food truck park was in alignment with the bars and being open until 2:00a.m.
- Could have an operation time unless approved for later through a Use by Exception
- Could have a food truck on an improved surface but could not hinder life safety

MOTION

Mr. Pappas MOVED to Recommend Food Truck Ordinance to the City Commission with the suggested changes. The motion was SECONDED by Mr. Pappas.

Mr. Blow said the changes were as follows:

- Maritime Use District mobile food dispensing vehicles would be a Use by Exception
- Change private property or other listed zone until no later than 10:00p.m.
- Hours of operation food courts should be changed to 6:00a.m.-10:00p.m.
- Hours of operation could be altered through a Use by Exception

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Adjournment

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

Mike Davis, Chairperson

³ Transcribed by Elyse Wiemann

DRAFT

CITY OF ST. AUGUSTINE

Planning and Zoning Board Regular Meeting May 2, 2023

The Planning and Zoning Board met in formal session Tuesday, May 2, 2023, at 1:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Mike Davis, Chairperson and the following were present:

1. Roll Call:

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

Absent: Ashleigh Barnes

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

2. General Public hearings for Items Not on the Agenda

(None)

3. Approval of Minutes

(None)

4. Modifications and Approval of the Agenda

Mr. Fredriksson announced item 7(a) 93 Keith Street had asked for a continuance, and item 8(a) was originally scheduled to be on the June agenda and was mistakenly added. He said during 'Other Business' there was a need to add a special meeting for June 27, 2023 and noted the proposed Food Truck Ordinance had been discussed at the previous special meeting.

MOTION

Mr. Pappas MOVED to CONTINUE item 7(a) 2022-0009 to the June 6, 2023

meeting. The motion was SECONDED by Mr. Blow.

Mr. Fredriksson advised the applicant did not request the June meeting but a continuance to a future date.

MOTION

Mr. Pappas AMENDED the MOTION to continue the application indefinitely. The AMENDED motion was SECONDED by Mr. Blow.

Mr. Blow pointed out there was public interest in the application and if this would put the application in limbo.

Ms. Skinner advised if continued indefinitely, it would be readvertised when the applicant requested to come back before the Board.

Mr. Shaffer asked if the property was being used as a short-term rental (STR) and was that use discontinued in the meantime.

Ms. Skinner said she would speak to Code Enforcement but until parking was resolved it should not be used.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

MOTION

Mr. DePreter MOVED to CONTINUE item 8(a) 2023-0013 to the June 6, 2023 meeting. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

5. Variance

5. (a) 2023-0022– Mark & Heather Tate – Applicant & Owner
1 Solano Avenue

To increase the lot coverage maximum to 35% on a Residential Single-Family-One (RS-1) lot to allow for the construction of a new shaded sitting area.

Mr. Fredriksson read the staff report and said based on a review of Section 28-29 and without the support of evidence to the contrary, staff finds that the Board can APPROVE a variance to increase the maximum lot coverage to 35% at 1 Solano Avenue / PID 220880-0010.

Mark and Heather Tate reviewed the application.

Ex Parte Communication:

38 certified notices were sent, 3 were returned in favor, 0 returned opposed and 1 had comments.

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

The Board discussed:

- Lot was non-conforming and granting a variance would not be contrary to the public interest or adversely affect other properties
- Questioned if there would be twenty feet of lawn to the property line if the patio were enclosed

Mr. Fredriksson replied there would not be a rear lot just two side yards as noted in the staff report under yard rear definition.

Board discussion:

- Asked if an awning was looked into instead of a full enclosure
- Questioned if there was an intent to enclose the structure in the future
- No issue with the application

Applicant response:

- One awning would not cover the whole patio
- Wanted to cover the whole thing to make it more stable structure
- Did not want to enclose it to be part of the house because then there would be no outdoor space

MOTION

Mr. Shaffer MOVED to APPROVE Variance 2023-0022 to increase the lot coverage maximum to 35% at 1 Solano Avenue be approved. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Use by Exception

6. (a) 2023-0025 – Charlotte Rogers – c/o Star Song School- Applicant

James Sheils – Owner-c/o FBM Holdings
105 Masters Drive

To approve a school within the Commercial Low-One (CL-1) zoning district as a permitted use by exception.

Mr. Fredriksson read the staff report and said based on a review of Section 28-29, and without the support of evidence to the contrary, staff finds that the Board can APPROVE a use by exception for a school at 105 Masters Drive/ PID 110130-0000.

Charlotte Rogers, Jamie Shields, Irene Arriola reviewed the application.

The Board provided their ex parte communication.

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

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

The Board discussed:

- Staff advised this location had been a school prior and had no issues since 1986
- Would run with the applicant since it was an exception
- Questioned if the enrollment would be increased
- Only concern would be for the potential increase in traffic

Applicant response:

- Reason for the move was to increase the enrollment
- Were more students at the location now than what was being proposed

- Traffic would be less with their school and parking would be adequate

MOTION

Mr. Blow MOVED to APPROVE the Exception 2023-0025. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

7. Use by Exception and Variance

7. (a) 2022-0009 Originally continued from March 7th Meeting – Casey Fenwick — Applicant & Owner
93 Keith Street

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

Applicant requested a continuance. MOTION under item 4.

8. Conservation Overlay Zone Development

8. (a) a. 2023-0013 – Continued from the April 4th Meeting to the June 6th Meeting
Ryan Carter – Applicant
c/o Carter Environmental Services Inc.
Nancy & John Fout – Owner
164 Pelican Reef Drive

To modify an existing dock to change the existing boat lift to a 15' x 38' deck lift and remove the existing boat lift, approve an after the fact modification to the existing bulkhead impacting approximately 0.01 acres of wetlands within Conservation Overlay Zones 1 and 2.

Continued to June PZB meeting. MOTION under Item 4.

8. (b) 2023-0020– Wolfgang Schau – Applicant & Owner
151 Inlet Drive

To approve the construction of a new 180-foot bulkhead in Conservation Overlay Zones 1 and 2.

Mr. Fredriksson read the staff report and said based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can APPROVE the construction of a new bulkhead within Conservation Overlay Zones 1 and 2 at 151 Inlet Drive/ PID 213870-0000.

Wolfgang Schau reviewed the application.

Ex Parte Communication:

(None)

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

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

The Board discussed:

- Was on the landward side and had no issues with the application
- Questioned where the retaining wall would be located
- In favor of application and liked that applicant was coordinating with the City
- Questioned what type of material would be used

Applicant response:

- Would be closer to the road but bringing it to where the City was planning on building a bulkhead

- Spoke to Jessica Beach City Resiliency Officer, about the City's plans; however, it was unknown at this time
- Bulkhead would not prevent them from being flooded but would help with the erosion
- Would be using a sheet vinyl and would add sheet vinyl behind the existing concrete bulkhead
- Height would be around seven feet to protect the property
- Top of sheet piling would be filled and would have a composite walkway on top
- Would be using the existing coquina boulders

MOTION

Mr. DePreter MOVED to APPROVE Conservation Overlay Zone Development 2023-0020 as the applicant had demonstrated and met the seventeen criteria and was also coordinating with the City on the application. The motion was SECONDED by Mr. Blow.

Mr. Blow noted the applicant had all the required permits from the Department of Environmental Protection (DEP) and the Corp of Engineers.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (c) 2023-0021 – Ryan Carter – Applicant
c/o Carter Environmental Services Inc.
Kenton Morrison - Owner
36 N St. Augustine Boulevard

Mr. Davis recused himself. ¹

To approve the construction of a new dock that includes two boat lifts totaling approximately 1,993 square feet within Conservation Overlay Zone 1.

¹ Recusal form attached to original minutes

Mr. Fredriksson read the staff report and said based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can APPROVE the construction of a new dock with two boat lifts within Conservation Overlay Zone I at 36 N St. Augustine Boulevard/ PID 213520-0000.

Ryan Carter reviewed the application.

Ex Parte Communication:

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

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

The Board discussed:

- Dock would be brand new to the property
- Would not impact the channel, not further out than other docks in the area, and was compact with a small terminal platform
- Similar to the docks that were typically approved
- Had ninety-one feet of frontage on the water and there was adequate space between the docks north and south

Mr. Carter noted they did have the DEP permit on behalf of the Corp of Engineers.

MOTION

Mr. DePreter MOVED to APPROVE Conservation Overlay Zone Development 2023-0021 as it meets the seventeen criteria as demonstrated by the applicant. The motion was SECONDED by Ms. Griggs.

VOTE ON MOTION:

AYES: DePreter, Griggs, Shaffer, Blow, Pappas

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (d) 2023-0024 – Peter Burkhardt – Applicant & Owner **c/o Jjmrn Properties LLC** **83 Comares Avenue Unit 2C**

To approve the installation of a boat lift within Conservation Overlay Zone 1.

Mr. Fredriksson read the staff report and said Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can APPROVE the installation of a boat lift at 83 Comares Avenue Unit 2C/ PID218562-0302.

Peter Burkhardt reviewed the application.

Ex Parte Communication:

(None)

42 certified notices were sent, 5 were returned in favor, 0 returned opposed and 0 had comments.

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

The Board discussed:

- No issues as there were other boats lifts around and the Board had approved these before
- Adding a boat lift in the Salt Run area was in the public interest as it meant there would not any exposure of bottom paint and the vessel would be safer during a storm event
- In favor as it would be similar to what other owners had done with their docks
- Other people in favor were neighbors in the condominium

MOTION

Mr. DePreter MOVED to APPROVE Conservation Overlay Zone Development 2023-0024 as it meets the seventeen criteria of the code. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

**8. (e) 2023-0026 – Ryan Carter – Applicant
c/o Carter Environmental Services Inc.
Alan Stevenson – Owner
c/o STA Beach Investments, LLC
34 N St. Augustine Boulevard**

To approve the modification of an existing dock to allow for the addition of a new floating dock, the widening of a boat lift, and the widening of a personal watercraft lift within Conservation Overlay Zone 1.

Mr. Fredriksson read the staff report and said based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can APPROVE the modification to an existing dock to allow for a floating dock as well as the widening of existing boat and PWC lifts within Conservation Overlay Zone I at 34 N St. Augustine Boulevard/ PID 213510-0000.

Ryan Carter reviewed the application.
Ex Parte Communication: none

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

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

The Board discussed:

- Questioned the type of material that would be used for the floating dock
- Concrete floating docks could cause a lot of damage when they broke free during a storm event
- Same size as other docks in the area
- Felt the application met the seventeen criteria in the code

Applicant response:

- Material used would be polydock
- Did not want it to break away during a storm and polydocks were best for this type of use

MOTION

Mr. DePreter MOVED to APPROVE Conservation Overlay Zone Development 2023-0026 as the applicant demonstrated it meets the seventeen City criteria. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Other Business

Ms. Skinner asked the Board to review their calendars regarding a special meeting on June 27th at 1:00p.m. She said the special meeting would discuss the parking code and readdress partial demolition.

Mr. Blow asked if the business community had been made aware of the parking code updates.

Ms. Skinner advised she had made them aware; however, she would make more of an effort to meet with the business community.

Mr. Davis asked what the status was on the partial demolition.

Ms. Skinner said the draft ordinance for partial and full demolition had been reviewed by the Board. She said there were Local and National Register Historic Districts, and the code stated currently that if a building were 50 years old or older, it would be reviewed by Historic Architectural Review Board (HARB). She noted if it were determined that a change would cause a significant impact to the building or the character, it would be reviewed. She said staff wanted to bring it

back to the Board to discuss what changes had been approved by the Board. She said the delay had been due to the Architectural Guidelines update which was taking place. She said it was being expanded as a resource; however, the updated was taking longer than expected.

Mr. Pappas said some of the information that caused a HARB review was not making it to the owners. He said he felt interpretations of the code had changed.

Ms. Skinner said she would speak with staff regarding staying consistent.

Mr. Davis explained he felt the fifty years rule was arbitrary and thought this was supposed to be focused on the 1,600 contributing houses.

Ms. Lopez said what the Board had reviewed and recommended to the City Commission had not been codified, and they were operating under the current law, and not the changes proposed.

Ms. Skinner advised all this would be addressed at the special meeting in June.

10. Adjournment

Having no further business, Mr. Davis adjourned the meeting at 2:04 P.M.²

Mike Davis, Chairperson

² Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE

Planning and Zoning Board Regular Meeting June 6, 2023

The Planning and Zoning Board met in formal session Tuesday, June 6, 2023, at 1:00 p.m. in the Alcazar Room at City Hall. The meeting was called to order by Charles Pappas, Vice-Chairperson and the following were present:

1. Roll Call:

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

Absent: Mike Davis, Chairperson

City Staff: Jacob Fredriksson, Planning & Building Planner
Tracey Mullins, Planning & Building Planner II
Ron Brown, Attorney
Elyse Wiemann, Recording Secretary

2. General Public hearings for Items Not on the Agenda

- **BJ Kalaidi**

Ron Brown introduced himself and noted he was the City Attorney from 2007-2014. He said the City Attorney Isabella Lopez was absent and the new assistant city attorney was learning. He said he was asked to sit in on the PZB and the Historic Preservation Board meetings for this month.

3. Approval of Minutes

MOTION

Mr. Blow MOVED to APPROVE the Regular meeting minutes from March 7, 2023 as presented. The motion was SECONDED by Mr. DePreter and APPROVED by UNANIMOUS VOICE VOTE.

MOTION

Mr. DePreter MOVED to APPROVE the Regular meeting minutes from April 4, 2023 as presented. The motion was SECONDED by Mr. Blow and APPROVED by UNANIMOUS VOICE VOTE.

4. Modification and Approval of the Agenda

Mr. Fredriksson announced item 6(a) requested to be continued to the July 5, 2023 meeting. He said their plans had been accepted by the St. Johns River Water Management District; however, were still being reviewed by the Army Corp of Engineers.

MOTION

Mr. DePreter MOVED to APPROVE the agenda with the change which was item 6(a) 2023-0013. The motion was SECONDED by Mr. Shaffer and APPROVED by UNANIMOUS VOICE VOTE.

5. Use by Exception and Variance

5. (a) 2023-0031 – Ryan Kunsch – Applicant & Owner c/o Muggsy's 213 W King Street

To approve a use by exception for off-site parking within 400 feet at 222 W King Street as well as a variance to off-street parking requirements.

Mr. Fredriksson read the staff report and said the approval of request for a use by exception and variance regarding off-street parking requirements at 213 W King Street promotes economic development and the City's Mobility Plan. Based on a review of Section 28-29, and without the support of evidence to the contrary, staff finds that the Board can APPROVE a use by exception for off-site parking within 400 feet and a variance to parking requirements of twenty-one (21) parking spaces at 213 W King Street/ PID119860-0010.

Ryan Kunsch reviewed the application.

The Board provided their ex parte communication.

16 certified notices were sent, 188 were returned in favor, 1 returned opposed and 188 had comments and additional emails were attached. It was noted that the notices received were not associated with the mailing list sent out by staff.

Public hearing was opened.

Tyrone Bennett spoke in favor of the application and stated the owners had done great work by bringing more to the community. He noted several locations were not opposed to letting the owners use the parking lots nearby. He said this area was growing rapidly and they should be allowed to move forward.

Kate Ramsey spoke in favor of the application and said this was an improvement to the area. She said the owners had spent months getting it right and felt St. Augustine was more than a tourist destination. She said small businesses were a must to be successful and were owned by locals for locals. She encouraged the Board to approve the application.

Brian Lieberman spoke in favor of the application and hoped this would pass as it could be applicable to him in the future with his establishment. He said he was in favor of zoning changes to be more like the downtown area.

Emily Hewlett spoke in favor of the application and said small businesses were vital to small towns. She said the town was serving more of the tourist and not the locals. She said West King Street should be added to the historic preservation zoning and as there was a lack of parking.

Athena Calvin spoke in favor of the application and said the downtown area was protected by the Historic Preservation zoning but felt West King should also be included in that.

Riley Bowen spoke in favor of the application and said this was a local place with a code of conduct.

Zack Ramsey spoke in favor of the application and said they were trying to have a neighborhood bar that was safe and accessible. He read some of the public comments turned into the Board into the record¹.

Sara Szymanski spoke in favor of the application and noted the way to prevent drinking and driving was to not have many parking spaces and use alternative modes of transportation. She said this would support local businesses.

¹ Documents added to packet

Alejandro Burato spoke in favor of the application and noted it was a great asset to the community. He said this could improve the economy for West King and help the community.

Jacob Blankenship spoke in favor of the application and said most of the people advocating were locals and not tourist. He said these were the people who helped keep the tourist community thriving, and this establishment was for the local community. He said anything the City could do would help St. Augustine as a whole.

BJ Kalaidi spoke in opposition to the application and said the owner knew parking could be an issue for the establishment. She said the owner should respect the neighborhood and follow the parking requirements. She questioned where the 188 public comments lived. She stated signs were not allowed in the right-of-way. She said most people did not live in the area. She encouraged the Board to deny the application.

Katora Singleton spoke in favor of the application and respected that the owner added to the community and added to West King Street. She said many locals do walk to the venue and people should not complain about what they do not know.

Shelton Rutherford spoke in favor of the application and said the venue has done a lot for the neighborhood and the two parking spaces were normally open. He said this should be allowed to happen.

Garrett Chribonae spoke in favor of the application and said this location was good for his food truck business. He said it was great for the community.

Heather Long spoke in favor of the application and said this location was a great spot for West King Street and people were able to walk and bike. She said this was a beer and wine establishment and did not understand why building the area was an

issue. She said this was a great location for the community.

Heather Hagy spoke in favor of the application and said this was a great place close to home. She said this was a welcoming location and a great addition to the area.

Trevor Smith spoke in favor of the application and said this was a great location and the area was being revitalized. He said he did not understand the need for more parking on site as there were places in the area that would allow parking.

Public hearing was closed.

Mr. Pappas noted there would be a special meeting to work on the parking code and encouraged the public to attend.

Mr. Kunsch said they had attended a Friday Review and it was determined that where the pavers were located would not be suitable for parking.

Mr. Pappas asked if the paving completed was done correctly.

Mr. Fredriksson replied there were previous code complaints but those had been resolved and no open code cases.

The Board discussed:

- Had support from almost all speakers in the community
- Was not contrary to the public interest, would not affect other businesses in the vicinity, and would be with the spirit, intent, and purpose of the section

Mr. Shaffer asked if the use by exception was for more than two parking spaces. He said it was mentioned there were other lots available nearby when the business was opened. He asked if using other lots nearby was a consideration and would granting the variance eliminate the need for the use by exception.

Mr. Fredriksson replied parking was based on the number of patrons in the parking code. He said for every three patrons a parking space was needed either onsite or within 400 feet. He said there were twenty-three spaces at 222 West King Street, and twenty-one of those were used for the two businesses there leaving the two extra spaces which was the use by exception. He said the variance was to allow the use of the other spaces when the two businesses were closed.

Mr. Pappas asked if the variance would be permanent with the property connected directly to that particular lot.

Mr. Fredriksson said the reason for the variance was to provide parking for all uses as this was not in the parking code. He said the parking across the street would be used but there was no code to allow that. He said the only spaces the applicant could find within 400 feet were the two spaces at 222 West King Street.

Mr. Shaffer asked about the addition of having sixty more patrons.

Mr. Fredriksson replied with the addition of twenty-one shared parking spaces, sixty-three more patrons could be allowed at 213 West King Street.

Ms. Griggs said the parking was being used to calculate the number of patrons allowed.

Mr. Blow said there was a proposed ordinance that referred to shared parking. He said this was a prime example of that.

Mr. Fredriksson replied this was an example of the shared parking; however, that ordinance was not currently in place.

Mr. Blow said the property was small, the building took up a significant amount of the land, and the building had been there for a longtime. He said without parking being a factor this could qualify for a variance based on the four City criteria. He said no matter the business parking would be an issue. He

said the owner did not create the parking issues and there was a lot of community support.

Board discussion:

- Could be a moot issue if the parking code were changed
- Was only concerned with the variance but it was explained the parking requirements were not being eliminated
- City was trying to correct the parking regulations in the area as there had been other businesses that had the same type of issues
- Proposed ask was within 400 feet and it met the four criteria for a variance
- Suggested having clear signage showing where parking was located for the business
- Thought this fit the spirit of the shared parking program as it was being worked on by the City
- There would be overlap in parking with the other two businesses that use the same parking area
- Felt the application met the goals of the City

Mr. Shaffer asked for clarification regarding the variance. He said it was to eliminate the twenty-one off street parking spaces. He said if that was done, the use by exception was needed for the two additional parking spaces.

Mr. Fredriksson said the other two spaces allowed for another six patrons.

Mr. Brown said the use by exception allowed the off-site parking within 400 feet and the variance allowed for a certain level of parking to be eliminated. He said both were needed to make it work.

MOTION

Mr. DePreter MOVED to APPROVE Use by Exception and Variance 2023-0031 as staff and Board discussion outlined how

it fit the four criteria for a variance. The motion was **SECONDED** by Mr. Blow.

Mr. Brown suggested making two motions for the variance and the use by exception. He said the variance was a matter of a right which needed a reason not in the public interest to allow it and the use by exceptions was a matter of a hardship which was the left up to the applicant to prove.

Mr. DePreter withdrew the motion.

MOTION

Mr. DePreter **MOVED** to **APPROVE** Use by Exception 2023-0031 as outlined by staff and Board discussion that it meets the criteria. The motion was **SECONDED** by Mr. Blow.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

MOTION

Mr. DePreter **MOVED** to **APPROVE** Variance 2023-0031 as it met the four criteria as articulated by the staff report and confirmed by Board discussion. The motion was **SECONDED** by Mr. Blow.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. Conservation Overlay Zone Development

6. (a) 2023-0013—Continued from the April 4th Meeting Requesting a continuance to the July 5th Meeting to accommodate requests from the Planning and Zoning Board Ryan Carter – Applicant c/o Carter Environmental Services Inc. Nancy & John Fout – Owner 164 Pelican Reef Drive

To modify an existing dock to change the existing boat lift to a 15' x 38' deck lift and remove the existing boat lift, approve an after the fact modification to the existing bulkhead impacting approximately 0.01 acres of wetlands within Conservation Overlay Zones 1 and 2.

Applicant requested to continue application to the July PZB meeting. Motion under item 4 Modification to the agenda

6. (b). 2023-0027 – Gregg A. Hall – Applicant c/o Florida Power & Light Company Florida Power & Light Company – Owner 106 Riberia Street

To approve the replacement of an existing seawall within Conservation Overlay Zone 1.

Mr. Fredriksson read the staff report and said based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** the replacement of an existing seawall within Conservation Overlay Zones 1 at 106 Riberia Street/ PID 203410-0000 & 203410-0010

The Board provided their ex parte communication.

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

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

The Board discussed:

- Felt this was to help sea level rise and felt it was needed
- Application was not in conflict with the seventeen criteria

MOTION

Mr. DePreter MOVED to APPROVE Conservation Overlay Zone Development 2023-0027 as outlined by staff and Board discussion and it was not in conflict with the seventeen criteria necessary for approval. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (c) 2023-0028– Ryan Carter – Applicant c/o Carter Environmental Services Inc. Kantibhai Patel – Owner Pelican Reef Drive/PID 158571-0008

To approve the construction of a new bulkhead within Conservation Overlay Zone 2.

Mr. Fredriksson read the staff report and said based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can APPROVE the construction of a new bulkhead within Conservation Overlay Zones 2 at Pelican Reef Drive/ PID 158571-0008.

Ryan Carter reviewed the application.

Ex Parte Communication: None

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

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

The Board discussed:

- Was a minor request and was seeing this in many locations
- Questioned how the bulkhead would tie into the north and south or how it ended
- Did not conflict with the criteria
- Asked if the drainage patterns would be altered
- Liked that the riprap was remaining
- Riprap help to create animal habitats

Applicant response:

- Would tie into the wall to the north and south would wing back
- Drainage patterns would not be altered
- Riprap helped protect the marsh and it was encouraged by the Department of Environmental Protection (DEP)

MOTION

Ms. Barnes MOVED to APPROVE Conservation Overlay Zone Development 2023-0028 as it meets the seventeen criteria to approve a new bulkhead in Conservation Overlay Zone Two. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (d) 2023-0035 – Robert & Karen Thomas – Applicant & Owner Fiddler Crab Lane / PID 158571-9080– Applicant

To approve the construction of a new bulkhead within Conservation Overlay Zone 2 and removal of a significant portion of the tree canopy including significant Cedar trees within Conservation Overlay Zone 3.

Mr. Fredriksson read the staff report and said based on a review of section 11-29, staff

finds that the board can APPROVE the request to construct a new bulkhead within Conservation Overlay Zone 2 and remove a majority of the tree canopy, including five (5) healthy significant Southern Red Cedar trees, within Conservation Overlay Zone 3 at Fiddler Crab Lane / PID 158571-9080.

Matt Lahti reviewed the application.

The Board provided their ex parte communication.

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

Public hearing was opened.

Nancy Keszthelyi spoke in opposition to the application and said she was also speaking on behalf the Pelican Point Architecture Board of Review and none of this was presented to them. She said the bulkhead had not been allowed on the marsh for any reason. She said other properties could be hindered if the water went onto them and could cause damage. She encouraged the Board to deny the bulkhead. She noted the trees were always an issue within their community.

Mr. Pappas asked if the HOA would have the last say in the agreement no matter what decision was made by the Board.

Mr. Brown replied the Board should consider if the application complied with the City Code requirements. He said if there was an issue with the HOA that would have to be addressed separately.

Public hearing was closed.

Mr. Pappas asked if the applicant thought it would be best to speak to the HOA first and continue the application.

Mr. Lahti said that maybe the best but wanted to hear the Boards feedback.

The Board discussed:

- Thought the applicant should have a discussion with the Homeowners Association (HOA) first before a Board decision
- Understood if the trees were approved, the applicant would have to mitigate beyond the boards review but concerned with the bulkhead
- Felt any issues with the HOA would be out of the Boards purview
- Wanted to know where the trees were located in association to the home and thought more information regarding the trees should be provided
- Did not have the normal detailed information regarding the bulkhead

MOTION

Mr. DePreter MOVED to CONTINUE Conservation Overlay Zone Development 2023-0035 at the applicant's and Board request with the following conditions: should provide the detailed cross section of the bulkhead, determine how the 17.5 debts would come from in the City Code , and a larger version of the detailed map showing the tree locations . The motion was SECONDED by Mr. Shaffer.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (e) 2023-0036– Michael Carpenter – Applicant c/o Carter Environmental Services Inc.

Agan Prameshuber – Owner
171 Inlet Drive Lot A

To approve the modification of an existing bulkhead within Conservation Overlay Zones 1 and 2.

Mr. Fredriksson read the staff report and said based on a review of section 11-29 and

without the support of evidence to the contrary, staff finds that the board can APPROVE the modification of an existing bulkhead within Conservation Overlay Zones 1 and 2 at 171 Inlet Drive Lot A/ PID 213831-0010.

Ryan Carter reviewed the application.

The Board provided their ex parte communication.

9 certified notices were sent, 3 were returned in favor, 0 returned opposed and 2 had comments.

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

Mr. Shaffer asked if there was an existing bulkhead to the east and west.

Mr. Blow replied the original Davis Shores bulkhead was on both sides and the home to the south had added a cap on top of the existing bulkhead just like the proposed application.

The Board discussed:

- Property to the south had elevated the bulkhead and it would not be much higher
- Davis Shore residents needed this for storm mitigation
- Unsure how it would be connected to the existing bulkhead
- Thought it was a minor request and did not trip the seventeen criteria
- Asked if this would be reviewed by Public Works

Applicant response:

- Would be using stirrups on every twelve-inch wall to connect the two
- Both sides had done the work proposed
- Would come in lower than north side but would be in line with the south side

Mr. Fredriksson advised it would be reviewed by the Public Works department for lot grading and storm water. He said structural review would be done by the building inspector.

MOTION

Ms. Griggs MOVED to APPROVE Conservation Overlay Zone Development 2023-0036 as it meets the seventeen criteria to approve the modification of an existing bulkhead within conservations zones one and two. The motion was SECONDED by Ms. Barnes.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

6. (f) 2023-0037 – Michael Carpenter – Applicant c/o Carter Environmental Services Inc.

Mark Matrazzo – Owner
171 Inlet Drive Lot B

To approve the modification of an existing bulkhead within Conservation Overlay Zones 1 and 2.

Mr. Fredriksson read the staff report and said based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can APPROVE the modification of an existing bulkhead within Conservation Overlay Zones 1 and 2 at 171 Inlet Drive Lot B / PID 213831-0020.

Ryan Carter reviewed the application.

The Board provided their ex parte communication.

9 certified notices were sent, 3 were returned in favor, 0 returned opposed and 2 had comments.

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

The Board discussed:

- Should provide the height information in relation to other properties as it could impact the scenic vista which was one of the seventeen criteria
- Was the same as the other bulkhead

MOTION

Mr. Shaffer MOVED to APPROVE Conservation Overlay Zone Development 2023-0037 to approve the modification of an existing bulkhead within conservation overlay zones one and two. The motion was SECONDED by Ms. Griggs.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY²

7. Comprehensive Plan Amendment and Rezoning

7. (a) 2023-0034 – Brad Wester – Applicant c/o Driver McAfee Hawthorne & Diebenow, PLLC BDEP Cat's Paw, LLC c/o Cat's Paw Marina 200 & 220 Nix Boat Yard Road

To amend the current land use of Mixed-Use District (County) to Marine Industrial (City), to rezone the approximately 0.9-acre property from a Residential, Manufactured/Mobile Home (RMH) (County) to Planned Unit Development (PUD) (City), and removal of significant trees within Conservation Overlay Zone 3 all subject to a Voluntary Petition for Annexation and Pre-annexation Agreement approved by the City Commission. To amend an existing PUD adopted on November 13, 2017 at 220 Nix Boat Yard Road.

Mr. Fredriksson read the staff report and said 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 PZB will need to make a motion to recommend the Comprehensive Plan Land Use Plan amendment to change the land use on the proposed annexed portion of the property (approximately 0.9 acres) from the St. Johns County designation of Mixed-Use District to City Marine Industrial; and

The PZB will need to decide whether to waive the second PZB public hearing for the proposed rezoning and amend and reconstitute the existing Cat's Paw Marina PUD.

If the PZB determines that a second public hearing is warranted this item will be advertised and placed on a future Agenda.

If the PZB determines that a second public hearing is not warranted. The PZB will need to make a recommendation to rezone the proposed annexed portion of the property (approximately 0.9 acres) from St. Johns County Residential, Manufactured/Mobile Home (RMH) to City PUD including recommending the amended PUD incorporating the annexed portion, changing the new waterfront building use to a restaurant use from the 2017 marina office and retail use and including the Conservation Overlay Zone 3 development for the tree removal.

Brad Wester reviewed the application.

The Board provided their ex parte communication.

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

Public hearing was opened.

² Break from 3:04p.m.-3:17p.m.

BJ Kalaidi asked if a new restaurant was being added and how boats would enter the site. She asked if the diagram depicting the green trees were staying, and if the x's were the ones they were removing. She was concerned about the vista coming over the bridge as it could be affected. She said the canopy was beautiful and should be kept.

Public hearing was closed.

Mr. Wester replied to public comment and said there was a new restaurant deck through the 2017 PUD and was un the construction phase. He said a modification was added to the PUD to increase the square footage to allow for storage. He said the green trees on the plan would be saved. He said the only trees proposed to be removed were where the boat barn would be located. He said the marina was member based; however, the restaurant would be open to the public.

Mr. Pappas noted he attended the City Commission meeting, and their only concern was the extra traffic.

Chris Reed, Landscape architect reviewed the Landscape and Tree Plan.

The Board discussed:

- Parking could be lost in the future if the applicant developed the land that was in the county as shown on the master plan and adjacent lands
- Questioned if access was through a city or county road
- Thought Nix Boatyard Road would have an increase in traffic when the park was added to the county
- Felt the change was needed because there were thirteen public boat ramps, around 17,000 registered boats in the county with surrounding county visitors
- Felt would need every available space for boats in the local area and building this would help provide more public access to the water

- Asked if space was able to rent by anyone
- Like that the marina used instead of the manufactured home use
- Thought the parking flow would change once the restaurant opened
- Questioned why the land in the county was not being included
- Was consistent with the Comprehensive Plan
- Glad the existing trees were being saved on site
- Questioned where the sixty-three inch live oak tree was and if fill would be added to the site
- Asked if the trees in the parking space would be removed

Applicant response:

- Parking was met on the space that was in the city and no parking agreement was needed
- Did not have no obligation to store boat trailers
- Primary access would be off state road 312 into the park
- Anyone could rent and it was very controlled
- Thought it was a cleaner approach to maintain access and perpetuity to the residents to the north
- Western area would be left and the access point to the north and the boundary to the east would connect to the other land in St. Johns County
- Would add fill as needed but there was not a lot needed
- Sixty-three-inch live oak was in the building footprint listed as number twenty-eight and was accounted for on the survey
- Trees with the red 'x' would be removed and would be mitigated

Public hearing was open.

BJ Kalaidi asked if a condition could be added for clarification regarding the tree

situation in order to not have it questioned by others.

Mr. Pappas said it could be added to the recommendation that the trees had to be clarified.

Public hearing was closed.

MOTION

Mr. Blow MOVED to AMEND the current land use mixed use district in the county to Marine and Industrial Use in the City and Recommend Rezoning the approximately 0.9 acer from Residential Manufactured Mobile Home County to Planned Unit Development Amendment the application 2023-0034.

Mr. Brown advised there needed to be sperate motions for each item.

MOTION

Mr. Blow MOVED RECOMMEND AMENDING the Comprehensive Plan from the County designation mixed use district to the City designation of Marine Industrial Use. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

MOTION

Mr. Pappas MOVED to AMEND an existing PUD adopted from November 13, 2017 at 220 Nix Boat Yard. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

Mr. Wester said the rezoning was for all 0.9 acers and the rest was to modify the PUD to provide a PUD designation; however, the entire PUD was being modified as there were access points and other things being added. He said it was a total of 9.9 acers and legal descriptions were sent out.

Mr. Wester said the clarification of trees could be provided two weeks prior to the City Commission meeting.

Mr. DePreter said this was not a recommendation and did not believe a condition could be added; however, the reason for removing them was the trees were within the building footprint and the applicant was meeting the mitigation required and providing extra trees.

MOTION

Mr. DePreter MOVED to APPROVE Conservation Overlay Zone Development removal of significant trees with the condition agreed upon by the applicant that a detailed map identifying the specific trees that would be removed with a legible list for the City Commission to have a better understanding of what specific trees were being removed with the building footprint. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

There was a brief discussion regarding waving the need for a second PUD hearing.

Mr. Brown asked if this was left at the Boards discretion.

Ms. Mullins replied it was left to the Board and similar to waving the one-year time period to return the Board.

Mr. Brown said based on the evidence heard, the Board was allowed to decide if the PUD needed to be heard again or the second hearing could be waived.

MOTION

Mr. DePreter MOVED to waive the second hearing for the PUD as application 2023-0034. The motion was SECONDED by Mr. Blow.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY³

8. Applications Involving the Emergency Services and Homeless Coalition of St. Johns County, Inc.

8. (a) 2023-0045 – Matthew Lahti, P.E. – Applicant c/o Gulfstream Design Group, LLC Emergency Services and Homeless Coalition of St. Johns County, Inc. – Owner c/o Jeanne Moeller, ESHC Board President 28 Smith Street

To amend the current land use of Residential Low Density to Residential Medium Density and to rezone the property from Residential Single-Family-Two (RS-2) to Residential General-One (RG-1) to build an additional residential unit. To approve a variance request to reduce off-street parking requirements and approve the removal of significant tree(s) within Conservation Overlay Zone 3.

Mr. Fredriksson read the staff report and said Staff do not make recommendations concerning the rezoning of land. The Board is responsible for making a recommendation based on the following;

(1) The need and justification for the change.

(2) The relationship of the proposed amendment or rezoning to the city's general planning program and such comprehensive plans as may from time to time be adopted by the city commission.

(3) Consistency with the Comprehensive Plan.

The PZB will need to make a recommendation to the City Commission regarding changing the Future Land Use designation of the property from Residential Low Density to Residential Medium Density.

The PZB will need to make a separate recommendation to the City Commission regarding changing the zoning on the property to a compatible zoning district from RS-2 to RG-1.

If the PZB does not make positive recommendations for the land use and the zoning the application will not move forward to the City Commission and a second unit cannot be built on the property. Therefore, there would be no need for the parking variance or the tree removal.

Based on a review of Section 28-29, and without the support of evidence to the contrary, staff finds that the Board can APPROVE a variance to parking requirement of one (1) parking space at 28 Smith Street / PID 103426-0050.

Based on a review of section 11-29, staff finds that the board can, if necessary, APPROVE the request for removal of one (1) significant Pecan tree within Conservation Overlay Zone 3 at 28 Smith Street / PID 103426-0050.

Matt Lathi reviewed the application.

Mr. Fredriksson confirmed the pecan tree would not be removed per the applicant.

³ Break from 4:24 p.m.-4:41p.m.

The Board provided their ex parte communication.

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

Mr. DePreter asked how long the homes had been under the Homeless Coalition.

Mr. Lahti replied the Homeless Coalition had been working in the St. Johns County for almost twenty-five years; however, was unsure as to how long they had owned the homes.

Public hearing was opened.

Maureen Long noted there were not many trees on the site and the pecan tree was a large tree on the site. She hoped the tree would not be removed.⁴

BJ Kalaidi asked for clarification regarding the rest of the applications and asked if the designation provided for this application would apply to the others that were associated with it.

Bruce Gowan said this was very important; however, he opposed the method they were using to have more density on the site. He said if approved in the future the site could allow commercial infringement and could set a precedence. He thought there was a much better way to proceed with this application and suggested using a PUD which would allow for more public input.

Melinda Rackoncy spoke in favor of affordable housing but did not think up zoning should take place in this location as more uses would be allowed. She felt this could increase the duplexes in the area and create more density and allow others to ask for the same thing in the future. She encouraged the Board to deny the application.

Katora Singleton spoke in opposition to the application and felt this could negatively impact the community. She said affordable housing was important but was unsure this was the best option.

Ted Mooney spoke in opposition to the application and said he was concerned about the rezoning and thought it could affect other neighborhoods. He felt rezoning this particular property could set a precedence. He encouraged them to deny and find other

David Pepper spoke in opposition to the application and said he was against the rezoning as the information was not clear. He said there was no community meeting and input from the people. He encouraged the Board to deny the application.

Public hearing was closed.

Mr. Lahti said the Homeless Coalition was there to provide a community need. He felt the up zoning would not set a precedence but thought it could mean more to a person who needed it. He advised the Board they wanted to continue all three applications.

There was a brief determination to have Board discussion regarding the application before a motion.

The Board discussed:

- Did not have an issue with higher density but did have an issue with rezoning
- Did not feel this was a large request but the lot could be subdivided if 0.2 acers were obtained
- Felt the criteria was met as it was providing a social service
- Should provide better clarification on which trees would be removed if any
- Not opposed to the applicant having a community meeting
- Mission was important but was open to other options

⁴ Document attached to the original packet

- Felt this application was different than other homes that were presented to the Board
- Very sensitive to increasing the zoning
- RS2 to RG1 was the next one up in intensity but the RG1 allowances were for nightly rentals and thought there were better ways to address the issues
- the community and it should continue
- Asked if it were a possibility to take the parcel and ask for a Variance to lot size
- Unable to be done as it was against the code

Jeannie Muller President of the Homeless Coalition replied to the comments and said there was no intent to sell the property. She said they were unable to make money on the property and had no interest in tearing down the community development.

Mr. Blow asked what mechanism prevented them from being able to sell the property. He noted if that documentation could be provided that might help the zoning issue.

Ms. Muller said they were a 501(c)(3) and thought it was established when set up but she would have to do more research on that.

Mr. DePreter asked the reason for the variance to reduce the off-street parking on the three applications. He asked if more units would be built in the already developed area and not the new area.

Mr. Lahti replied they were proposing a new unit, drainage work, and a new office. He said when all that was combined it would not meet the current code requirements. He said they were trying to fix the situation as the parking requirements were not met currently.

Mr. Shaffer said it would be a lot easier to make accommodations for density versus intensity usage. He said a zoning change may not be needed and perhaps the changes could be done by a variance.

Mr. Lahti felt the City did not have an applicable zoning. He said the campus now was zoned RS2. He they were asking for forty units across the five acres, which met the density for RS2. He said they were saving trees and were not front loading the density or trading it.

MOTION

Mr. Pappas MOVED to CONTINUE item 2023-0045. 28 Smith Street to August 1, 2023. The motion was SECONDED by Mr. DePreter.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (b) 2023-0046 – Matthew H. Lahti, P.E. – Applicant c/o Gulfstream Design Group, LLC Emergency Services and Homeless Coalition of St. Johns County, Inc. – Owner c/o Jeanne Moeller, ESHC Board President
62 Chapin Street and various properties under ESHC ownerships
(See attached addendum to the agenda listing all the properties included in the request)

To approve a reduction in the number of required off-street parking requirements and removal of significant trees within Conservation Overlay Zone 3.

Mr. Fredriksson read the staff report and said based on a review of Section 28-29, and without the support of evidence to the contrary, staff finds that the Board can APPROVE a variance to a reduction in parking requirements for the properties included in this application down to the proposed twenty-three (23) internally located parking spaces at the Emergency Services and Homeless Coalition campus located in West City.

Based on a review of section 11-29, staff finds that the board should CONTINUE the request for removal of ten (10) significant trees on the properties included in this application within Conservation Overlay Zone 3 at the Emergency Services and Homeless Coalition campus located in West City. Continuing this application would provide additional time for the applicant to provide additional details regarding the health and necessity of removal of trees proposed for removal.

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

Mr. Lahti agreed to the continuance and the August PZB meeting.

MOTION

Mr. Pappas MOVED to CONTINUE item 2023-0046 62 Chapin Street to August 1, 2023. The motion was SECONDED by Mr. DePreter.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

8. (c) 2023-0038 – Matthew H. Lahti, P.E. – Applicant c/o Gulfstream Design Group, LLC Emergency Services and Homeless Coalition of St. Johns County, Inc. – Owner c/o Jeanne Moeller, ESHC Board President 3 Nesbit Avenue

To approve a reduction in the number of required off-street parking requirements, approve development within Conservation Overlay Zone 2, and approve the removal of significant trees within Conservation Overlay Zone 3.

Mr. Fredriksson read the staff report and said based on a review of section 11-29, staff finds that the proposed development within Conservation Overlay Zone 2 does not require Planning and Zoning Board approval; but that the board can APPROVE the request for removal of two (2) significant Oak trees within Conservation Overlay Zone 3 at 3 Nesbit Avenue/ PID 104140-0000.

The approval of a request for a variance regarding a reduction of off-street parking requirements from 32 parking spaces to 24 parking spaces at 3 Nesbit Avenue furthers the City's goal of providing adequate sites for very low-, low-, and moderate-income households.

Based on a review of Section 28-29, and without the support of evidence to the contrary, staff finds that the Board can APPROVE a variance to parking requirements of eight (8) parking spaces at 3 Nesbit Avenue/ 104410-0000

Mr. Lahti agreed to the continuance and the August PZB meeting

MOTION

Mr. Pappas MOVED to CONTINUE the item 2023-0038 3 Nesbit Street to August 1, 2023. The motion was SECONDED by Mr. DePreter

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

9. Other Business

(a) Reminder of a Special Planning and Zoning Board meeting on June 27, 2023, regarding updates to the City's Partial Demolition Ordinance as well as the City's Parking Code.

Mr. Pappas reiterated the topics of the special meeting and a start time of 1:00p.m.

Mr. Pappas said the certified notices were difficult to understand. He asked if there was anything preventing the City from adding language that was easier to understand.

Mr. Brown said there was nothing preventing the City from adding to it.

Ms. Barnes noted the applicant was not made clear for the Homeless Coalition, which was confusing.

Mr. Brown suggested clarifying the applicant and the owner for the application.

Mr. Fredriksson asked what additional items the Board wanted changed or added to the legal notice.

Mr. Blow said some neighborhood councils provide a clearer understanding of what was taking place. He said he was unsure how staff could improve the legal notice.

Ms. Barnes agreed with Mr. Brown and suggested adding "on behalf of" to the notice to show the applicant versus the owner.

Mr. Pappas felt communication with the neighborhood councils could be beneficial.

Mr. Shaffer said not every neighborhood had a council. He said as an additional resource, adding could the website.

Mr. Fredriksson pointed out the phone number and email address was provided on the notice. He asked which website should be added.

Ms. Griggs suggested the web address for the agenda and packet. She asked if anything triggered a neighborhood workshop for a project. She said a lot could have been worked out with a workshop. She said most thing could be worked through and it would help to avoid surprises.

Mr. DePreter said the City was very open to answering questions and providing more information about projects.

10. Adjournment

Having no further business, Mr. Pappas adjourned the meeting at 6:06 P.M.⁵

Charles Pappas, Vice-Chairperson

⁵ Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: July 5, 2023

RE: **VARIANCE 2023-0056**

AGENDA ITEM 5(a)

APPLICANT Gaere MacDonald
c/o Gaere MacDonald Construction

OWNER William and Megan Barlow

LOCATION 69 Abbott Street / PID 195130-0000

REQUEST To increase the lot coverage to allow for the construction of a single-story addition within the Residential Single Family-Two (RS-2) zoning district.

LAND USE Residential Low Density

ZONING Residential single-family-two (RS-2)

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

H Objective 2.1

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

H Policy 2.1.2

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

H Policy 2.1.6

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

APPLICABLE CODES/ORDINANCES

Variance means a relaxation of the terms of this chapter where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this chapter would result in unnecessary and undue hardship on the land. As used in this chapter, a variance is authorized only for height, area and size of structure or sides of yards and open spaces. Establishment or expansion of uses otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district. A modification to lot requirements so as to increase the permitted density of multifamily dwellings shall not be considered a variance and is specifically prohibited.

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

(b) Variances:

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

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

- (2) Written application. All applications for variance from this chapter shall be in writing and in such form as may be determined by the board.
- (3) Public hearing. Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider an application for a zoning variance within not more than thirty (30) days from the date of filing of the

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

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

Zoning District standards for a conforming lot:

Sec. 28-161. - Residential, single-family-two: RS-2.

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

- (1) *Permitted uses and structures.* Single-family dwelling; home office, private.
- (2) *Permitted accessory uses and structures.* See [section 28-348](#).
- (3) *Permissible uses by exception.* See [section 28-347](#).
- (4) ***Minimum lot requirements (width and area):***
 - a. **Minimum lot width, fifty (50) feet.**
 - b. **Minimum lot area, one-eighth acre (5,450 square feet).**
- (5) *Maximum lot coverage by all buildings and structures.*
 - a. **Thirty (30) percent.**
- (6) *Minimum yard requirements:*
 - a. Front, fifteen (15) feet minimum.
 - b. Side, ten (10) feet minimum.
 - c. Rear, ten (10) feet minimum.
- (7) *Maximum height of structures.*
 - a. **Thirty-five (35) feet.**

STAFF SUMMARY AND ANALYSIS

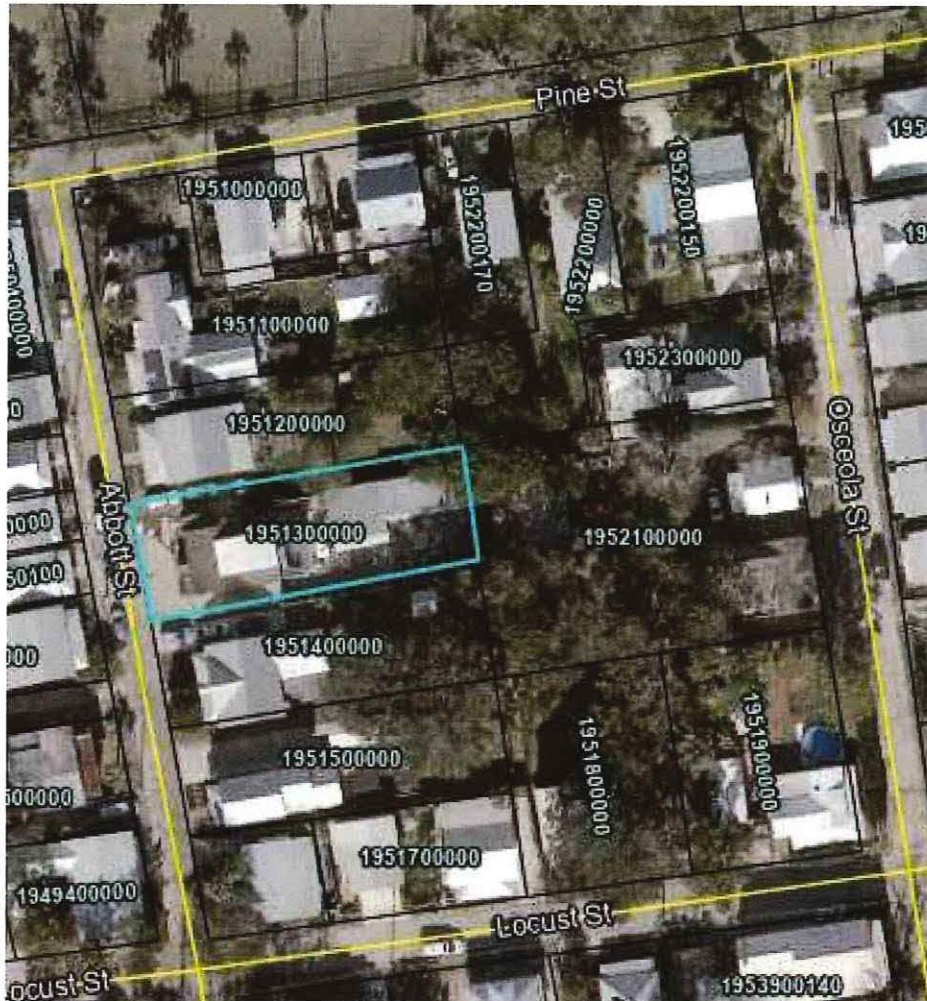
The applicant is requesting a variance to the lot coverage requirements for residential purposes within the Residential single-family-two: RS-2 zoning designation. The applicant hopes to build an addition onto the existing residential structure.

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

- a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity;

The current house was built ca.1900 and was constructed prior to zoning laws. It is listed on the Florida Master Site File. The applicant intends to demolish the existing covered porch 143 square feet to add a dining room addition to the main structure 386 square feet.

The preexisting total original lot coverage is 34.2% and the applicant is requesting a 3.4% increase to 37.6%.



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

The owner is unable to make reasonable use of their property with current code requirements. The home was built prior to zoning laws and the applicant intends to restore the nature of the structure with a functional dining room.

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

This lot was created before the current owner purchased it and the current zoning dated (April 1975), seventy-five years after the home was originally built in 1900.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

- d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.

Granting a variance would not adversely affect neighboring properties due to the nature of the request and the overall minimal change to the site of a 3.4% increase in lot coverage.

STAFF RECOMMENDATION

Based on a review of Section 28-29 and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a variance to the maximum lot coverage at 69 Abbott Street / PID 195130-0000 from the total original lot coverage 34.2% to 37.6%.

Tracey Mullins

Tracey Mullins
Planner II
Planning and Building Department



CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$350 (plus advertising costs) Project Number: 2023-0056
 Receipt Number: 2643057 Meeting Date: July 5, 2023
 Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: GAREE MACDONALD Contact Number: 904.814.7799
 Business (if applicable): GAREE MACDONALD CONSTRUCTION
 Address: 23 WARE ST City: ST AUGUSTINE State: FL Zip: 32084
 E-Mail Address: gmdconstruction@aol.com
 2. NAME OF PROPERTY OWNER: WILLIAM AND MEGAN BARLOW Contact Number: MEGAN 904.325.5110
 Business (if applicable): N/A
 Address: 69 ABBOTT ST City: ST AUGUSTINE State: FL Zip: 32084
 E-Mail Address: meganbarlow0231@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
 Lot: 4 Block: F
 Subdivision: ABBOTT TRACT Parcel Number: 195130-0000

4. PROJECT STREET ADDRESS: 69 ABBOTT ST

5. SPECIFIC PROPOSED USE: SINGLE-STORY ADDITION OFF THE BACK OF THE HOUSE
TO ADD DINING ROOM AND CLOSET FOR MAIN BEDROOM.

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

7. DESCRIPTION OF ACTION REQUESTED: _____

8. JUSTIFICATION FOR ACTION REQUESTED: _____

7. DESCRIPTION OF ACTION REQUESTED:

We are asking for a variance on lot coverage in order to construct a single-story addition off the back of the house for the purpose of adding a dining room and a closet for the 1st floor main bedroom. At present the only place to eat is in the kitchen where bar seating is limited to 2.

8. JUSTIFICATION FOR ACTION REQUESTED:

Unlike many of the small cottages in the Abbott Tract, #69 is situated on a larger lot that has allowed for previous owners to construct a kitchen addition, carport, 2-car garage and an atrium along the north side of the property and these improvements were made decades ago. The current owners have not changed the footprint of the improvements but after Hurricane Matthew, they undertook a major renovation to try to make the house more functional within its present envelope. The existing space did not allow for a dining room or dining area and was limited as to closet space as well. Removing the improvements on the site in order to reduce existing lot coverage would diminish the overall appeal of the property and would serve to reduce its value as well as utility and enjoyment.

All the aforementioned additions were constructed prior to current lot coverage and setbacks and through it all, the exterior of the house has retained its cottage style. The north/south gable on the main house conceals the rooflines in the back and the proposed addition roofline would also not be visible from the street.

It is the intent of the owners through this addition to further create functional and livable space for the next residents who wish to live here. For full-time or second home use, there are limitations in its current state. The next residents intend to owner occupy the house and not use it as an investment so the functionality is critical to them as it is looking forward to the next generation of residents.

9. IF APPLYING FOR A VARIANCE:

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

The properties in the Abbott Tract are all unique in their siting, the lot size, additions over the past 100 years + and many come with their own set of challenges peculiar to the house. It is because 69 Abbott St actually has sufficient property to make the house and improvements attractive to an end-user as opposed to an investor, that we are seeking this variance in order to make the house more livable and functional from a practical standpoint so that looking into the future, people will continue to want to reside here.

69 Abbott does not meet the setbacks on the north side and the entire north side of the property is taken up by improvements. The only practical location for the addition is on the south side coming off the back of the house. This side meets and exceeds current setbacks. This is a difficult question because the disadvantages that have created the current lot coverage present as advantages but still compromise the ability to make the house optimal for modern day living. The 270SF carport will be removed to offset a part of the total requested lot coverage of 389SF. We are currently at 2,658SF and without the carport we drop to 2,388 or 9% over lot coverage. With the addition, we would be 14% over the lot coverage.

The depth of the lot can accommodate this extra footprint without creating any negative impact to the owners or neighbors.

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

In spite of the 2016 renovation, the house is still 123 years old and rooms downstairs remain narrow and do not allow for more than one use per room. Modern living comes with a variety of needs and wants and the current configuration and room count do not satisfy today's expectations. Not wanting to compromise the exterior look and integrity of the house or eliminate rooms (this is a 3/2 house so it conforms to homes of its size but does have room to spare), the addition is the only way to make the floorplan functional for present day and future living for owner occupants. We continue to lose homes as they turn into vacation rentals where none of these issues are as important as they are for residents who intend to live here. Homes with larger properties, off-street parking and livable floor plans help attract new residents to older homes.

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

The present owner has lived in the house since 2008 and in that time, he and now he and his wife have restored the outbuildings which previously had been in very poor condition and between 2008 and 2016, replaced all the wiring, plumbing, rebuilt the underside of the house, replaced aluminum windows with appropriate windows for the period and secured the property to minimize further water intrusion.

All the improvements present today were present in 2008 and from examining prior sales, it appears that the garage, carport and atrium have been on the site for a long time. The lot size, in conjunction with the orientation of house and outbuildings, allows for an addition without compromising the quality of life for any of the adjacent neighbors (all who will be informed by the owners about the proposed project prior to PZB hearing).

(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:

RS-2 side setbacks require 10' and this property has 14' between the southern edge of the house and the southern boundary. The proposed addition does not extend beyond the southern edge of the house and the existing house already has a 2-story presentation on the south side in line with the adjacent neighbor's house. For the neighbor to the south, the addition will correct the two different rooflines currently present and square off the back of the house. No other neighbor will see this addition and thereby will not be impacted. For the public who enjoy exploring historic neighborhoods, the look of the cottage will remain consistent with the others on the street and adjoining streets. Off-street parking will not be affected, even with the loss of the carport, as there is super-adequate parking at the property. Most importantly, the house will continue to serve as a residence for the foreseeable future, enjoying a usable floorplan and room count and still maintaining its façade streetside.

The little houses on the west side of Abbott between Pine and Locust occupy postage stamps lots and of the 6 across the street, only 2 provide off-street parking. 69 Abbott St does not contribute to on-street parking.

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

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

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Gaere MacDonald

06/05/2023 05:00 PM

Signature of Applicant

Date

X Megan Ledman Barlow

6/5/2023

Signature of Property Owner

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 69 ABBOTT ST

Applicant's Name: Gaere MacDonald Applicant's Signature: Gaere MacDonald

Owner's Name: Megan Leann Barlow Owner's Signature: Megan Leann Barlow



**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.

Megan Leeann Barlow

Print name of applicant

Megan Leeann Barlow

Signature of applicant

4/5/2023

Date



Owner's Authorization For Agent

GARY MACDONALD is/are hereby authorized TO ACT ON BEHALF
OF William & Megan Barlow, 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:

X BY: Megan LeAnn Barlow
Signature of Owner
Megan LeAnn Barlow
Print Name of Owner
904.325.5110
Telephone Number

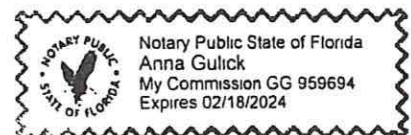
State of Florida

County of St Johns

Signed and sworn before me on this 5th day of June, 2023

By Megan LeAnn Barlow

Identification verified: FL Driver License
Oath sworn: ✓ Yes No B640552908630



Notary Signature: Anna Gulick

My Commission expires: 02/18/2024



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

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

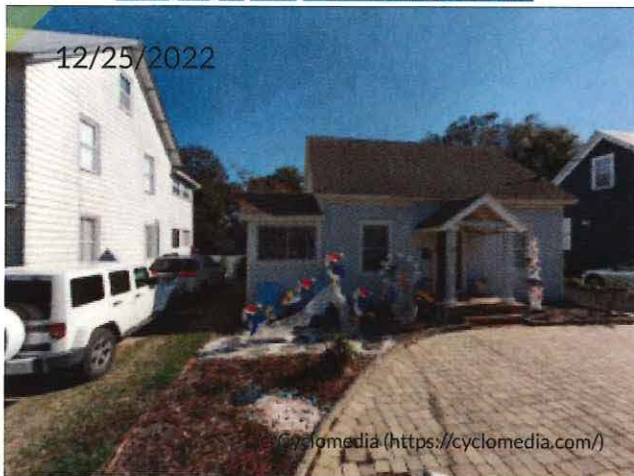
[Sales Questionnaire](#)

2022 TRIM Notice

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

Summary

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



Parcel ID	1951300000
Location Address	69 ABBOTT ST SAINT AUGUSTINE 32084-0000
Neighborhood	Abbott Tract (606)
Tax Description*	ABBOTT TRACT CITY LOT 4 BLK F OR3108/1687 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Abbott Tract
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.180
Homestead	N

Owner Information

Owner Name	Barlow William J 100%
Mailing Address	69 ABBOTT ST SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2023
Building Value	\$567,412
Extra Features Value	\$5,100
Total Land Value	\$327,420
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$899,932
Total Deferred	\$0
Assessed Value	\$899,932
Total Exemptions	\$0
Taxable Value	\$899,932

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	\$429,353	\$13,821	\$259,753	\$0	\$0	\$702,927	\$552,868	\$200,059	\$502,868
2021	\$317,651	\$14,476	\$204,638	\$0	\$0	\$536,765	\$536,765	\$50,000	\$486,765
2020	\$321,573	\$15,130	\$231,922	\$0	\$0	\$568,625	\$537,989	\$30,636	\$537,989
2019	\$290,164	\$13,148	\$231,922	\$0	\$0	\$535,234	\$489,081	\$46,153	\$489,081
2018	\$293,660	\$13,656	\$231,922	\$0	\$0	\$539,238	\$444,619	\$94,619	\$444,619
2017	\$131,621	\$14,208	\$185,538	\$0	\$0	\$331,367	\$289,290	\$42,077	\$289,290
2016	\$250,658	\$3,187	\$169,167	\$0	\$0	\$423,012	\$373,714	\$49,298	\$373,714
2015	\$212,190	\$3,454	\$135,061	\$0	\$0	\$350,705	\$339,740	\$10,965	\$339,740
2014	\$182,353	\$3,720	\$122,782	\$0	\$0	\$308,855	\$308,855	\$0	\$308,855
2013	\$176,552	\$3,987	\$122,782	\$0	\$0	\$303,321	\$303,321	\$0	\$303,321
2012	\$170,559	\$253	\$110,504	\$0	\$0	\$281,316	\$281,316	\$0	\$281,316
2011	\$172,590	\$253	\$122,782	\$0	\$0	\$295,625	\$295,625	\$0	\$295,625
2010	\$168,240	\$253	\$122,782	\$0	\$0	\$291,275	\$291,275	\$0	\$291,275

Building Information

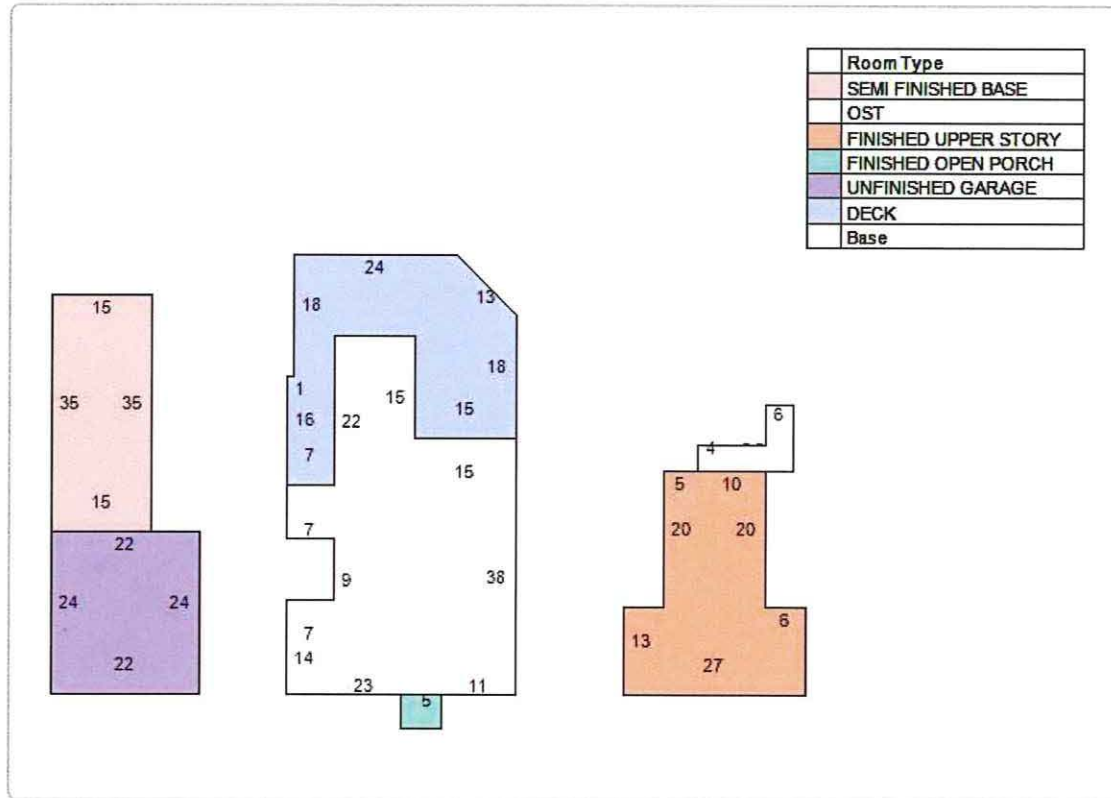
Building 1
 Year Built 1900
 Actual Area 3903
 Conditioned Area 2405
 Use Single Family Residence
 Style 01
 Class N
 Exterior Wall Concrete Siding

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

Description	Square Footage
BASE AREA	1360
FINISHED DECK	729
UNFINISHED GARAGE	528
FINISHED OPEN PORCH	30

Description	Square Footage
FINISHED UPPER STORY	651
OUTSIDE STAIRS	80
SEMI-FINISHED BASE	525
Total SqFt	3903

Sketch Information



Extra Feature Information

Code Description	Status	Value
Spa / Hot Tub (Mix)		5100

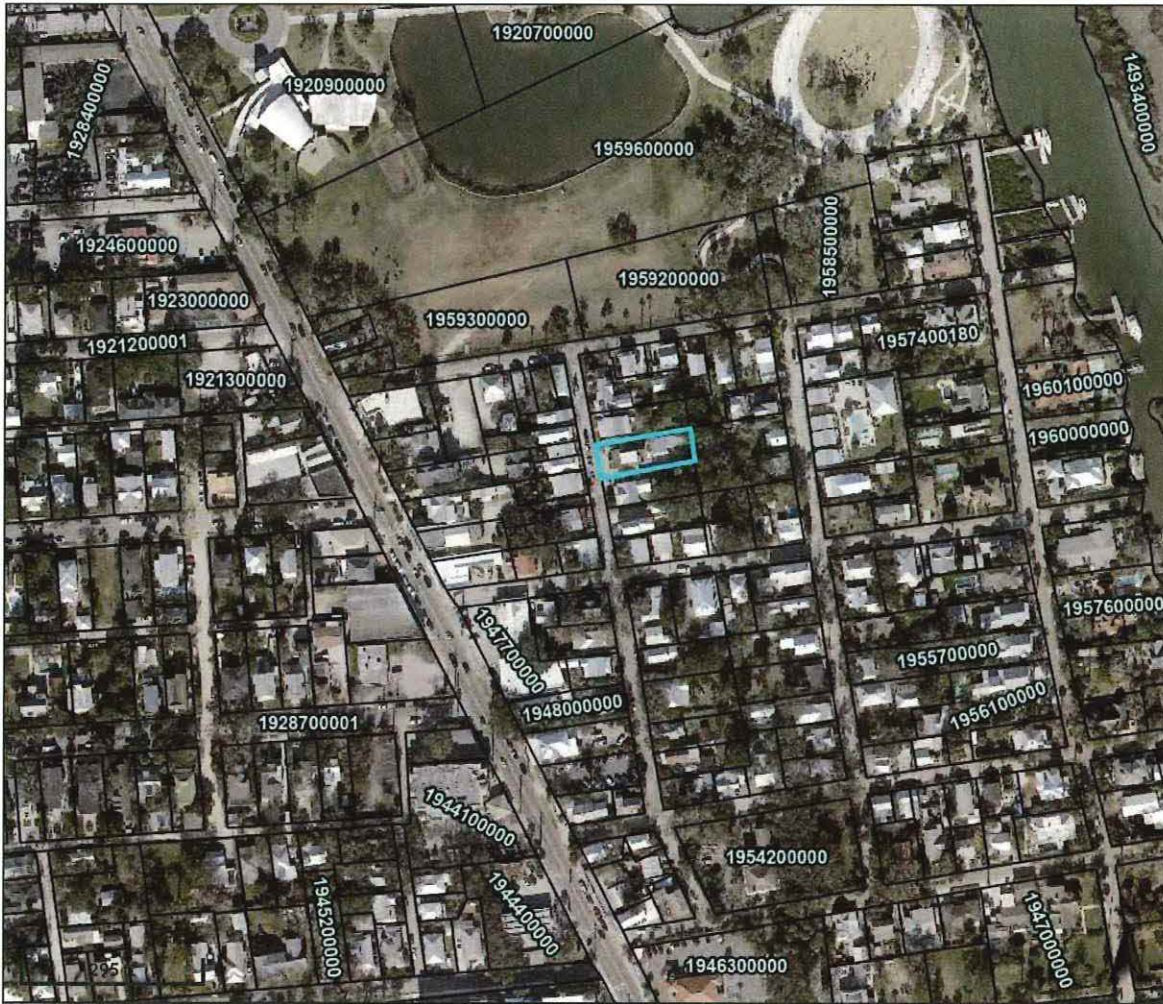
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	51	148	51	EF	\$327,420

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/1/2022	7/27/2022	\$0.00	MARRIAGE CERTIFICATE	5607	925	U	I	BARLOW WILLIAM J	MELNICK MEGAN LEEANN
	6/23/2008	\$450,000.00	WARRANTY DEED	3108	1687	Q	I	SAVAGE DAVID/ JOINED BY ERICA D	BARLOW WILLIAM J
10/18/2007	6/9/2007	\$100.00	QUIT CLAIM DEED	2996	626	U	I	MOELLER JILL ANN	SAVAGE DAVID BRUCE
	4/23/2007	\$0.00	FINAL JUDGMENT	2905	727	U	I	SAVAGE DAVID & JILL MOELLER	SAVAGE DAVID & SAVAGE JILL M
	3/27/2006	\$270,000.00	WARRANTY DEED	2672	1838	U	I	MARTIN SYLVIA MC GINNIS	SAVAGE DAVID & JILL MOELLER
	3/27/2006	\$100.00	QUIT CLAIM DEED	2672	1837	U	I	CRAMER ALEXANDRA & ERKE ROXANNE C	SAVAGE DAVID & JILL MOELLER
	3/27/2006	\$100.00	PERSONAL REP	2672	1836	U	I	CRAMER ALEXANDRA AS PERS/REP	SAVAGE DAVID & JILL MOELLER
	11/24/2004	\$0.00	LETTERS OF ADMIN	2339	400	U	I	ERKE WILLIAM W ESTATE (LETT OF ADMIN)	ERKE WILLIAM W ESTATE & ERKE ROXANNE C (T/C)
	8/20/2004	\$100.00	WARRANTY DEED	2313	477	U	I	ERKE WILLIAM W	ERKE WILLIAM W & ERKE ROXANNE C (T/C)

No data available for the following modules: Exemption Information.



Overview



Legend



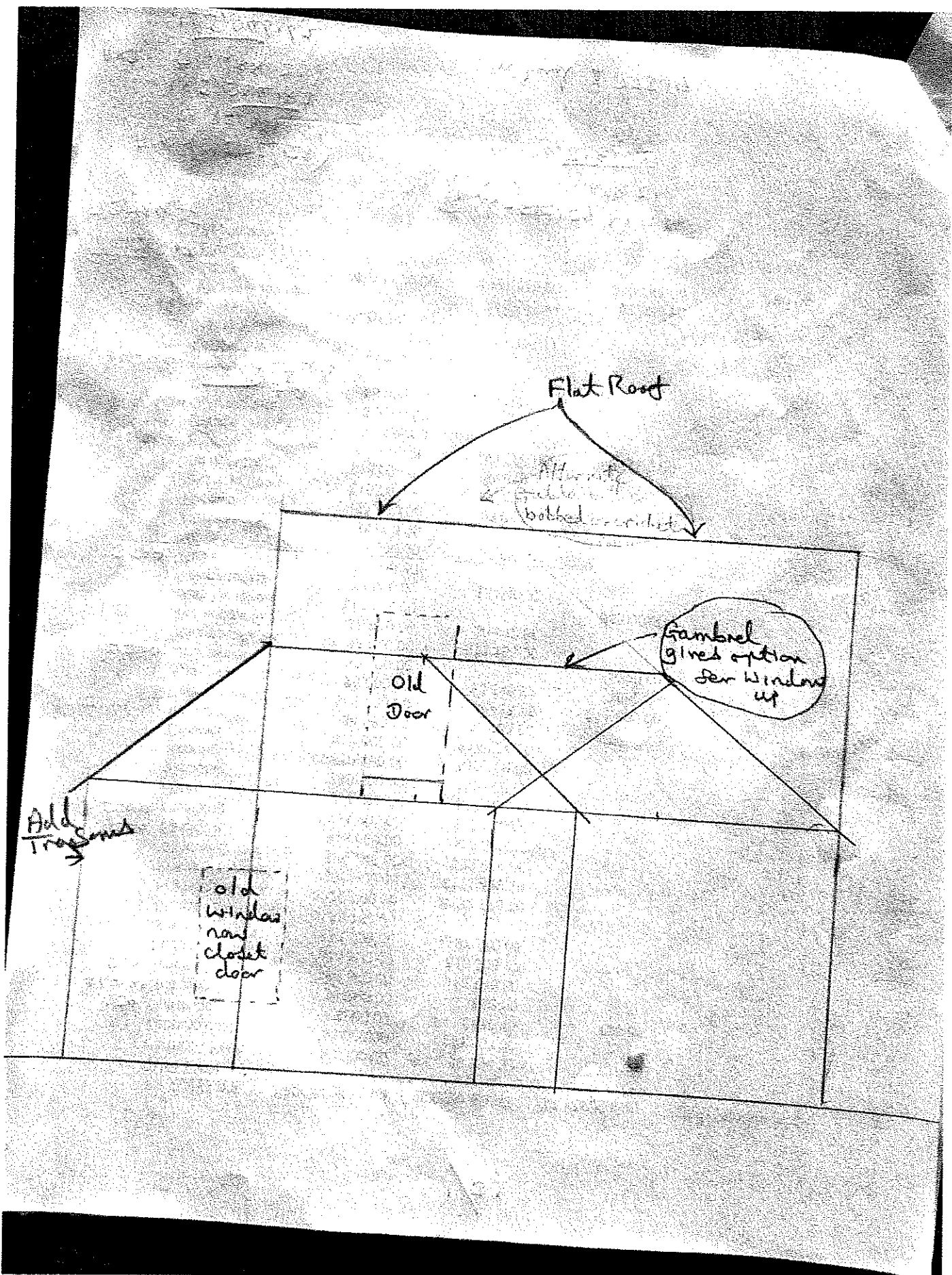
Parcel ID	1951300000	Physical	69 ABBOTT ST	Building Value	\$567,412	Last 2 Sales			
Property	0100 - Single	Address	SAINT AUGUSTINE	Extra Feature	\$5,100	Date	Price	Reason	Qual
Class	Family	Mailing	BARLOW WILLIAM J	Value		6/23/2008	\$450000	01	Q
Taxing	City of St	Address	69 ABBOTT ST	Total Land Value	\$327,420	3/27/2006	\$270000	11	U
District	Augustine		SAINT AUGUSTINE FL	Just Value	\$899,932				
Acres	0.18		32084-0000	Total Deferred	N/A				
				Assessed Value	\$899,932				
				Total	N/A				
				Exemptions					
				Taxable Value	\$899,932				

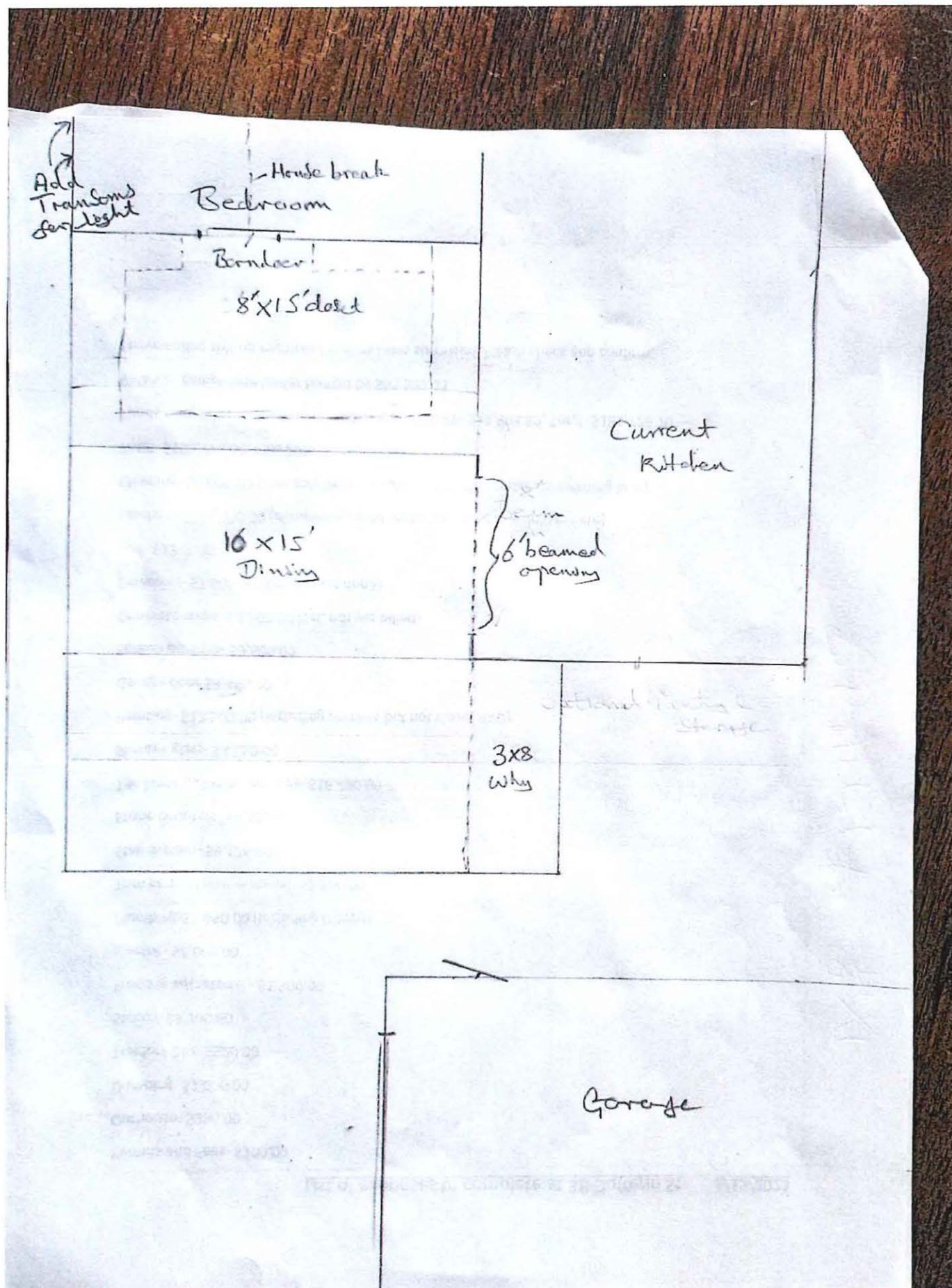
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Date created: 6/6/2023

Last Data Uploaded: 6/5/2023 11:47:20 PM

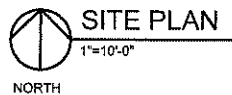
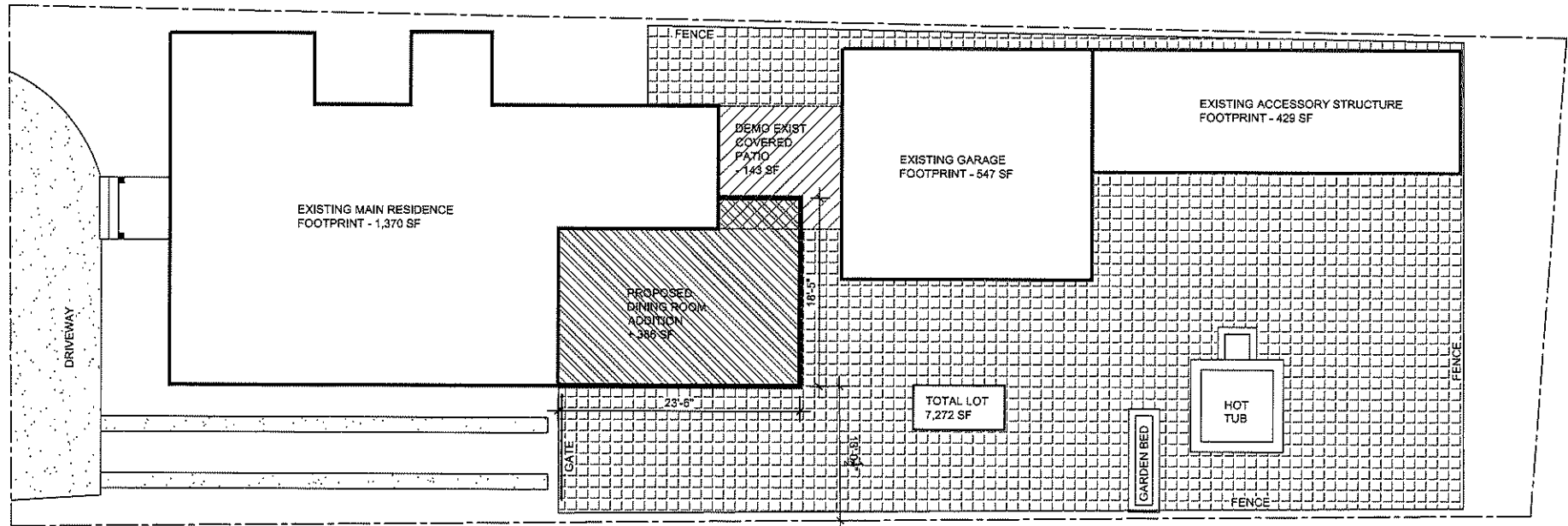
Developed by  Schneider
GEOSPATIAL





69 ABBOTT STREET ADDITION PROPOSAL

ZONING RS 2
 MAXIMUM LOT COVERAGE 30 %
 MINIMUM LOT SIZE 5,450 SF (7,272 SF EXIST)



SQUARE FOOTAGE / LOT COVERAGE CALCULATIONS

LOT SQUARE FOOTAGE	7,272 SF
EXISTING MAIN RESIDENCE	1,370 SF
EXISTING GARAGE	547 SF
EXISTING ACCESSORY STRUCTURE	429 SF
EXISTING COVERED PATIO	143 SF
TOTAL ORIGINAL COVERAGE	2489 SF = 34.2 % LOT COVERAGE

DEMOSIST COVERED PATIO	-143 SF
PROPOSED NEW DINING/FAMILY ROOM	+386 SF
PROPOSED FOOTPRINT	2732 SF = 37.6 % LOT COVERAGE

INCREASE LOT COVERAGE	3.4 % INCREASE
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CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: July 5, 2023

RE: **USE BY EXCEPTION 2023-0050**

AGENDA ITEM	6(a)
APPLICANT	Blair Knighting, AICP c/o Kimley-Horn and Associates, Inc.
OWNER	Viviani Holdings, LLC
LOCATION	State Road 312 / PID 161980-0000
REQUEST	To approve a medical office use within the Commercial Medium-One (CM-1) zoning district as a use by exception.
LAND USE	Commercial Medium Intensity
ZONING	Commercial Medium-One (CM-1)

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

Future Land Use Element Goals, Objectives and Policies

FLUE Objective 6.5

Commercial Categories: The commercial category is established to encourage a mix of commercial uses that provide necessary businesses and services for residents as well as visitors and promote a diverse economy.

FLUE Policy 6.5.2

Commercial Medium Intensity

This district is intended to apply where adequate traffic circulation capacity is available to provide medium intensity automotive oriented commercial and service uses and related facilities, and to areas where adequate lot depth is available to provide meaningful development for service-oriented automotive uses, tourist accommodations, attractions and supporting facilities. Appropriate uses may include recreation, public and institutional uses, Open Land (Conservation), multi-family, and residential or non-residential mixed uses.

Residential Uses Single or multi-family units to a maximum of 16 units per acre.

- Not more than fifty percent (50%) of the Commercial Medium Intensity designation shall be permitted for residential use. Other uses maximum lot coverage of 70%; maximum height restriction of 35 feet.

To encourage mixed use developments:

- Residential uses included in mixed use developments shall occupy a minimum of 25% and a maximum of 50% of the development area, unless otherwise approved by the PZB.
- Commercial uses included in a residential mixed-use development shall occupy a minimum of 30% and a maximum of 70% of the development area, unless otherwise approved by the PZB.
- Mixed use commercial projects are encouraged.

FLUE Goal 9 Economic Development

Promote economic development in an effort to provide a variety of employment opportunities, create a sustainable future, and encourage a positive business climate.

FLUE Policy 9.1.2

The City shall work towards a variety of policies within the Comprehensive Plan and land development code that support and encourage commercial and industrial development within the City and surrounding area.

- This includes encouraging a mix of uses in the city to promote accessibility to a variety of uses.
- This includes strengthening and diversifying the local economy.
- This includes redevelopment and revitalization efforts, including aesthetic improvements to encourage commercial and industrial investment within the City of St. Augustine.
- This includes the promotion of uses that are commercial or industrial that support, promote or are compatible with the urban character of the city.

APPLICABLE CODES/ORDINANCES

Sec. 28-2. – Definitions

Clinic, medical or dental, means an establishment where patients, who are not lodged overnight, are admitted for examination and treatment by one (1) person or a group of persons practicing any form of the healing arts, whether such persons be medical doctors, chiropractors, osteopaths, chiropodists, naturopaths, optometrists, dentists or any such profession, the practice of which is regulated by the state.

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

Hospital means a building or group of buildings having facilities for overnight care of one (1) or more human patients, providing services to inpatients and medical care to the sick and injured, and which may include as related facilities laboratories, outpatient services, training facilities, central service facilities, i.e. food service facilities, rentals and retail sales, and staff facilities; provided, however, that any related facility shall be incidental and subordinate to principal hospital use and operation. Only those buildings licensed as a hospital under the laws of the state shall be included within this definition. A hospital is an institutional use under this chapter.

Office means a room or group of rooms used for conducting the affairs of a business, profession, service, industry or government.

Office, business or professional, means an office for such operations as real estate agencies, advertising agencies (but not sign shop), insurance agencies, travel agencies and ticket sales, chamber of commerce, credit bureau (but not finance company), abstract and title insurance companies, management consultants, a stockbroker, and the like; or an office for the use of a person or persons generally classified as professionals such as architects, engineers, attorneys, accountants, doctors, lawyers, dentists, veterinarians (but not including treatment or boarding of animals on the premises), psychiatrists, psychologists and the like. For the purpose of this chapter, a barbershop or beauty shop or bail bond agency shall not be deemed a business or professional office.

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

(a) Zoning exceptions:

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

Sec. 28-208. - Commercial medium-one: CM-1.

Intent. This district is intended to apply to areas where adequate lot depth is available to provide meaningful development for service-oriented automotive uses, tourist accommodations, attractions and supporting facilities. It is not intended that this district become or be used for strip commercial purposes.

(1) Permitted principal uses and structures:

- a. Service station.
- b. Hotels and motels with or without kitchenettes.
- c. Shopping plaza and shopping center.
- d. Reception and information center.
- e. Museums.
- f. Outdoor recreational facilities.
- g. Service establishments such as hair salons, shoe repair shop, restaurant (including drive-in or fast food), service stations, interior decorator, photographic or art studio, dance or music studio, health club or facility, tailoring, catering, self-service laundry or dry cleaner and dry cleaning and laundry package plant in a completely enclosed building using nonflammable liquids with no odor or fumes or steam detectable to normal senses from off the premises, radio and TV broadcasting office and studio, funeral home, marina, blueprinting, job printing and newspaper, electronic equipment repair shop, travel agencies, employment offices, furniture reupholstering, video rental and similar activities.
- h. Banks and financial institutions.
- i. Home office, private.
- j. Multiple-family dwellings.
- k. Retail outlets such as specialty food stores, pharmacy, supermarkets, clothing and toy and hobby shops, pet shops (but not kennel), bookstore and newsstand, stationery and card shops, leather goods and luggage, jewelry (including repair but not pawn shops), art and photographic supplies, sporting goods, TV and stereo equipment (including repairs), florist or gift shop, bake shop, sundries and notions, business office supplies, musical instruments, records and tapes, art gallery and antique shop, home furnishings and appliances (including repairs), office equipment and furniture, hardware, used merchandise (in a completely enclosed building), duplicating, plant nursery and garden center, alcohol sales and service (without drive-in) and similar products.
- l. Business and professional offices.
- m. Intermediate care facility.
- n. Special event venue as per section 28-347(8).
- o. Tattoo parlor or studio.
- p. Micropigmentation clinic.

(2) Permissible uses by exception:

- a. Any commercial or noncommercial tourist attraction which can be shown to meet the intent of this district. (See definition of "tourist attraction" in section 28-2).
- b. Churches.

- c. Wholesaling from sample stock.
- d. Uses and structures as for RG-1 (section 28-163).**
- e. Commercial parking facilities.
- f. Drive-in uses for banks and financial institutions.
- g. Single-family uses.
- h. Miniwarehouses, and self-storage facilities.
- i. Craft alcohol industry. Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on the premises.

(3) *Minimum lot requirements:*

- a. Lot width, one hundred (100) feet.
- b. Lot area, fifteen thousand (15,000) square feet; except as specifically required for certain uses.

(4) *Maximum lot coverage of all buildings.* Seventy (70) percent.

(5) *Minimum yard requirements:*

- a. Front, zero feet minimum, thirty (30) feet maximum. Buildings must front an arterial road if the property is located along an arterial, and front two (2) arterial roads if the property is located adjacent to two (2) or more arterial roads. The front yard requirement shall be measured from the property line to the building, excluding awnings, portes cochere, balconies, porches, canopies, or other non-occupied appendages.
- b. Side, five (5) feet.
- c. Rear, five (5) feet.
- d. Off-street parking shall be permitted in any side or rear yard.

(6) *Maximum height of structures.* Thirty-five (35) feet.

(7) *Permitted accessory uses and structures:*

- a. See section 28-348.
- b. Parking lots complying with section 28-347(3).

(Code 1964, § 33-44; Ord. No. 99-11, § 3, 3-22-99; Ord. No. 06-34, § 1, 11-13-06; Ord. No. 15-02, § 1, 12-14-15; Ord. No. 16-02, § 1, 1-25-16; Ord. No. 20-03, § 3, 2-10-20; Ord. No. 21-17, § 2, 10-11-21)

Sec. 28-163. - Residential, general-one: RG-1.

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

(1) *Permitted uses and structures:*

- a. Single-family dwellings.
- b. Multiple-family dwellings.
- c. Housing for the elderly.
- d. Roominghouses and boardinghouses.
- e. Tourist homes and bed and breakfast inns.
- f. Neighborhood recreational facility.

- g. Accessory apartments.
- h. Home-based business.
- (2) *Permitted accessory uses and structures.* See section 28-348.
- (3) *Permissible uses by exception:*
 - a. See section 28-347, special event venue as per section 28-347(8) only allowed as an accessory use to a principal use.
 - b. Hospitals and medical clinics, medical and dental offices, and intermediate care facilities.**
 - c. Professional offices, such as accountant, architect, attorney, engineer, land surveyor, optometrist and similar uses.
 - d. Business offices, such as real estate broker, insurance agent, stockbroker, manufacturer's agent and similar uses.
 - e. Radio or television broadcasting office.
 - f. Marinas, including food service incident to operation of a marina.
 - g. Hotels and motels with or without kitchenettes (maximum thirty (30) units).
 - h. Restaurants and/or bars in connection with hotels or motels, with a maximum of three (3) seats per hotel or motel unit.
 - i. Hair salons, barbershops, interior decorators, photographic and art studios, and dance and music studios.
- (4) *Minimum lot requirements:*
 - a. *Single-family dwellings:*
 - 1. Minimum lot width, fifty (50) feet.
 - 2. Minimum lot area, five thousand four hundred fifty (5,450) square feet.
 - b. *Multiple-family dwellings:*
 - 1. Minimum lot width, fifty (50) feet.
 - 2. Minimum lot area, seven thousand two hundred fifty (7,250) square feet for the first two (2) units and one thousand seven hundred fifty (1,750) square feet for each additional unit to a maximum of sixteen (16) units per acre.
 - c. *Nonresidential uses:*
 - 1. Minimum lot width, fifty (50) feet.
 - 2. Minimum lot area, five thousand four hundred fifty (5,450) square feet.
- (5) *Maximum lot coverage by all buildings and structures.* Thirty-five (35) percent.
- (6) *Minimum yard requirements:*
 - a. *Residential uses:*
 - 1. Front, fifteen (15) feet.
 - 2. Side, ten (10) feet.
 - 3. Rear, ten (10) feet.
 - b. *Nonresidential uses:*
 - 1. Front, fifteen (15) feet.
 - 2. Side, ten (10) feet.
 - 3. Rear, ten (10) feet.
- (7) *Maximum height of structures:*
 - a. *Single-family dwellings.* Thirty-five (35) feet.

b. *Multiple-family dwellings*. Thirty-five (35) feet.

(Code 1964, § 33-24; Ord. No. 99-42, § 2, 1-10-00; Ord. No. 03-17, § 2, 6-23-03; Ord. No. 15-02, § 1, 12-14-15; Ord. No. 22-07, § 1, 3-28-22)

STAFF SUMMARY AND ANALYSIS

A summary of the request for approval of a use by exception for medical office and clinic uses at a property located on the southeast corner of State Road 312 and Mizell Road has been provided by the applicant, and included in this packet, under the Use by Exception Justification narrative.

SR 312 is located on the southern edge of the City of St. Augustine and is classified by the Florida Department of Transportation as a C3C road. In FDOT's Context Classification Guide a C3C road is labeled as Suburban Commercial which is a classification that is in between C3R-Suburban Residential and C4-Urban General. Distinguishing characteristics of a C3C-Suburban Commercial Road, which SR 312 is, would be a large presence of non-residential uses, buildings with large footprints, and large parking lots within large blocks with a disconnected or sparse roadway network.

The approval of a use by exception for medical office and clinic use at this location is consistent with the corridor. Given the existing commercial activity and development patterns along SR 312, specifically where the boundaries of the City of St. Augustine, St. Johns County and the City of St. Augustine Beach meet, staff finds no issue with an approval from the Board for this request.

This finding is based on the fact that this request will not be detrimental to public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare within the city.

It is worth noting that this property is currently undeveloped and occupied with a large number of trees; the applicant is aware of the need for Conservation Overlay Zone development approval(s) from the Board in regard to this matter. The request for the previously mentioned uses by exception is the first step in their development plan and will determine the need to move further with site plan development and any subsequent required approvals.

STAFF RECOMMENDATION

Based on a review of Section 28-29, and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** the uses by exception for medical offices and clinics at State Road 312 / PID 161980-0000.

A handwritten signature in black ink, appearing to read "J Fredriksson". The signature is fluid and cursive, with a large initial "J" and "F".

Jacob Fredriksson
Senior Planner
Planning and Building Department

ATTACHMENT 1

APPLICATION



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$250 (plus advertising costs) Project Number: 2023-0050
Receipt Number: 2635131 Meeting Date: July 5, 2023
Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Blair Knighting, AICP Contact Number: 904 828 3900
Business (if applicable): Kimley-Horn and Associates, Inc.
Address: 12740 Gran Bay Parkway W, Suite 2350 City: Jacksonville State: FL Zip: 32258
E-Mail Address: blair.knighting@kimley-horn.com

2. NAME OF PROPERTY OWNER: Viviani Holdings, LLC Contact Number: _____
Business (if applicable): _____
Address: 1301 Plantation Island Dr S, 106B City: St. Augustine State: FL Zip: 32080
E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: _____ Block: _____
Subdivision: _____ Parcel Number: 161980-0000

4. PROJECT STREET ADDRESS: 0 State Road ³¹² 46, St. Augustine, FL

5. SPECIFIC PROPOSED USE: Medical Office/Clinic

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

7. DESCRIPTION OF ACTION REQUESTED: The Applicant is seeking a use by exception for Medical Office/Clinic in the Commercial Medium-One (CM-1).

8. JUSTIFICATION FOR ACTION REQUESTED: Please see the attached justification.

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

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

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

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

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

10. PREVIOUS APPPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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



Signature of Applicant

05/02/2023

Date

Please see the attached owner authorization.

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.

Blair Knighting, AICP

Print name of applicant

A handwritten signature in blue ink, appearing to read "Blair Knighting", followed by a horizontal line.

Signature of applicant

05/02/2023

Date



Owner's Authorization For Agent

Kimley-Horn and Associates, Inc. is/are hereby authorized TO ACT ON BEHALF
OF Viviani 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:
0 State Road 312, St. Augustine, FL

BY: [Signature]
Signature of Owner
Jonathan Kantor, Authorized Agent
Print Name of Owner
904-342-7765
Telephone Number

State of FLORIDA

County of BROWARD

Signed and sworn before me on this 4th day of May, 2023.

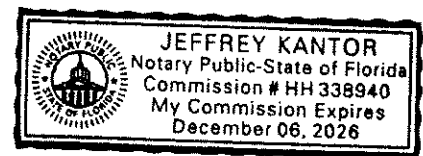
By JONATHAN KANTOR

Identification verified: PERSONALLY KNOWN

Oath sworn: Yes No

Notary Signature: [Signature]

My Commission expires: 12/06/2026



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: 0 State Road 16, St. Augustine, FL

Applicant's Name: Blair Knighting, AICP Applicant's Signature: 

Owner's Name: Please see attached agent authorization. Owner's Signature: Please see attached agent authorization.



St. Johns County, FL

Apply for Exemptions

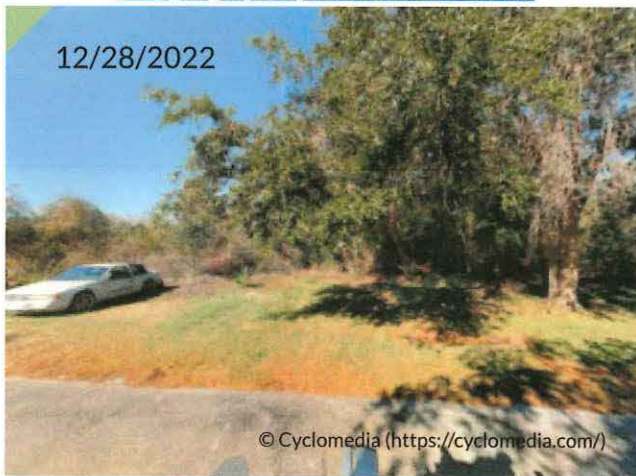
[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

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



Parcel ID	1619800000
Location	STATE ROAD 312
Address	SAINT AUGUSTINE 32080-0000
Neighborhood	Anastasia Island (COM) (2650.01)
Tax Description*	19 SE1/4 OF SW 1/4 LYING S OF SR312 (EX S188.FT & EX OR585/818 & EX PT IN OR660/1832 & EX PT OR739/1432) (EX ADD'L R/W BY ORDER OF TAKING OR1205/1388) & INCL PT FROM SJC IN OR3703/1164 & (EX NEW LIFT STA BNDY TO SJC IN OR3703/1166) OR4278/525
	<i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Commercial (1000)
Subdivision	N/A
Sec/Twp/Rng	28-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	5.970
Homestead	N

Owner Information

Owner Name	Viviani Holdings LLC 100%
Mailing Address	105 SOUTHPARK BLVD STE A-103 SAINT AUGUSTINE, FL 32086-0000

Map



Valuation Information

	2023
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$452,056
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$452,056
Total Deferred	\$0
Assessed Value	\$452,056
Total Exemptions	\$0
Taxable Value	\$452,056

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	\$452,231	\$0	\$0	\$452,231	\$452,231	\$0	\$452,231
2021	\$0	\$0	\$452,231	\$0	\$0	\$452,231	\$452,231	\$0	\$452,231
2020	\$0	\$0	\$452,231	\$0	\$0	\$452,231	\$452,231	\$0	\$452,231
2019	\$0	\$0	\$452,231	\$0	\$0	\$452,231	\$452,231	\$0	\$452,231
2018	\$0	\$0	\$452,231	\$0	\$0	\$452,231	\$452,231	\$0	\$452,231
2017	\$0	\$0	\$452,231	\$0	\$0	\$452,231	\$452,231	\$0	\$452,231
2016	\$0	\$0	\$452,231	\$0	\$0	\$452,231	\$452,231	\$0	\$452,231
2015	\$0	\$0	\$452,231	\$0	\$0	\$452,231	\$452,231	\$0	\$452,231
2014	\$0	\$0	\$452,231	\$0	\$0	\$452,231	\$452,231	\$0	\$452,231
2013	\$0	\$0	\$452,231	\$0	\$0	\$452,231	\$452,231	\$0	\$452,231
2012	\$0	\$0	\$482,111	\$0	\$0	\$482,111	\$482,111	\$0	\$482,111
2011	\$0	\$0	\$525,873	\$0	\$0	\$525,873	\$525,873	\$0	\$525,873
2010	\$0	\$0	\$569,635	\$0	\$0	\$569,635	\$569,635	\$0	\$569,635

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Commercial	0	0	164184	SF	\$451,506
Marshes & Tidal Lands	0	0	0.7	AC	\$175
Marshes & Tidal Lands	0	0	1.5	AC	\$375

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
10/31/2016	10/25/2016	\$500,000.00	WARRANTY DEED	4278	525	U	V	CHURCH OF THE MOVEMENT SPIRIT	VIVIANI HOLDINGS LLC
3/21/2013	3/21/2013	\$0.00	COUNTY DEED	3703	1164	U	V	ST JOHNS COUNTY	CHURCH OF THE MOVEMENT SPIRIT
	10/21/2004	\$100.00	CORRECTIVE DEED	2311	974	U	V	CARASSO IRWIN	THE CHURCH OF THE MOVEMENT OF SPIRITUAL INNER
	12/22/2003	\$100.00	WARRANTY DEED	2114	1134	U	V	CARASSO IRWIN	THE CHURCH OF THE MOVEMENT OF SPIRITUAL INNER
	5/1/1982	\$313,500.00		539	447	U	V		CARASSO IRWIN

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

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

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

[Last Data Upload: 5/22/2023, 11:40:07 PM](#)

Developed by
 Schneider
 GEOSPATIAL

Version 3.1.9



Overview



Legend

Parcels

Parcel ID	1619800000	Physical	STATE ROAD 312	Building Value	N/A	Last 2 Sales			
Property	1000 - Vacant	Address	SAINT AUGUSTINE	Extra Feature	N/A	Date	Price	Reason	Qual
Class	Commercial	Mailing	VIVIANI HOLDINGS LLC	Value		10/25/2016	\$500000	17	U
Taxing	City of St Augustine	Address	105 SOUTHPARK BLVD	Total Land	\$452,056	5/1/1982	\$313500	11	U
District			STE A-103	Value					
Acres	5.97		SAINT AUGUSTINE FL	Just Value	\$452,056				
			32086-0000	Total Deferred	N/A				
				Assessed Value	\$452,056				
				Total	N/A				
				Exemptions					
				Taxable Value	\$452,056				

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

Date created: 5/23/2023

Last Data Uploaded: 5/22/2023 11:40:07 PM

Developed by  Schneider
GEOSPATIAL

ATTACHMENT 2

LEGAL DESCRIPTION

EXHIBIT "A"

(Legal Description)

THAT CERTAIN TRACT OF LAND LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, LYING SOUTH OF STATE ROAD 312, EXCEPTING THE SOUTH 188 FEET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 0 DEGREES 0' 11" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 188.0 FEET TO THE POINT OF BEGINNING (P.O.B.); THENCE SOUTH 89 DEGREES 50' 39" WEST ALONG A LINE PARALLEL TO AND 188 FEET NORTHERLY OF THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 1290.52 FEET TO ITS INTERSECTION WITH THE EAST LINE OF A 60' COUNTY RIGHT OF WAY ALSO BEING PARALLEL TO AND 30 FEET EASTERLY OF THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 0 DEGREES 20' 27" WEST ALONG SAID LINE PARALLEL TO SAID WEST LINE, ALSO BEING THE EAST RIGHT OF WAY LINE, A DISTANCE OF 792.63 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY OF STATE ROAD 312 (A 200' R/W AS NOW ESTABLISHED), ALSO BEING A NON TANGENT CURVE TO THE LEFT; THENCE EASTERLY AROUND THE CURVE, HAVING AN ARC, RADIUS, CHORD AND CHORD BEARING OF 453.20 FEET; 2886.76 FEET, 452.73 FEET, AND SOUTH 77 DEGREES 03'18" EAST TO THE POINT OF SAID CURVE; THENCE SOUTH 81 DEGREES 33'09" EAST ALONG SAID SOUTHERLY, RIGHT OF WAY A DISTANCE OF 863.29 FEET TO ITS INTERSECTION WITH THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 0 DEGREES 0' 11" EAST ALONG SAID EAST LINE A DISTANCE OF 560.88 FEET TO THE P.O.B.

LESS AND EXCEPT THOSE PARTS AS DESCRIBED IN OFFICIAL RECORDS BOOK 585, PAGE 818, OFFICIAL RECORDS BOOK 3703 PAGE 1166, OFFICIAL RECORDS BOOK 1205, PAGE 1388 AND OFFICIAL RECORDS BOOK 1381, PAGE 166.

ATTACHMENT 3

PROOF OF OWNERSHIP

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

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed as of the ^{25th} day of October 2016, by **THE CHURCH OF THE MOVEMENT OF SPIRITUAL INNER AWARENESS, INC.**, a California not-for-profit corporation, with a mailing address of 3500 West Adams Boulevard, Los Angeles, CA 90018 (the "Grantor"), in favor of **VIVIANI HOLDINGS, LLC**, a Florida limited liability company, with a mailing address of 105 Southpark Boulevard, Suite A-103, St. Augustine, FL 32086 (the "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its legal representatives and assigns, all that certain real property situate in St. Johns County, Florida, as described on Exhibit "A" attached hereto.

Parcel Identification Number 161980-0000

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 Grantee that, except as set forth below, Grantor is lawfully seized of said property in fee simple; that the Grantor has good, right and lawful authority to sell and convey said property; that said property is free from all encumbrances; that Grantee shall have peaceable and quiet possession thereof; and that Grantor hereby fully warrants 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 conveyance is subject to covenants, easements and restrictions of record and to ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof.

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

Signed, sealed and delivered
in the presence of:

"GRANTOR"

THE CHURCH OF THE MOVEMENT OF
SPIRITUAL INNER AWARENESS, INC., a
California not-for-profit corporation

Wendy Vahanian
Print Name: Wendy Vahanian

By: Mark Lurie
Mark Lurie
Its Secretary/Treasurer

Bambi Lyn Scott
Print Name: Bambi Lyn Scott

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 Los Angeles

On October 25th, 2016 before me, JAGDEEP S. AHLUWALIA, Notary Public
(insert name and title of the officer)

personally appeared Mark Lurie, the Secretary/Treasurer of THE CHURCH OF THE MOVEMENT OF SPIRITUAL INNER AWARENESS, INC., a California not-for-profit corporation, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, 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 Jagdeep S. Ahluwalia (Seal)

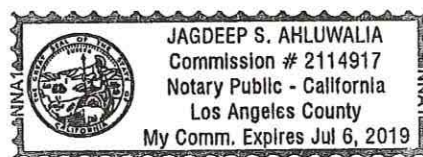


EXHIBIT "A"

(Legal Description)

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LESS AND EXCEPT THOSE PARTS AS DESCRIBED IN OFFICIAL RECORDS BOOK 585, PAGE 818, OFFICIAL RECORDS BOOK 3703 PAGE 1166, OFFICIAL RECORDS BOOK 1205, PAGE 1388 AND OFFICIAL RECORDS BOOK 1381, PAGE 166.

SECRETARY'S CERTIFICATE

The undersigned, Mark Lurie, the Secretary and Treasurer of **THE CHURCH OF THE MOVEMENT OF SPIRITUAL INNER AWARENESS, INC.**, a California corporation (the "Church") hereby certifies as follows:

1. The Church is active and in good standing with the Secretary of State, State of California, and is qualified to do business in the State of California.
2. The Church has the authority to take the actions contemplated in the Resolutions described below on behalf of the Church.
3. Attached hereto as Exhibit "A" is a true and correct copy of the Resolutions duly adopted by the Board of Directors of the Church at a duly called meeting or by written consent in lieu of a meeting, in accordance with the governing documents of the Church and applicable law. These Resolutions have not been amended or rescinded and are in full force and effect as of the date hereof.
4. Attached as Exhibit "B" is a true and correct copy of the Articles of Incorporation of the Church and all amendments thereto. The Articles of Incorporation have not been amended or rescinded and are in full force and effect as of the date hereof.
5. The following named individuals have been duly elected to the office set out opposite their names.

<u>TITLE</u>	<u>NAME</u>
President	Paul Kaye
Vice President	Vincent Dupont
Treasurer	Mark Lurie
Secretary	Mark Lurie

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of the company, this 30th day of October, 2016.

**THE CHURCH OF THE MOVEMENT OF
SPIRITUAL INNER AWARENESS, INC., a
California corporation,**

By: Mark Lurie

Mark Lurie, Secretary

ATTEST:

Paul Kaye
PAUL KAYE, President

EXHIBIT "A"
To Secretary's Certificate
**RESOLUTIONS OF THE BOARD OF DIRECTORS OF
THE CHURCH OF THE MOVEMENT OF SPIRITUAL INNER AWARENESS, INC.
("Church")**

RESOLVED, that the Church execute those documents necessary to consummate that certain Agreement of Sale and Purchase of Property between **THE CHURCH OF THE MOVEMENT OF SPIRITUAL INNER AWARENESS, INC.**, a California corporation (the "Seller") and **FLORIDA CENTER FOR DERMATOLOGY, P.A.**, a Florida corporation (the "Buyer"), effective as of March 30, 2016 (the "Agreement") for the sale of the Church's approximate 6.32 acres of land located at State Road 312 and Mizell Road, St. Johns County, Florida.

RESOLVED FURTHER, that Mark Lurie, as Treasurer of the Church, hereby is authorized and directed to execute and deliver such corporate papers, instruments, certificates, and other documents and to take such other actions as may be necessary or proper in order to consummate the transaction authorized in this and the foregoing resolutions; and

RESOLVED FURTHER, that the execution and delivery by said Treasurer of the Church of any documents described above or any documents or instruments executed in the accomplishment of any action or actions authorized herein shall be deemed to be conclusive approval of such document or instrument by the Church and shall constitute the binding act and obligation of the Church; and

RESOLVED FURTHER, that any prior acts taken by said Treasurer relating to the execution and delivery of any documents or instruments described above are hereby ratified and confirmed as acts authorized by and binding upon the Church.



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

Detail by Entity Name

Florida Limited Liability Company
VIVIANI HOLDINGS, LLC

Filing Information

Document Number L16000194452
FEI/EIN Number 81-4213666
Date Filed 10/21/2016
State FL
Status ACTIVE

Principal Address

1301 PLANTATION ISLAND DR S
106B
ST AUGUSTINE, FL 32080

Mailing Address

PO BOX 3044
ST AUGUSTINE, FL 32085

Registered Agent Name & Address

KANTOR, JONATHAN
1301 PLANTATION ISLAND DR S
106B
ST AUGUSTINE, FL 32080

Authorized Person(s) Detail

Name & Address

Title AMBR

KANTOR, JONATHAN
1301 PLANTATION ISLAND DR S
ST AUGUSTINE, FL 32085

Annual Reports

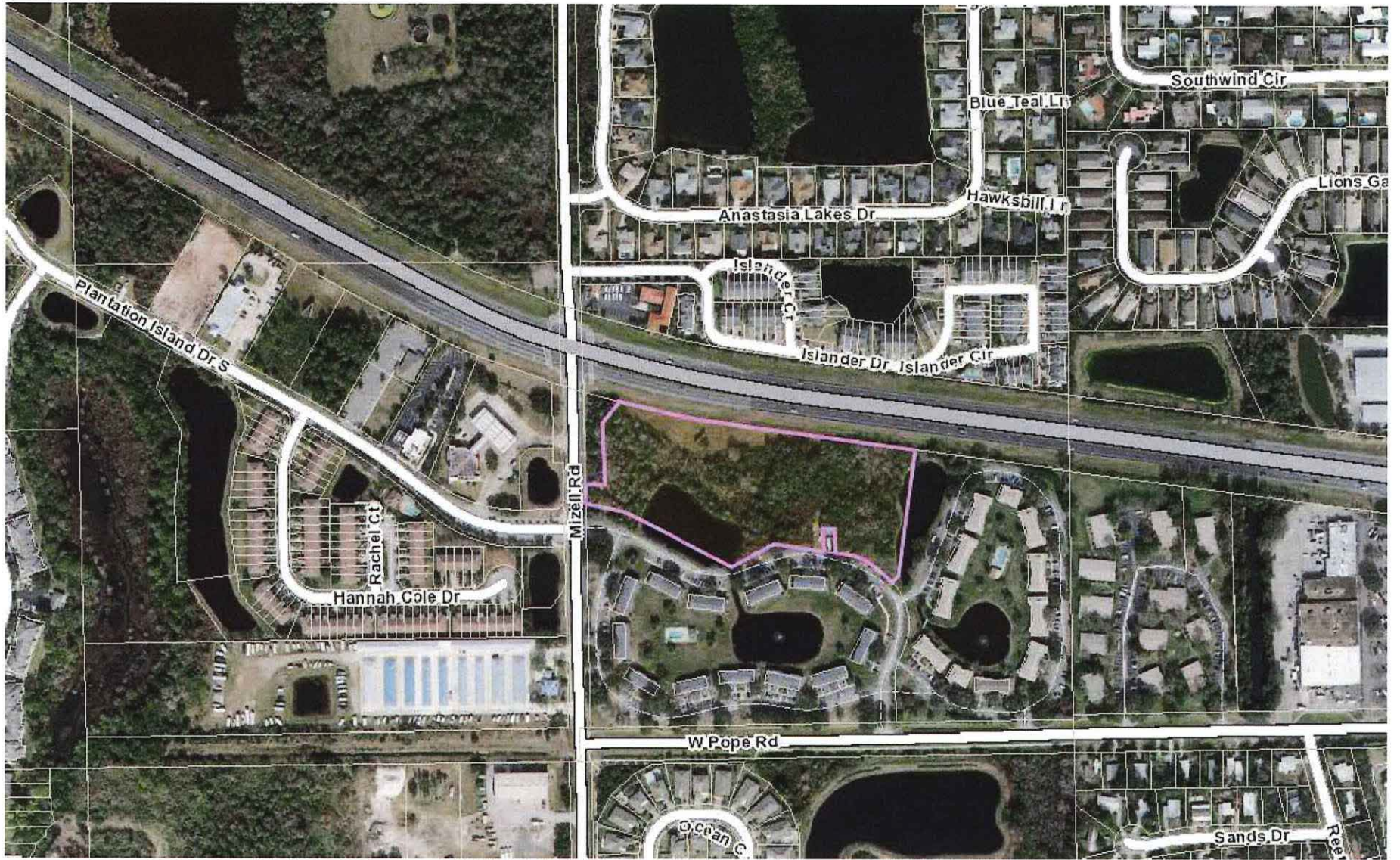
Report Year	Filed Date
2021	01/30/2021
2022	02/01/2022
2023	01/29/2023

Document Images

01/29/2023 -- ANNUAL REPORT	View image in PDF format
02/01/2022 -- ANNUAL REPORT	View image in PDF format
01/30/2021 -- ANNUAL REPORT	View image in PDF format
02/03/2020 -- ANNUAL REPORT	View image in PDF format
03/15/2019 -- ANNUAL REPORT	View image in PDF format
01/09/2018 -- ANNUAL REPORT	View image in PDF format
01/12/2017 -- ANNUAL REPORT	View image in PDF format
10/21/2016 -- Florida Limited Liability	View image in PDF format

ATTACHMENT 4

SITE LOCATION MAP



KANTOR PROPERTY
SITE LOCATION MAP

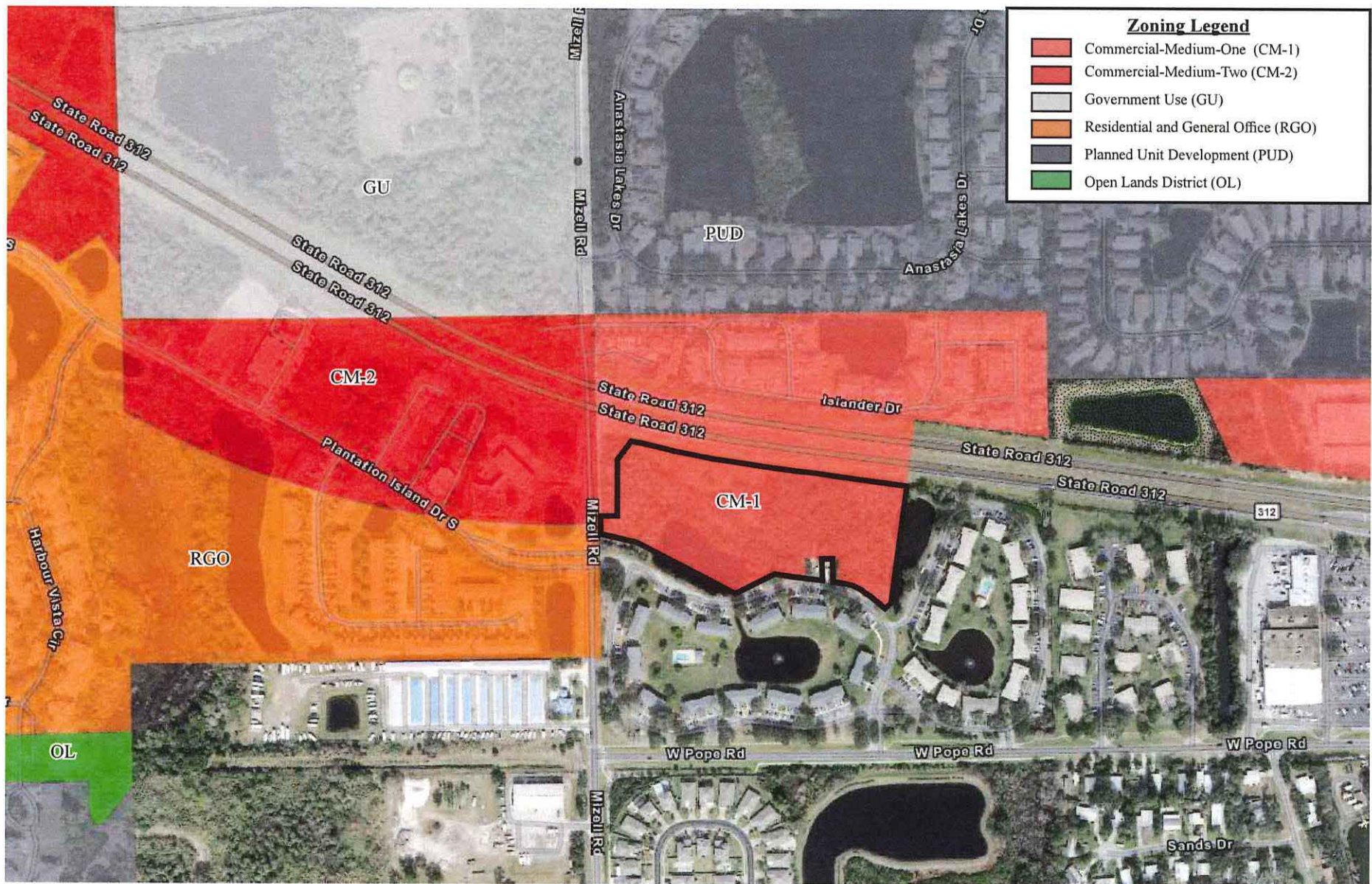
Legend
Project Site



Kimley»Horn
Expect More. Experience Better.

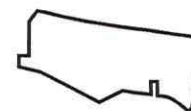
ATTACHMENT 5

ZONING MAP



KANTOR PROPERTY --- ZONING MAP

Legend
Project Site



Kimley»Horn
Expect More. Experience Better.

ATTACHMENT 6

SPECIAL EXCEPTION JUSTIFICATION

Use by Exception Justification

Kantor Property

0 State Road 16, St. Augustine, FL

Parcel # 161980-0000

Description of Request:

The Applicant is requesting a use by exception within the Commercial-Medium-One (CM-1) zoning designation to allow medical offices/clinics on the subject property (Parcel # 161980-0000). The proposed medical office use is intended as a dermatologist office, however, the entire development will consist of a mix of office and retail uses. Per the City of St. Augustine Land Development Code (LDC) Section 28.208.2.(4), permitted uses in the Residential, General-One (RG-1) zoning district are a permissible use by exception in the CM-1 zoning designation. And, pursuant to LDC Section 23.163.3.(3), hospitals and medical clinics, medical and dental offices, and intermediate care facilities are a permissible use by exception in the RG-1 zoning designation. As such, the proposed medical offices/clinics on the subject property require a use by exception in the CM-1 zoning designation.

Justification for the Request:

The proposed medical office/clinic use is in the Commercial Medium Intensity future land use designation. As defined by the City of St. Augustine 2040 Comprehensive Plan, the Commercial Medium Intensity future land use designation is intended to provide: "medium intensity automotive oriented commercial and service uses and related facilities," in locations where "adequate lot depth is available to provide meaningful development for service-oriented automotive uses, tourist accommodations, attractions and supporting facilities." The proposed location of the medical offices/clinics fronts along SR 312, which not only provides an existing means of automotive infrastructure, but is also a high capacity state road that is compatible with the proposed use. Additionally, the proposed medical offices/clinics fall into the "medium intensity automotive oriented commercial and service uses and related facilities" which are desired by the Commercial Medium Intensity future land use.

Further, the proposed medical offices/clinics are appropriate in this location given the existing development in proximity. Directly to the west of the subject property is a GATE Gas Station, Wells Fargo Bank, dental office, and a little further west is Island Family Pharmacy. Additionally, across from SR 312 is All American Air, another commercial use that fronts along SR 312. Therefore, medical offices/clinics currently exist in the immediate area, setting a precedence that the proposed use by exception, medical offices/clinics, are appropriate and compatible.

Additionally, the proposed medical clinic use will front along SR 312 and will provide a buffer and transition for the residential condominiums to the south. Therefore, it is concluded that the requested use by exception for medical offices/clinics in the CM-1 zoning designation is appropriate and compatible in this location.

KANTOR PROPERTY
USE BY EXCEPTION APPLICATION

Attachment 1	Application
Attachment 2	Legal Description
Attachment 3	Proof of Ownership
Attachment 4	Site Location Map
Attachment 5	Zoning Map
Attachment 6	Use by Exception Justification

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: July 5, 2023

RE: **USE BY EXCEPTION 2023-0053**

AGENDA ITEM	6(b)
APPLICANT	Cidersmith LLC
OWNER	18 Saint George St., LLC
LOCATION	18 St. George Street
REQUEST	To approve a distillery use within the Historic Preservation-Three (HP-3) zoning district as a use by exception.
LAND USE	Historic Preservation
ZONING	Historic Preservation District-Three (HP-3)

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

Future Land Use Element Goals, Objectives and Policies

FLUE Policy 2.1.3	The City shall encourage the development of undeveloped pockets and enclaves within developed areas to utilize existing facilities efficiently and reduce urban sprawl.
FLUE Policy 2.2.1	The City's land use plan shall prioritize infill, redevelopment and mixed-use developments, as well as, compact and contiguous developments within the City of St. Augustine.
FLUE Policy 3.2.3	The City shall actively pursue and participate in redevelopment projects that will add to the City's quality of life and economic vitality while balancing the city's character and authenticity.
FLUE Objective 3.3	As part of the City's continued planning efforts the City shall encourage uses consistent with the community's authentic and distinctive character.
FLUE Goal 5 Urban Sprawl	Discourage urban sprawl by encouraging innovative strategies to promote infill and compact development or redevelopment and establishing energy efficient land use patterns.

- FLU Objective 5.1** The City shall discourage and/or reduce urban sprawl through a future land use pattern that promotes orderly, compact development and the provision of public facilities and services that minimize costs and environmental impacts and maximizes efficiency.
- FLUE Policy 5.1.2** The City shall encourage infill and redevelopment through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.
- 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 5.2.3** New Development in commercial and mixed-use areas is encouraged to provide a mix of pedestrian scale commercial activities, shops, offices, apartments, multi-family units and homes on site and provide mixed-uses within neighborhoods, within blocks and within buildings.
- FLUE Policy 5.4.2** Mixed-use, infill and redevelopment will be encouraged to potentially reduce greenhouse gases. The effectiveness will be evaluated as baseline data becomes available.
- FLUE Policy 5.5.3** The City's infill, mixed-use and redevelopment policies will increase densities, proximity and diversity of land uses in an effort to encourage efficient land use patterns and reduce greenhouse gases.
- FLUE Policy 6.3.1** Historic Preservation
- This district is intended to provide a mix of uses, including residential, institutional and commercial uses that will encourage the preservation and restoration of historic structures, which includes protecting and maintaining the colonial Town Plan. This district is also intended to provide a mix of compatible nonresidential uses that will encourage the restoration and reproduction of historic structures including compatible infill development and maintain the historic nature and low intensive ambiance of the neighborhoods, and pedestrian scale of the neighborhoods. This is in an effort to recognize and preserve the authentic historic and physical character of the area including the historic skyline, and the City's contribution to the historic and archaeological record of the State and nation.

For All Uses a maximum of 24 dwelling units per acre.

**FLUE Goal 8 Preserving
Sense of Place**

The City will promote its historic urban character, preserve its unique residential neighborhoods, and support adjacent, compact commercial areas, as well as, protect its natural, environmentally sensitive marsh and riverine environs, and significant tree canopy to preserve its sense of place that promotes the city's authentic character.

The planning goals related to preserving a sense of place for the City are to:

- Preserve the small town urban character while promoting a balance of economic activity;
- Prevent urban sprawl by encouraging compatible infill and redevelopment within the city limits;
- Provide continued opportunity for diverse forms of residential and commercial projects;
- Create a preservation program that protects the historic Town Plan and promotes responsible tourism;
- Provide protection of natural resources and ecological systems;
- Reduce automobile trips in and through the downtown by promoting the City's mobility plan and alternative forms of transportation that work to protect the environment, reduce congestion, provide residents with a higher quality of life, and, neighborhoods with greater livability, and promote local businesses;
- Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, and lifestyles;
- Create predictability and efficiency in planning and in the provision of infrastructure;
- Recognize and preserve the historic skyline;
- Balance livability and economic pressures; and
- Proactively recognize increasing threats of sea level rise on the City's character and livability.

FLUE Objective 8.1

Protect the small town mixed use urban context to maintain its industrious and charming character.

**FLUE Goal 9 Economic
Development**

Promote economic development in an effort to provide a variety of employment opportunities, create a sustainable future, and encourage a positive business climate.

FLUE Objective 9.1

Promote an economic strategy that will address a variety of economic opportunities.

FLUE Policy 9.1.1

The City shall work towards a variety of policies within the Comprehensive Plan and land development code that support

and encourage a diverse economy that supports the local market within the City and surrounding area.

- This includes promoting and supporting local business efforts for local, regional, state and national markets.
- This includes the possibility of utilizing new and emerging technologies, and industries particularly suited for urban areas.
- This includes the utilization of necessary preservation techniques, and mobility options to encourage infill and redevelopment beyond tourism.

FLUE Policy 9.1.2

The City shall work towards a variety of policies within the Comprehensive Plan and land development code that support and encourage commercial and industrial development within the City and surrounding area.

- This includes encouraging a mix of uses in the city to promote accessibility to a variety of uses.
- This includes strengthening and diversifying the local economy.
- This includes redevelopment and revitalization efforts, including aesthetic improvements to encourage commercial and industrial investment within the City of St. Augustine.
- This includes the promotion of uses that are commercial or industrial that support, promote or are compatible with the urban character of the city.

Historic Preservation Element Goals, Objectives and Policies

Overall HP Goal

The overall goal of the City's historic preservation program is to protect and preserve the historic resources of the city's built and archaeological environment, understand and enhance the City's historic integrity, and promote an authentic, livable community amid changing economic and environmental circumstances.

HP Goal 5 Preserving Community Character

Preserve and enhance the authentic features of St. Augustine's heritage and scale of the built environment in the distinctive neighborhoods, districts, structures, buildings, and vistas to strengthen St. Augustine's ability to convey the heritage of the city's diversity and development patterns.

HP Goal 10

Facilitate a balance of economic growth and the preservation, continued use, and adaptive use of cultural resources with programs and policies that are user-friendly and responsive to the needs of the community.

APPLICABLE CODES/ORDINANCES

Sec. 28-2. – Definitions

Craft alcohol industry means any establishment in the business of brewing or distilling malt, vinous or other alcoholic beverages on-site, regardless of its underlying state licensing or marketing nomenclature where the manufacturing and production for sale of alcohol for human consumption takes place on-site, such as but not limited to, craft brewery, craft distillery, winery or wine production, cidery or cider production, and micro-sized similar establishments. If a craft alcohol industry establishment sells alcoholic beverages for consumption on the premises, the establishment must also be zoned for, and comply with, the regulations of a bar, cocktail lounge, saloon or tavern as defined in this code, unless otherwise exempt.

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

Special event venue is a business where the primary or ancillary or accessory use is to host events such as weddings, wedding receptions, bridal receptions, rehearsal luncheons and dinners, anniversary celebrations, galas, birthday parties, family reunions, ordinations, funeral receptions, fundraisers, retirement parties, corporate meetings, conferences, trade shows, speaker luncheon series, auctions, museum exhibits and similar events. A special event venue may be indoors or outdoors and must comply with all applicable local codes including, but not limited to, life safety codes, building codes, zoning codes, alcoholic beverage codes, public works department, police department and fire department requirements. Occupancy and occupancy limitations for special event venues must comply with all applicable public safety codes and requirements. Government and military services and events are not special event venues. Special event venues may also be accessory or ancillary uses to other uses, such as, hotels or motels, bed and breakfasts or restaurants, for example.

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

(a) *Zoning exceptions:*

- (1) *In general.* In the granting of zoning exceptions, the planning and zoning board may provide such conditions and safeguards as may be appropriate of this chapter (see section 28-2, Exception).
- (2) *Written applications.* All applications for an exception under this chapter shall be in writing in such form as may be prescribed by the board.
- (3) *Public hearing.* Unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a zoning exception within not more than thirty (30) days from the date of filing of the completed application. Notice of public hearing shall be made as

provided in section 28-59(a) and (b), and any party shall be heard in person or by agent or attorney.

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

Sec. 28-185. - Historic preservation district: HP-3.

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

- (1) *Boundaries.* This district is bounded as follows:

- a. *North.* Commence at the intersection of Castillo Drive and Cordova Street; thence easterly to San Marco Avenue; thence southerly along San Marco Avenue to the intersection of the projection of a line running along the northern boundary of the Castillo de San Marcos National Monument Reservation; thence easterly along this projection line to Matanzas River or Bay.
- b. *East.* Matanzas River or Bay.
- c. *South.* Hypolita Street easterly to Charlotte Street; thence northerly along Charlotte Street to Cuna Street; thence easterly along Cuna Street to the Matanzas River or Bay.
- d. *West.* Cordova Street between Hypolita Street and Castillo Drive.

- (2) *Permitted uses and structures:*

- a. Single-family.
- b. Multifamily.
- c. Tourist homes and bed and breakfast inns.
- d. Retail sales (excluding rental of motorized vehicles):
 1. New.
 2. Antique.
 3. Souvenir.
 4. Gift.
 5. Craft such as specialty food stores (including beer and wine but not supermarkets), clothing and toy and hobby shops, bookstore and newsstand, stationery and card shops, leather goods and luggage, jewelry (including repair but not pawn shops), art and photographic supplies, cameras, florist or gift shop, sundries and notions, business office supplies, records and tapes, furniture, art supplies and similar uses.
- e. Service. Restaurants with lounges; interior decorator; hair salon; photographic, art, craft, dance or music studios; tailoring; catering and clothing rental.
- f. Museums.
- g. Professional and business offices.
- h. Rooming and boarding houses.
- i. Housing for the elderly.
- j. Home office, private.

- (3) *Permitted uses by exception:*

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

- a. Fowl and hoofed animals in the area of HP-3 district bounded as follows: On the south by Hypolita Street; on the east by Charlotte Street; on the north by Orange Street and Avenida Menendez; on the west by Spanish Street; provided the fowl and hoofed animals are used solely for display purposes in accordance with the purpose and intent of the historic district regulations without any sale, resale or commercial use thereof.
- b. Cocktail lounges, taverns.
- c. Home occupations.
- d. Hotels/motels/inns.
- e. Special event venue as per section 28-347(8).
- f. Hostels.
- g. **Craft alcohol industry and its retail sales, but not wholesale storage and distribution or alcohol for sale and consumption on the premises.**

(Code 1964, § 33-34; Ord. No. 90-36, § 1, 2-11-91; Ord. No. 03-17, § 3, 6-23-03; Ord. No. 15-02, § 1, 12-14-15; Ord. No. 16-06, § 3, 2-8-16; Ord. No. 2021-17, § 2, 10-11-21)

STAFF SUMMARY AND ANALYSIS

The applicant's proposed plan at 18 Saint George Street is for a commercial use of the property as a craft micro-cidery and restaurant. Included in this packet is a Narrative Description for Zoning Determination provided by the applicant.

Restaurants with lounges are an allowable use within the Historic Preservation District-Three (HP-3) zoning district, the zoning of 18 St. George Street, but cocktail lounges, taverns, and craft alcohol industry and its retail sales are a use by exception. The applicant states that the "premises primarily functions as a sit-down restaurant" and has not made any indication for use as a special event venue.

Other uses within one hundred (100) feet of this property include a live music event space, tavern, retail stores with clothing, jewelry, home goods and other gifts, beer draft room, and a city owned parking lot. With these various types of uses near 18 St. George Street, the addition of a craft alcohol establishment for cider production does not appear to be out of place. This business may add to the diverse commercial activity that is already present on St. George Street, and also encourage the established business environment.

STAFF RECOMMENDATION

Based on a review of Section 28-29, and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a use by exception for the use of a craft alcohol industry and its retail sales at 18 St. George Street / PID 197480-0000.



Jacob Fredriksson
Senior Planner
Planning and Building Department



**CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD**

1. NAME OF APPLICANT: Cidersmith LLC Contact Number: 904 540 2877
Business (if applicable):
Address: 18 St. George St. City: St. Augustine State: FL Zip: 32084
E-Mail Address: kgroves@brewerlong.com
2. NAME OF PROPERTY OWNER: 18 SAINT GEORGE ST, LLC Contact Number: 904 540 2877
Business (if applicable):
Address: 121 Barbella Circle City: St. Augustine State: FL Zip: 32095
E-Mail Address: debbie@greylockinvestments.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY
Parcel Number: 1974800000
Property Tax Description: CITY OF ST AUG ALL LOTS 3 & 28 & STRIP OF LAND BEING PART OF LOTS 4 & 27 BLK 12 (EX PT IN OR51/50) OR4239/1281
4. PROJECT STREET ADDRESS: 18 ST GEORGE ST
5. SPECIFIC PROPOSED USE: Cider Distillery
6. ACTION REQUESTED:

☐ Conservation Zone Development	☐ Appeal of Staff Determination
☒ Exception	☐ Land Use Plan Amendment
☐ Variance	☐ Rezoning
☐ Other:	
7. DESCRIPTION OF ACTION REQUEST: Cider Distillery and restaurant
8. JUSTIFICATION FOR ACTION REQUEST:
9. **IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:**
 - (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity:
 - (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property:
 - (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant:
 - (d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section:

10. PREVIOUS APPLICATIONS:

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

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

:



Development Review Committee "FRIDAY REVIEW"

Friday Review DRC Meeting: May 26, 2023
Subject Property Address: 18 ST. GEORGE ST.
Applicant and Business Name: WILLIAM DALE SMITH / CIDERSMITH LLC
Use and Project Description: Restaurant

INSTRUCTIONS TO APPLICANT:

Applicants are hereby instructed to deal directly with the contact noted below to satisfy these comments and any direction discussed with applicant at the Friday Review meeting. The City will not authorize building permits or business licenses until all appropriate requirements have been satisfied for the project. Should any details regarding the project or business change at any time, be sure to check in with the contact noted below to ensure compliance.

Planning Comments

Comments By:

Jacob Fredriksson
jfredriksson@citystaug.com

Sec. 28-185. - Historic preservation district: HP-3.

This zoning district allows for service uses such as restaurants with lounges.

Cocktail lounges, taverns, and craft alcohol industry and its retail sales, but not wholesale storage and distribution or alcohol for sale and consumption on the premises are uses by exception and require approval from the Planning and Zoning Board.

Craft alcohol industry means any establishment in the business of brewing or distilling malt, vinous or other alcoholic beverages on-site, regardless of its underlying state licensing or marketing nomenclature where the manufacturing and production for sale of alcohol for human consumption takes place on-site, such as but not limited to, craft brewery, craft distillery, winery or wine production, cidery or cider production, and micro-sized similar establishments. If a craft alcohol industry establishment sells alcoholic beverages for consumption on the premises, the establishment must also be zoned for, and comply with, the regulations of a bar, cocktail lounge, saloon or tavern as defined in this code, unless otherwise exempt.

The Planning and Zoning Board meets on the first Tuesday of each month and the application deadline is 30 days prior.

July 5th meeting has a deadline of June 5th.

August 1st meeting has a deadline of July 7th.

September 5th meeting has a deadline of August 7th.

Sec. 28-373. - Required off-street parking.

Uses and structures located in historic preservation districts 1, 2, 3 and 4 are not required to provide off-street parking and loading.

Sec. 25-54. - Specific landscape requirements.



Development Review Committee "FRIDAY REVIEW"

Friday Review DRC Meeting: May 26, 2023
Subject Property Address: 18 ST. GEORGE ST.
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Planning Comments

Comments By: Jacob Fredriksson
jfredriksson@citystaug.com

The HP-3 zoning district falls under Classification 3.

Front - E - 4 trees and 12 shrubs

Side/rear - D - 3 trees and 6 shrubs

Bufferyard means a unit of yard with required landscaping adjacent to the property line.

Bufferyard requirements. These requirements are stated in terms of width and the number of trees and shrubs required per one-hundred (100) linear feet of bufferyard. Any of the options illustrated shall satisfy the requirements of this section. The "unit multiplier" is a factor by which the basic number of plant materials required for a given bufferyard is determined for the indicated widths of the required bufferyard.

Landscaping and bufferyards within historic preservation districts 1, 2 and 3. Within zoning districts HP-1, HP-2 and HP-3, specific bufferyard dimension requirements do not apply, but all required plant materials, walls or fences are to be installed within the site.

Other Comments:

Mobility fees will be imposed on building permits applied for. Classification of use will need to be determined before fees may be calculated.

Sec. 22-501. - License required.

This section of the City's code is concerned with outdoor seating within public right of ways, not on private property.

Information regarding the sign permitting process can be obtained by contacting Meredith Randolph at mrandolph@citystaug.com or 904-209-4325 and also at the following link:



ST AUGUSTINE
EST. 1565

Owner's Authorization For Agent

William Dale Smith (applicant) and Kara Ann Groves (attorney) is/are hereby authorized TO ACT ON BEHALF OF 18 St. George St 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: 18 St. George St. St. Augustine, FL 32084

BY: _____

Signature of Owner

Brian Navarro

Print Name of Owner

860-490-7091

Telephone Number

State of Connecticut

County of New London

Signed and sworn before me on this 2 day of June, 2023

By Brian Navarro

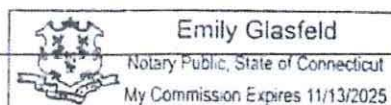
Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: _____

Emily Glasfeld

My Commission expires:



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.

18 St. George St. St. Augustine, FL 32084

Project Address: _____

Cidersmith LLC

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

18 St. George St LLC

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

[Signature]
B. J. Nunez
I + S: Member



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

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



Parcel ID	1974800000
Location Address	11 SPANISH ST 18 ST GEORGE ST SAINT AUGUSTINE 32084-0000
Neighborhood	City St Aug ON St George St (COM) (610.07)
Tax Description*	CITY OF ST AUG ALL LOTS 3 & 28 & STRIP OF LAND BEING PART OF LOTS 4 & 27 BLK 12 (EX PT IN OR51/50) OR4239/1281 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Mixed Use (Store/Office/Residential Combo) (1200)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.170
Homestead	N

Owner Information

Owner Name	18 Saint George St LLC 100%
Mailing Address	121 BARBELLA CIR SAINT AUGUSTINE, FL 32095-4854

Map



Valuation Information

	2023
Building Value	\$29,514
Extra Features Value	\$1,658
Total Land Value	\$753,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$784,172
Total Deferred	\$0
Assessed Value	\$784,172
Total Exemptions	\$0
Taxable Value	\$784,172

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	\$25,998	\$4,974	\$753,000	\$0	\$0	\$783,972	\$783,972	\$0	\$783,972
2021	\$39,900	\$4,974	\$753,000	\$0	\$0	\$797,874	\$797,874	\$0	\$797,874
2020	\$311,734	\$17,328	\$722,800	\$0	\$0	\$1,051,862	\$985,074	\$66,788	\$985,074
2019	\$232,176	\$15,504	\$650,520	\$0	\$0	\$898,200	\$895,522	\$2,678	\$895,522
2018	\$220,502	\$15,369	\$578,240	\$0	\$0	\$814,111	\$814,111	\$0	\$814,111
2017	\$230,674	\$15,414	\$578,240	\$0	\$0	\$824,328	\$824,328	\$0	\$824,328
2016	\$174,906	\$10,485	\$248,288	\$0	\$0	\$433,679	\$405,215	\$78,464	\$355,215
2015	\$173,129	\$10,530	\$240,350	\$0	\$0	\$424,009	\$390,216	\$83,793	\$340,216
2014	\$125,249	\$10,575	\$240,350	\$0	\$0	\$376,174	\$376,174	\$50,000	\$326,174
2013	\$93,869	\$2,799	\$240,350	\$0	\$0	\$337,018	\$337,018	\$50,000	\$287,018
2012	\$152,068	\$3,130	\$240,350	\$0	\$0	\$395,548	\$357,319	\$88,229	\$307,319
2011	\$155,822	\$3,459	\$265,888	\$0	\$0	\$425,169	\$358,237	\$116,932	\$308,237
2010	\$157,699	\$2,664	\$294,320	\$0	\$0	\$454,683	\$362,894	\$141,789	\$312,894

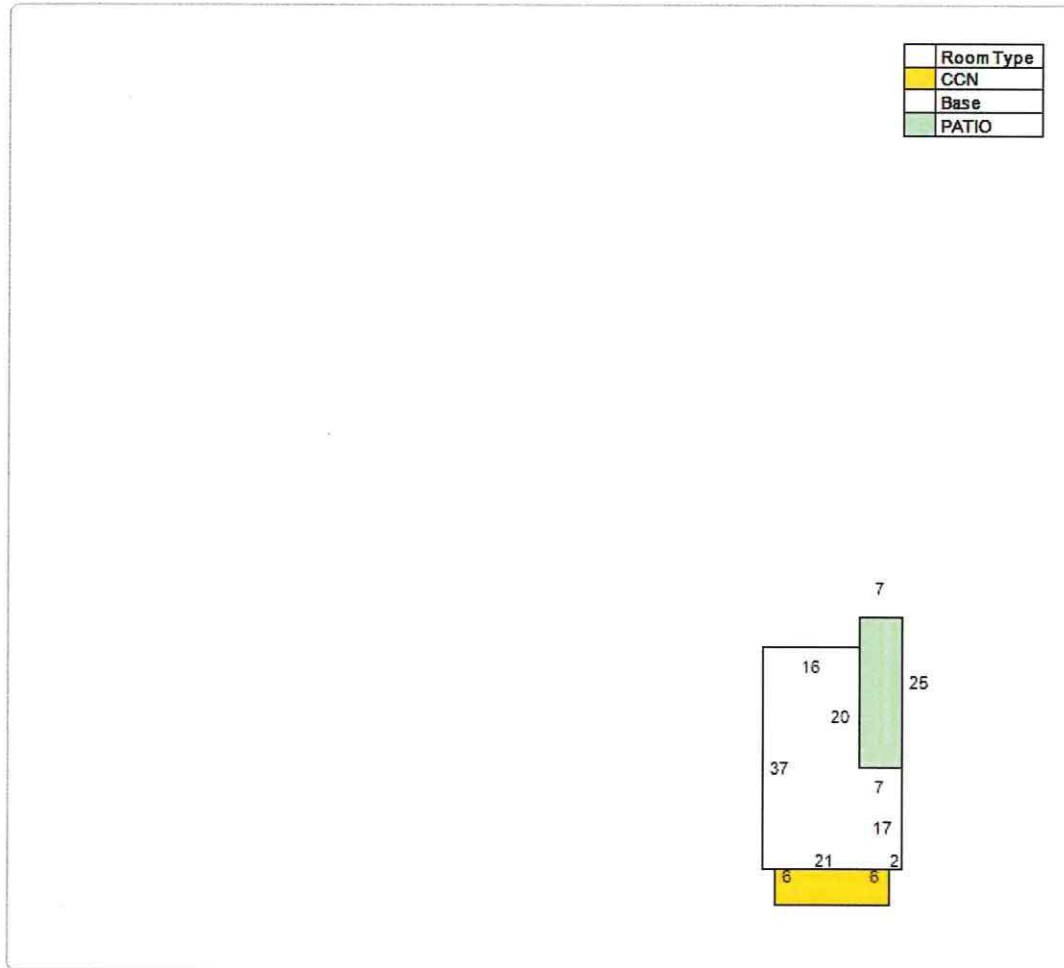
Building Information

Building	2
Year Built	1940
Actual Area	1000
Conditioned Area	711
Use	Restaurants & Cafeterias
Style	04
Class	N
Exterior Wall	Wood

Roof Cover	Modular Metal
Roof Structure	Wood Truss
Interior Flooring	Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	
Baths	

Description	Square Footage
PATIO/SLAB	175
BASE AREA	711
FINISHED CANOPY	114
Total SqFt	1000

Sketch Information



Extra Feature Information

Code Description	Status	Value
Wood Fence - 6' and Above (COM)		1658

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Mixed Use (Store/Office/Residential Combo)	32	110	7530	SF	\$753,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/15/2016	8/12/2016	\$2,497,000.00	WARRANTY DEED	4239	1281	U	I	PARKS DONNA LEE ESTATE	18 ST GEORGE ST LLC
2/17/2016	2/17/2016	\$0.00	LETTERS OF ADMN	4150	929	U	I	PARKS DONNA LEE	PARKS DONNA LEE ESTATE
	3/10/1995	\$0.00	DEATH CERTIFICATE	1455	1069	U	I	PARKS MARY BELL *** (DECD 3/10/95)	PARKS DONNA LEE
	9/1/1989	\$0.00		829	161	U	I		PARKS MARY BELL ***

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

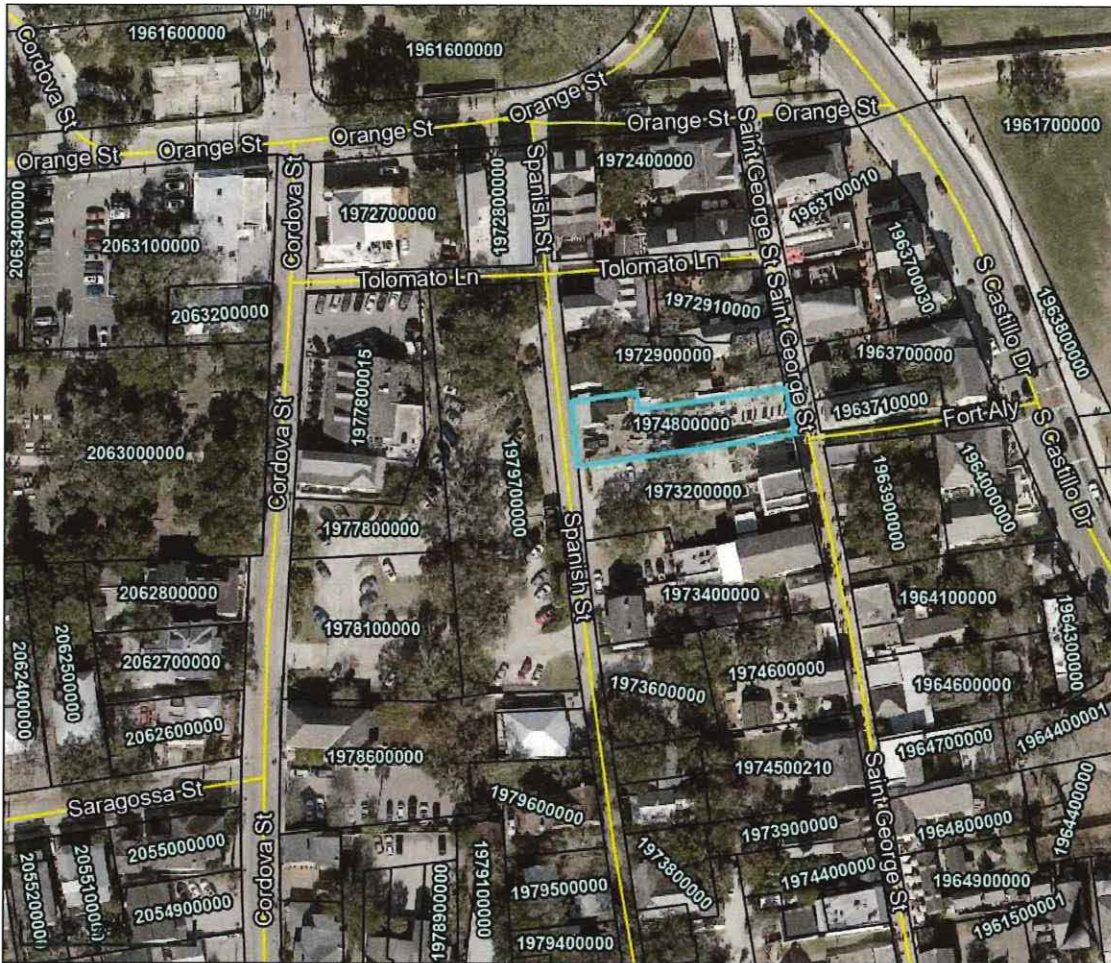
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

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Version 3.1.12



Overview



Legend

□ Parcels

Parcel ID	1974800000	Physical Address	18 ST GEORGE ST SAINT AUGUSTINE	Building Value	\$29,514	Last 2 Sales Date		Price		Reason	Qual
Property Class	1200 - Mixed Use (Store/Office/Residential Combo)	Mailing Address	18 SAINT GEORGE ST LLC	Extra Feature Value	\$1,658	8/12/2016		\$2497000		37	U
Taxing District	City of St Augustine			Total Land Value	\$753,000			0		n/a	n/a
Acres	0.17		121 BARBELLA CIR SAINT AUGUSTINE FL 32095-4854	Just Value	\$784,172						
				Total	N/A						
				Deferred Assessed Value	\$784,172						
				Total	N/A						
				Exemptions Taxable Value	\$784,172						

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

Date created: 6/5/2023

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NARRATIVE DESCRIPTION FOR ZONING DETERMINATION

Applicant: Cidersmith LLC
Address: 18 St. George St., St. Augustine, FL 32084

Applicant, Cidersmith LLC, requests Development Review Committee approval for certain proposed uses at 18 St. George St., St. Augustine, FL 32084 (the "Premises"). Specifically, Applicant intends to operate a craft, micro-cidery and restaurant (the "Proposed Use").

The Premises consists of approximately three (3) buildings, identified in green and orange in the attached site plan. *See* Exhibit "A." From west to east, the green space at left was previously a full-service restaurant with full liquor bar, converted garage, patio and porch space of approximately 2,200 sq. ft. with approval for nonfixed seating for one-hundred and fifty (150) people. Applicant intends to continue use of 1,600 sq. ft. of the existing space as a full-service restaurant, with approximately five-hundred (500) sq. ft. of buildout for a smaller kitchen than previously existed, and for restroom facility directly south of the existing space (collectively, the "Restaurant"). Applicant intends to have full, fixed seating for seventy-eight (78) people in the Restaurant, with the breakdown of fifty-eight (58) seats in the main restaurant area and twenty (20) seats in the patio area.

Immediately east of the Restaurant, identified in orange on the site plan, is the micro-cidery production facility, the smallest of the three buildings at approximately 370 sq. ft. (the "Cidery"). The Cidery will house two (2) approximately 248-gallon fermenters. In the first year, Applicant intends to produce approximately 8,000 gallons of cider and 599 gallons of mead. Within the Cidery, product will be kegged, labelled and available to drink at the restaurant and in to-go cans featured at the retail and seating area next door. The Cidery will not contain any public seating. Further, the cider will be predominantly manufactured with juice and juice concentrate. Accordingly, Applicant does not anticipate increasing the overall solid waste load for the Restaurant.

Immediately east of the Cidery, identified in green on the site plan, is new construction of retail and additional restaurant seating at approximately 1,200 sq. ft. (collectively, the "Retail and Seating" space). The Retail and Seating space will include full-service, fixed seating for twenty-two (22) people in the indoor seating area. These seats will primarily operate as spillover seating for the Restaurant. The Retail and Seating space will also include a tasting area where customers can enjoy Cidery products separate from the Restaurant. Further, certain canned cider, mead, t-shirts and other brand merchandise will be available in the sip-and-shop portion of the space.



As of now, it is Applicant's understanding that the Premises has approval for seventy-two (72) full-service, fixed seats. The aforementioned Proposed Use requests an additional twenty-eight (28) full-service, fixed seats, which Applicant believes is supported by the additional square footage of the Retail and Seating space. Further, though a portion of the Premises will be devoted to the manufacturing of cider and mead for retail sale, the Premises primarily functions as a sit-down restaurant. Applicant intends for over 50% of its sales to be food and non-alcoholic beverages.

The Premises is currently zoned HP-3, Historic Preservation District. Pursuant to Sec. 28-185, St. Augustine Code, restaurants and lounges are permitted uses within this zoning designation. Pursuant to Florida Alcoholic Beverage Law, Chapters 561-565, Florida Statutes, Applicant will hold a winery manufacturer's license (AMW) and a consumption on premises license for beer and wine products only (2COP). Cider and mead are considered wine products under state and federal law. Accordingly, Applicant will not be serving liquor at the Premises, a less intense use than existed previously. Applicant will also hold a permanent food seating license (PFS) through the Division of Hotels and Restaurants for the food service.

Applicant looks forward to the Department's feedback and direction on the aforementioned uses, and is flexible in its approach in order to address any concerns of the City.



Kara Ann Groves, Esq.

Exhibit "A"
Cidersmith Diagram



CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: July 5, 2023

RE: **CONSERVATION OVERLAY ZONE DEVELOPMENT 2022-0057**

AGENDA ITEM 7(a)

APPLICANT Ryan Carter
c/o Carter Environmental Services Inc.

OWNER San Sebastian River LLC

LOCATION Florida Avenue & Julia Street / PID 107790-0010
& 107790-0110

Continued from the April 4th Meeting

REQUEST To approve the construction of a new dock within Conservation Overlay Zone 1 and removal of significant Southern Red Cedar, Loblolly Bay, Sweetbay Magnolia, Southern Magnolia, Water Oak, Live Oak, and Laurel Oak trees within Conservation Overlay Zone 3.

LAND USE Residential Medium Density and Open Land

ZONING Residential General-Two (RG-2) & Open Lands District (OL)

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

Future Land Use Element Goals, Objectives and Policies

**Future Land Use
Summary**

The Future Land Use Element must designate the proposed future general distribution, location, and extent of the uses of land. The Future Land Use Element must also include standards for the densities and intensities of each defining land use category. To this end, the Future Land Use Element contains both a series of maps to depict the future land use pattern and a set of Goals, Objectives and Policies to fulfill the land use plan.

The Future Land Use Element serves as a guide for the development and use of land within the City of St. Augustine. This includes creating an efficient pattern and location of future land uses through the relationship between land use and preservation and livability, mobility and the transportation system, a balance of cultural and

Florida Avenue & Julia Street / PID 107790-0010 & 107790-0110
Staff Report and Recommendation

Page 1

economic resources, and protection of the City's natural resources. It establishes the framework for all the other elements of the Comprehensive Plan.

FLUE Policy 1.1.3

The development and significance of topography, vegetation, wildlife habitat, flood hazard, the 1% or 100-year flood plain and soils for specific development sites will be analyzed and their suitability determined during the review process.

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;
- protected environmentally sensitive lands;
- areas devoted to drainage and stormwater retention; and
- landscaping requirements.

FLUE Policy 1.1.6

Any development, including development within a flood prone area, will strive to maintain the natural topography and hydrology of the development site as much as possible and provide for drainage and stormwater management identified in the Infrastructure Element, open space requirements as addressed in the Recreation and Open Space Element, and safe and convenient on-site traffic flow, considering the needed vehicular parking as addressed in the Transportation and Mobility Element.

- Open space requirements will meet the LOS adopted in the Recreation and Open Space Element;
- On-site traffic will consider that adjacent properties provide interconnections to reduce requirements for road trips; and,
- Parking requirements shall be specified in terms of the number of parking spaces outlined in the land development code (LDC).

FLUE Policy 1.1.8

Development regulations shall encourage street, pedestrian and open space designs that discourage nonresidential through-traffic in residential neighborhoods, but that encourage energy and time-efficient access points and interconnections between residential areas.

FLUE Policy 1.1.10

The development approval process shall ensure that new development and redevelopment is consistent with natural drainage patterns. The approval process shall require appropriate stormwater management systems consistent with the adopted drainage levels of service, natural drainage patterns and soil conditions.

- FLUE Policy 1.1.11** The developer/owner of any site shall be responsible for the on-site management of stormwater in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.
- FLUE Policy 1.2.1** The protection of natural resources shall be accomplished by one or more of the following techniques, based on the degree of protection required:
- Limitations on development density and intensity;
 - Limitations on building placement, such as required clustering of allowable development on non-sensitive portions of a site;
 - Limitations on building coverage or impervious surface coverage;
 - Requirements for setbacks and landscaped buffers sufficient to mitigate or eliminate impacts;
 - Evaluation of proposed plan amendments to ensure that they do not contribute to urban sprawl and fail to protect natural resources;
 - Minimize land use conflicts;
 - Achieve flexibility, efficiency, and cost reduction in the provision of services and infrastructure; and
 - Reduce natural hazard risks to life and property.
- FLUE Policy 1.2.2** The City's determination of the degree of natural resource protection required shall be part of the development application and review process based on the programs outlined in the Comprehensive Plan and adopted in the land development code (LDC) and may result in conditions on development approvals.
- FLUE Objective 2.1** The City shall coordinate future land uses with the availability of facilities and services.
- FLUE Policy 2.1.1** As part of the City's permitting process, facilities and services shall meet the established level of service standards and shall be available to serve the impacts of development, or development orders and permits shall be specifically conditioned on the availability of the facilities and services necessary to serve the proposed development.
- FLUE Policy 2.1.3** The City shall encourage the development of undeveloped pockets and enclaves within developed areas to utilize existing facilities efficiently and reduce urban sprawl.
- FLUE Policy 2.1.4** The City shall continue to require developers to provide for the extension of sanitary sewer, potable water and storm drainage systems to serve their development.

- FLUE Objective 2.2** Development, redevelopment, land use plan amendments and changes to the zoning of a site shall be coordinated with the availability of adequate facilities and services.
- 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.
- FLU Objective 5.1** The City shall discourage and/or reduce urban sprawl through a future land use pattern that promotes orderly, compact development and the provision of public facilities and services that minimize costs and environmental impacts and maximizes efficiency.
- 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 5.5.1** 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 5.5.3** The City's infill, mixed-use and redevelopment policies will increase densities, proximity and diversity of land uses in an effort to encourage efficient land use patterns and reduce greenhouse gases.
- FLUE Policy 6.4.4** Residential Medium Density
- This district is intended to apply to those neighborhoods designated for single and multiple family dwellings and uses, as well as those nonresidential uses compatible and complementary with medium density residential uses, so as to create and maintain a diverse medium intensity residential character. A maximum of thirty percent (30%) of the Residential Medium Density land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity commercial, public and institutional uses including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation), as appropriate.
- For 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.

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 1.5.4	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 1.8.1	No development will be allowed in areas assigned the Open Land (Conservation) land use category as created by this 2040 Comprehensive Plan, except the following uses: 1. Existing uses within wetland areas may continue, but shall not be allowed to expand except as provided for elsewhere in this Comprehensive Plan and the City Land Development Code, and in accordance with any other applicable jurisdiction. 2. Activities designated for the purpose of conserving or protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water; floodplain management, commercially or recreationally valuable fish and shellfish, or protection of vegetative communities or wildlife habitats. 3. New development and redevelopment shall have no significant impact on the wetlands such as passive recreation, trails, wooded boardwalks, construction of wildlife management shelters, discharge structures from upland developments, utility crossings; footbridges; observation decks and similar structures not requiring dredging and/or filling for their placement or maintenance. 4. Allow for Insect Control Structures, stormwater management structures, as well as utility installation with temporary impacts to the wetlands.

5. Setbacks shall be consistent with the Conservation Overlay Zone development section of the Comprehensive Plan.

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. 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. 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 1.15.6

The City has established wetland areas as the carbon sequestration areas and established policies to encourage energy conservation throughout the City.

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 Policy 2.4.1

The City shall continue to protect wetlands by adopting land development regulations which establish minimum setbacks, identify minimum buffers in which no development would be permitted, and eliminate direct discharges. The City shall pursue no net loss of wetlands. The measurable target for this policy is the number of wetlands at the time of adoption minus the number of wetlands at the time of the next Evaluation and Appraisal Report, based on information provided by the St. Johns River Water Management District.

CCM Policy 2.4.2

The City shall protect native vegetation and wildlife habitat by adopting land development regulations which establish measures for the protection of native vegetation (trees, shrubs and grasses) and wildlife habitat. The City shall pursue retaining 50% of the native vegetation on development sites. As implemented in the land development code.

CCM Policy 2.5.1

When reviewing development proposals for public or private development, the City shall take into account the following strategies:

- a. When planning for a larger parcel or contiguous smaller parcels, emphasize a compact, clustered development pattern over a sprawling one;
- b. Preserve water body and riverine green edges in order to conserve an upland buffer that links the water to larger habitat areas;
- c. Where possible do not subdivide properties in a manner that creates multiple lots to the water's edge; instead, maintain a common community shoreline corridor with an upland component that links to larger habitat areas;
- d. Preserve native vegetation and habitat types;
- e. Preserve forested areas, the understory and native soil associations; and
- f. Avoid activities that dehydrate landscape features or alter the seasonal water flows or duration of inundation to wetlands, hammocks or water bodies.

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.

CCM Policy 2.16.13

Development and redevelopment in the City shall utilize strategies, site development techniques, engineering solutions, and best practices to reduce the flood risk and losses due to flooding in the City, including but not limited to:

1. Green street techniques to divert, capture or absorb water in a way to reduce flood impacts on private property, including, but not limited to street trees, landscaped areas and vegetative curb extensions, bioswales, vernacular streetscapes, and roadway redesign;
2. Hybrid stormwater master plan to integrate a combination of green and gray infrastructure, including but not limited to bioretention, increasing pipe capacity, stormwater parks, rain garden/bioswales, pumps, and water flow diversion strategies;
3. Underground utilities in vulnerable and feasible areas;
4. Assess parking standards and redesign parking lots with greater water capture techniques;
5. Comprehensive planning;

6. Land development regulations;
7. Increases of setback lines;
8. Natural shoreline restoration;
9. Permeable pavement;
10. Dry and wet flood proofing of structures; and
11. Green/open space.

Housing Element Goals, Objectives and Policies

Overall Housing Goal	The overall goal of the Housing Element of the Comprehensive Plan is to ensure that the City supports the provision and maintenance of an adequate inventory of affordable, safe, sanitary and energy efficient housing in stable neighborhoods that meets the needs of the City's present and future residents.
H Goal 1	Encourage and promote quality housing through new construction, maintenance, rehabilitation and preservation of safe and sanitary housing for the present and future residents of the city.
H Policy 1.1.1	The city shall continue to provide land use designations and zoning districts on the Future Land Use Map and the official zoning map, respectively, to ensure that adequate amounts of land to accommodate the projected housing needs for single family and multi-family housing units are met within the city.
H Policy 1.4.1	The city shall ensure that the residential land use designations, the associated zoning districts, and land development regulations permit a variety of housing types and densities throughout the city.
H Goal 2	Promote and assist in the provision of an ample housing supply, with a broad range of types and price levels, to meet current and anticipated housing needs so that all our residents have the opportunity to purchase or rent standard housing.
H Objective 2.1	The city will support private sector housing production capacity sufficient to meet the housing needs of existing and future residents.
H 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.
H Policy 5.1.3	The city shall promote energy efficiency, resource management and conservation for new and existing housing in an effort to keep housing costs at a minimum and to conserve resources.

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.

Floodplain means an area inundated during a ten-year flood or designated as flood hazard areas by the National Flood Insurance Program.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

Significant tree means a tree described in the following list:

Latin Name	Common Name	Minimum dbh (to Maximum dbh)
<i>Gordonia lasianthus</i>	loblolly bay	10
<i>Magnolia grandiflora</i>	magnolia, southern	18
<i>Magnolia grandiflora</i> var	magnolia, southern v. "Little Gem"	10
<i>Magnolia virginiana</i>	magnolia, sweetbay	10
<i>Quercus hemisphaerica</i>	oak, laurel	15 to 36
<i>Quercus laurifolia</i>	oak, laurel (swamp)	15 to 36
<i>Quercus virginiana</i>	oak, live (southern live oak)	18
<i>Quercus nigra</i>	oak, water	15 to 36
<i>Juniperus virginiana</i>	red cedar, eastern	8
<i>Juniperus silicicola</i>	red cedar, southern	8

The complete list of significant trees may be found in Sec. 11-27. – Definitions. of the City of St. Augustine's Code of Ordinances.

Significant tree canopy areas are defined as clusters of trees which form at least twenty-five (25) percent cover and include a variety of oak species and softwood species.

Special flood hazard areas means areas which may become inundated during a one hundred-year

(Code 1964, § 7-113; Ord. No. 96-02, § 1, 2-26-96; Ord. No. 09-17, § 1, 5-11-09; Ord. No. 15-47, § 1, 1-11-16; Ord. No. 19-03, § 1, 1-28-19)

Sec. 11-28. Issuance of building permits.

- (a) The planning and zoning board shall review all applications for development in Conservation Overlay Zone 1; all applications for development in Conservation Overlay Zone 2, except as specified in subsection (b); and all applications for development in Conservation Overlay Zone 3, except as specified in subsection (c). Such approval by the planning and zoning board shall be after a public hearing as required by chapter 28.
- (b) The planning and building division may issue permits for additions to existing structures, for construction of new secondary structures, such as fences, driveways, decks, patios, greenhouses, garages and sheds, and use permits for uses otherwise permitted to be conducted in these structures located in Conservation Overlay Zone 2 when no drainage into the marsh is proposed, no significant alteration of surface water hydrology will occur and native plant materials are preserved or replaced. The planning and building division may issue permits for the construction of new primary structures located in Conservation Overlay Zone 2 when the above conditions are met and when the subject property contains a seawall, bulkhead or rip rap shoreline, or is located within one hundred fifty (150) feet of existing development and the primary structure is located no closer to the marsh edge or to the mean high water line than are adjacent primary structures. In addition, such additions and new

structures may not exceed the lesser of seventy-five (75) feet or seventy-five (75) percent of the lot width.

- (c) The planning and building division may issue permits for structures and uses otherwise permitted and located within Conservation Overlay Zone 3 provided that all healthy significant trees are retained on the site.
- (d) Removal of a significant tree shall be approved by the planning and zoning board. All significant trees removed shall be replaced in accordance with the requirements of [chapter 25](#).

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

Sec. 11-29. Standards for review.

- (a) Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is authorized to impose limitations in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.
- (b) Permits for structures and uses located within Conservation Overlay Zone 2 shall be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect., and consistent with the purpose of Conservation Overlay Zone 2 to protect the functional integrity of Zone 1 and to protect Zone 3 from extreme high-water conditions. **At no time shall the impervious area in Conservation Overlay Zone 2 exceed twenty-five (25) percent without that area receiving treatment equivalent to the St. Johns River Water Management District water quality treatment provisions required when new development is proposed along an unaltered shoreline. The first (landward of the most restrictive jurisdictional line, which may be the mean high-water line or wetlands jurisdictional line) twenty-five (25) feet, measured in width perpendicular to the most restrictive jurisdictional line, in Conservation Overlay Zone 2 shall remain undeveloped except as provided in (1) - (4) of this subsection.** If the area is already disturbed, a restoration plan is required. The planning and zoning board is authorized to impose limitations in the following manner so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to any animal, fish or shellfish life contained therein, to avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. Rear or side lot drainage from grassed or altered areas of new development along an altered shoreline not directed to a

water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be compensated elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the twenty-five (25) feet buffer (water discharged shall be at non-erosive velocities), with the following permitted activities:

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

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

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

- (1) Site specific conditions.
- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
- (3) Natural and proposed drainage patterns.
- (4) Effect of point and nonpoint discharge in the marine environment.
- (5) Proposed soil stabilization and erosion control methods.
- (6) Impact on floodplain.
- (7) Impact of development on vegetative and animal communities.

- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
 - (9) Effect of shade on vegetation and shellfish.
 - (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
 - (11) Impact of development on shoreline by linear feet and percent of site.
 - (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
 - (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
 - (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
 - (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
 - (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
 - (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.
- (d) Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover, or cause the removal of significant trees. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation.

- (1) In determining whether or not a permit required by this section should be issued, the city planning and zoning board shall consider and base all decisions on the following:
 - a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
 - b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
 - c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
 - d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
 - e. Whether the tree has been designated a significant tree.
 - f. Impact upon the urban and natural environment, including:
 1. Ground and surface water stabilization.
 2. Water quality and aquifer recharge.
 3. Ecological impacts.
 4. Noise pollution.
 5. Air movement.
 6. Air quality.
 7. Wildlife habitat.
 - g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.
- (e) Issuance of permit. The planning and building division shall issue the removal permit for trees not identified as significant trees under [section 11-27](#) unless, upon consideration of the criteria set forth above, it finds any of the following will result:
 - (1) That the property owner or agent will not be unreasonably affected in shifting the location of the proposed structure, building or improvement, which shift will maintain the existence of the subject trees and still permit construction of such building or improvement on the site.
 - (2) That the property owner or agent will not be unreasonably affected in modifying the design of the proposed structure, building or other improvement, which modification will maintain the existence of the trees proposed to be removed and still permit construction substantially similar to that originally proposed.
 - (3) That the removal of the subject trees will have a substantial adverse impact on the urban and natural environment.
 - (4) That the subject trees are significant trees and removal must be reviewed by the planning and zoning board.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

(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)

STAFF SUMMARY AND ANALYSIS

The requests made by the applicant are for the construction of a dock within Conservation Overlay Zone 1 as well as removal of significant trees within Conservation Overlay Zone 3. The reason for seeking Conservation Overlay Zone development approval is to allow for a proposed development plan to build apartment buildings, townhomes, and a single-family home along the San Sebastian River in West City along Florida Avenue and Julia Street. This application has appeared before the board several times within the past year and has generated consistent involvement from residents of West City, including the Ravenswood Neighborhood, in hopes of working towards a plan that meets the goals and needs of the city without compromising the quality of life in the immediate vicinity.

The applicant has spent the past several months modifying the previous development proposal to take into consideration previous comments and concerns of the residents of West City as well as the Planning and Zoning Board. The most significant difference between previous plans and the current one is there is now a continuous twenty-five (25) foot buffer from the most restrictive jurisdictional wetland line and any type of development, save a small portion of Basin 2 which is adjacent to the proposed townhomes. Previous plans had called for the filling of wetlands and constructing a bulkhead in order for all multi-family dwelling units to have ingress and egress access from Florida Avenue. The current proposed site plan is now divided to take into consideration and protect this area of wetlands, that also serves as a natural drainage path, located in the southern portion of the roughly six and a half (6.5) acre site.

The applicant has provided documents that illustrate the City's three Conservation Overlay Zones at this property, but upon further review it appears that the indicated Conservation Overlay Zone 2 boundaries may not be accurate. Even though the exhibits provided may not be accurate staff have reviewed a modified document that staff believes more accurately delineates COZ 2 and has determined that there are no issues with the Conservation Overlay Zone 2 development that is proposed.

A potential concern regarding Conservation Overlay Zone 2 would be the access to the proposed dock as details for this connection to the marsh or uplands are not provided. Additionally, staff would like clarification of whether this dock is for private use at the single-family home or for shared use with all residents of the development.

As for the first request for Conservation Overlay Zone 1 development to construct a new dock under Sec. 11-29. – Standards for review, applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria.

The applicant did not provide documentation for this section of the code, staff analysis is found below.

- (1) Site specific conditions.
 - This approximately 6.5-acre site is located in West City and sits along the San Sebastian River with approximately nine hundred (900) feet of river frontage. This property is also heavily wooded with a diverse mix of tree species and sizes.
- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
 - The property sits on the San Sebastian River and is adjacent to single-family homes to the north, west, and south.
- (3) Natural and proposed drainage patterns.
 - Drainage patterns will be altered, but with the protection of wetland areas, existing drainage paths, and introduction of stormwater retention facilities these potential alterations is accounted for.
- (4) Effect of point and nonpoint discharge in the marine environment.
 - Point and nonpoint discharge will not be altered.
- (5) Proposed soil stabilization and erosion control methods.
 - Soil stabilization and erosion control methods are documented on civil engineering plans provided and will be thoroughly reviewed when the applicant submits plans to the city.
- (6) Impact on floodplain.
 - Most of this property is located in an AE flood zone and will need to meet the minimum building requirements of development in an AE flood zone. The proposed apartment buildings and single-family home are documented on plans to be built in a way that has less impact compared to slab on grade construction.
- (7) Impact of development on vegetative and animal communities.
 - Vegetative impacts: The request for tree removal as part of this development shows an effort in maintaining much of the tree canopy and will install less mature trees as part of minimum landscaping requirements to maintain the canopy into the future.
 - Animal community impacts: This information has not been provided by the applicant.
- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
 - There will be no storage of pollutants or the use of poisonous chemicals and materials.
- (9) Effect of shade on vegetation and shellfish.
 - Minimal shading as part of dock development.
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
 - N/A
- (11) Impact of development on shoreline by linear feet and percent of site.
 - There is a continuous 25-foot buffer between the most restrictive jurisdictional wetland line and any proposed development to ensure minimal shoreline impacts.

- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
 - Vistas and scenic opportunities will not be impacted by this development due to the location of structures as well as number of trees being retained.
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
 - The applicant has provided tree removal plans that clearly show where existing trees shall be retained.
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
 - This proposed development plan calls for 42,443 square feet of development within a 246,921 square foot site.
- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
 - N/A
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
 - The applicant has not indicated any impacts to shellfish, commercial fish, sport fish, or waterfowl,
- (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.
 - N/A

The second request in this application is for Conservation Overlay Zone 3 development and has been documented on an attached Demolition Plan. In addition to this site plan a tree table has been provided by Borton Design, Inc. which documents all trees on-site which includes the trees proposed to be removed. Thirteen (13) significant trees in total are proposed to be removed while thirty-four (34) are documented as being retained on the property. The provided tree table also states that there are 934 total credits and 206 debits with the proposed tree removal plan. While an excess of credits does not require tree mitigation, required landscaping will still need to be reviewed during the civil plan review process.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

There are several significant trees of note listed below with concerns of retention and removal:

- 22" Live Oak located on the eastern side of the townhome parking lot.
- 20" Southern Magnolia located between buildings 5 and 6.
- 19" Laurel Oak located between buildings 3 and 4.
- 32" Southern Magnolia located between buildings 2 and 3.
- 32" Live Oak located between buildings 1 and 2.
- 23" Sweetbay located next to the driveway of the single-family home.

These six trees are shown on the demolition plan as being removed, but may have the potential to be preserved based on the current configuration and are also shown on the EcoVillage Plan as remaining. In addition to this these trees are also being counted as preserved trees in the Borton Design, Inc. tree table; staff would recommend that this concern is clearly addressed by the applicant.

STAFF RECOMMENDATION

Based on a review of section 11-29 staff finds that the board can **APPROVE** the construction of a new dock within Conservation Overlay Zone 1 and removal of previously listed significant trees within Conservation Overlay Zone 3 with clarification of the proposed preservation or removal of the above listed trees at Florida Avenue and Julia Street / PID 107790-0010 & 107790-0110.

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



Jacob Fredriksson
Senior Planner
Planning and Building Department



42 Masters Drive
St. Augustine, FL 32084
Tel: 904.540.1786
www.carterenv.com

June 7, 2023

Jacob Fredriksson
City of St. Augustine
Planning and Building Department
75 King Street, Lobby B
St. Augustine, FL 32085

Subject: Supplemental Submittal Information
Eco Village Florida Avenue 2022-0057

Dear Jacob:

This letter is in response to your email to summarize the Planning and Zoning Board's requests made during the April 4, 2023, meeting, and the project teams submittal responses.

Most concerns from the board were regarding the proposed wetland impact and bulkhead. As you'll see in the current plans, the applicant has eliminated wetland impacts and the bulkhead by splitting the project into a northern and southern development area. The choice to split the project into two areas was made based on requests by board members during the April 4, 2023, meeting.

Additionally, there were concerns regarding the alignment of the stormwater outfall pipe discharging in the wetlands with the potential to backflow and cause flooding. The current proposed stormwater system has been redesigned to discharge in the uplands near the protective upland buffer, thus eliminating that tail water concern.

Further, a request was made by the board to investigate the possibility of converting the land into single-family lots. This is not financially feasible. Also, the landowner was open to the possibility of selling the property to the city for conversion to a city park, but based on conversations, this doesn't appear possible.

In summary, the project has eliminated the wetland impacts and the bulkhead based on requests by the board. Considering the elimination of wetland impacts, placing a Conservation Easement (CE) over the remaining wetlands and upland buffer doesn't seem necessary. Additionally, the board had no concerns over the current proposed dock.

I trust that this information is sufficient for staff and the board members to make their decision during the July Planning and Zoning Board Meeting. Please contact me with any questions.

Sincerely,

Ryan A. Carter, PWS
Vice President

Tracey Mullins

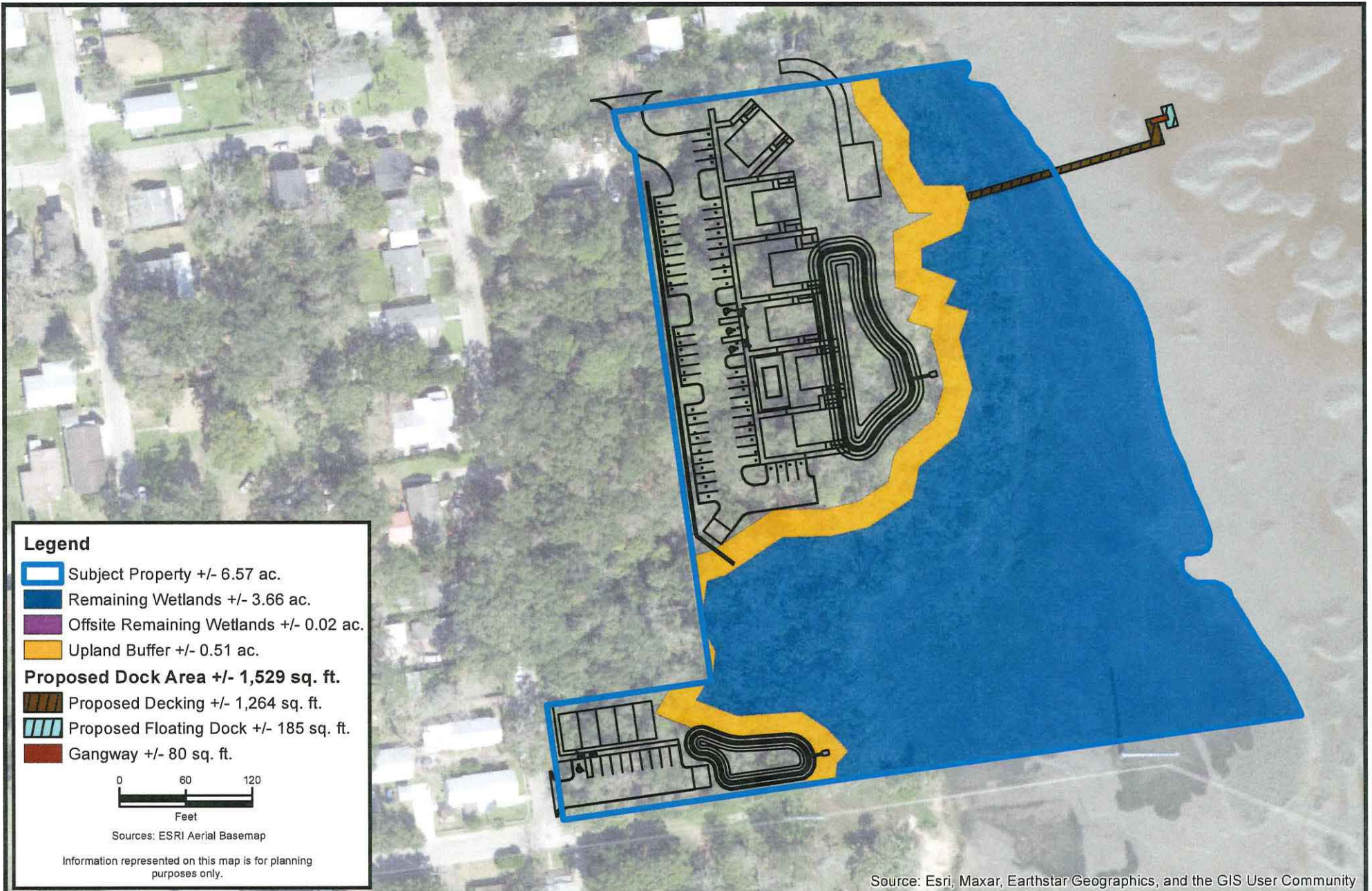
From: Ryan Carter <ryan@carterenv.com>
Sent: Monday, June 5, 2023 8:30 PM
To: Jacob Fredriksson
Cc: Amy Skinner; Tracey Mullins; A. J. 'Jay' Brown, Jr., PE; Tim Boehlein, PE; Gabe Sanz, El; Borton Design; Dale Parsons; Chris Potts, PE; Michael Carpenter; brandonparsonsrealty@gmail.com
Subject: Eco Village Florida Avenue 2022-0057 - Supplemental Submittal Information
Attachments: TR-EcoVillage (06-02-23).pdf; TR-EcoVillagePlan 6-02-23.pdf; 2023-06-02 Current Civil Plans.pdf

Hey Jacob,

Attached is the updated civil engineering plans and tree removal calculations and map for the Eco Village Florida Avenue project. Today is the deadline for submittal to make the July 5th PZB meeting agenda. We just received the cad file this evening, so we'll email you the environmental maps tomorrow. You'll notice that per the PZB request, there are no wetland impacts and the project has been split into two. Also, I will not be able to attend on July 5th. The architect/owner, project engineer, arborist and my associate, Mike Carpenter, will be there. Please contact me with any questions. Thanks.

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





**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Proposed Site Conditions, Post-Survey

EcoParc - Florida Avenue

Project: 5.21678

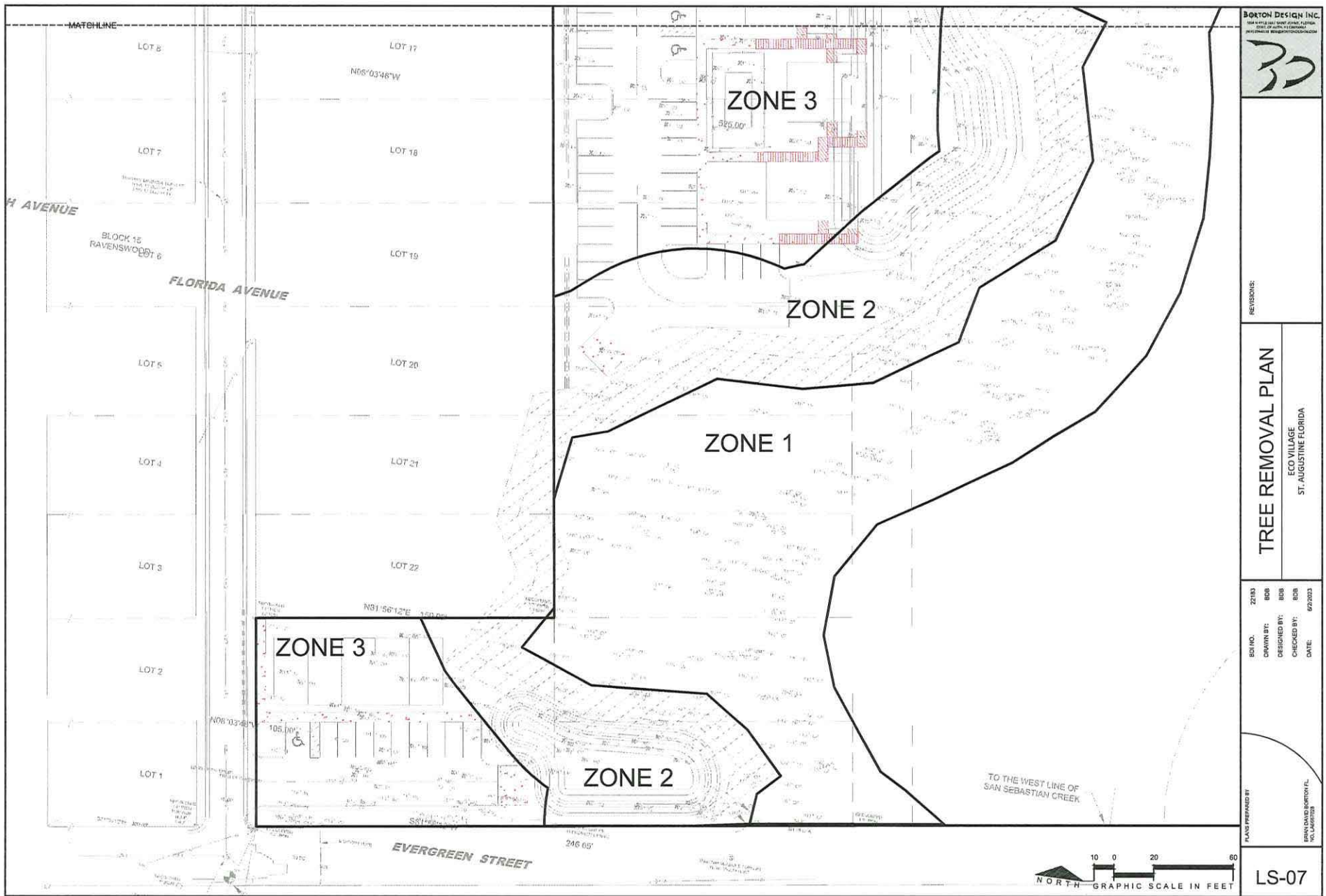
St. Augustine, Florida

Date: Jun 06 2023

Figure:

5





Tracey Mullins

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Sent: Monday, June 5, 2023 8:30 PM
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ECO VILLAGE ST. AUGUSTINE, FLORIDA - TREE TABLE 02-13-2023

PROTECTED TREES IN WETLAND BUFFER										PROTECTED TREES REMOVED										ABBRV		TREE NAME	
QTY.	TYPE	ZONE	S	DBH	RAD	STB	STC	CEA	STI	QTY.	TYPE	ZONE	S	DBH	RAD	STB	STC	CEA	STI	LV	LIVE	TR	NAME
1	YH	2	1	3	1.5	7.0686	1	1	3	1	SM	2	3	1.5	7.0686	0.5	0.5	3	3	CP	CABBAGE PALM		
1	LA	2	1	4	2	25.133	1	1	8	1	YH	2	3	1.5	7.0686	0.5	0.5	3	3	CE	RED CEDAR		
6	LA	2	1	4	2	75.398	1	1	24	1	WO	2	3	1.5	12.551	0.5	1.5	12	12	LA	LAUREL OAK		
1	CE	2	1	5	2.5	19.635	1	1	5	1	YH	2	4	2	12.556	0.5	0.5	10	10	SP	SLASH PINE		
3	LV	2	1	5	2.5	58.905	3	1	15	1	CP	2	6	3	28.274	0.5	0.5	6	6	SM	SOUTHERN MAGNOLIA		
5	CP	2	1	6	3	141.37	5	1	30	1	LV	2	6	3	28.274	0.5	0.5	6	6	LB	LOBLOLLY BAY		
1	LB	2	1	6	3	28.274	1	1	6	1	WO	2	6	3	141.37	2.5	0.5	30	30	WO	WATER OAK		
2	LV	2	1	6	3	35.485	2	1	12	1	CE	3	7	3.5	38.485	1	1.0	7	7	LP	LOBLOLLY PINE		
1	LA	2	1	7	3.5	38.485	2	2	7	1	LV	2	7	3.5	38.485	1	1.0	7	7	YH	YAUPON HOLLY		
1	LV	2	1	7	3.5	115.45	6	2	21	1	LV	2	8	4	50.265	1	1.0	8	8	MA	RED MAPLE		
1	LV	2	1	8	4	50.265	2	2	8	1	CP	2	9	4.5	127.23	2	1.0	18	18	BA	SWEETBAY		
1	MA	2	1	8	4	50.265	2	2	8	1	CP	2	9	4.5	190.85	3	1.0	27	27	MG	MAGNOLIA		
1	LV	2	1	9	4.5	63.617	2	2	9	1	CE	3	10	5	78.54	1	1.0	10	10	PE	PECAN		
1	LA	2	1	9	4.5	63.617	2	2	9	1	CP	2	10	5	78.54	1	1.0	10	10	BC	BLACK CHERRY		
1	LV	2	1	9	4.5	190.85	6	2	27	1	WO	2	11	5.5	95.033	1	1.0	11	11	SB	SUGAR BERRY		
2	CP	2	1	10	5	157.08	4	2	20	1	CP	2	12	6	113.1	1.5	1.5	12	12				
2	CP	2	1	10	5	157.08	4	2	20	1	CP	2	12	6	226.19	3	1.5	24	24				
2	LV	2	1	11	5.5	190.07	4	2	22	1	CP	2	12	6	113.1	1.5	1.5	12	12				
2	LV	2	1	11	5.5	190.07	4	2	22	1	CP	2	12	6	113.1	1.5	1.5	12	12				
8	CP	2	1	12	6	904.78	24	3	96	1	CP	2	13	6.5	132.73	1.5	1.5	13	13				
1	CP	2	1	12	6	452.39	12	3	48	1	CP	2	14	7	615.75	6	1.5	56	56				
1	CP	2	1	13	6.5	132.73	3	3	13	1	CP	2	15	7.5	176.71	1.5	1.5	15	15				
1	LV	2	1	13	6.5	132.73	3	3	13	1	CP	2	15	7.5	176.71	1.5	1.5	15	15				
1	WO	2	1	14	7	769.69	15	3	70	1	LV	2	16	8	201.06	1.5	1.5	16	16				
1	CP	2	1	14	7	769.69	15	3	70	1	SP	2	18	9	254.47	1.5	1.5	18	18				
1	LV	2	1	14	7	153.94	3	3	14	1	BA	2	22	11	380.13	2	2.0	22	22				
1	CP	2	1	16	8	201.06	3	3	16	1	SP	2	22	11.5	415.48	2	2.0	22	22				
1	LV	2	1	16	8	201.06	3	3	16	1	BA	2	22	11.5	415.48	2	2.0	22	22				
1	LV	2	1	16	8	201.06	3	3	16	1	CE	3	21	13.116	1.5	1.5	21	21					
1	LV	2	1	16	8	201.06	3	3	16	1	CE	3	21	13.116	1.5	1.5	21	21					
1	LV	2	1	16	8	201.06	3	3	16	1	CE	3	21	13.116	1.5	1.5	21	21					
1	LV	2	1	16	8	201.06	3	3	16	1	CE	3	21	13.116	1.5	1.5	21	21					
1	LV	2	1	16	8	201.06	3	3	16	1	CE	3	21	13.116	1.5	1.5	21	21					
1	LV	2	1	16	8	201.06	3	3	16	1	CE	3	21	13.116	1.5	1.5	21	21					
1	LV	2	1	16	8	201.06	3	3	16	1	CE	3	21	13.116	1.5	1.5	21	21					
1	LV	2	1	16	8	201.06	3	3	16	1	CE	3	21	13.116	1.5	1.5	21	21					
1	LV	2	1	16	8	201.06	3	3	16	1	CE	3	21	13.116	1.5	1.5	21	21					
1	LV	2	1	16	8	201.06	3	3	16	1	CE	3	21	13.116	1.5	1.5	21	21					
1	LV	2	1	16	8	201.06	3	3	16	1	CE	3	21	13.116	1.5	1.5	21	21					
1	LV	2	1	16	8	201.06	3	3	16	1	CE	3	21	13.116	1.5	1.5	21	21					
1	LV	2	1	16	8	201.06	3	3	16	1	CE	3	21	13.116	1.5	1.5	21	21					
1	LV	2	1	16	8	201.06	3	3	16	1	CE	3	21	13.116	1.5	1.5	21	21					
1	LV	2	1	16	8	201.06	3	3	16	1	CE	3	21	13.116	1.5	1.5	21	21					
1	LV	2	1	16	8	201.06	3	3	16	1	CE	3	21	13.116	1.5	1.5	21	21					
1	LV	2	1	16	8	201.06	3	3	16	1	CE	3	21	13.116	1.5	1.5	21	21					
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1	LV	2	1	16	8	201.06	3	3	16	1	CE	3	21	13.116	1.5	1.5	21						

Borton Design, Inc.
Brian D. Borton, R.L.A.,
Certified Arborist
bdb@bortondesign.com
Phone 904-287-1996

GENERAL DEVELOPMENT NOTES

1. TITLE: ECOVILLAGE
2. LAND OWNER:

SAN SEBASTIAN RIVER LLC,
2909 FAIRGREEN ST,
ORLANDO, FL 32803
2. APPLICANT:

SAN SEBASTIAN RIVER LLC,
2909 FAIRGREEN ST,
ORLANDO, FL 32803
3. ENGINEER:

JBPRO
4420 US-1 S, SUITE 1
ST. AUGUSTINE, FL 32086
4. SURVEYOR:

SHANNON SURVEYING, INC.
499 N STATE ROAD 434
ALTAMONTE SPRINGS, FL 32714
5. ARCHITECT:

T.B.D.
6. TAX PARCEL NO.: 1077900010
7. PROPERTY ADDRESS: FLORIDA AVE
8. SECTION: 37
TOWNSHIP: 7
RANGE: 30
9. PRESENT ZONING: RESIDENTIAL, GENERAL-TWO (RG-2) + OPEN LANDS (OL)
10. FUTURE LAND USE: RESIDENTIAL C
11. DEVELOPMENT DATA:

TOTAL PROJECT AREA

TOTAL DEVELOPABLE AREA

BUILDING AREA

PAVEMENT & SIDEWALK AREA

TOTAL IMPERVIOUS AREA

OPEN AREA

= 246,821 SF

= 102,860 SF

= 12,310 SF

= 30,133 SF

= 42,443 SF

= 60,417 SF

= 100.00%

= 11.97%

= 29.30%

= 41.27%

= 58.73%
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD VERIFICATION ABOVE OR BELOW GROUND AND/OR APPLICABLE CODES, THEY SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTION TO AVOID DAMAGE TO ADJACENT PROPERTY AND WILL BE HELD SOLELY RESPONSIBLE FOR ANY THAT OCCURS.
13. JBPRO AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.
14. ANY AND ALL WORK CONDUCTED WITHIN THE CITY OF ST. AUGUSTINE RIGHT OF WAY MUST BE IN ACCORDANCE WITH THE APPLICABLE LAND DEVELOPMENT CODES.
15. ALL ELEVATIONS SHOW HEREIN ARE REFERENCED TO NORTH AMERICAN GEODETIC VERTICAL DATUM 1988 (NACD88).

REGULATORY AGENCIES

DEP - WATER & SEWER
8800 BAYMEADOWS WAY, SUITE 100
JACKSONVILLE, FL 32256
CONTACT: JENNIFER LYLES
PHONE: (904) 256-1700

CITY OF ST. AUGUSTINE PUBLIC WORKS
75 KING STREET
ST. AUGUSTINE, FL 32084
CONTACT: JONATHAN FOSTER, P.E.
PHONE: (904) 209-4273

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
7775 BAYMEADOWS WAY W#102
JACKSONVILLE, FL 32256
CONTACT:
PHONE (904) 730-6270

CONTRACTOR SHALL USE SUNSHINE ONE-CALL (CALL 811 BEFORE YOU DIG)
PRIOR TO ANY EXCAVATION ON SITE.

CONSTRUCTION DRAWINGS
OF
ECOVILLAGE
FOR
SAN SEBASTIAN RIVER
LLC



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION:

LOTS 1 THROUGH 12, 23 AND 24, BLOCK 16, OF THE RAVENSWOOD TRACT, ACCORDING TO THE OFFICIAL MAP OF NEW AUGUSTINE DATED JUNE 1918, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, ST. JOHNS COUNTY, FLORIDA.

TOGETHER WITH THAT PORTION OF SEBASTIAN AVENUE BEING PART OF THE RAVENSWOOD TRACT, IN THE CITY OF ST. AUGUSTINE, FLORIDA ACCORDING TO SAID MAP OF NEW AUGUSTINE, BOUNDED ON THE SOUTH BY THE NORTH LINE OF EVERGREEN (JOHN) STREET, AND ON THE NORTH BY THE SOUTH LINE OF JULIA STREET, BOTH EXTENDED EASTERLY TO THE EAST LINE OF SEBASTIAN AVENUE, WHICH WAS VACATED BY ORDINANCE #76-27, PASSED BY THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA, ON JULY 12, 1976, A CERTIFIED COPY OF WHICH WAS RECORDED IN OFFICIAL RECORDS BOOK 312, PAGE 543, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

TOGETHER WITH THAT TRACT, PIECE OR PARCEL OF LAND LYING EAST OF THAT PORTION OF SEBASTIAN AVENUE DESCRIBED NEXT ABOVE WHICH WAS VACATED BY THE CITY OF ST. AUGUSTINE, FLORIDA, BY ORDINANCE #76-27, AND LYING WEST OF THE CHANNEL OF SAN SEBASTIAN CREEK OR RIVER AND BETWEEN THE NORTH LINE OF EVERGREEN (JOHN) STREET AND THE SOUTH LINE OF JULIA STREET, BOTH EXTENDED EASTERLY TO THE CHANNEL OF SAID SAN SEBASTIAN CREEK OR RIVER.

ECOVILLAGE	
SHEET INDEX	
SHEET NO.	TITLE
C0.00	COVER SHEET
C0.01	LEGEND, ABBREVIATIONS, AND NOTES
C1.00	DEMOLITION PLAN
C1.01	EROSION & SEDIMENTATION CONTROL PLAN
C1.02	STORMWATER POLLUTION PREVENTION PLAN
C2.00	DIMENSION PLAN
C3.00-C3.01	PAVING, GRADING & DRAINAGE PLAN
C3.02-C3.03	BASIN DETAILS AND NOTES
C4.00	UTILITY PLAN
C4.01	COSA WATER AND WASTEWATER NOTES
C5.00	DETAILS & NOTES
LS1.0	LANDSCAPE PLAN & NOTES
SUR-1	BOUNDARY & TOPOGRAPHIC SURVEY

FLOOD ZONE CERTIFICATION

THIS SITE IS SHOWN IN SPECIAL FLOOD HAZARD ZONE "X" AND ZONE "AE" PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12109-C0314J, DATED DECEMBER 7, 2018

REVISIONS			
NO.	DATE	DESCRIPTION	DRAWN/APPR

ENGINEER OF RECORD:	CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842
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PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR
THE PURPOSE OF REVIEW ONLY
AND IS NOT INTENDED FOR
FINAL PERMITTING, BIDDING, OR
CONSTRUCTION PURPOSES.

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE:

COVER SHEET

CLIENT:

SAN SEBASTIAN RIVER, LLC

PROJECT:

ECOVILLAGE

DATE:

JUNE 2023

PROJECT NO.:

566-22-01

SHEET NO.:

C0.00

PAVING, GRADING AND DRAINAGE SPECIFICATIONS

- ALL DRAINAGE CONSTRUCTION, INCLUDING MATERIALS, CONSTRUCTION TECHNIQUES, AND TECHNICAL STANDARDS, SHALL BE IN ACCORDANCE WITH THE LATEST FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE LATEST FOOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
- ALL AREAS OF NEW CONSTRUCTION SHALL BE CLEARED AND GRUBBED. SUITABLE TOP SOIL REMAINING ON-SITE MAY BE STOCKPILED FOR FINE GRADING IN LANDSCAPED AREAS. THE CONTRACTOR SHALL FURNISH ALL FILL REQUIRED AND DISPOSE OF ALL EXCESS OR UNSUITABLE MATERIAL OFF-SITE IN ACCORDANCE WITH ALL REGULATORY REQUIREMENTS. TREES TO REMAIN SHALL BE PROTECTED PRIOR TO STARTING CONSTRUCTION AND SHALL BE PROTECTED THROUGHOUT SITE CONSTRUCTION.
- ALL NEW ASPHALT PAVEMENT CONSTRUCTION SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
 - EARTHWORK FILL MATERIALS SHALL CONFORM TO AASHTO SOIL GROUPS A-1, A-2, A-3, OR A-4 AND SHALL BE PLACED IN 4" - 12" LOOSE LIFTS AND COMPACTED TO 95% DENSITY USING MODIFIED PROCTOR METHOD (AASHTO T-99).
 - SUBSOIL EXCAVATION: WHERE SUBSOIL EXCAVATION IS REQUIRED, UNSUITABLE MATERIALS SHALL BE REMOVED TO A DEPTH OF 16" BELOW THE LIMEROCK BASE AND BACKFILLED WITH CLEAN FILL.
 - STABILIZED SUBGRADE: ALL STABILIZED MATERIAL SHALL CONFORM TO SECTION 914 AND PLACED ACCORDING TO SECTION 180 IN ONE 12" MINIMUM COMPACTED LIFT. SUBGRADE SHALL BE STABILIZED TO A MINIMUM LBN VALUE OF 40 PER DESIGN SECTION.
 - BASE COURSE: ALL MATERIAL SHALL BE LIMEROCK CONFORMING TO SECTION 911 AND PLACED ACCORDING TO SECTION 200 IN ONE 4" (PER DESIGN SECTION) MINIMUM COMPACTED LIFT. ALL BASE MATERIAL SHALL BE COMPACTED TO 98% DENSITY BY MODIFIED PROCTOR METHOD (AASHTO T-99). THE PRIME COAT SHALL CONFORM TO SECTION 300.
 - ASPHALTIC CONCRETE: ALL ASPHALTIC CONCRETE MATERIAL SHALL BE SUPERPAVED (TYPE & THICKNESS PER DESIGN SECTION) AND SHALL CONFORM TO SECTION 334. ALL ASPHALTIC CONCRETE CONSTRUCTION SHALL CONFORM TO SECTION 330.
 - ALL CONCRETE USED FOR CONSTRUCTION OF DRAINAGE STRUCTURES, SIDEWALKS, SPILLWAYS, CURBING, ETC. SHALL BE CLASS I CONFORMING TO SECTION 346.
 - SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 322.
 - HIGH PERFORMANCE POLYPROPYLENE PIPE (HP) SHALL CONFORM TO SECTION 448.
 - SILT FENCE SHALL BE TYPE III PER FOOT INDEX NO. 102.

GENERAL CONSTRUCTION NOTES

- TRAFFIC CONTROL WITHIN EXISTING R/W SHALL BE IN ACCORDANCE WITH LATEST MUTCD OR FOOT STANDARDS FOR CONTROL OF TRAFFIC THROUGH WORK ZONES.
- CITY OF ST. AUGUSTINE SHALL BE NOTIFIED 24 HOURS IN ADVANCE FOR INSPECTION OF PERTINENT STAGES OF CONSTRUCTION WITHIN THEIR R/W. SUCH STAGES INCLUDE SUBGRADE PREPARATION, LIMEROCK PLACEMENT, INSPECTION OF THE SHEET LIMEROCK BASE PRIOR TO THE PLACEMENT OF ASPHALT, AND OTHERS AS REQUIRED FOR APPROVAL.
- WHERE SUBSOIL EXCAVATION IS REQUIRED, THE LIMITS OF EXCAVATION SHALL BE A MINIMUM OF 16" BELOW THE LIMEROCK BASE. EXACT LOCATIONS OF SUBSOIL EXCAVATION SHALL BE AS DIRECTED BY CITY OF ST. AUGUSTINE.
- CONTRACTOR SHALL DISPOSE OF SUBSOIL EXCAVATED MATERIALS (UNUSABLE FOR FILL) OFF-SITE TO A PERMITTED LOCATION OR PER AN APPROVED DISPOSAL PLAN AND LOCATION SITE.
- ALL ROADSIDE PUBLIC UTILITY EASEMENTS (PUE'S) ARE TO BE CLEARED AND GRUBBED.
- TRAFFIC CONTROL AND SIGNING FOR CONSTRUCTION WITHIN OR INTERSECTING EXISTING CITY OR STATE RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH FOOT INDEX NO. 606 THRU 651 AND THE MUTCD, AS APPROPRIATE. WHERE POST MOUNTED SIGNS ARE REQUIRED, THE FIRST TWO WARNING SIGNS SHALL HAVE AN 18" x 18" ORANGE FLAG AND A TYPE 8 (HIGH INTENSITY, FLASHING) WARNING LIGHT OPERATING AT ALL TIMES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES WITHIN THE WORK LIMITS OF ALL IMPROVEMENTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES DURING CONSTRUCTION. IN THE EVENT THAT A UTILITY CONFLICT OCCURS, CONTRACTOR SHALL NOTIFY JBPPO AND THE UTILITY PROVIDER TO COORDINATE REMEDIAL ACTION.
- ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE SEED, FERTILIZED, AND MULCHED UNLESS SEEDING IS OTHERWISE SPECIFIED. SEEDING IS REQUIRED ON ALL SLOPES 3:1 OR STEEPER.
- CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF ALL FOREIGN DEBRIS AND MATERIAL OFF-SITE. DISPOSAL METHODS AND LOCATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND REQUIREMENTS.

EROSION AND SEDIMENTATION CONTROL

- SEE DEMOLITION AND TREE PROTECTION PLAN FOR SPECIFIC EROSION/SEDIMENTATION CONTROL MEASURES.
- SILT FENCING AND/OR STAKED HAYBALES SHALL BE CONSTRUCTED WHERE SHOWN ON THE DRAWINGS PRIOR TO STARTING CONSTRUCTION. ALL STORMDRAIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH FOOT INDEX NO. 102.
- ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL BE INSPECTED AT LEAST ONCE PER WEEK AND AFTER 1/2" OR GREATER RAINFALL.
- ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL BE MAINTAINED UNTIL VEGETATION IS FULLY ESTABLISHED.
- THE STORMDRAIN SYSTEM SHALL BE FLUSHED OUT TO REMOVE ALL ACCUMULATED DEBRIS AND SEDIMENT UPON COMPLETION OF CONSTRUCTION.
- ALL DISTURBED AREAS IN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED BY COMPLETION OF CONSTRUCTION. GRASS SEEDING RATES AND MIXTURES SHALL BE PER FOOT INDEX NO. 104. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.
- DEBRIS IN THE ISOLATOR ROWS OF THE EXFILTRATION SYSTEM SHALL BE MANUALLY REMOVED OR VACUUMED UPON COMPLETION OF CONSTRUCTION.

STORMWATER MAINTENANCE NOTES

1. MAINTENANCE PLAN

- THE EXFILTRATION SYSTEM SHALL BE INSPECTED MONTHLY AND CLEARED/VACUUMED IF ANY ACCUMULATED SEDIMENT HAS BUILT UP.
- THE EXFILTRATION BASIN, STORMPIPES AND DRAINAGE STRUCTURES SHALL BE INSPECTED SEMI-ANNUALLY FOR STRUCTURAL SOUNDNESS AND OPERATIONAL FUNCTION. ANY DEFECTS DISCOVERED SHOULD BE REPAIRED TO ORIGINAL DESIGN CONDITION.
- THE STORMPIPES SHALL BE CLEARED OUT OF ANY ACCUMULATED SEDIMENTATION BUILDUP ANNUALLY. IF THE EXFILTRATION SYSTEM IS SHOWING EXCESSIVE SEDIMENT ACCUMULATION, THE EXFILTRATION SYSTEM SHALL BE MANUALLY CLEARED OR VACUUMED OUT MORE OFTEN AS THE CONDITION DICTATES.
- ANY LANDSCAPING PROVIDED FOR EROSION CONTROL SHALL BE MAINTAINED IN A SOUND CONDITION AT ALL TIMES AND SHALL BE REMOVED OR REPLACED IF NOT FUNCTIONING PROPERLY. E. IN THE EVENT THAT ANY KARST FEATURES SUCH AS SPINDLES, SOLUTION CAVITIES, CIRCUMETS, ETC. ARE DISCOVERED DURING ROUTINE INSPECTIONS OF THE STORMWATER BASINS, THE FOLLOWING REMEDIATION PROCEDURE SHALL BE PERFORMED:

1. SHALLOW REPAIR (SEE DETAIL)

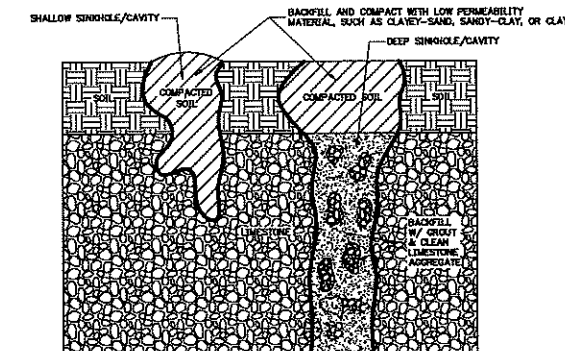
IF THE COLLAPSE IS SHALLOW (<4' DEEP) AND THE VOIDS IN THE LIMESTONE ARE SMALL, THEN THE SINKHOLE CAN BE REPAIRED BY BACKFILLING WITH A LOWER-PERMEABILITY MATERIAL, SUCH AS CLAYEY-SAND OR CLAY. THE MATERIAL SHOULD BE COMPACTED AND THE REPAIR SHALL BE SLIGHTLY ABOVE THE ORIGINAL BOTTOM IN ORDER TO CREATE A SMALL MOUND TO ACCOUNT FOR SETTLING.

2. DEEP REPAIR (SEE DETAIL)

IF THE COLLAPSE IS DEEP, THEN THE REPAIR SHALL BE MORE PERMANENT. THE COLLAPSE SHALL BE EXCAVATED TO THE LIMESTONE BEDROCK. THE VOIDS IN THE BEDROCK SHALL BE PLUGGED WITH CLEAN GROUT. A LOW PERMEABILITY MATERIAL SHALL BE PLACED OVER THE CONCRETE PLUG. THE MATERIAL SHALL BE COMPACTED AND BROUGHT TO EXISTING BASIN BOTTOM.

3. NOTIFICATION

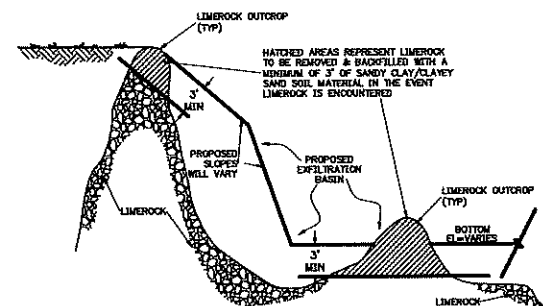
THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (SRWD) SHALL BE NOTIFIED OF ANY SINKHOLE DEVELOPMENT WITHIN 48 HOURS OF DISCOVERY AND THE PROPOSED METHOD BY WHICH THE SINKHOLE WILL BE REPAIRED SHALL BE SUBMITTED TO THE SRWD FOR APPROVAL WITHIN 30 DAYS. THE SRWD WILL THEN NOTIFY THE RESPONSIBLE PARTY AS TO THE ACCEPTANCE, DENIAL OR NEED FOR MODIFICATION OF THE REPAIR METHOD.



SECTION VIEW

SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL

NTS



SECTION VIEW
LIMEROCK OUTCROP REMOVAL DETAIL

NTS

STANDARD ABBREVIATIONS

ACFW	ALACHUA COUNTY PUBLIC WORKS	LAT	LATITUDE
ADJ	ADJACENT	LONG	LONGITUDE
ALUM	ALUMINUM	LP	LOW POINT
APT	APARTMENT	LT	LEFT
ASPH	ASPHALT	MAINT	MAINTENANCE
B&J	BORE & JACK	MAX	MAXIMUM
BC	BACK OF CURB	MES	METERED END SECTION
BOCAP	BETHDUNN COATED CORRUGATED METAL PIPE	MH	MANHOLE
BDO	BUILDING	MIND	MINIMUM
BM	BENCHMARK	MO	MONTH
BOP	BEGINNING OF PROFILE	N	NORTH
BRL	BUILDING SETBACK LINE	N/A	NOT APPLICABLE
CBQ	CURB & CUTTER	NE	NORTH EAST
CS	CURVE ONE	NG	NATURAL GRADE
CAIV	CABLE TELEVISION	NIC	NOT IN CONTRACT
CET	CURB END TAPER	NO	NUMBER
CF	CUBIC FEET	NW	NORTH WEST
CI	CAST IRON	OC	ON CENTER
CL	CENTER LINE	PIPE	PERFORATED CORRUGATED POLYETHYLENE PIPE
CLF	CHAIN LINK FENCE	PE	PROFESSIONAL ENGINEER
CLP	CORRUGATED METAL PIPE	PL	PROPERTY LINE
CMPA	CORRUGATED METAL PIPE ARCH	PR	PRIMARY
CMU	CONCRETE MASONRY UNIT	PSI	POUNDS PER SQUARE INCH
CO	CLEAN OUT	PT	PRESSURE TREATED (HON ARSENIC)
COSA	CITY OF ST. AUGUSTINE	PUE	PUBLIC UTILITY EASEMENT
COBM	COMMUNICATIONS	PVC	POLYVINYL CHLORIDE
CONG	CONCRETE	PWT	PAVEMENT
CPE	CORRUGATED POLYETHYLENE PIPE	R/W	RIGHT OF WAY
CY	CUBIC YARD	R1	ONE FOOT RADIUS
DBI	DITCH BOTTOM INLET	RS	REACTION BLOCK
DOBP	DOUBLE CHECK BACKFLOW PREVENTER	RCP	REINFORCED CONCRETE PIPE
DEG	DEGREES	RFP	REINFORCE
DHWM	DESIGN HIGH WATER LEVEL	RFBP	REDUCED PRESSURE BACKFLOW PREVENTER
DI	DUCTILE IRON	RT	RIGHT
DIA	DIAMETER	S	SOUTH
DIM	DIMENSION	S/W	SIDEWALK
DIP	DUCTILE IRON PIPE	SE	SOUTH EAST
E	EAST	SEC	SECONDARY
E/M	EASEMENT	SG	SQUARE FEET
EL	ELEVATION	SG	SWITCH GEAR
ELEC	ELECTRIC	SI	SURFACE INLET
EDP	END OF PROFILE	SJRWMD	ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT
EP	EDGE OF PAVEMENT	SFA	SPACE
ERCP	ELLIPITICAL REINFORCED CONCRETE PIPE	SPT	STANDARD PENETRATION TEST
EX	EXISTING	SRWD	ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT
FACE	FACE OF CURB	SS	SANITARY SEWER
FDC	FIRE DEPARTMENT CONNECTION	SSL	STAINLESS STEEL
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	ST	STORM SEWER
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	STA	STATION
FF	FINISH FLOOR	STD	STANDARD
FG	FINISH GRADE	STL	STEEL
FN	FIRE HYDRANT	SW	SOUTH WEST
FL	FIRE LINE	SWMD	SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
FM	FORCE MAIN	SY	SQUARE YARD
FO	FIBER OPTIC	TBC	TRAFFIC BEARING COVER
FP	FLOOD PLAN	TBM	TEMPORARY BENCHMARK
FT	FEET	TEL	TELEPHONE
FUT	FUTURE	TRM	TRANSFORMER
GALV	GALVANIZED	TV	TELEVISION
GRU	GAINESVILLE REGIONAL UTILITIES	TW	TOP OF WALL
GV	GATE VALVE	TYP	TYPICAL
HC	HANDICAP	UD	UNDER DRAIN
HP	HIGH POINT	UTL	UTILITIES
HR	HOUR	VCP	VITRIFIED CLAY PIPE
INV	INVERT	VER	VEHICLE
JBPPO	JOBSON PROFESSIONAL GROUP, INC.	WEST	WEST
LF	LINEAR FEET	W/	WITH
LI	LINE ONE	WM	WATER MAIN
		YR	YEAR

LEGEND

	EXISTING STORM SEWER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING GAS SERVICE LINE
	EXISTING TELEPHONE LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING WATER MAIN
	EXISTING CONTOUR LINE
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONC PAVEMENT/SIDEWALK
	PROPOSED PUE
	PROPOSED FINISH SPOT ELEVATION
	PROPOSED DIRECTIONAL FLOW ARROW
	PROPOSED TYPE III SILT FENCE PER FOOT INDEX NO. 102
	PROPOSED TREE BARRICADE FENCE
	PROPOSED CENTERLINE
	PROPOSED STORM SEWER LINE
	PROPOSED WATER MAIN/FIRE LINE
	PROPOSED PRIMARY ELECTRIC SERVICE CONDUIT
	PROPOSED SECONDARY ELECTRIC SERVICE CONDUIT
	PROPOSED SANITARY SEWER
	PROPOSED FENCING
	RIGHT-OF-WAY
	TEMPORARY BENCH MARK
	PROPOSED ELECTRIC TRANSFORMER
	PROPOSED PVC SANITARY SEWER SERVICE LATERAL WITH CLEANOUT
	PROPOSED PVC WATER MAIN WITH SERVICE TAP & 2 WATER METERS
	PROPOSED PVC WATER MAIN WITH SERVICE TAP & 1 WATER METER
	PROPOSED PVC WATER MAIN WITH FIRE HYDRANT ASSEMBLY
	PROPOSED PVC WATER MAIN WITH BLOW-OFF ASSEMBLY & SAMPLE POINT
	PROPOSED PVC WATER MAIN W/ GATE VALVE & BOX

EXFILTRATION BASIN LIMEROCK OUTCROP CONSTRUCTION NOTES

- IN THE EVENT THAT A LIMEROCK OUTCROP IS ENCOUNTERED DURING CONSTRUCTION OF THE RETENTION BASINS, THE FOLLOWING TREATMENT SHALL BE PERFORMED:
 THE LIMEROCK OUTCROP SHALL BE EXCAVATED TO AN ELEVATION OF THREE (3) FEET BELOW THE DESIGN BASIN BOTTOM. THE EXCAVATED AREA SHALL BE BACKFILLED TO THE DESIGN BASIN BOTTOM ELEVATION WITH LAYEY-SAND/SANDY-CLAY (AASHTO SOIL GROUP - A-3) SOILS. A MIXTURE OF THE BACKFILL MATERIAL SHALL BE PLACED IN SIX INCH LIFTS AND ROLLED WITH HEAVILY LOADED ROLLER TIED EQUIPMENT. BOTH SRWD AND CITY OF ST. AUGUSTINE SHALL BE NOTIFIED WHEN LIMEROCK OUTCROPS ARE ENCOUNTERED AND PRIOR TO COMMENCING REMEDIAL ACTION.
- IN THE EVENT THAT ANY KARST FEATURES, SUCH AS SOLUTION CAVITIES, CIRCUMETS, OR SPINDLES APPEAR IN THE RETENTION BASIN, THE FOLLOWING ACTIONS SHALL BE REQUIRED:
 - JBPPO, SRWD, AND CITY OF ST. AUGUSTINE SHALL BE NOTIFIED WHEN THE FEATURE IS ENCOUNTERED PRIOR TO REMEDIAL ACTION.
 - A LICENSED GEOTECHNICAL ENGINEERING FIRM SHALL BE RETAINED TO EVALUATE THE SIGNIFICANCE OF THE FEATURE AND TO DETERMINE THE REMEDIAL ACTION NECESSARY. SEE SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL.
 - THE GEOTECHNICAL ENGINEERING FIRM SHALL BE REQUIRED TO MONITOR THE REMEDIAL WORK AND SEND A SUMMARY REPORT UPON REPAIR COMPLETION TO JBPPO, SRWD, AND CITY OF ST. AUGUSTINE.

REVISIONS			
NO.	DATE	DESCRIPTION	DRWN/APPR

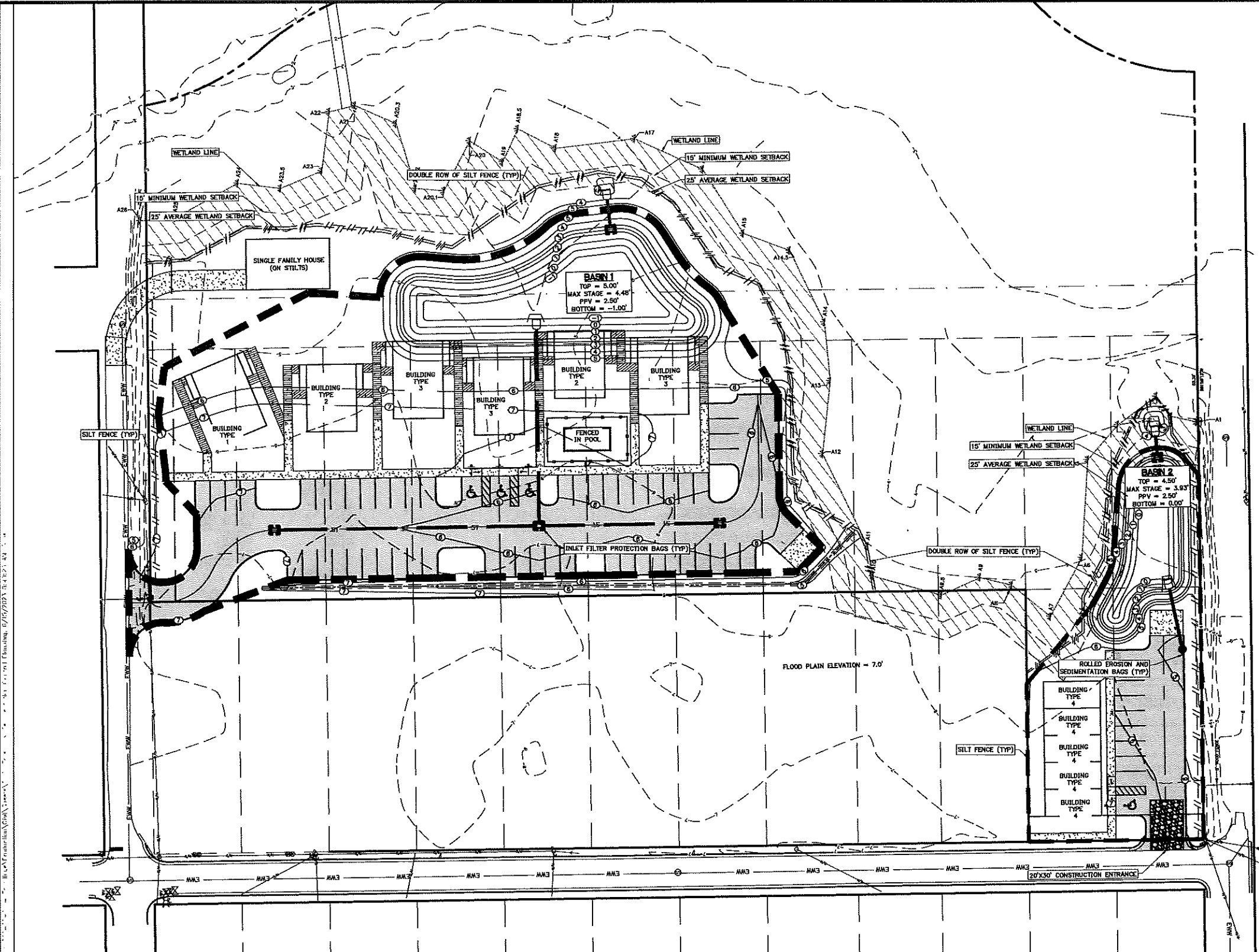
ENGINEER OF RECORD:	CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842
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SHEET TITLE:	LEGENDS, ABBREVIATIONS, AND NOTES	DATE:	JUNE 2023
CLIENT:	SAN SEBASTIAN RIVER, LLC	PROJECT NO.:	566-22-01
PROJECT:	ECOVILLAGE	SHEET NO.:	C0.01



EROSION AND SEDIMENTATION CONTROL NOTES

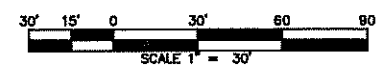
1. THE CONTRACTOR SHALL UTILIZE THE EROSION AND SEDIMENTATION CONTROL PLAN AS A GENERAL GUIDE AND DIRECTION FOR MINIMUM CONTROL MEASURES. CONTRACTOR SHALL UTILIZE EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED TO MINIMIZE EROSION AND SEDIMENTATION BUILDUP ON-SITE AND TO PREVENT EROSION AND SEDIMENTATION DISCHARGE OFF PROPERTY.
2. CONTRACTOR SHALL EMPLOY AN FDEP CERTIFIED EROSION AND SEDIMENTATION CONTROL INSPECTOR TO MONITOR THE CONTRACTOR'S EROSION AND SEDIMENTATION CONTROL WORK EFFORT THROUGHOUT CONSTRUCTION.
3. DURING CONSTRUCTION, NO DIRECT DISCHARGE OF WATER TO DOWNSTREAM RECEIVING WATERS WILL BE ALLOWED. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WATER QUALITY, AND SHALL ROUTE DISCHARGE WATER IN SUCH A MANNER TO ADEQUATELY REMOVE SILT PRIOR TO RUNOFF FROM THE SITE.
4. SILT FENCING AND OTHER SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED WHERE SHOWN ON THE DRAWINGS PRIOR TO STARTING CONSTRUCTION. ALL STORM DRAIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH FDOT EROSION AND SEDIMENTATION CONTROL DESIGNER AND REVIEWER MANUAL (JUNE 2007) TO PREVENT SEDIMENT DISCHARGE TO THE EXISTING STORMWATER MANAGEMENT SYSTEM.
5. THE RETENTION BASINS SHALL BE PROTECTED FROM SEDIMENT DISCHARGE BY SILT FENCE AT THE DISCHARGE STORM STRUCTURE. CAREFUL ATTENTION SHALL BE PAID TO PREVENT EROSION FROM ENTERING THE BASIN BOTTOM BEYOND THE IMMEDIATE EXIT OF THE STRUCTURE. REMOVE ALL SEDIMENT BUILDUP AT THE DISCHARGE STRUCTURE REGULARLY THROUGHOUT CONSTRUCTION.
6. PROTECT EXISTING STORMWATER INLET STRUCTURES WITH FILTER FABRIC OR OTHER EROSION CONTROL DEVICE TO PREVENT SEDIMENTS FROM ENTERING STORM SEWER SYSTEM.
7. ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL BE INSPECTED AT LEAST ONCE PER WEEK AND AFTER 1/2" OR GREATER RAINFALL. ANY DEFICIENCIES DISCOVERED SHALL BE REPAIRED, ADJUSTED, OR IMPROVED AS REQUIRED.
8. ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE AND APPROVED, AND VEGETATION IS FULLY ESTABLISHED.
9. CONTRACTOR SHALL MINIMIZE AIR POLLUTION FROM PARTICULATES AND DUST. WATER SHALL BE APPLIED AS NEEDED TO REDUCE DUST DURING CONSTRUCTION. USE OTHER STABILIZATION METHODS SUCH AS HYDROMULCHING AS NEEDED.
10. CONTRACTOR SHALL STOCKPILE AND STORE MATERIALS SUCH THAT STORMWATER FLOW IS NOT IMPEDED DURING CONSTRUCTION AND MATERIAL EROSION DOES NOT OCCUR.
11. ALL DISTURBED OPEN AREAS WITHIN THE PROJECT CONSTRUCTION LIMITS SHALL BE COMPLETELY GRASSED BY COMPLETION OF CONSTRUCTION. GRASS SEEDING RATES AND MIXTURES SHALL BE PER FDOT EROSION AND SEDIMENTATION CONTROL DESIGNER AND REVIEWER MANUAL (JULY 2013). EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.
12. THE STORM SEWER SYSTEM SHALL BE FLUSHED OUT TO REMOVE ALL ACCUMULATED DEBRIS AND SEDIMENT UPON COMPLETION OF CONSTRUCTION.
13. REFER TO LANDSCAPE PLANS FOR LOCATION OF THE PROTECTION FENCING

WETLAND IMPACT NOTES

1. THIS PROJECT DOES NOT IMPACT THE EXISTING WETLAND.
2. THE EXTENT OF WETLAND BUFFER IMPACT IS THE EXTENT OF THE DOUBLE ROWS OF SILT FENCE.

LEGEND

- SILT-FENCE BARRIERS PER FDOT EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL (JUNE 2007)
- INLET FILTER PROTECTION BAGS
- ROLLED EROSION AND SEDIMENTATION CONTROL



REVISIONS				ORWN	APPR
NO.	DATE	DESCRIPTION			

ENGINEER OF RECORD:	CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 13842
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SHEET TITLE:
EROSION AND SEDIMENTATION CONTROL PLAN

CLIENT:
SAN SEBASTIAN RIVER, LLC

PROJECT:
ECOVILLAGE

DATE:
JUNE 2023

PROJECT NO:
566-22-01

SHEET NO:
C1.01

STORM WATER POLLUTION PREVENTION PLAN

GENERAL NOTES

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE CLEARING AND EROSION CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS.

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCES, SYNTHETIC BALES AND OTHER EROSION/SEDIMENTATION CONTROLS AS REQUIRED.
3. CLEAR AND GRUB FOR DIVERSION SWALES/DIRES AND SEDIMENT BASIN IF REQUIRED.
4. CONSTRUCT SEDIMENTATION BASIN IF REQUIRED.
5. CONTINUE CLEARING AND GRUBBING.
6. STOCK PILE TOP SOIL IF REQUIRED.
7. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED.
8. STABILIZE DISTURBED AREAS AND STOCKPILES AS SOON AS PRACTICABLE.
9. INSTALL STORM SEWER, WATER, SEWER AND IRRIGATION.
10. COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING.
11. REMOVE ACCUMULATED SEDIMENT FROM BASIN.
12. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIRES AND RESEED/SOD AS REQUIRED.

TIMING OF CONTROLS / MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND SYNTHETIC BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE CLEARING AND EROSION CONTROL PLAN.

CONTROLS

IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE PLANS. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE CONSTRUCTION SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE PLANS AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE PLANS AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

STABILIZED CONSTRUCTION ENTRANCE:

1. CONTRACTOR SHALL INSTALL AND MAINTAIN FOR THE DURATION OF THE CONSTRUCTION A STONE STABILIZED PAD LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS TO THE CONSTRUCTION SITE. AGGREGATE SHALL BE FOOT SIZE NO. 1 COURSE AGGREGATE.

EROSION AND SEDIMENT CONTROL STABILIZATION PRACTICES:

1. SYNTHETIC BALE BARRIER: SYNTHETIC BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
 - A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 3:1 PERCENT.
 - B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
 - C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
 - D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF SYNTHETIC BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO RESIST AGAINST WASHOUT.
 - E. REFER TO THE DETAILS FOR CONSTRUCTING THE SYNTHETIC BALE BARRIER. ALSO, REFER TO THE DETAILS FOR PROPER LOCATION, MATERIAL AND USAGE.
2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
 - A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 3:1 PERCENT.
 - B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
 - H. REFER TO THE DETAILS FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE EROSION RESISTANCE IS AVAILABLE ON SITE.
4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE LEVEL UP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE. LEVEL SPREADER SHALL BE CONSTRUCTED IN ACCORDANCE TO THE DETAILS.
5. STOCKPILE MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.
6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN RAW GROUDED SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.
7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
8. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 7 DAYS SHALL BE SEED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING.
9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 4:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDING AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
10. TEMPORARY GRASSING: THE SEEDING OR SEEDING AND MULCHING AREAS SHALL BE ROLLED AND WATERED OR HYDRO MULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX AND AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.
11. TEMPORARY REGRASSING: IF AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE RESEED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MANAGE THE IMPACT ON THE OFFSITE FACILITIES.
14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDING AND MULCHED OR

CONTROLS (CONTINUED)

STRUCTURAL PRACTICES:

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DICES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY AND IT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN A DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA. THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:
 - A. BLOCK AND GRAVEL SEDIMENT FILTER - THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WATER AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE. REFER TO THE DETAILS FOR CONSTRUCTION OF A CURB INLET SEDIMENT FILTER, AND FOR CONSTRUCTION OF A DROP INLET SEDIMENT FILTER.
 - B. GRAVEL SEDIMENT TRAP - THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED SEDIMENT TRAP.
 - C. DROP INLET SEDIMENT TRAP - THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAWS A RELATIVELY FLAT AREA (S < 3%) AND WHERE SHEET OR DISPERSED FLOWS (Q < 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDANS. REFER TO THE DETAILS FOR CONSTRUCTION OF SYNTHETIC BALE AND FABRIC SEDIMENT FILTER.
3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION AND SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES AND SYNTHETIC BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.
4. SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME. THE PROPOSED STORM WATER POND (OR TEMPORARY POND) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,000 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE. THE 3,000 CUBIC FEET OF STORAGE PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

OTHER CONTROLS

WASTE DISPOSAL:

WASTE MATERIALS:

ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LOCKED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH SHALL BE TRANSPORTED TO STATE APPROVED LANDFILL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT. THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE:

ALL HAZARDOUS WASTE MATERIALS WILL BE DEPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. THE SITE SUPERINTENDENT, IN THESE PRACTICES AND THE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY OPERATIONS WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE:

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. WASTE WILL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING:

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS TRACKING OF DIRT OR ROCK TRACKED FROM THE SITE. BUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARP.

MAINTENANCE / INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTIONS AND MAINTENANCE PRACTICES:

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

- NO MORE THAN 10 ACRES OF THE SITE WILL BE DERIVED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
- ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.
- ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
- BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-TWO THE HEIGHT OF THE FENCE.
- SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, YEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
- THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.
- DIVERSION DICES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
- TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
- A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.
- THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
- THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
- PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGES:

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

- WATER FROM WATER LINE FLUSHING.
- PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
- UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE. ALL SUCH DISCHARGES SHALL MEET STATE WATER QUALITY STANDARDS AND ALL NECESSARY PERMITS SHALL BE OBTAINED.

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GENERAL:

- AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS:

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:

- PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
- ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
- IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES:

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS:

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS:

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS:

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS:

CONCRETE TRUCKS SHALL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONLY AT DISCHARGE POINT PROVIDED. NO OFFSITE DISCHARGE WILL BE PERMITTED.

SPILL CONTROL PRACTICES:

IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS INCLUDE BUT ARE NOT LIMITED TO BROOMS, DUST PANS, HOPS, RAGS, GLOVES, SHOES, LIQUID ABSORBENT (E.G. KITT LITTER OR EQUIV.), SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

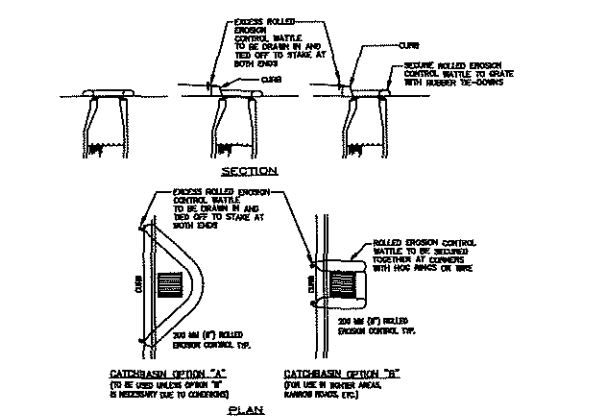
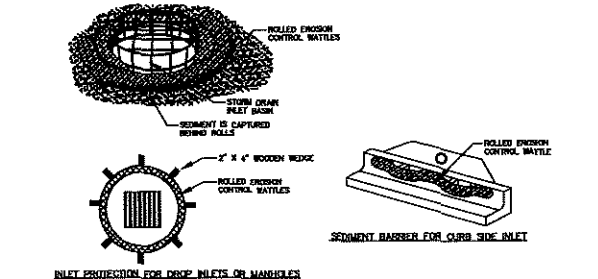
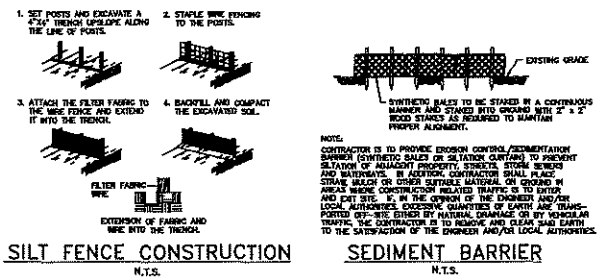
ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

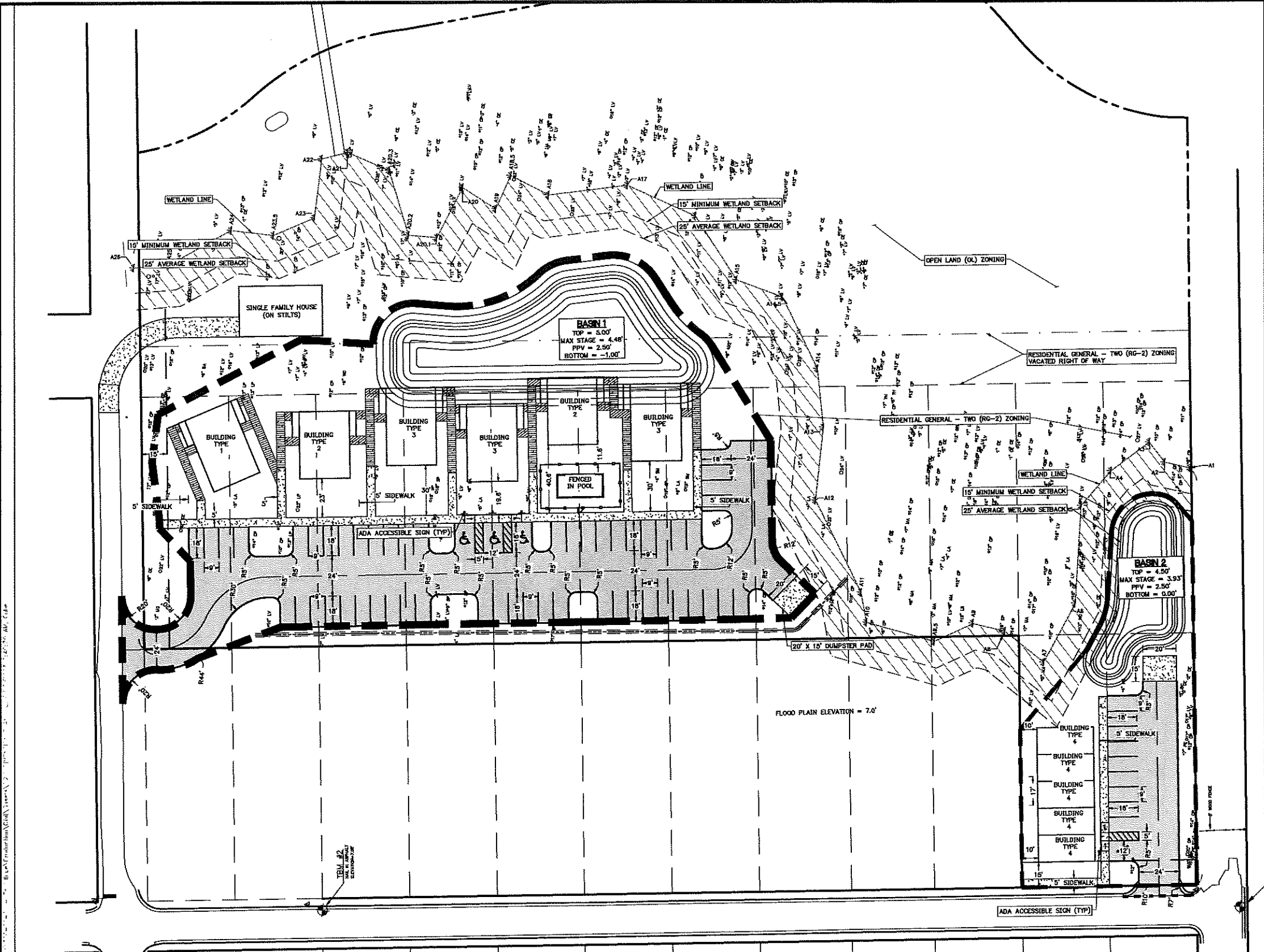
THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.



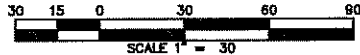


SITE DATA

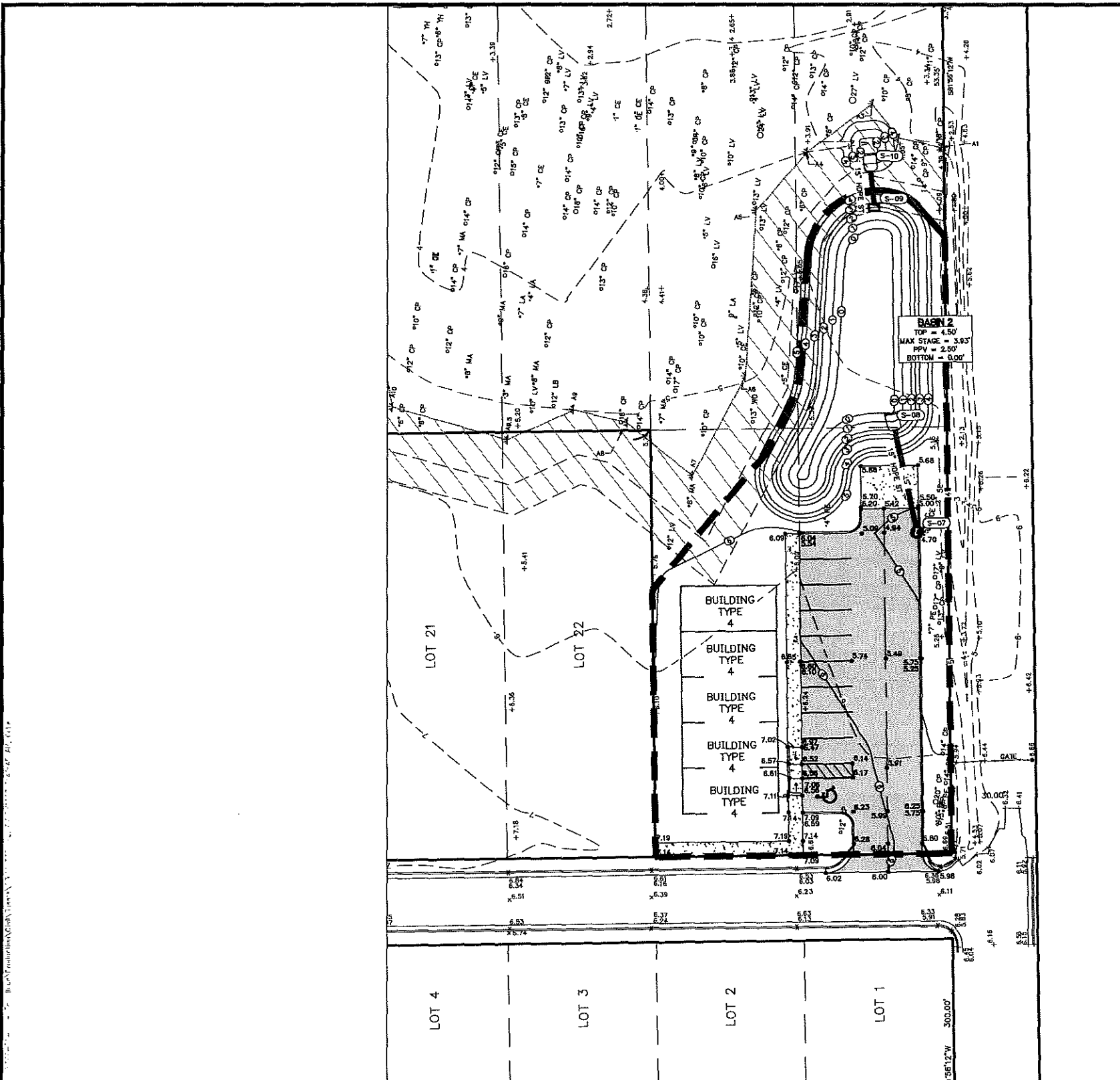
1. ZONING: RG-2 RESIDENTIAL
2. FUTURE LAND USE: RESIDENTIAL MEDIUM DENSITY
3. ALLOWABLE DENSITY:
TOTAL DEVELOPABLE LAND: = 2.36 ACRES
UNITS ALLOWED: = 16 UNITS / ACRE • 2.36 ACRE = 37.76 UNITS (37 UNITS)
UNITS PROPOSED: = 35 UNITS
4. YARD SETBACKS:
FRONT: 15'
SIDE: 10'
REAR: 10'
5. UNIT BREAKDOWN PER BUILDING:
BUILDING TYPE 1 = 4 TWO-BEDROOM UNITS
BUILDING TYPE 2 = 4 ONE-BEDROOM UNITS
BUILDING TYPE 3 = 6 TWO-BEDROOM UNITS
BUILDING TYPE 4 = 1 BEDROOM TOWN-HOME UNITS
6. NUMBER OF BUILDING PER TYPE:
BUILDING TYPE 1 = 1
BUILDING TYPE 2 = 2
BUILDING TYPE 3 = 3
TOTAL NUMBER OF BUILDINGS = 6
TOTAL NUMBER OF TOWN-HOMES = 5
7. PARKING CALCULATIONS:
MULTI-FAMILY:
1 BEDROOM UNITS = 1.5 SPACES PER UNIT X 5 UNITS = 7.5 SPACES
2 BEDROOM UNITS = 2 SPACES PER UNIT X 22 UNITS = 44 SPACES
TOTAL SPACES REQUIRED = 56 SPACES
TOTAL SPACES PROVIDED = 56 SPACES
ADA REQUIRED = 3
ADA PROVIDED = 3
TOWNHOMES:
1 BEDROOM UNITS = 1.5 SPACES PER UNIT X 5 UNITS = 7.5 SPACES
TOTAL SPACES REQUIRED = 8 SPACES
TOTAL SPACES PROVIDED = 10 SPACES
ADA REQUIRED = 1
ADA PROVIDED = 1

LEGEND

- NEW ASPHALT PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW BOARDWALK



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NO.	DATE	DESCRIPTION	DRWN	APPR				DIMENSION PLAN		JUNE 2023	
								CLIENT: <td colspan="2">PROJECT:</td>		PROJECT:	
								SAN SEBASTIAN RIVER, LLC <td colspan="2">ECOVILLAGE</td>		ECOVILLAGE	
					ENGINEER OF RECORD:	CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842			PROJECT NO: 566-22-01		
									SHEET NO: C2.00		



STORM STRUCTURE TABLE

DITCH BOTTOM INLET

S-08
FOOT INDEX 425-052
TYPE C DDI
GRATE EL = 4.40
E INV EL = 2.00 (15' HOPE)

CURB INLETS

S-07
FOOT INDEX 425-024
TYPE B CURB INLET
PWT EL = 4.70
E INV EL = 0.20 (15' HOPE)

MITERED END SECTIONS

S-08
FOOT INDEX 430-022
MITERED END SECTION
W INV EL = 0.00 (15' HOPE)

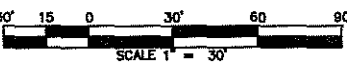
S-10
FOOT INDEX 430-022
MITERED END SECTION
W INV EL = 1.65 (15' HOPE)

STORM PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE & MATERIAL	LENGTH	SLOPE
S-07	S-08	15" HOPE	39'	0.51%
S-09	S-10	15" HOPE	15'	1.00%

LEGEND

- 25' AND 15' WETLAND BUFFER
- NEW ASPHALT PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW BOARDWALK



REVISIONS			DRWN	APPR
NO.	DATE	DESCRIPTION		

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E.
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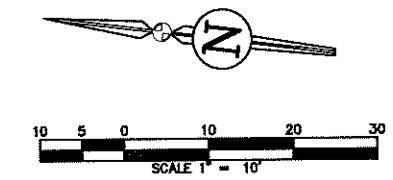
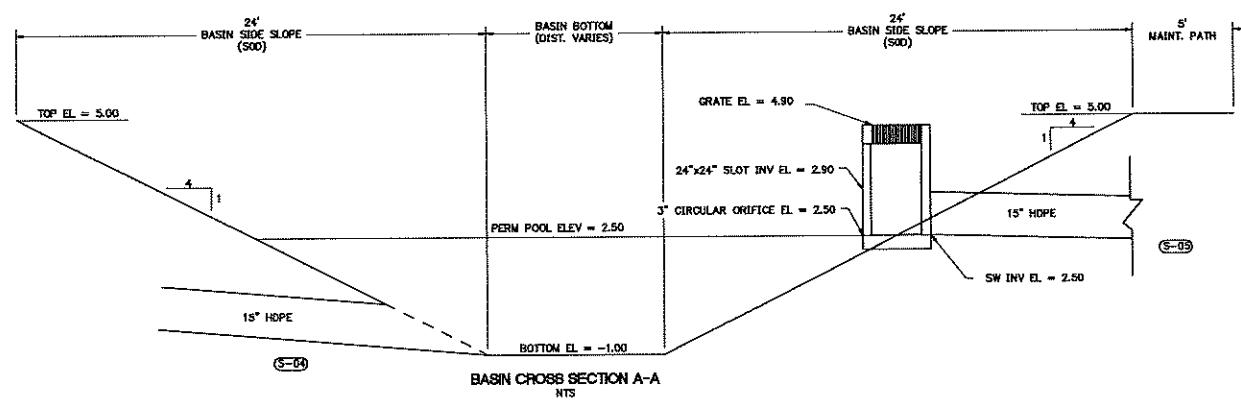
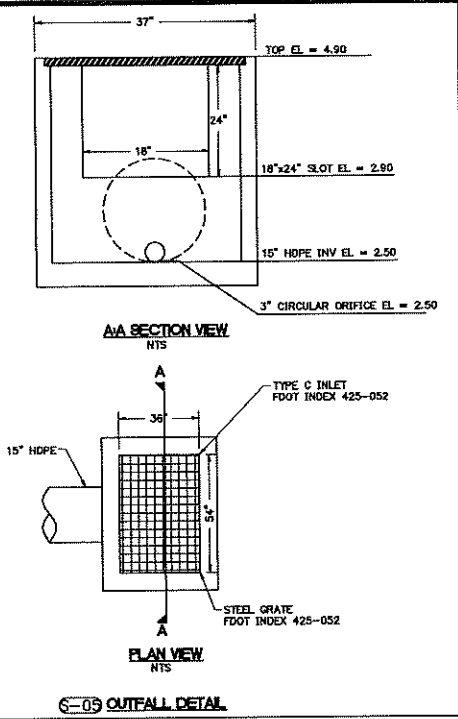
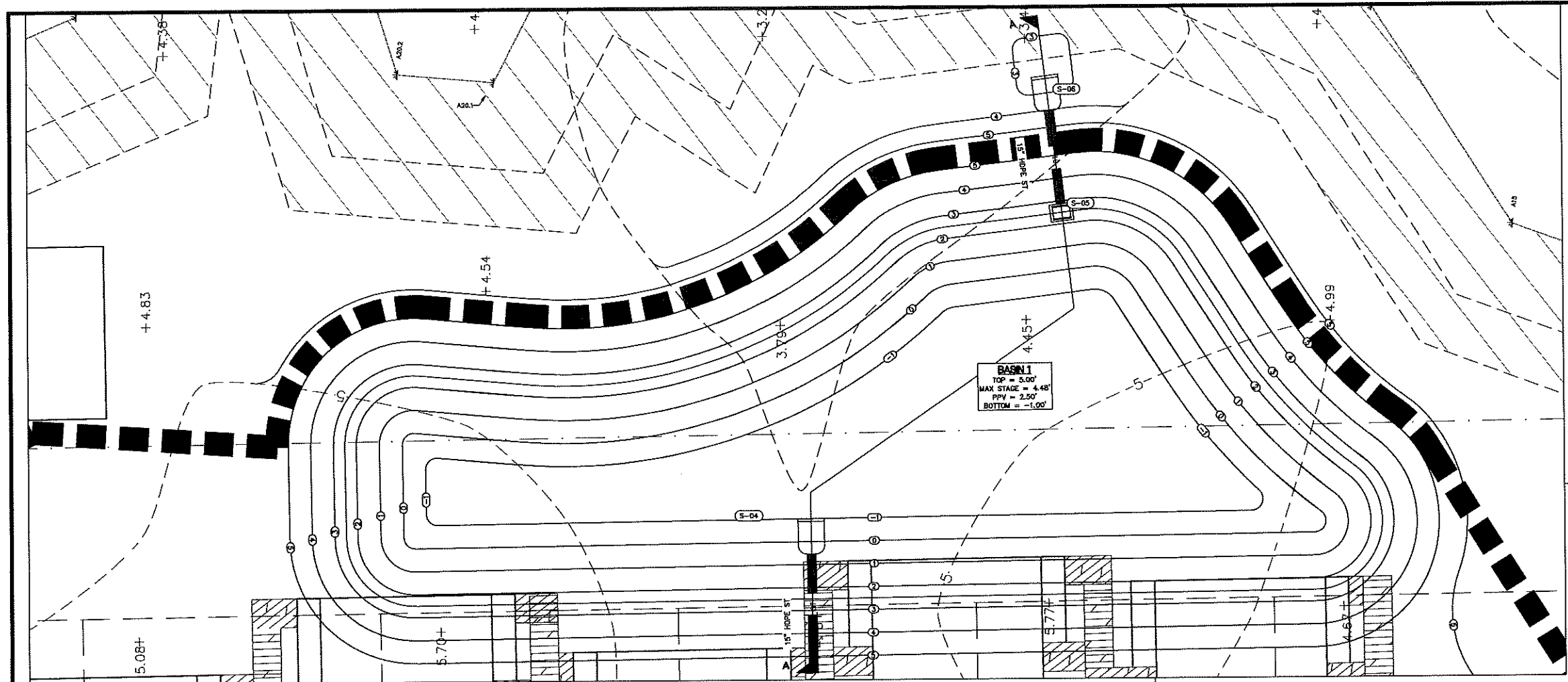
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SHEET TITLE: PAVING, GRADING, AND DRAINAGE PLAN

CLIENT: SAN SEBASTIAN RIVER, LLC

PROJECT: ECOVILLAGE

DATE: JUNE 2023
PROJECT NO: 566-22-01
SHEET NO: C3.01



REVISIONS			DRWN	APPR
NO.	DATE	DESCRIPTION		

ENGINEER OF RECORD:	CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842
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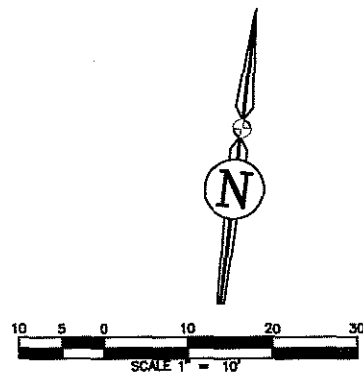
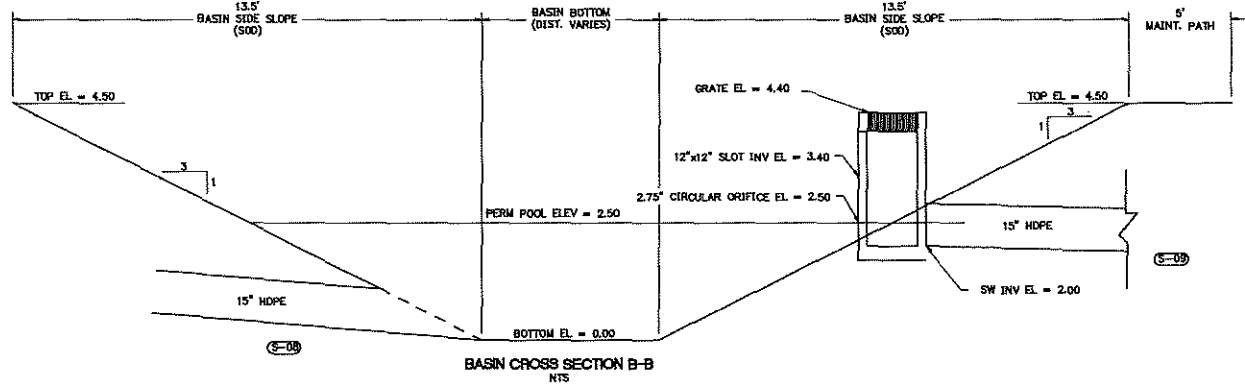
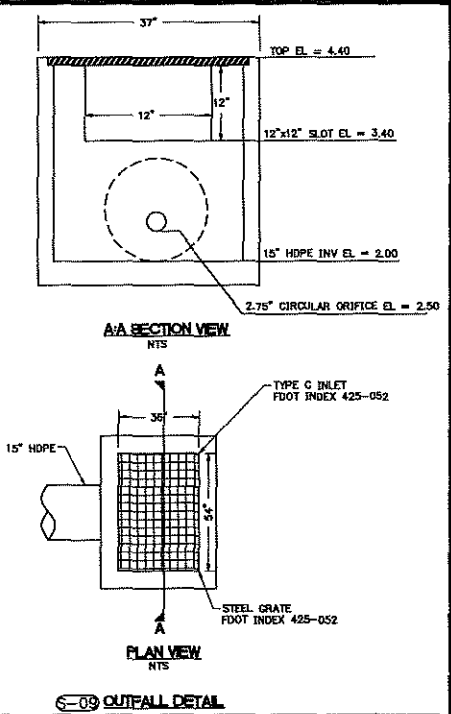
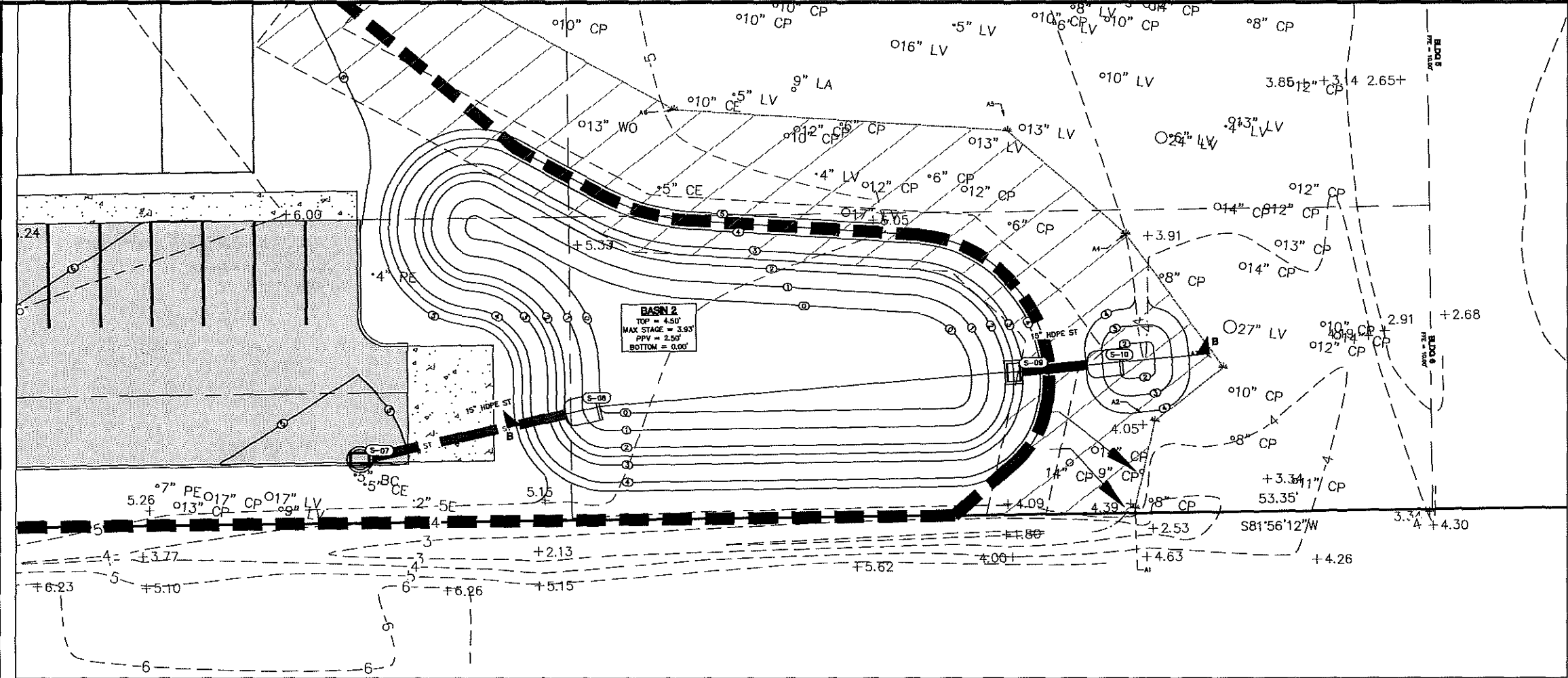
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SHEET TITLE:		BASIN DETAILS AND NOTES	
CLIENT:	SAN SEBASTIAN RIVER, LLC	PROJECT:	ECOVILLAGE

DATE:	JUNE 2023
PROJECT NO:	566-22-01
SHEET NO:	C3.02



REVISIONS			
NO.	DATE	DESCRIPTION	DRWN/APPR

ENGINEER OF RECORD:	CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 72842
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SHEET TITLE:
BASIN DETAILS AND NOTES

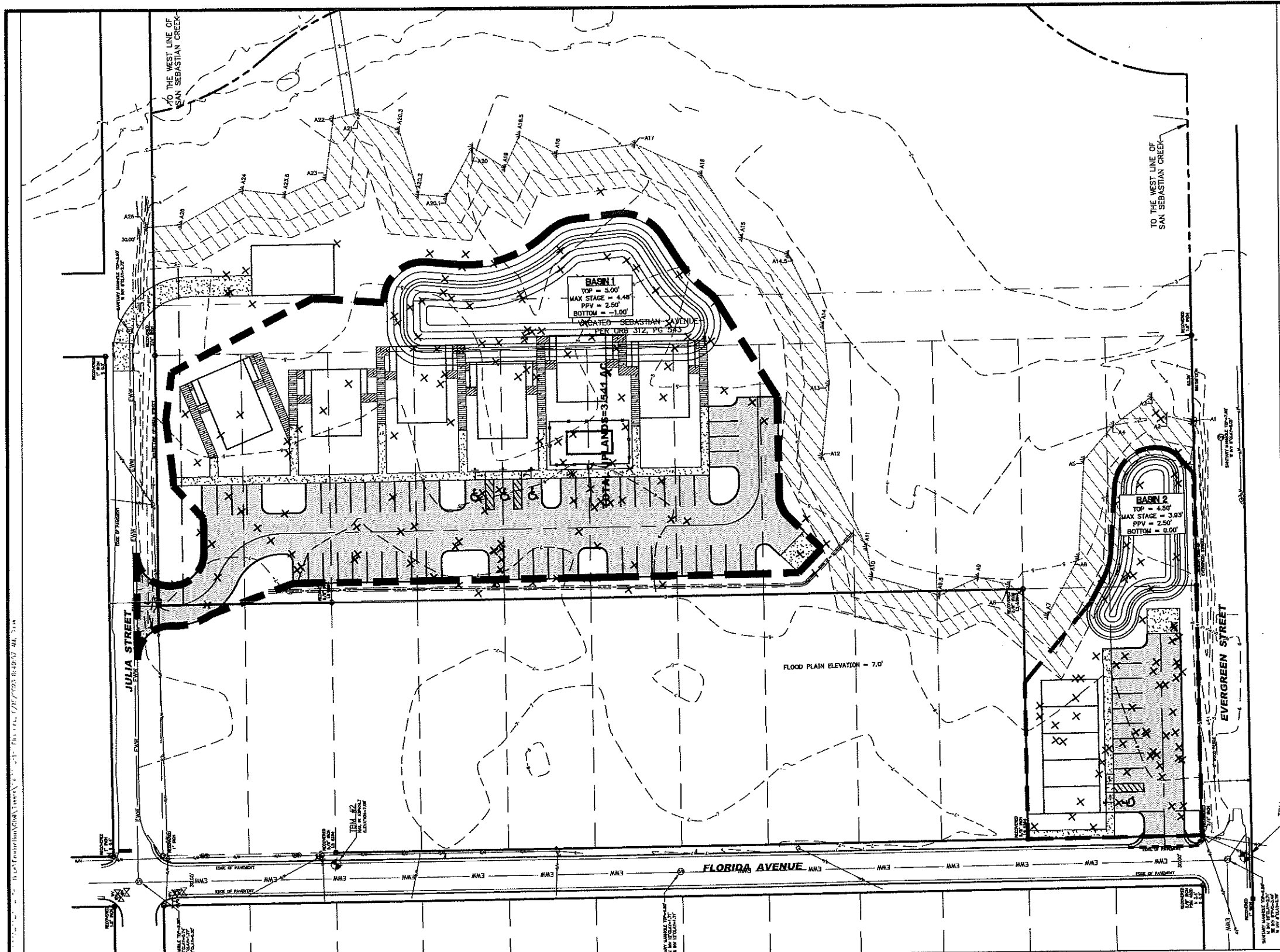
CLIENT:
SAN SEBASTIAN RIVER, LLC

PROJECT:
ECOVILLAGE

DATE:
JUNE 2023

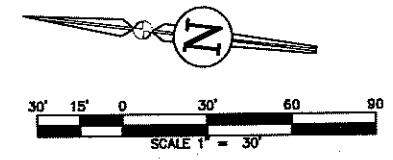
PROJECT NO:
566-22-01

SHEET NO:
C3.03



- COSA UTILITY DEPARTMENT NOTES**
1. IT IS THE REQUIREMENT OF THE CONTRACTOR THAT WHEN TREES ARE TO BE PLANTED OR TO REMAIN NEAR PUBLICLY OWNED OR MAINTAINED UTILITY LINES, THE TREES MUST NOT BE WITHIN 7.5' (BOTH WAY) FROM THE CENTERLINE OF THE PROPOSED OR EXISTING UTILITY LINE.
 2. ALL FIRE HYDRANTS SHALL OPEN COUNTER CLOCKWISE WITH THE LARGEST HOSE OUTLET NOT LESS THAN 18" ABOVE FINAL GRADE FACING ROADWAY.
 3. APPROVAL OF THESE DO NOT INCLUDE APPROVAL FOR PRIVATE UNDERGROUND WATER MAIN, HYDRANTS, AND FIRE SPRINKLER MAINS.
 4. PLEASE SEE SHEET C4.1 FOR GENERAL FIRE PROTECTION NOTES.

- WATER FITTING SCHEDULE**
- ① - EXISTING COSA FIRE HYDRANT
 - ② - 10"x8" TAP AND VALVE WITH VALVE BOX AND COVER BY CONTRACTOR (CONTRACTOR TO COORDINATE WITH CITY INSPECTOR 72 HOURS IN ADVANCE)
 - ③ - 6" REDUCED PRESSURE BACKFLOW PREVENTOR WITH OS&Y VALVES TO BE USED AS INDICATING VALVE
 - ④ - 10"x2" TAP AND VALVE WITH VALVE BOX AND COVER BY CONTRACTOR (CONTRACTOR TO COORDINATE WITH CITY INSPECTOR 72 HOURS IN ADVANCE)
 - ⑤ - 2" WATER METER (END OF COSA MAINTENANCE)
 - ⑥ - 2"x2.5" INCREASER
 - ⑦ - 2.5" REDUCED PRESSURE BACKFLOW PREVENTOR
 - ⑧ - 10"x1.5" TAP AND VALVE WITH VALVE BOX AND COVER BY CONTRACTOR (CONTRACTOR TO COORDINATE WITH CITY INSPECTOR 72 HOURS IN ADVANCE)
 - ⑨ - 3/4" IRRIGATION METER (END OF COSA MAINTENANCE)
 - ⑩ - 3/4" x 1.5" INCREASER
 - ⑪ - 1.5" REDUCED PRESSURE BACKFLOW PREVENTOR
 - ⑫ - FIRE DEPARTMENT CONNECTION



REVISIONS			DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E.
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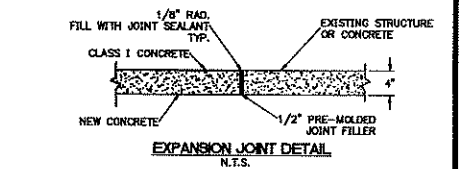
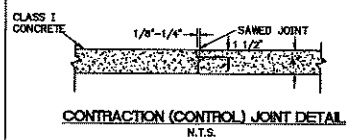
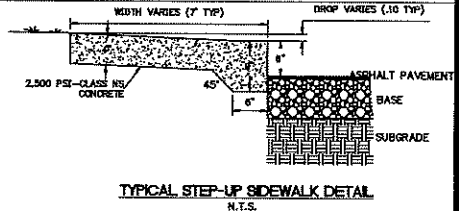
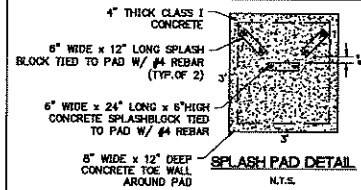
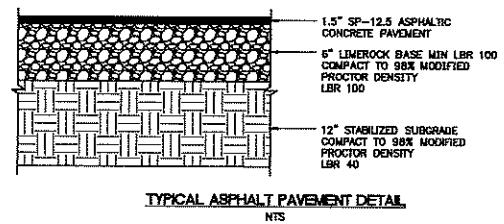
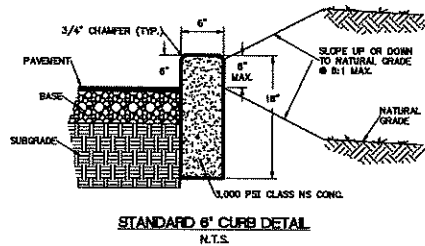
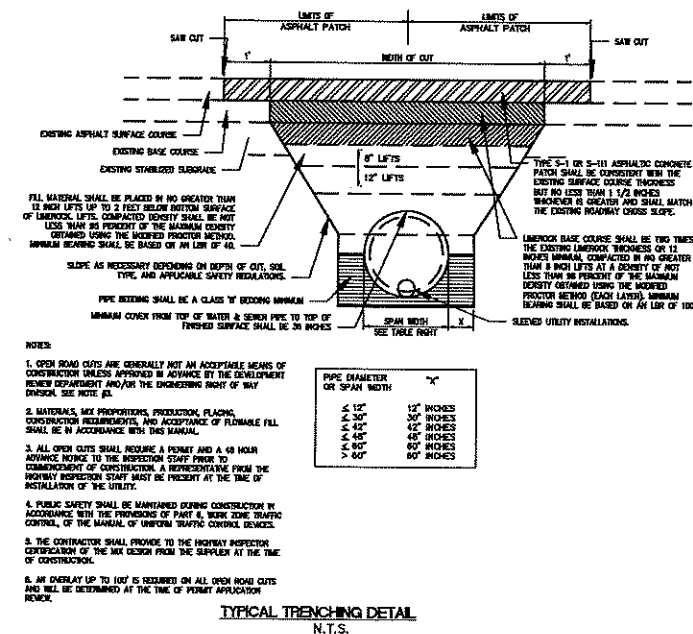
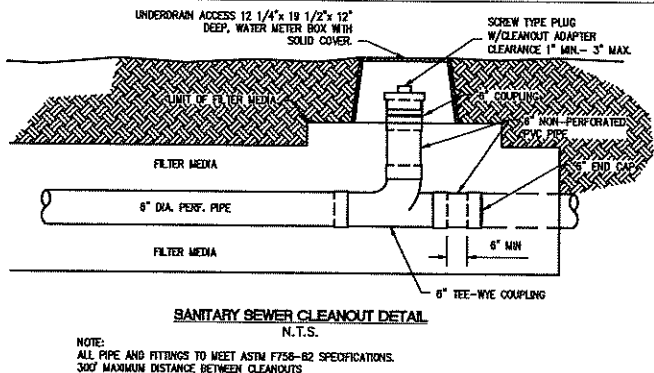
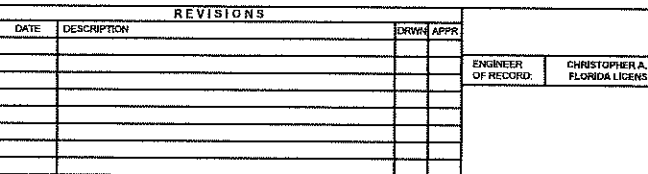
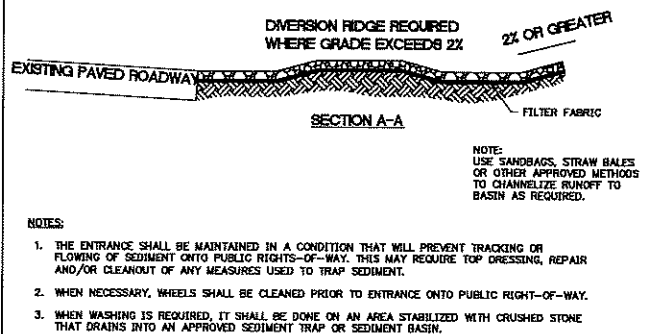
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SHEET TITLE: **UTILITY PLAN**

CLIENT: **SAN SEBASTIAN RIVER, LLC**

PROJECT: **ECOVILLAGE**

DATE: JUNE 2023
 PROJECT NO: 566-22-01
 SHEET NO: **C4.00**



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SHEET TITLE

DETAILS AND NOTES

CLIENT

SAN SEBASTIAN RIVER, LLC

ECOVILLAGE

DATE: JUNE 2023

PROJECT NO: 566-22-01

Abstract

C5.00

Tracey Mullins

From: Jacob Fredriksson
Sent: Wednesday, June 14, 2023 10:17 AM
To: Ryan Carter
Cc: Michael Carpenter; Michael Spontak; Ellen Hagar; Tracey Mullins
Subject: RE: COZ Development App - 164 Pelican Reef Dr. - 2023-0013

Noted, thank you for your quick response.

Jacob Fredriksson

Senior Planner
City of St. Augustine | Planning and Building Department
P.O. Box 210 | St. Augustine, FL 32085
Office: 75 King Street, Lobby B | Phone: 904.209.4331

Please Note: Florida has a very broad Public Records Law. Unless specifically exempt by state law, written communications to city officials or staff regarding official city business are public records available to the public and media upon request. If your email communication is related to official government business, it may therefore be subject to public disclosure.

From: Ryan Carter <ryan@carterenv.com>
Sent: Wednesday, June 14, 2023 10:15 AM
To: Jacob Fredriksson <jfredriksson@citystaug.com>
Cc: Michael Carpenter <mcarpenter@carterenv.com>; Michael Spontak <michael@carterenv.com>; Ellen Hagar <office@yeltonconstruction.com>
Subject: RE: COZ Development App - 164 Pelican Reef Dr. - 2023-0013

Hey Jacob,

Sorry for the delay. My associate, Michael, hasn't gotten to this yet and is on vacation this week. Therefore, please push it back to the August PZB meeting. We'll try to get this resolved and submit back information soon. Thanks.

Sincerely,
Ryan
904-540-1786

From: Jacob Fredriksson <jfredriksson@citystaug.com>
Sent: Wednesday, June 14, 2023 10:01 AM
To: michael@carterenv.com
Cc: Ryan Carter <ryan@carterenv.com>
Subject: RE: COZ Development App - 164 Pelican Reef Dr. - 2023-0013

Good morning,

Checking in to see if this application will be ready for presentation at the July 5th Planning and Zoning Board meeting. Thank you in advance.

Jacob Fredriksson

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: July 5, 2023

RE: **CONSERVATION OVERLAY ZONE DEVELOPMENT 2023-0048**

AGENDA ITEM 7(c)

APPLICANT Kevin Marks
c/o Shoreland Home Builders

OWNER Daniel Mellon

LOCATION Pelican Reef Drive / PID 158573-0050

REQUEST To remove a significant amount of existing tree canopy, including significant Oak and Southern Red Cedar trees, within Conservation Overlay Zone 3.

LAND USE Residential Low Density

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

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

Overall Goal

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

Conservation Goal

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

Protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources. (Adopted June 2011 Ord #2011-02)

CCM Policy 1.5.4

Whenever possible, native trees, shrubs and ground cover will be maintained on development sites to prevent soil erosion.

CCM Policy 1.7.6

The City shall encourage new developments to protect existing native vegetation in common areas and buffer zones and shall encourage additional planting of native plant species to enhance sparse vegetation in common areas and buffer zones.

CCM Objective 2.6

The City shall commit to preservation of community trees and the urban forest to improve air quality, community health, quality of life, aesthetics, and energy conservation.

APPLICABLE CODES/ORDINANCES

Sec. 11-26. - Purpose and intent.

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

Sec. 11-27. – Definitions.

Conservation Overlay Zone 1 comprises the most environmentally sensitive and valuable natural resources within the city. It includes all beaches, shores and dunes seaward of the state's coastal construction control line (F.S. ch. 161), all wetlands within the state's wetlands jurisdiction line (F.S. ch. 403), brackish water, and some habitat areas for species recognized as endangered, threatened, of special concern, or unique by federal, state and local agencies. This zone includes the estuarine/riverine environments created by the San Sebastian and Matanzas Rivers and their tributaries.

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

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

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

Significant tree means a tree described in the following list:

Latin Name	Common Name	Minimum dbh (to Maximum dbh)
<i>Quercus hemisphaerica</i>	oak, laurel	15 to 36
<i>Quercus laurifolia</i>	oak, laurel (swamp)	15 to 36
<i>Quercus virginiana</i>	oak, live (southern live oak)	18
<i>Quercus nuttallii</i>	oak, nuttall	18
<i>Quercus spp.</i>	oak, other unlisted species	18
<i>Quercus stellata</i>	oak, post	18
<i>Quercus falcata</i>	oak, red (southern red oak)	18
<i>Quercus geminate</i>	oak, sand live	10
<i>Quercus shumardii</i>	oak, shumard	18
<i>Quercus laevis</i>	oak, turkey	18
<i>Quercus nigra</i>	oak, water	15 to 36
<i>Quercus phellos</i>	oak, willow	18
<i>Juniperus silicicola</i>	red cedar, southern	8

The complete list of significant trees may be found in Sec. 11-27. – Definitions. of the City of St. Augustine’s Code of Ordinances.

Sec. 11-28. – Issuance of building permits.

- (a) The planning and zoning board shall review all applications for development in Conservation Overlay Zone 1; all applications for development in Conservation Overlay Zone 2, except as specified in subsection (b); and all applications for development in Conservation Overlay Zone 3, except as specified in subsection (c). Such approval by the planning and zoning board shall be after a public hearing as required by [chapter 28](#).
- (b) The planning and building division may issue permits for additions to existing structures, for construction of new secondary structures, such as fences, driveways, decks, patios, greenhouses, garages and sheds, and use permits for uses otherwise permitted to be conducted in these structures located in Conservation Overlay Zone 2 when no drainage into the marsh is proposed, no significant alteration of surface water hydrology will occur and native plant materials are preserved or replaced. The planning and building division may issue permits for the construction of new primary structures located in Conservation Overlay Zone 2 when the above conditions are met and when the subject property contains a seawall, bulkhead or rip rap shoreline, or is located within one hundred fifty (150) feet of existing development and the primary structure is located no closer to the marsh edge or to the mean high water line than are adjacent primary structures. In addition, such additions and new structures may not exceed the lesser of seventy-five (75) feet or seventy-five (75) percent of the lot width.

- (c) The planning and building division may issue permits for structures and uses otherwise permitted and located within Conservation Overlay Zone 3 provided that all healthy significant trees are retained on the site.
- (d) Removal of a significant tree shall be approved by the planning and zoning board. All significant trees removed shall be replaced in accordance with the requirements of [chapter 25](#).

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

Sec. 11-29. – Standards for review.

- (a) Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is authorized to impose limitations in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.
- (b) Permits for structures and uses located within Conservation Overlay Zone 2 shall be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect and consistent with the purpose of Conservation Overlay Zone 2 to protect the functional integrity of Zone 1 and to protect Zone 3 from extreme high-water conditions. At no time shall the impervious area in Conservation Overlay Zone 2 exceed twenty-five (25) percent without that area receiving treatment equivalent to the St. Johns River Water Management District water quality treatment provisions required when new development is proposed along an unaltered shoreline. The first (landward of the most restrictive jurisdictional line, which may be the mean high-water line or wetlands jurisdictional line) twenty-five (25) feet, measured in width perpendicular to the most restrictive jurisdictional line, in Conservation Overlay Zone 2 shall remain undeveloped except as provided in subsections (1)—(4) of this subsection. If the area is already disturbed, a restoration plan is required. The planning and zoning board is authorized to impose limitations in the following manner so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to any animal, fish or shellfish life contained therein, to avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. Rear or side lot drainage from grassed or altered areas of new development along an altered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be compensated elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water

discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the twenty-five (25) feet buffer (water discharged shall be at non-erosive velocities), with the following permitted activities:

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

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

- (c) Applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria:
- (1) Site specific conditions.
 - (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
 - (3) Natural and proposed drainage patterns.
 - (4) Effect of point and nonpoint discharge in the marine environment.
 - (5) Proposed soil stabilization and erosion control methods.
 - (6) Impact on floodplain.
 - (7) Impact of development on vegetative and animal communities.
 - (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
 - (9) Effect of shade on vegetation and shellfish.

- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
 - (11) Impact of development on shoreline by linear feet and percent of site.
 - (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
 - (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
 - (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
 - (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
 - (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
 - (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.
- (d) Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover, or cause the removal of significant trees. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation.
- (1) In determining whether or not a permit required by this section should be issued, the city planning and zoning board shall consider and base all decisions on the following:
- a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
 - b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.

- c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
 - d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
 - e. Whether the tree has been designated a significant tree.
 - f. Impact upon the urban and natural environment, including:
 - 1. Ground and surface water stabilization.
 - 2. Water quality and aquifer recharge.
 - 3. Ecological impacts.
 - 4. Noise pollution.
 - 5. Air movement.
 - 6. Air quality.
 - 7. Wildlife habitat.
 - g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.
- (e) Issuance of permit. The planning and building division shall issue the removal permit for trees not identified as significant trees under [section 11-27](#) unless, upon consideration of the criteria set forth above, it finds any of the following will result:
- (1) That the property owner or agent will not be unreasonably affected in shifting the location of the proposed structure, building or improvement, which shift will maintain the existence of the subject trees and still permit construction of such building or improvement on the site.
 - (2) That the property owner or agent will not be unreasonably affected in modifying the design of the proposed structure, building or other improvement, which modification will maintain the existence of the trees proposed to be removed and still permit construction substantially similar to that originally proposed.
 - (3) That the removal of the subject trees will have a substantial adverse impact on the urban and natural environment.
 - (4) That the subject trees are significant trees and removal must be reviewed by the planning and zoning board.

(Code 1964, § 7-115; Ord. No. 96-02, § 1, 2-26-96; Ord. No. 00-34, § 1, 10-9-00; Ord. No. 01-14, § 1, 7-23-01; Ord. No. 04-01, § 1, 1-26-04; Ord. No. 14-14, § 1, 9-22-14; Ord. No. 19-03, § 1, 1-28-19; Ord. No. 21-13, § 1, 8-23-21)

Sec. 25-52. – Definitions.

Dbh. means diameter breast height or the diameter of a tree measured, in inches unless otherwise specified, four and one-half (4½) feet above the ground level. If the tree splits into multiple trunks below four and one-half (4½) feet above the ground, the trunk is measured at its narrowest point beneath the split.

Sec. 25-53. – General landscape requirements.

(d) *Tree mitigation.*

- (1) Preservation and removal of trees on a site to be developed may result in the need for tree mitigation. Mitigation requirement is determined by the following calculation:

Tree saved credit—Trees removed deficit = Excess Tree Credits/Deficits

- (2) **A negative number resulting from this equation is the number of deficit points the applicant must mitigate.** A positive number resulting from this equation requires no mitigation by the applicant. However, other landscape requirements still apply even if mitigation is not required (i.e. bufferyard and parking landscapes).
- (3) Tree planting associated with internal landscaping requirements counts toward mitigation requirements. Tree planting associated with the required bufferyard planting does not count toward mitigation requirements.
- (4) Credits and deficits are determined by the schedules presented in subparagraphs a. through c. below.

- a. *Existing trees retained or preserved.* Existing trees which are retained and preserved shall receive credit points according to the following schedule:

Three (3) inches or more but less than seven (7) inches d.b.h.1 credit

Seven (7) inches or more but less than twelve (12) inches d.b.h.2 credits

Twelve (12) inches or more but less than twenty (20) inches d.b.h.3 credits

Twenty (20) inches or more d.b.h.4 credits

Trees relocated and retained on site over six (6) inches dbh. shall receive a fifty (50) percent bonus credit

Southern Red Cedar tree (*juniperus silicicola*) more than two (2) feet tall or having a trunk diameter at a point three (3) inches above ground level of more than one (1) inch1 credit

Native vegetation1 credit

- b. *Existing trees removed.* Existing trees which are proposed for removal shall receive deficit points according to the following schedule:

Three (3) inches or more but less than seven (7) inches d.b.h.0.5 deficit

Seven (7) inches or more but less than twelve (12) inches d.b.h.1 deficit

Twelve (12) inches or more but less than twenty (20) inches d.b.h.1.5 deficits

Twenty (20) inches or more d.b.h.2 deficits

Southern Red Cedar tree (*juniperus silicicola*) more than two (2) feet tall or having a trunk diameter at a point three (3) inches above ground level of more than one (1) inch1 additional deficit

Cabbage Palm tree (*sabal palmetto*) measuring more than 12 feet in height1 additional deficit

- c. *New trees planted for mitigation credit.* Each new tree planted to satisfy a mitigation requirement must be planted in an internal planting area as required by this chapter. Trees receive credit points as indicated in the schedule below:

Tree with diameter of two (2) inches but less than three (3) inches1 credit
Tree with diameter of three (3) inches but less than four (4) inches1.5 credits
Tree with diameter of four (4) inches but less than five (5) inches2 credits
Tree with diameter of five (5) inches but less than six (6) inches3 credits
Tree with diameter of six (6) inches but less than twelve (12) inches4 credits
Tree with diameter of twelve (12) inches or greater5 credits

1. To ensure the proper development of the tree's crown, no shade tree counted as credit shall be planted closer than fifteen (15) feet on center. Chinese Fan, Washingtonia and Cabbage (Sabal) palms counted as credit shall be planted with a minimum of two (2) plants to an area and in such proximity to one another that together they will develop a crown spread of fifteen (15) feet. A credit of one (1) tree shall be allowed for each group of palms whose center is at least fifteen (15) feet from the center of any other tree or palm group counted as credit.
2. See (c)(9) of this chapter for prohibited trees.
3. Trees planted in bufferyards are a separate requirement and do not count toward deficit mitigation.

Sec. 25-58. - Variances and conservation overlay zone development review.

The city planning and zoning board may grant a variance to the requirements of this article where compliance would be a practical impossibility or would cause unnecessary hardship or where the owner proposes an alternative which conforms to the general intent and spirit of these regulations. When reviewing applications and site plans associated with applications for variances or conservation overlay zone developments or for the removal of significant trees involved with a site plan for new development, the planning and zoning board shall have the authority to locate structures, parking areas and other improvements to retain significant trees when possible and practical. **The planning and zoning board shall approve or deny the site plan and may impose conditions as required, such as specific tree species and sizes for the required replacement trees. Under no circumstances may the board deny fair and reasonable use of the property, but the granting of a variance or conservation overlay zone development may be contingent upon retaining significant trees.** Procedures for variances and conservation overlay zone development review shall be in accordance with [chapter 28](#). Standards and criteria for conservation overlay zone development review shall be in accordance with [chapter 11](#).

(Ord. No. 04-17, § 1, 10-25-04; Ord. No. 19-03, § 3, 1-28-19)

STAFF SUMMARY AND ANALYSIS

This request is seeking approval to remove trees within the Pelican Reef neighborhood which includes seven (7) Southern Red Cedar trees, five (5) Live Oak trees and two (2) Palm trees. The reason for this request is to allow for the construction of a new single-family home.

The applicant has provided an arborist report for four (4) of the proposed trees to be removed which is included in this packet and labeled on the site plan as trees 1, 2, 3, and 4.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

Trees to be Removed (Significant Trees are in Bold)		Trees to Remain	
<i>Tree Size</i>	<i>Debit</i>	<i>Tree Size</i>	<i>Credit</i>
18" Cedar	1.5+1	18" Cedar	3+1
24" Oak	2	6" Cedar	1+1
14" Oak	1.5		
12" Oak	1		
20" Oak	2		
12" Cedar	1+1		
8" Cedar	1+1		
8" Cedar	1+1		
8" Cedar	1+1		
8" Cedar	1+1		
14" Oak	1.5		
5" Cedar	0.5+1		
12" Palm	0		
14" Palm	0		
Total	22 Deficits		6 Credits

The proposed site plan leaves a total of 16 deficits. If this request is approved by the PZB the forthcoming building permit application will need to include a tree mitigation plan including planting Cedar trees to meet the ten (10) tree requirement for lots within the Pelican Reef residential development.

STAFF RECOMMENDATION

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** the request to remove a significant amount of existing tree canopy, including significant Oak and Southern Red Cedar trees **with the condition that a tree mitigation plan be submitted to meet the permitting requirements**, within Conservation Overlay Zone 3 at Pelican Reef Drive / PID 158573-0050.

Tracey Mullins

Tracey Mullins
Planner II
Planning and Building Department

Because Pelican Reef is a gated community, please contact the applicant Kevin Marks, Shoreland Home Builders at 904-347-7652 directly for information about visiting the site.



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$165 (plus advertising costs) Project Number: 2023-0048
Receipt Number: 2635090 Meeting Date: 7/5/23
Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: Kevin Marks Contact Number: 904.347.7652
Business (if applicable): Shoreland Home Builders
Address: 794 Cypress Rd City: _____ State: _____ Zip: 32086
E-Mail Address: kevin@shorelandhomebuilders.com

2. NAME OF PROPERTY OWNER: Daniel Mellon Contact Number: 858.337.0707
Business (if applicable): _____
Address: 216 Grampian Ct City: Roseville State: CA Zip: 95661-0000
E-Mail Address: dsm8686@aol.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 5 Block: 12
Subdivision: Pelican Reef Parcel Number: 1585730050

4. PROJECT STREET ADDRESS: 229 Pelican Reef Drive

5. SPECIFIC PROPOSED USE: Single Family Residential

6. ACTION REQUESTED:

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

7. DESCRIPTION OF ACTION REQUESTED: Requesting permission to remove trees within the footprint of the new home, as well as those that will be adversely affected by the improvements.

8. JUSTIFICATION FOR ACTION REQUESTED: The proposed home fits within the required building and conservation setbacks. The placement can not be modified to maintain the trees in the affected areas.

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

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: Yes. The lot has a considerable amount of conservation area, limiting the ability to move the homes' placement and maintain the trees in the affected areas. The lot is also low, requiring significant fill that will also further impact the trees.
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: The property can not be fully improved with out the removal of the trees in the affected areas
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: The trees are native to the lot
- (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: There are trees on the property that will be maintained. These will further be enhanced with the homes final landscape, as required by the HOA.

10. PREVIOUS APPPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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



Signature of Applicant

5/10/23

Date



Signature of Property Owner

5-10-23

Date



Owner's Authorization For Agent

Kevin Marks is/are hereby authorized TO ACT ON BEHALF
OF Daniel Mellon, 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:
229 Pelican Reef Drive (LOT 5)

BY: [Signature]
Signature of Owner
Daniel Mellon
Print Name of Owner
858.337.0707
Telephone Number

State of California

County of Placer

Signed and sworn before me on this 16 day of May, 2023

By Daniel Mellon

Identification verified: Driver License

Oath sworn: / Yes No

Notary Signature: [Signature]

My Commission expires: May 1, 2026





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

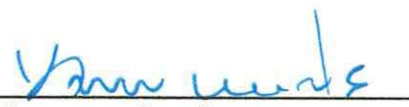
The applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of St. Augustine, pursuant to Chapter 166.033, Florida Statutes.

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

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

Kevin Marks

Print name of applicant



Signature of applicant

5.10.23

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

229 Pelican Reef Drive (LOT 5)

Project Address: _____

Kevin Marks

Applicant's Name: _____ Applicant's Signature: 

Daniel Mellon

Owner's Name: _____ Owner's Signature: 



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

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

[Sales Questionnaire](#)

2022 TRIM Notice

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

Summary

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



Parcel ID	1585730050
Location Address	PELICAN REEF DR SAINT AUGUSTINE 32080-0000
Neighborhood	Pelican Reef (628)
Tax Description*	111/57-61 PELICAN REEF BLOCK 12 PHASE 6 LOT 5 OR5442/1483 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	PELICAN REEF BLOCK 12 PHASE 6
Sec/Twp/Rng	29-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.940
Homestead	N

Owner Information

Owner Name	Mellon Daniel Schuyler 100%
Mailing Address	216 GRAMPIAN CT ROSEVILLE, CA 95661-0000

Map



Valuation Information

	2023
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$325,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$325,000
Total Deferred	\$0
Assessed Value	\$325,000
Total Exemptions	\$0
Taxable Value	\$325,000

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	\$336,000	\$0	\$0	\$336,000	\$336,000	\$0	\$336,000

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	1	UT	\$325,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
12/10/2021	12/9/2021	\$390,000.00	WARRANTY DEED	5442	1483	Q	V	PELICAN REEF OF ST AUGUSTINE LLC	MELLON DANIEL SCHUYLER

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

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

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

Last Data Upload: 5/9/2023, 11:42:10 PM

Developed by
 Schneider
 GEOSPATIAL

Version 3.1.7



Overview



Legend

□ Parcels

Parcel ID	1585730050	Physical	PELICAN REEF DR	Building Value	N/A	Last 2 Sales			
Property	0000 - Vacant	Address	SAINT AUGUSTINE	Extra Feature	N/A	Date	Price	Reason	Qual
Class	Residential	Mailing	MELLON DANIEL	Value		12/9/2021	\$390000	05	Q
Taxing	City of St Augustine	Address	SCHUYLER	Total Land Value	\$325,000	n/a	0	n/a	n/a
District			216 GRAMPIAN CT	Just Value	\$325,000				
Acres	0.94		ROSEVILLE CA 95661-0000	Total Deferred	N/A				
				Assessed Value	\$325,000				
				Total	N/A				
				Exemptions					
				Taxable Value	\$325,000				

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

Date created: 5/10/2023

Last Data Uploaded: 5/9/2023 11:42:10 PM

Developed by  Schneider
GEOSPATIAL

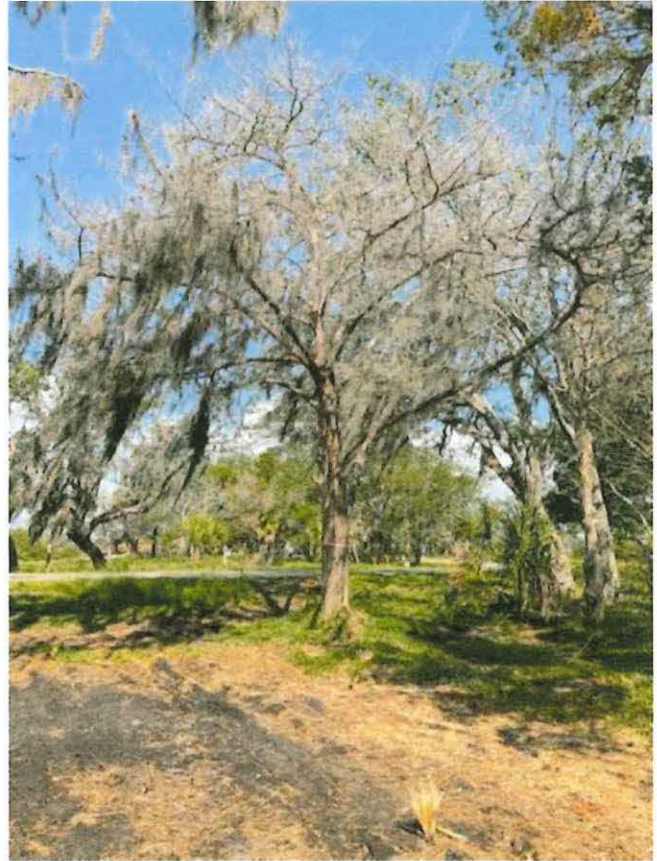


Southern red cedar Tree ID #6032

Tree

Tree Id:	2
Primary ID:	6032
New Tag #:	
Previous ID or Tag #:	1
Common Name:	Southern red cedar
Scientific Name:	Juniperus silicicola
DBH:	18
Number of Stems (Multi Calc):	1
Tree Height (Estimated):	30
Canopy Shape:	Asymmetrical
Mallet Test:	Positive
Health Condition:	Dead
Structure:	Poor- a single serious defect or multiple significant defects. It could also indicate a recent change in trunk angle. Branch, root or trunk failure is probable. Defects may or may not be correctable.
Utilites:	
Observations-Characteristics:	Crack - vertical (torsion)
Observations-Biotic Pest:	None observed
Observations-Abiotic:	None observed
Notes 1:	No living foliage or living vascular tissue

Photos



observed or detected.

Notes 2:

DBH Stem 1:

DBH Stem 2:

DBH Stem 3:

DBH Stem 4:

DBH Stem 5:

DBH Stem 6:

Code: JUSI

Cultivar:

DBH Range: 18-24in

Genus: Juniperus

Height Range: 30ft-50ft

Has Ecobenefits: No

Last Inspection:

Next Inspection:

Inspection Cycle:

Archived: No

Crown Light Exposure:

Location

Client Site: St A-Marks

House Number: 229

Address Street: Pelican Reef Drive

Land Type: Front yard

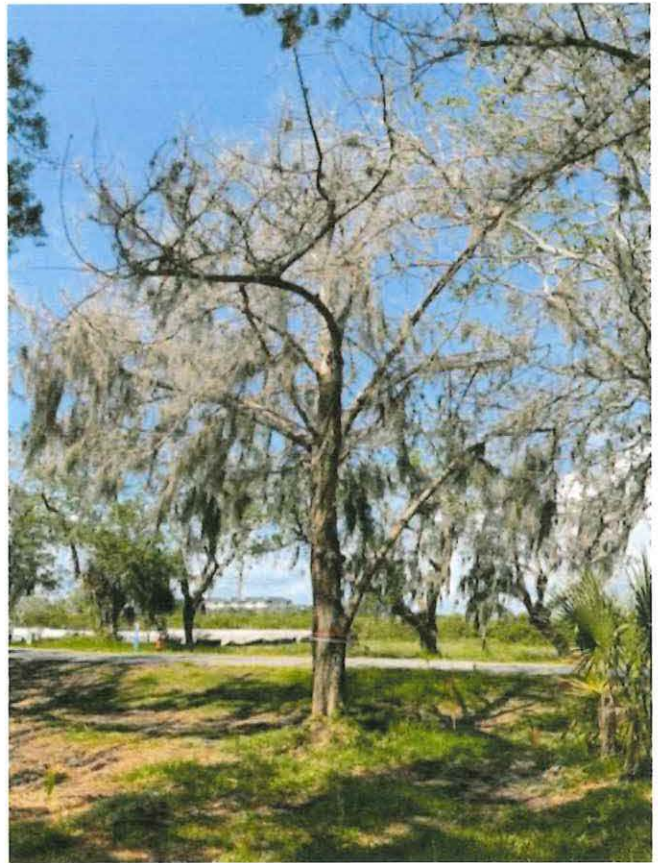
Management

ISA Board Certified
Master Arborist: Daniel Lippi FL-6145B

Tree Work-Pruning: Priority 3 Removal

Tree Work-PHC:

Tree Work-Root/soil:



Map



Priority:	
Monitor:	No
Cycle:	
Pruning Specs and Notes:	
Pruning spec-type of cut:	
Pruning spec-location of cut:	
Pruning spec-# of cuts:	
Pruning spec-size of cuts:	
Pruning spec-% canopy removal:	
User:	Danny
Last Modified User:	Danny
Date Added:	05/19/2023
Last Modified:	05/19/2023



Live oak Tree ID #6033

Tree	
Tree Id:	3
Primary ID:	6033
New Tag #:	
Previous ID or Tag #:	2
Common Name:	Live oak
Scientific Name:	Quercus virginiana
DBH:	24
Number of Stems (Multi Calc):	1
Tree Height (Estimated):	30
Canopy Shape:	Asymmetrical
Mallet Test:	Inconclusive
Health Condition:	Dead
Structure:	Poor- a single serious defect or multiple significant defects. It could also indicate a recent change in trunk angle. Branch, root or trunk failure is probable. Defects may or may not be correctable.
Utilites:	
Observations-Characteristics:	
Observations-Biotic Pest:	None observed
Observations-Abiotic:	None observed
	No living foliage or living vascular tissue

Photos



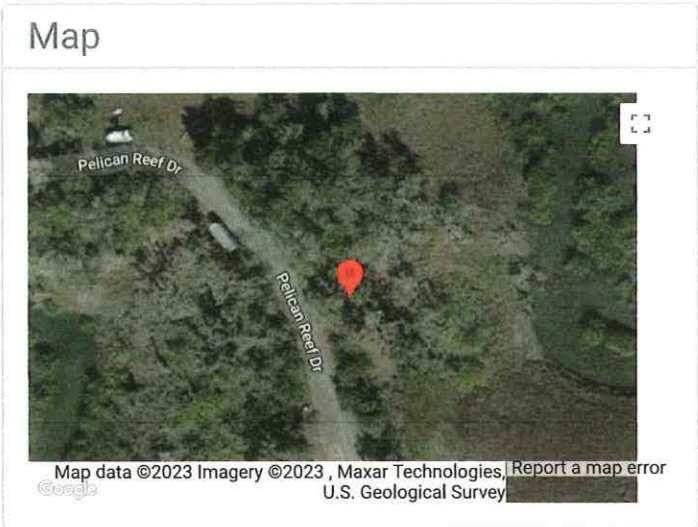
Street View



Notes 1:	observed or detected. Lower trunk beginning to delaminate indicating necrosis of living vascular cambium/vascular tissue.
Notes 2:	
DBH Stem 1:	
DBH Stem 2:	
DBH Stem 3:	
DBH Stem 4:	
DBH Stem 5:	
DBH Stem 6:	
Code:	QUVI
Cultivar:	
DBH Range:	24-30in
Genus:	Quercus
Height Range:	30ft-50ft
Has Ecobenefits:	No
Last Inspection:	
Next Inspection:	
Inspection Cycle:	
Archived:	No
Crown Light Exposure:	

Location	
Client Site:	St A-Marks
House Number:	229
Address Street:	Pelican Reef Drive
Land Type:	Front yard

Management	
ISA Board Certified	Daniel Lippi FL-6145B



Master Arborist:

Tree Work-Pruning: Priority 3 Removal

Tree Work-PHC:

Tree Work-Root/soil:

Priority:

Monitor: No

Cycle:

Pruning Specs and
Notes:

Pruning spec-type of
cut:

Pruning spec-location
of cut:

Pruning spec-# of
cuts:

Pruning spec-size of
cuts:

Pruning spec-%
canopy removal:

User: Danny

Last Modified User: Danny

Date Added: 05/19/2023

Last Modified: 05/19/2023

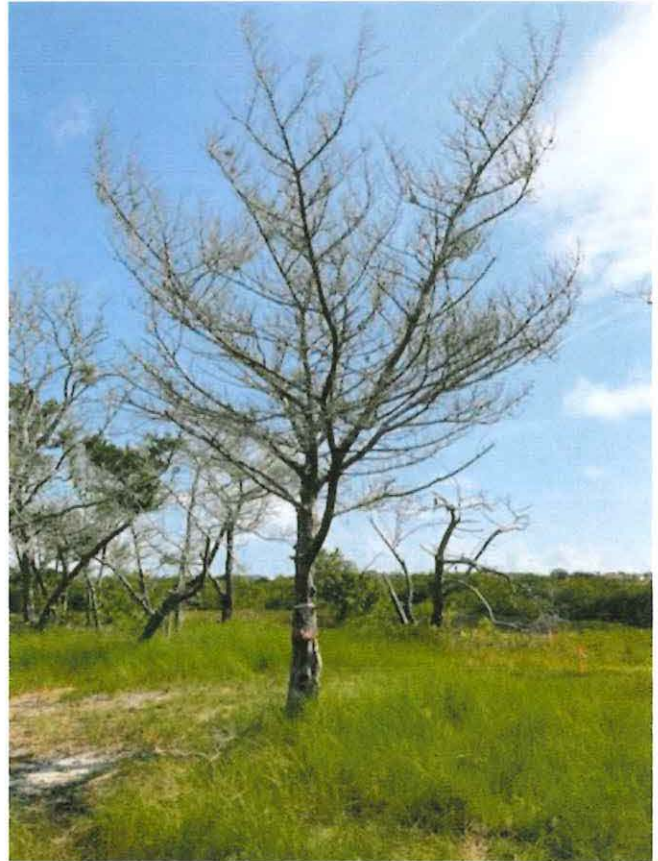


Southern red cedar Tree ID #6034

Tree

Tree Id:	4
Primary ID:	6034
New Tag #:	
Previous ID or Tag #:	3
Common Name:	Southern red cedar
Scientific Name:	Juniperus silicicola
DBH:	12
Number of Stems (Multi Calc):	1
Tree Height (Estimated):	15
Canopy Shape:	Asymmetrical
Mallet Test:	Inconclusive
Health Condition:	Dead
Structure:	Poor- a single serious defect or multiple significant defects. It could also indicate a recent change in trunk angle. Branch, root or trunk failure is probable. Defects may or may not be correctable.
Utilites:	
Observations-Characteristics:	
Observations-Biotic Pest:	None observed
Observations-Abiotic:	None observed
Notes 1:	No living foliage or living vascular tissue

Photos



observed or detected.

Notes 2:

DBH Stem 1:

DBH Stem 2:

DBH Stem 3:

DBH Stem 4:

DBH Stem 5:

DBH Stem 6:

Code: JUSI

Cultivar:

DBH Range: 12-18in

Genus: Juniperus

Height Range: 15ft-30ft

Has Ecobenefits: No

Last Inspection:

Next Inspection:

Inspection Cycle:

Archived: No

Crown Light Exposure:

Location

Client Site: St A-Marks

House Number: 229

Address Street: Pelican Reef Drive

Land Type: Backyard

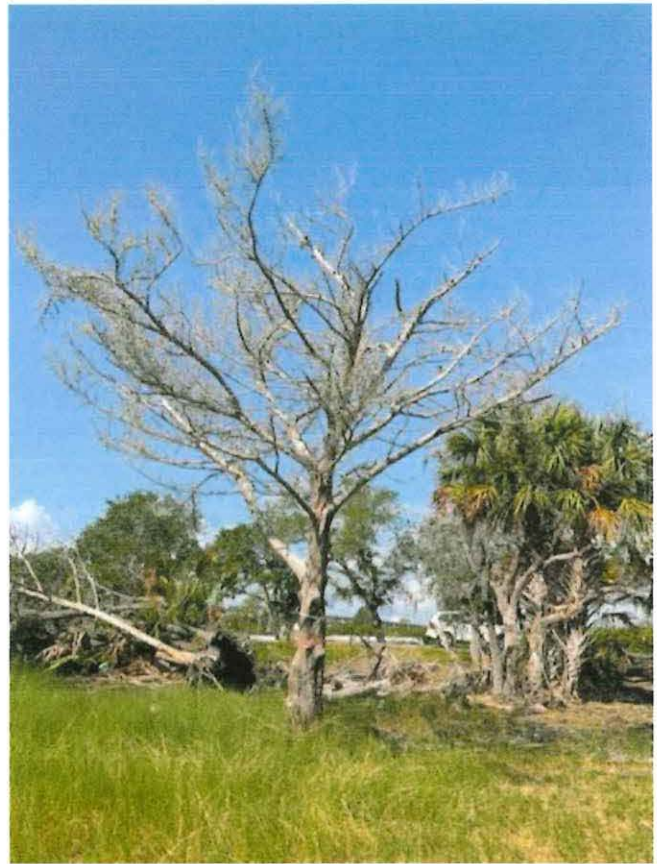
Management

ISA Board Certified
Master Arborist: Daniel Lippi FL-6145B

Tree Work-Pruning: Priority 3 Removal

Tree Work-PHC:

Tree Work-Root/soil:



Map



Priority:

Monitor: No

Cycle:

Pruning Specs and
Notes:

Pruning spec-type of
cut:

Pruning spec-location
of cut:

Pruning spec-# of
cuts:

Pruning spec-size of
cuts:

Pruning spec-%
canopy removal:

User: Danny

Last Modified User: Danny

Date Added: 05/19/2023

Last Modified: 05/19/2023

ADVANCED TREE
CARE
... AND MANY MORE

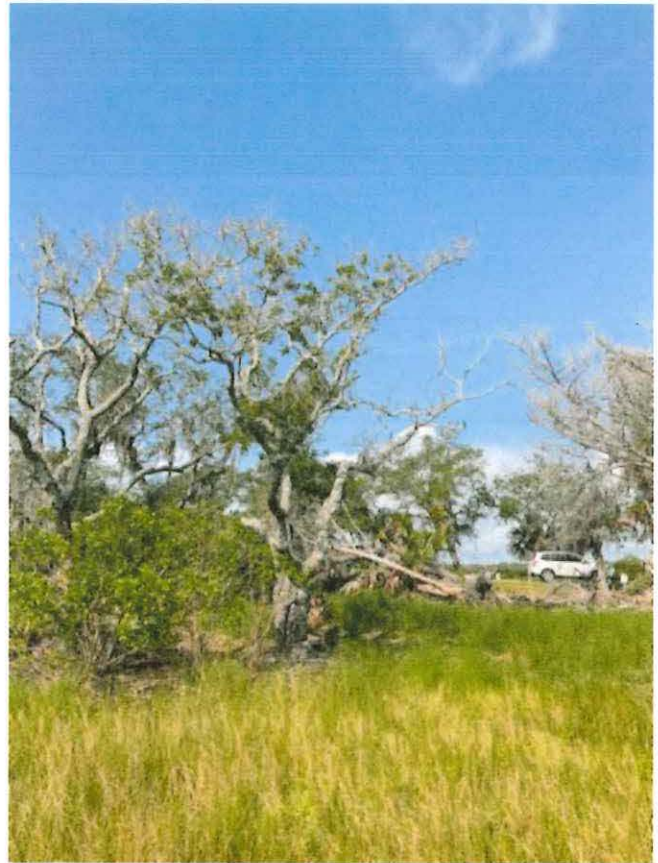


Live oak Tree ID #6035

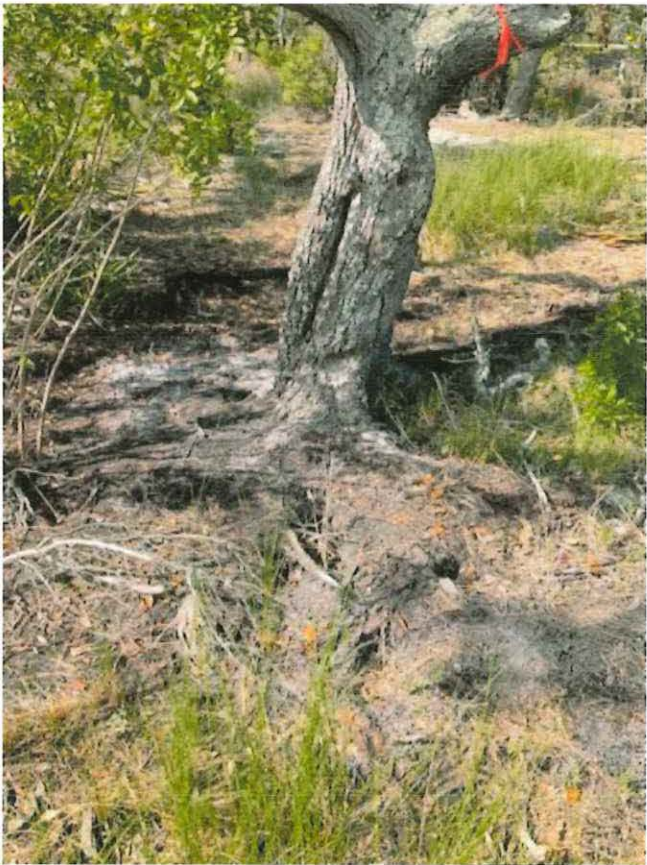
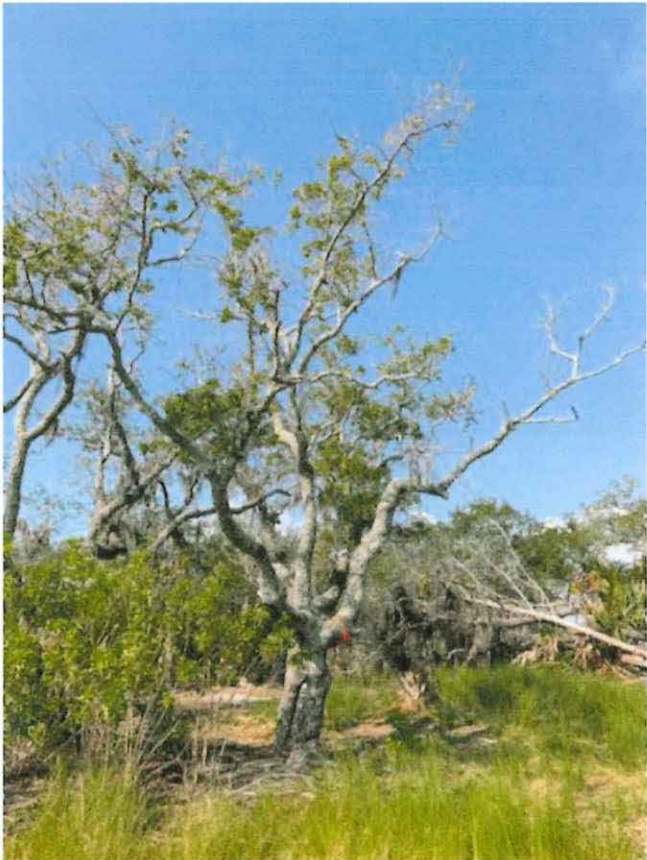
Tree

Tree Id:	5
Primary ID:	6035
New Tag #:	
Previous ID or Tag #:	4
Common Name:	Live oak
Scientific Name:	Quercus virginiana
DBH:	20
Number of Stems (Multi Calc):	1
Tree Height (Estimated):	20
Canopy Shape:	Asymmetrical
Mallet Test:	Positive
Health Condition:	Poor- tree has poor vigor, low foliage density and poor foliage color. It could also have a fatal pest and significant twig and branch dieback.
Structure:	Poor- a single serious defect or multiple significant defects. It could also indicate a recent change in trunk angle. Branch, root or trunk failure is probable. Defects may or may not be correctable.
Utilites:	
	Co-dominant leaders w/o included bark,

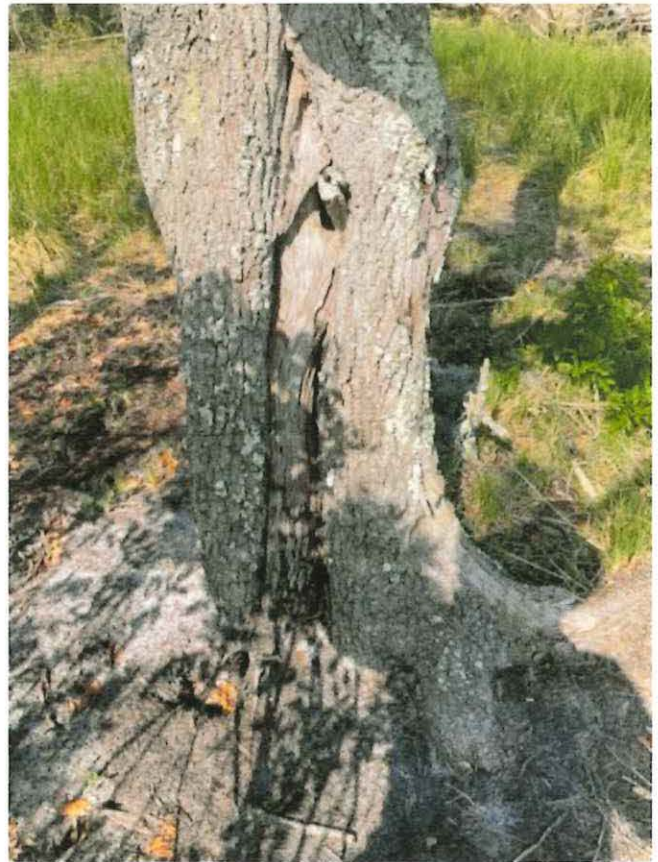
Photos



Observations-Characteristics:	Deadwood > 10%, Soil Weakness, Leaning trunk - unstable, Epicormic sprouts, Cavity/decay - extensive, Sparse foliage, Internal column of decay - extensive, Chlorotic, Branch tip dieback
Observations-Biotic Pest:	None observed
Observations-Abiotic:	Saturated Soil, Salt water flooding
Notes 1:	Tree in very poor condition with regard to health and structural decline, mostly due to increasing sea level rise and persistent evidence of salt water intrusion. Persistent salt water inundation is creating a structurally weak and metabolically toxic rooting environment. Root plate actively lifting placing tree at high risk of total failure. Even if proposed home is designed and engineered to protect tree, the infiltrating estuarine environment will continue to cause tree decline in health and structure. This tree should not be retained during construction. Removal recommended.
Notes 2:	



DBH Stem 1:	
DBH Stem 2:	
DBH Stem 3:	
DBH Stem 4:	
DBH Stem 5:	
DBH Stem 6:	
Code:	QUVI
Cultivar:	
DBH Range:	18-24in
Genus:	Quercus
Height Range:	15ft-30ft
Has Ecobenefits:	No
Last Inspection:	
Next Inspection:	
Inspection Cycle:	
Archived:	No
Crown Light Exposure:	



Location	
Client Site:	St A-Marks
House Number:	229
Address Street:	Pelican Reef Drive
Land Type:	Backyard

Management	
ISA Board Certified Master Arborist:	Daniel Lippi FL-6145B
Tree Work-Pruning:	Priority 2 Removal
Tree Work-PHC:	
Tree Work-Root/soil:	
Priority:	
Monitor:	No
Cycle:	

Street View



Pruning Specs and Notes:	
Pruning spec-type of cut:	
Pruning spec-location of cut:	
Pruning spec-# of cuts:	
Pruning spec-size of cuts:	
Pruning spec-% canopy removal:	
User:	Danny
Last Modified User:	Danny
Date Added:	05/19/2023
Last Modified:	05/19/2023



LOT 5 - 229 PELICAN REEF DR.

MAP SHOWING SURVEY OF

LOT 5, PELICAN REEF - BLOCK 12, PHASE 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 111, PAGES 57 THROUGH 61 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CURVE C1
CA=1274'15"
R=322.72'
L=68.93'
CB=N23°38'23"W
CH=68.80'

LOT 4

N59°31'39"E 147.74'
121.25' (10 FSV)

UNPLATTED MARSH

S54°04'33"E 186.75'

CONSERVATION EASEMENT
PER O.R. 924, PG. 296

10' C.O.E. CONSERVATION
EASEMENT/S.J.R.W.M.D.
RETENTION SWALE

UNPLATTED MARSH

TRACT "A"
(CONSERVATION)

PELICAN REEF DRIVE
(PRIVATE 50' RIGHT OF WAY)

TREE NOTES:

THE SURVEYOR CERTIFIES ONLY TO THE SIZE AND LOCATION OF ALL TREES SHOWN HEREON. HOWEVER, THE SURVEYOR DOES NOT CERTIFY TO THE EXACT SPECIES OF ANY TREE SHOWN HEREON AS THIS IS OUTSIDE THE SURVEYOR'S AREA OF EXPERTISE.

TREE DETAIL

SPECIES (SEE TREE NOTES)
DIA. @ 4.5' DBH
HEIGHT
ACTUAL LOCATION

MARCH 22, 2022: TOPOGRAPHIC & TREE SURVEY (2021-499-2) SEW
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL HANDED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH
PLAT OF MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

NOTES

1. Bearings are based on the RECORD PLAT.
2. This is a BOUNDARY SURVEY.
3. Elevations shown above (12.0) refer to North American Vertical Datum of 1988 (NAVD 88).
4. By Graphic plotting only, the property shown herein lies within Zone, "4A" (11.4) as shown on the Federal Emergency Management Agency (FEMA), National Flood Insurance Program, Flood Insurance Rate Map (FIRM) Community-Police Number 12100C 0381 J Map Revised date: 12-7-13.
5. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been delineated and any liability resulting therefrom is not the responsibility of the undersigned.
6. There may be Restrictions or Easements of Record evidenced by title examination that have not been shown herein.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point
P.M.	Permanent Reference Monument
P.O.B.	Point of Beginning
P.C.	Point of Curvature
P.T.	Point of Tangency
P.R.C.	Point of Reverse Curvature
P.I.	Point of Intersection
R/W	Right of Way
S.B.V.	Official Records Volume
O.B.	Overlaid
B.R.L.	Building Restriction Line
Easement	Easement

ABBREVIATION	DEFINITION
L.B.	Licensed Business
R.E.S.	Registered Land Surveyor
J.E.A.	Jacksonville Electric Authority
T.O.D.	Topographic
A/C	As Constructed
C.A.T.V.	Cable Television
O.L.	Overlaid Line
F.M.	Field Measurement
R.S.	Radius equals
A.C.	As Laid equals
C.S.	Chain Survey & Distance equals
D.A.	Delta or Central Angle equals
L.P.	Iron Pipe
Conc.	Concrete

LEGEND

- DENOTES CONCRETE MONUMENT
- DENOTES FENCE
- DENOTES 1" OF IRON PIPE SET
- DENOTES 1/2" IRON PIPE SET
- DENOTES 3/4" IRON PIPE SET
- DENOTES 1" IRON PIPE SET
- DENOTES 1 1/2" IRON PIPE SET
- DENOTES 2" IRON PIPE SET
- DENOTES 3" IRON PIPE SET
- DENOTES 4" IRON PIPE SET
- DENOTES 6" IRON PIPE SET
- DENOTES 8" IRON PIPE SET
- DENOTES 10" IRON PIPE SET
- DENOTES 12" IRON PIPE SET
- DENOTES 14" IRON PIPE SET
- DENOTES 16" IRON PIPE SET
- DENOTES 18" IRON PIPE SET
- DENOTES 20" IRON PIPE SET
- DENOTES 22" IRON PIPE SET
- DENOTES 24" IRON PIPE SET
- DENOTES 26" IRON PIPE SET
- DENOTES 28" IRON PIPE SET
- DENOTES 30" IRON PIPE SET
- DENOTES 32" IRON PIPE SET
- DENOTES 34" IRON PIPE SET
- DENOTES 36" IRON PIPE SET
- DENOTES 38" IRON PIPE SET
- DENOTES 40" IRON PIPE SET
- DENOTES 42" IRON PIPE SET
- DENOTES 44" IRON PIPE SET
- DENOTES 46" IRON PIPE SET
- DENOTES 48" IRON PIPE SET
- DENOTES 50" IRON PIPE SET
- DENOTES 52" IRON PIPE SET
- DENOTES 54" IRON PIPE SET
- DENOTES 56" IRON PIPE SET
- DENOTES 58" IRON PIPE SET
- DENOTES 60" IRON PIPE SET
- DENOTES 62" IRON PIPE SET
- DENOTES 64" IRON PIPE SET
- DENOTES 66" IRON PIPE SET
- DENOTES 68" IRON PIPE SET
- DENOTES 70" IRON PIPE SET
- DENOTES 72" IRON PIPE SET
- DENOTES 74" IRON PIPE SET
- DENOTES 76" IRON PIPE SET
- DENOTES 78" IRON PIPE SET
- DENOTES 80" IRON PIPE SET
- DENOTES 82" IRON PIPE SET
- DENOTES 84" IRON PIPE SET
- DENOTES 86" IRON PIPE SET
- DENOTES 88" IRON PIPE SET
- DENOTES 90" IRON PIPE SET
- DENOTES 92" IRON PIPE SET
- DENOTES 94" IRON PIPE SET
- DENOTES 96" IRON PIPE SET
- DENOTES 98" IRON PIPE SET
- DENOTES 100" IRON PIPE SET

DATE 12-8-21
SCALE 1"=30'
JOB No. 2021-499
F.B.
page
Comp. Fee 21-499 day
Drawn by HLM

MELROSE SURVEYING AND MAPPING, INC.

PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 101
JACKSONVILLE, FLORIDA 32224
L.B. No. 6285
Exp. (204) 721-1226

THIS IS TO CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY, MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPING, IN CHAPTER 461, F.S. (formerly CHAPTER 800-45, FLORIDA STATUTES), AND, FURTHER, IS IN ACCORD WITH THE FLORIDA STATUTES.

(BY) WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE No. 5843

MAP SHOWING SURVEY OF

LOT 5, PELICAN REEF - BLOCK 12, PHASE 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 111, PAGES 57 THROUGH 61 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CURVE C1
CA=127'4"15"
R=322.72'
L=68.93'
CB=N23°38'23"W
CH=68.80'

LOT 4

UNPLATTED MARSH

CONSERVATION EASEMENT
PER O.R. 924, PG. 296

10' C.O.E. CONSERVATION
EASEMENT/S.J.R.W.M.D.
RETENTION SWALE

UNPLATTED MARSH

TREE NOTES:

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TREE DETAIL

DIAMETER BREAST
HEIGHT

SPECIES
(SEE TREE NOTES)

ACTUAL LOCATION

MARCH 22, 2022; TOPOGRAPHIC & TREE SURVEY (2021-499-2) DEW
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

NOTES

1. Bearings are based on the RECORD PLAT.
2. This is a BOUNDARY SURVEY.
3. Elevations shown thus (15.0) refer to North American Vertical Datum of 1988 (NAVD 88).
4. By Graphic plotting only, the property shown hereon lies within Zone: "4E" (E.L. 8) as shown on the Federal Emergency Management Agency (F.E.M.A.), National Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) Community-Panel Number 12109C 0381 J Map Revised date: 12-7-18
5. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
6. There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point
P.R.M.	Permanent Reference Monument
P.O.B.	Point of Beginning
P.C.	Point of Curvature
P.I.	Point of Intersection
P.R.C.	Point of Reverse Curvature
P.L.	Point of Tangency
R/W	Right of Way
O.R.V.	Official Records Volume
D.B.	Deed Book
Pg.	Page
R.L.	Building Restriction Line
East	Easement

ABBREVIATION	DEFINITION
L.B.	Licensed Business
R.L.S.	Registered Land Surveyor
J.E.A.	Jacksonville Electric Authority
EQUIP	Equipment
A/C	Air Conditioner
C.A.T.V.	Cable Television
O.H.L.	Overhead Lines
F.M.	Field Measured
R=	Radius equals
L=	Arc Length equals
Ch=	Chord Bearing & Distance equals
Δ=	Delta or Central Angle equals
L.P.	Iron Pipe
Conc.	Concrete

LEGEND

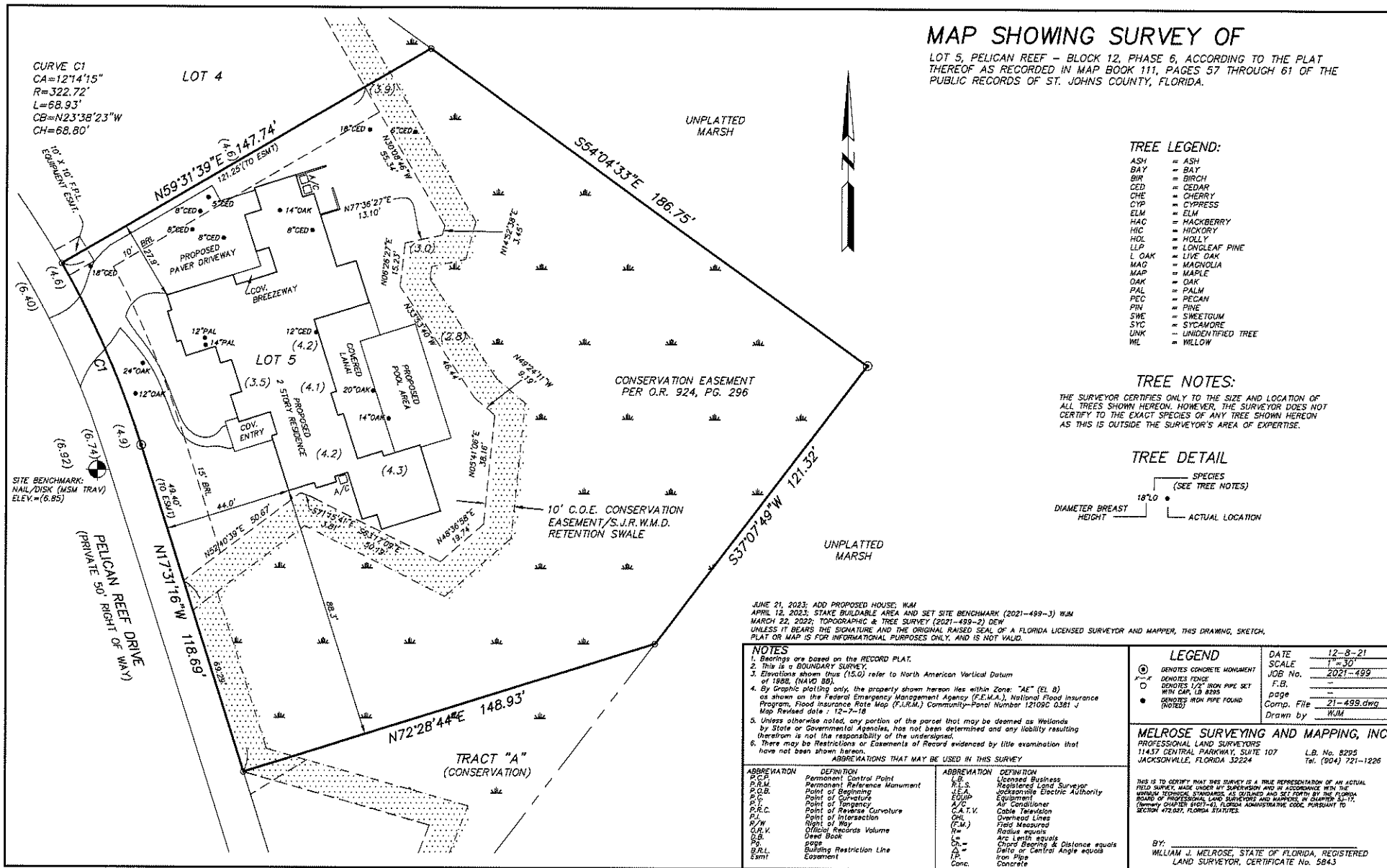
- DENOTES CONCRETE MONUMENT
- DENOTES FENCE
- DENOTES 1/2" IRON PIPE SET WITH CAP, LSI 8225
- DENOTES IRON PIPE FOUND (NOTES)

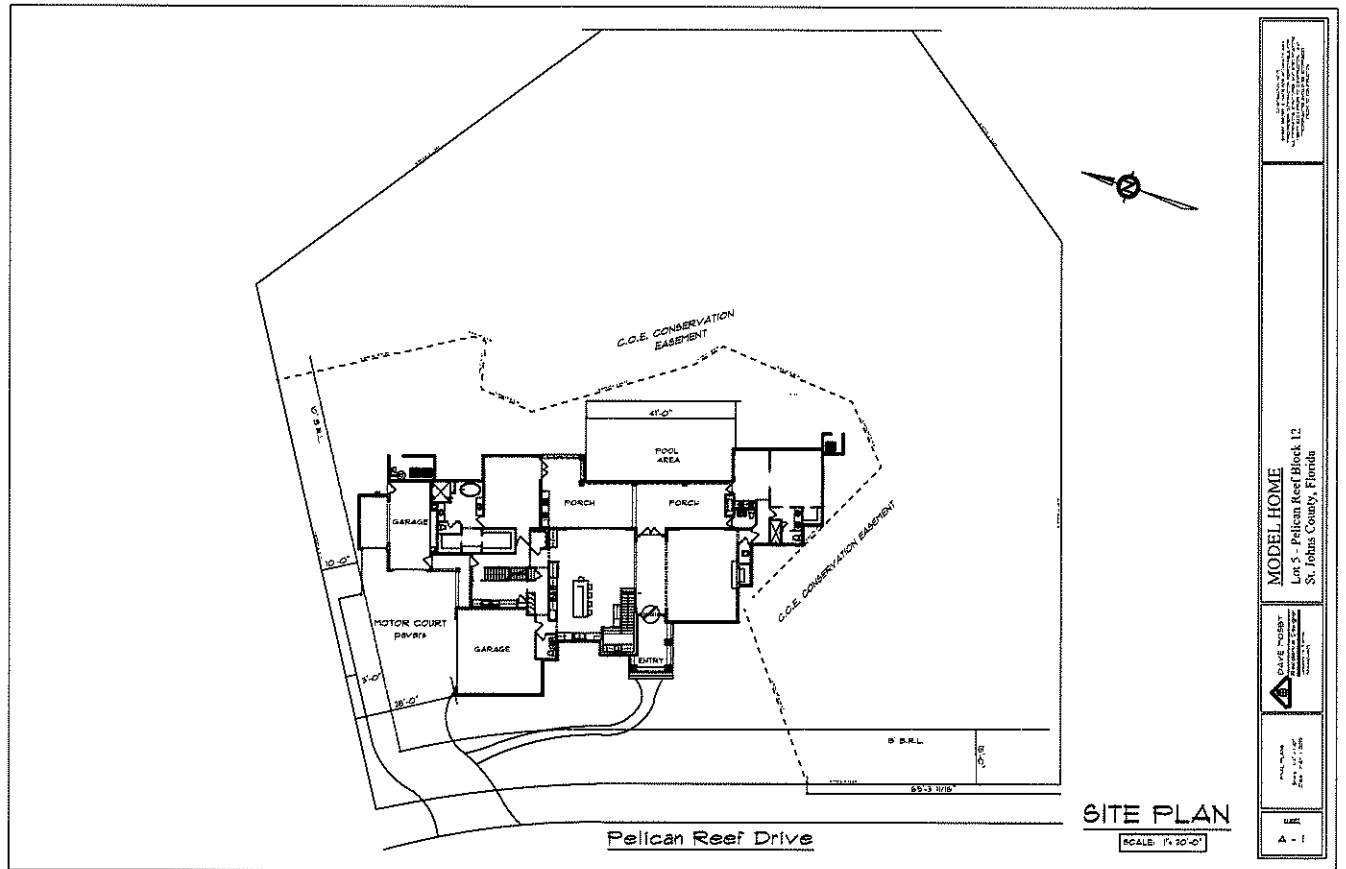
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F.B.	-
page	-
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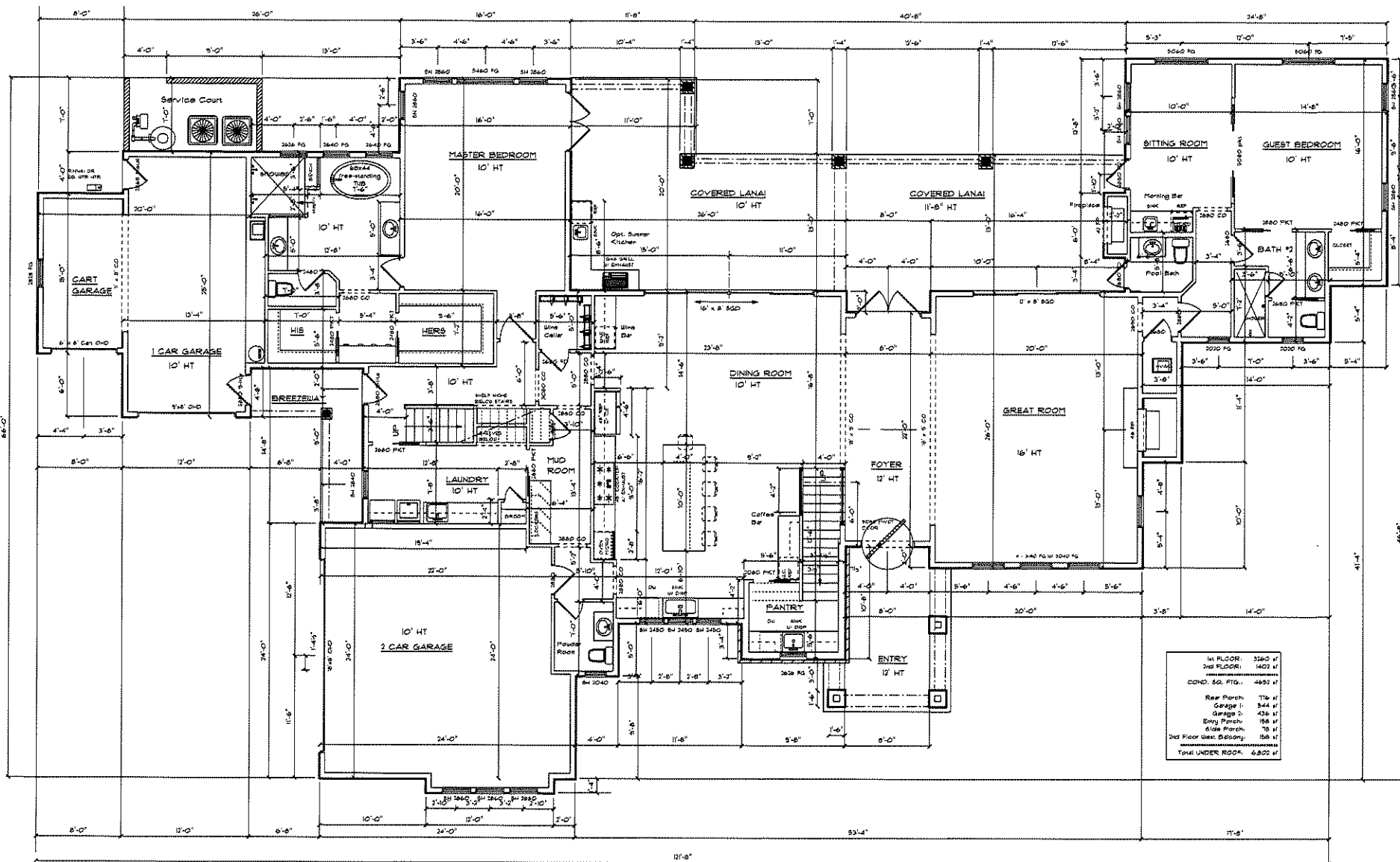
MELROSE SURVEYING AND MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
11437 CENTRAL PARKWAY, SUITE 107
JACKSONVILLE, FLORIDA 32224
L.B. No. 8295
Tel. (904) 721-1226

THIS IS TO CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY, MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE STANDARD TECHNICAL STANDARDS, AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPING, IN CHAPTER 30-12, (formerly CHAPTER 1157-04), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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







1st FLOOR:	3340 sq ft
2nd FLOOR:	1402 sq ft
COND. SQ. FTG.:	4742 sq ft
Pool:	176 sq ft
Garage 1:	344 sq ft
Garage 2:	436 sq ft
Entry Porch:	158 sq ft
Side Porch:	78 sq ft
2nd Floor Balcony:	156 sq ft
TOTAL UNDER EOOD:	6,802 sq ft

1ST FLOOR PLAN

CONSTRUCTION NOTE:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

MODEL HOME
 Lot 5 - Pelican Reef Block 12
 St. Johns County, Florida

DAVE HOBBY
 Residential Designer
 10000 N. W. 10th Ave.
 Suite 100
 Fort Lauderdale, FL 33309
 954-561-1234

FINAL PLANS
 Scale: 1/4" = 1'-0"
 Date: MAY 1, 2009

A - 2



Front Elevation



Rear Elevation

CONSTRUCTION NOTE:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

MODEL HOME
 Lot 5 - Pelican Reef Block 12
 St. Johns County, Florida

DAVE HOBBY
 Residential Designer
 10000 N. W. 10th Ave.
 Suite 100
 Miami, FL 33150

FINAL PLANS
 SCALE: 1/8" = 1'-0"
 DATE: MAY 1, 2020

SHEET
 A - 4



Right Side Elevation



Left Side Elevation

CONTRACTOR NOTE:
 EXISTING ROOF SHALL BE REMOVED AND
 REPLACED WITH SHINGLES. ALL
 EXISTING ROOFING SHALL BE REMOVED
 AND REPLACED WITH SHINGLES.
 ALL ROOFING SHALL BE REMOVED
 AND REPLACED WITH SHINGLES.
 ALL ROOFING SHALL BE REMOVED
 AND REPLACED WITH SHINGLES.

MODEL HOME
 Lot 5 - Pelican Reef Block 12
 St. Johns County, Florida

DAVE MOSBY
 Registered Designer
 State of Florida
 License No. 12000

PLANS
 Book 147 - 1st
 Date 10/1/2010

Sheet
 A - 5

Tracey Mullins

From: Kevin Marks <kevin@shorelandhomebuilders.com>
Sent: Thursday, June 22, 2023 11:37 AM
To: Tracey Mullins
Cc: Jacob Fredriksson
Subject: Re: 229 PELICAN REEF DRIVE (LOT 5)

We can absolutely make that up. We are hopeful that we can get the tree removal permit and floodplain permits in place for phase 1 clearing and the necessary lot surcharge, prior to any construction.

Get [Outlook for iOS](#)

From: Tracey Mullins <tmullins@citystaug.com>
Sent: Thursday, June 22, 2023 9:10:00 AM
To: Kevin Marks <kevin@shorelandhomebuilders.com>
Cc: Jacob Fredriksson <jfredriksson@citystaug.com>
Subject: RE: 229 PELICAN REEF DRIVE (LOT 5)

Trees to be Removed (Significant Trees are in Bold)		Trees to Remain	
<i>Tree Size</i>	<i>Debit</i>	<i>Tree Size</i>	<i>Credit</i>
18" Cedar	1.5+1	18" Cedar	3+1
24" Oak	2	6" Cedar	1+1
14" Oak	1.5		
12" Oak	1		
20" Oak	2		
12" Cedar	1+1		
8" Cedar	1+1		
8" Cedar	1+1		
8" Cedar	1+1		
8" Cedar	1+1		
14" Oak	1.5		
5" Cedar	0.5+1		
12" Palm	0		
14" Palm	0		

Total	22 Deficits		6 Credits
--------------	--------------------	--	------------------

The proposed site plan leaves a total of **16 deficits**. If this request is approved by the PZB the forthcoming building permit application will need to include a tree mitigation plan including planting Cedar trees to meet the ten (10) tree requirement for lots within the Pelican Reef residential development.

Tracey Mullins

From: Kevin Marks <kevin@shorelandhomebuilders.com>
Sent: Thursday, June 22, 2023 9:39 AM
To: Tracey Mullins
Cc: Jacob Fredriksson
Subject: Fw: 229 PELICAN REEF DRIVE (LOT 5)
Attachments: 21-499 SITE.pdf

Good Morning

I've attached the requested overlay for 229 Pelican Reef Drive, showing where the home and trees sit. I believe the arborist addressed the trees along the front of the property. The 18" cedar and 24" oak are both dead. The remaining trees are dead or in poor health and either sit within the footprint or will be adversely affected by the build. We will save the (2) cedars in the back left portion of the buildable area. I'm working to get you the preliminary landscape plan, showing the placement of saplings to help boost the tree credits. Although we may have enough credits with the cedars that will remain. Please let me know if you need anything additional in the meantime.

Thanks!

Kevin

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: July 5, 2023

RE: **CONSERVATION OVERLAY ZONE DEVELOPMENT 2023-0051**

AGENDA ITEM 7(d)

APPLICANT Ryan Carter
c/o Carter Environmental Services Inc.

OWNER Jim & Megan White

LOCATION 125 Marine Street / PID 201240-0000

REQUEST To approve the construction of a new bulkhead
within Conservation Overlay Zone 2.

LAND USE Residential Low Density

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

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

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

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.

APPLICABLE CODES/ORDINANCES

Sec. 11-26. - Purpose and intent.

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

Sec. 11-27. – Definitions.

Conservation Overlay Zone 1 comprises the most environmentally sensitive and valuable natural resources within the city. It includes all beaches, shores and dunes seaward of the state's coastal construction control line (F.S. ch. 161), all wetlands within the state's wetlands jurisdiction line (F.S. ch. 403), brackish water, and some habitat areas for species recognized as endangered, threatened, of special concern, or unique by federal, state and local agencies. This zone includes the estuarine/riverine environments created by the San Sebastian and Matanzas Rivers and their tributaries.

Conservation Overlay Zone 2 includes all property one hundred (100) feet landward from the most restrictive boundary line establishing Conservation Overlay Zone 1. Zone 2 is the transition zone or buffer area between Zone 1 and Zone 3, and may include areas recognized as habitat for species

considered endangered, threatened, of special concern, or unique by federal state and local agencies. The primary purpose of Zone 2 is to protect the functional integrity of Zone 1, and to protect Zone 3 from extreme high water conditions.

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

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

Sec. 11-28. – Issuance of building permits.

- (a) The planning and zoning board shall review all applications for development in Conservation Overlay Zone 1; all applications for development in Conservation Overlay Zone 2, except as specified in subsection (b); and all applications for development in Conservation Overlay Zone 3, except as specified in subsection (c). Such approval by the planning and zoning board shall be after a public hearing as required by [chapter 28](#).
- (b) The planning and building division may issue permits for additions to existing structures, for construction of new secondary structures, such as fences, driveways, decks, patios, greenhouses, garages and sheds, and use permits for uses otherwise permitted to be conducted in these structures located in Conservation Overlay Zone 2 when no drainage into the marsh is proposed, no significant alteration of surface water hydrology will occur and native plant materials are preserved or replaced. The planning and building division may issue permits for the construction of new primary structures located in Conservation Overlay Zone 2 when the above conditions are met and when the subject property contains a seawall, bulkhead or rip rap shoreline, or is located within one hundred fifty (150) feet of existing development and the primary structure is located no closer to the marsh edge or to the mean high water line than are adjacent primary structures. In addition, such additions and new structures may not exceed the lesser of seventy-five (75) feet or seventy-five (75) percent of the lot width.
- (c) The planning and building division may issue permits for structures and uses otherwise permitted and located within Conservation Overlay Zone 3 provided that all healthy significant trees are retained on the site.
- (d) Removal of a significant tree shall be approved by the planning and zoning board. All significant trees removed shall be replaced in accordance with the requirements of [chapter 25](#).

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

Sec. 11-29. – Standards for review.

- (a) Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined

to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is authorized to impose limitations in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.

- (b) Permits for structures and uses located within Conservation Overlay Zone 2 shall be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect and consistent with the purpose of Conservation Overlay Zone 2 to protect the functional integrity of Zone 1 and to protect Zone 3 from extreme high-water conditions. At no time shall the impervious area in Conservation Overlay Zone 2 exceed twenty-five (25) percent without that area receiving treatment equivalent to the St. Johns River Water Management District water quality treatment provisions required when new development is proposed along an unaltered shoreline. The first (landward of the most restrictive jurisdictional line, which may be the mean high-water line or wetlands jurisdictional line) twenty-five (25) feet, measured in width perpendicular to the most restrictive jurisdictional line, in Conservation Overlay Zone 2 shall remain undeveloped except as provided in subsections (1)—(4) of this subsection. If the area is already disturbed, a restoration plan is required. The planning and zoning board is authorized to impose limitations in the following manner so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to any animal, fish or shellfish life contained therein, to avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. Rear or side lot drainage from grassed or altered areas of new development along an altered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be compensated elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the twenty-five (25) feet buffer (water discharged shall be at non-erosive velocities), with the following permitted activities:

- (1) Pruning vegetation to retain or create a reasonable view. Ground cover and shrub vegetation to a height of thirty-six (36) inches should be retained.
- (2) A maximum of fifty (50) percent of the basal area of trees, and a maximum of fifty (50) percent of the total number of saplings, may be removed for any purpose in a twenty-year period. A healthy, well-distributed stand of trees, saplings, shrubs and ground covers and their living, undamaged root systems shall be left in place. Replacement planting with native, low maintenance vegetation is permitted to maintain the fifty (50) percent level.
- (3) Dead, diseased, unsafe, or fallen trees may be removed.

- (4) Bridges, paths, walkways, gazebos, docks and decks, bulkheads, seawalls, and retaining walls, and accessways to such amenities are permitted across the buffer provided such activities have minimal impact to the wetlands and are scaled to preserve the integrity of the buffer (less than ten (10) percent of the total area calculation of the buffer). **These structures must demonstrate that they are of a reasonable, compatible scale to similar structures in the neighboring area. Structures in Conservation Overlay Zone 2 that are connected to adjacent structures in Zones 1 or 3 shall be sized relative to that adjacent structure and be designed so as to minimize off-site visual and environmental impacts.** The applicant will present any mitigating design and environmental elements as part of the review of the structure in Conservation Overlay Zone 2.

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

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

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

- (d) Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover, or cause the removal of significant trees. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation.
- (1) In determining whether or not a permit required by this section should be issued, the city planning and zoning board shall consider and base all decisions on the following:
- a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
 - b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
 - c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
 - d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
 - e. Whether the tree has been designated a significant tree.
 - f. Impact upon the urban and natural environment, including:

1. Ground and surface water stabilization.
 2. Water quality and aquifer recharge.
 3. Ecological impacts.
 4. Noise pollution.
 5. Air movement.
 6. Air quality.
 7. Wildlife habitat.
- g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.
- (e) Issuance of permit. The planning and building division shall issue the removal permit for trees not identified as significant trees under [section 11-27](#) unless, upon consideration of the criteria set forth above, it finds any of the following will result:
- (1) That the property owner or agent will not be unreasonably affected in shifting the location of the proposed structure, building or improvement, which shift will maintain the existence of the subject trees and still permit construction of such building or improvement on the site.
 - (2) That the property owner or agent will not be unreasonably affected in modifying the design of the proposed structure, building or other improvement, which modification will maintain the existence of the trees proposed to be removed and still permit construction substantially similar to that originally proposed.
 - (3) That the removal of the subject trees will have a substantial adverse impact on the urban and natural environment.
 - (4) That the subject trees are significant trees and removal must be reviewed by the planning and zoning board.

(Code 1964, § 7-115; Ord. No. 96-02, § 1, 2-26-96; Ord. No. 00-34, § 1, 10-9-00; Ord. No. 01-14, § 1, 7-23-01; Ord. No. 04-01, § 1, 1-26-04; Ord. No. 14-14, § 1, 9-22-14; Ord. No. 19-03, § 1, 1-28-19; Ord. No. 21-13, § 1, 8-23-21)

Sec. 25-58. - Variances and conservation overlay zone development review.

The city planning and zoning board may grant a variance to the requirements of this article where compliance would be a practical impossibility or would cause unnecessary hardship or where the owner proposes an alternative which conforms to the general intent and spirit of these regulations. When reviewing applications and site plans associated with applications for variances or conservation overlay zone developments or for the removal of significant trees involved with a site plan for new development, the planning and zoning board shall have the authority to locate structures, parking areas and other improvements to retain significant trees when possible and practical. The planning and zoning board shall approve or deny the site plan and may impose conditions as required, such as specific tree species and sizes for the required replacement trees. Under no circumstances may the board deny fair and reasonable use of the property, but the granting of a variance or conservation overlay zone development may be contingent upon retaining significant trees. Procedures for variances and conservation overlay zone development review shall be in accordance with [chapter 28](#). Standards and criteria for conservation overlay zone development review shall be in accordance with [chapter 11](#).

(Ord. No. 04-17, § 1, 10-25-04; Ord. No. 19-03, § 3, 1-28-19)

STAFF SUMMARY AND ANALYSIS

This request is to construct a new vinyl sheet bulkhead within Conservation Overlay Zone 2 waterward of the existing concrete bulkhead. The proposed bulkhead will be two (2) feet taller than the existing concrete bulkhead and no fill is proposed in this application.

A cross-section view submitted by the applicant shows the proposed height of the new bulkhead as well as details regarding fill.

This property is adjacent to other single-family homes along Marine Street and is located long the Matanzas River.

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.

- (1) Site specific conditions.
 - *This property has approximately 204 feet of Matanzas River frontage. The property and adjacent properties utilize sea walls and are elevated from the coastline. Mangroves and marine vegetation are present in the area but not on the property.*
- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
 - *The property sits on the Matanzas River and is adjacent to other single-family homes to the North and the South.*
- (3) Natural and proposed drainage patterns.
 - *Drainage will not be altered by the proposed works.*
- (4) Effect of point and nonpoint discharge in the marine environment.
 - *Point and nonpoint discharge will not be altered.*
- (5) Proposed soil stabilization and erosion control methods.
 - *Soil and erosion control may be necessary during construction, such as silt fences and turbidity barriers, but impacts will be temporary, and no long-term erosional impacts will take place.*
- (6) Impact on floodplain.
 - *There is no impact on floodplains associated with this application.*
- (7) Impact of development on vegetative and animal communities.
 - *Vegetative impacts: There are no anticipated vegetative impacts.*
 - *Lighting of the open water areas at night: N/A.*
 - *Increased noise from day users: N/A.*
- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
 - *There will be no storage of pollutants or the use of poisonous chemicals and materials.*
- (9) Effect of shade on vegetation and shellfish.
 - *N/A*
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish, and wildlife, as well as shoreline erosion.
 - *N/A*

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

- (11) Impact of development on shoreline by linear feet and percentage of site.
 - The proposed development will take place along the entire length of the site that is adjacent to the water.
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percentage of site.
 - N/A
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
 - N/A
- (14) Impact of development on plant and animal habitat and potential loss in acres and percentage of site.
 - N/A
- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
 - N/A
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.

<i>The effects of the proposed project on commercial and sport fish are as follows:</i>	
<i>Positive</i>	<i>Negative</i>
<i>N/A</i>	<i>N/A</i>

<i>The effects of the project on shellfish are as follows:</i>	
<i>Positive</i>	<i>Negative</i>
<i>N/A</i>	<i>N/A</i>

<i>The effects of the project on waterfowl area as follows:</i>	
<i>Positive</i>	<i>Negative</i>
<i>N/A</i>	<i>N/A</i>

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

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.

- N/A

STAFF RECOMMENDATION

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** the construction of an additional bulkhead within Conservation Overlay Zone 2 at 125 Marine Street / PID 201240-0000.



Jacob Fredriksson
Senior Planner
Planning and Building Department



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$165 (plus advertising costs) Project Number: 2023-0051
Receipt Number: 2639882 Meeting Date: July 5, 2023
Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: RYAN CARTER Contact Number: 904-540-1786
Business (if applicable): CARTER ENVIRONMENTAL SERVICES
Address: 42 MASTERS DRIVE City: ST. AUGUSTINE State: FL Zip: 32084
E-Mail Address: RYAN@CARTERENV.COM

2. NAME OF PROPERTY OWNER: Jim and Megan White Contact Number: 215-852-2052
Business (if applicable): _____
Address: 125 Marine Street City: ST. AUGUSTINE State: FL Zip: 32084
E-Mail Address: jjwhite1@protonmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 1-4 Block: 44-A
Subdivision: City of St Aug (east of lake) (SF) (612) Parcel Number: 2012400000

4. PROJECT STREET ADDRESS: 125 Marine St.

5. SPECIFIC PROPOSED USE: Bulkhead

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

7. DESCRIPTION OF ACTION REQUESTED: CONSERVATION OVERLAY ZONE APPROVAL FOR A BULKHEAD

8. JUSTIFICATION FOR ACTION REQUESTED: PLEASE SEE OVERLAY ZONE DEVELOPMENT SUPPLEMENT

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

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

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

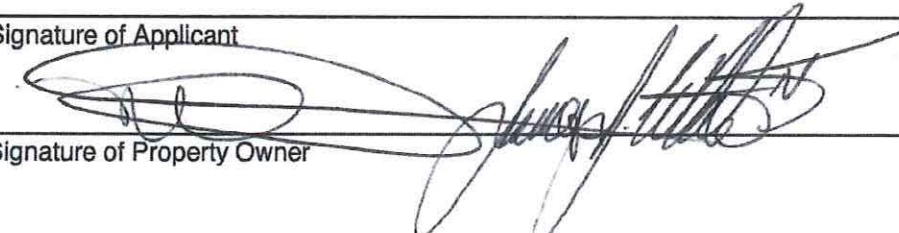
In filing this application, I understand that it becomes a part of Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

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

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

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

 5-12-23

Signature of Applicant Date
 5/30/23

Signature of Property Owner Date

04/18/2019



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

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

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

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

RYAN CARTER

Print name of applicant

A handwritten signature in black ink that reads "R. A. Carter".

Signature of applicant

5-12-23

Date



Owner's Authorization For Agent

CARTER ENVIRONMENATL SERVICES is/are hereby authorized TO ACT ON BEHALF
OF Jim and Megan White, 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:
125 Marine Street

BY: _____

Signature of Owner

Jim and Megan White

Print Name of Owner

215-852-2052

610-656-1261

Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 30th day of May, 2023

By Jim & Megan White

Identification verified:

Oath sworn: _____ Yes ☒ No



Notary Signature: _____

My Commission expires: _____

Sondra R. Varney
May 25, 2026

Map



Valuation Information

	2023
Building Value	\$0
Extra Features Value	\$17,695
Total Land Value	\$1,204,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,221,695
Total Deferred	\$0
Assessed Value	\$1,221,695
Total Exemptions	\$0
Taxable Value	\$1,221,695

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	\$17,246	\$1,204,000	\$0	\$0	\$1,221,246	\$1,221,246	\$0	\$1,221,246
2021	\$0	\$18,729	\$800,000	\$0	\$0	\$818,729	\$818,729	\$0	\$818,729
2020	\$0	\$20,212	\$800,000	\$0	\$0	\$820,212	\$820,212	\$0	\$820,212
2019	\$0	\$19,037	\$800,000	\$0	\$0	\$819,037	\$819,037	\$0	\$819,037
2018	\$0	\$19,359	\$850,000	\$0	\$0	\$869,359	\$869,359	\$0	\$869,359
2017	\$0	\$6,453	\$660,000	\$0	\$0	\$666,453	\$666,453	\$0	\$666,453
2016	\$0	\$4,949	\$660,000	\$0	\$0	\$664,949	\$664,949	\$0	\$664,949
2015	\$0	\$5,274	\$660,000	\$0	\$0	\$665,274	\$665,274	\$0	\$665,274
2014	\$0	\$6,063	\$660,000	\$0	\$0	\$666,063	\$666,063	\$0	\$666,063
2013	\$0	\$6,852	\$660,000	\$0	\$0	\$666,852	\$640,905	\$25,947	\$640,905
2012	\$0	\$7,641	\$575,000	\$0	\$0	\$582,641	\$582,641	\$0	\$582,641
2011	\$0	\$7,968	\$650,000	\$0	\$0	\$657,968	\$657,968	\$0	\$657,968
2010	\$0	\$8,758	\$650,000	\$0	\$0	\$658,758	\$658,758	\$0	\$658,758

Extra Feature Information

Code Description	Status	Value
Boat Dock - Average (Mix)		15995
Boat Lift - Average (Mix)		1700

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	151	154	1	UT	\$1,204,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/9/2021	9/8/2021	\$1,410,000.00	WARRANTY DEED	5364	1756	Q	V	CASHWELL IRREVOCABLE TRUST UAD:5-16-2014	PATEL KANTIBHAI M
6/20/2017	6/19/2017	\$1,000,000.00	WARRANTY DEED	4391	1669	Q	V	WHITMAN DUDLEY ALLEN JR	CASHWELL IRREVOCABLE TRUST UAD:5-16-2014
	12/29/2000	\$177,500.00	WARRANTY DEED	1555	406	U	V	THOMPSON PIERRE D & THOMPSON BROS REALTY INC	WHITMAN DUDLEY ALLEN JR
	7/24/1998	\$336,000.00	WARRANTY DEED	1336	402	Q	V	THOMPSON BROS REALTY INC & THOMPSON PIERRE D	WHITMAN DUDLEY ALLEN JR
	10/7/1991	\$0.00	CONSERVATION EASEMENT	924	296	U	V	PIERRE D THOMPSON	ST JOHNS RIVER WATER MANAGEMENT DIST

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

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

[Last Data Upload: 3/25/2023, 1:43:52 AM](#)



Attachment 1
Overlay Zone Application Narrative

**125 Marine Street.
Overlay Zone Development Application Supplement
May 2023**

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a proposed bulkhead modification. The proposed vinyl sheet bulkhead will be attached along the waterward side of existing concrete bulkhead. They will be placed at the toe of the existing bulkhead and extend 2' above current grade. No fill is being proposed to existing grade. Please see attached plans for detailed dimensions.

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

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

This is a private bulkhead. Public benefits may be economically related through construction activities and related purchases.

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

The proposed modification will be attached to the face of the concrete bulkhead.

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

Not applicable.

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

Not applicable.

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

1. *Site specific conditions.*

This property has approximately 204 feet of Matanzas River frontage. The property and adjacent properties utilize sea walls and are elevated

from the coastline. Mangroves and marine vegetation are present in the area but not on the property.

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

The property sits on the Matanzas River and is adjacent to other single-family homes to the North and South.

3. *Natural and proposed drainage patterns.*

Drainage will not be altered by the proposed works.

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

Point and non-point discharge will not be altered.

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

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

6. *Impact on floodplain.*

There is no impact on floodplains associated with this application.

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

Vegetative impacts: There are no anticipated vegetative impacts.

Lighting of the open water areas at night:

Not applicable.

Increased noise from day users:

Not applicable.

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

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

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

Not applicable.

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

Not Applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

14. *Impact of development on water quality.*

Not applicable.

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

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

Positive:

Not applicable.

Negative:

Not applicable.

The effects of the project on shellfish are as follows:

Positive: Not applicable.

Negative: Not applicable.

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

Positive:

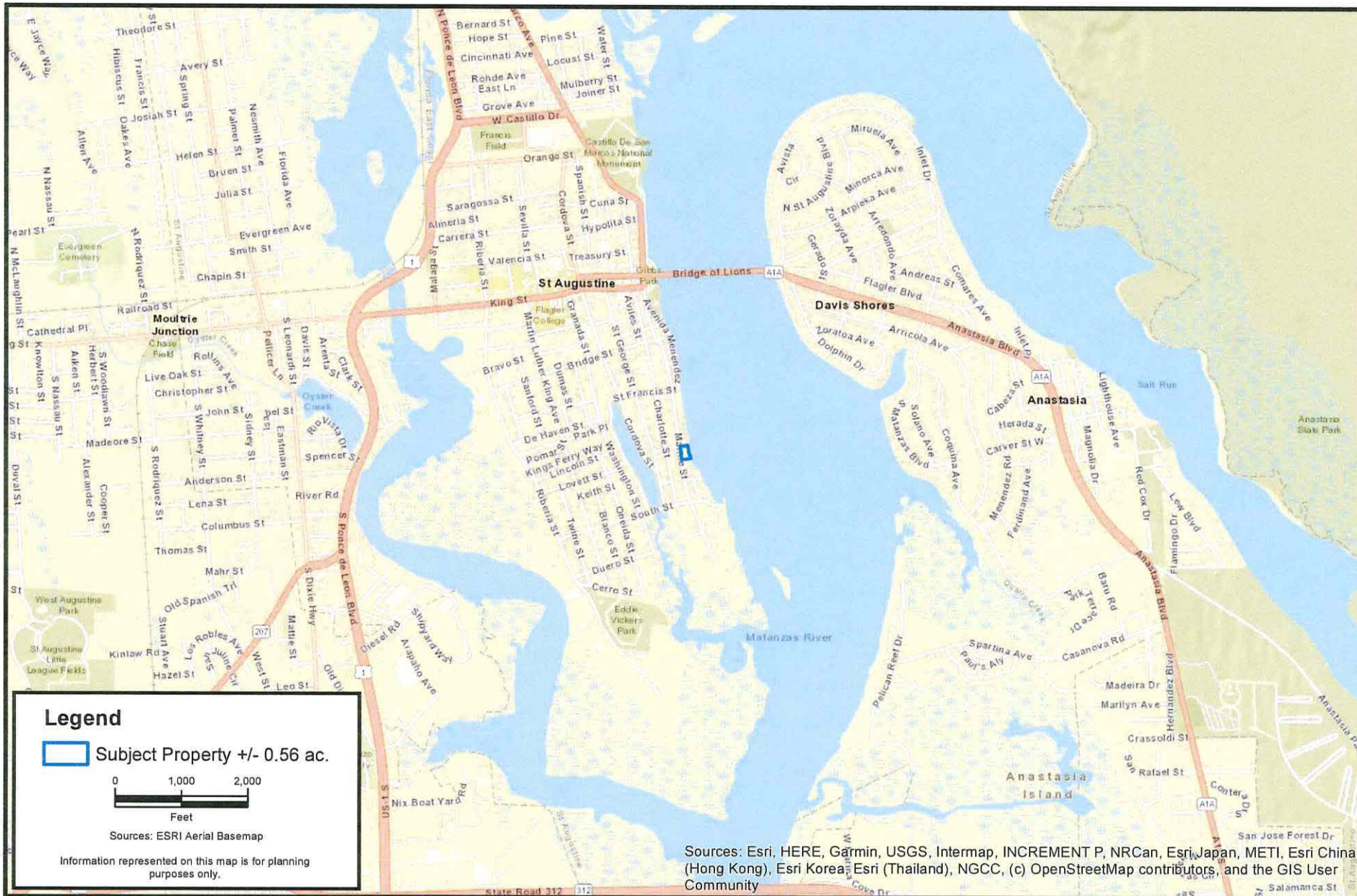
Not applicable.

Negative:

Not applicable.

Attachment 2

Overlay Zone Application Graphics



CARTER ENVIRONMENTAL SERVICES, INC.



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

www.carterenv.com

Location Map White - 125 Marine Street

Project:

5.23215

St. Augustine, FL

Date: May 11 2023

Figure:

1





**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Current ESRI Aerial
White - 125 Marine Street

Project: 5.23215

St. Augustine, FL

Date: May 11 2023

Figure:

2



F:\CES Projects\Project Files\Active\Projects\Project Files\2023\5. 23215 White - 125 Marine St\GIS\WXD\03-Dimensions.mxd



**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Proposed Bulkhead Dimensions
White - 125 Marine Street

Project: 5.23215

St. Augustine, FL

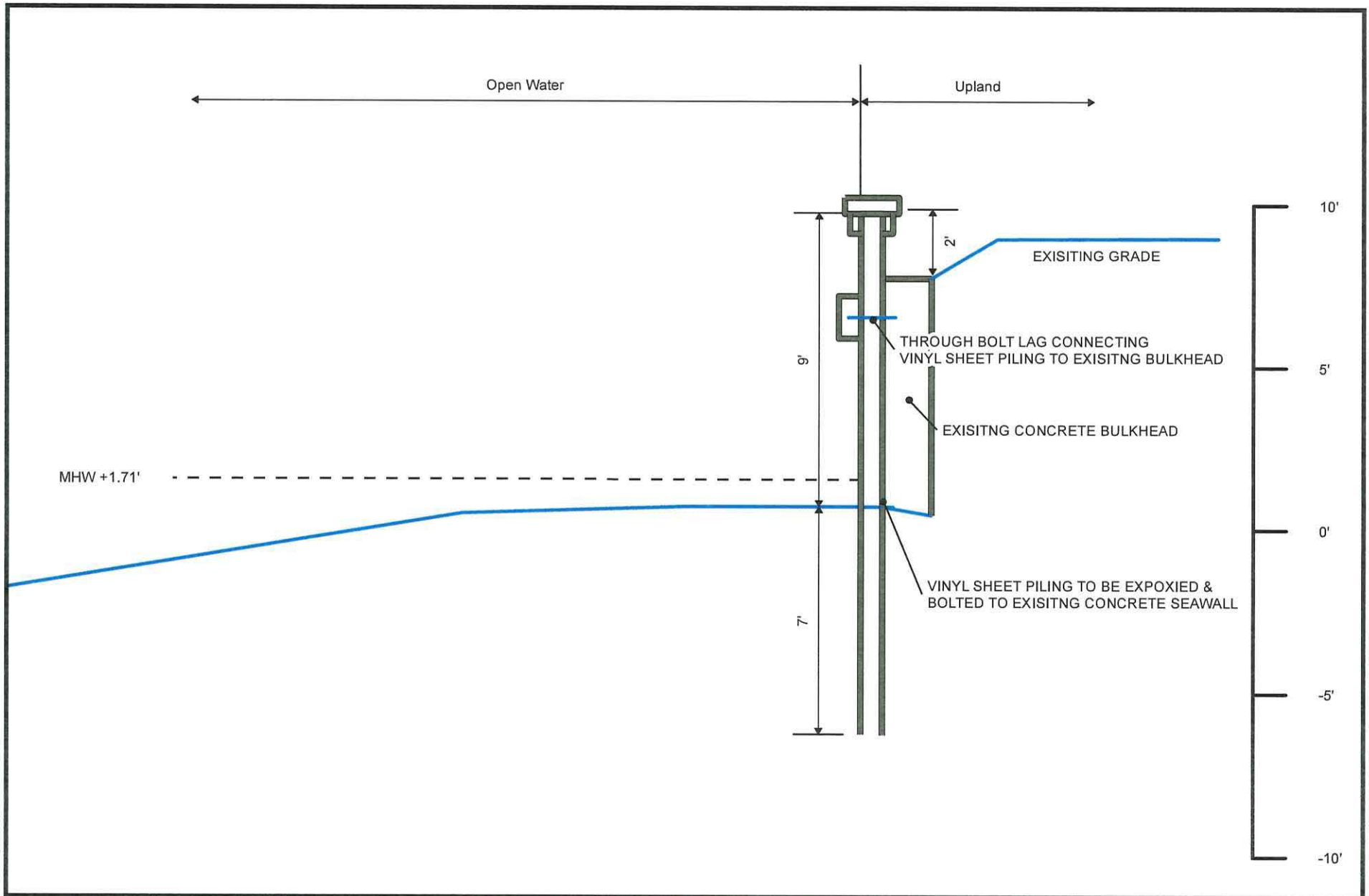
Date: May 11 2023

Figure:

3



F:\CES Projects\Project Files\Active\Projects\Project Files\2023\5.23215 White - 125 Marine St\GIS\WXD\4-Profile.mxd



CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Profile View

White - 125 Marine Street

Project: 5.23215

St. Augustine, FL

Date: May 12 2023

Figure:

4



CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: July 5, 2023

RE: **CONSERVATION OVERLAY ZONE DEVELOPMENT 2023-0052**

AGENDA ITEM 7(e)

APPLICANT Karen Cowart

OWNER Philip & Paula Williams

LOCATION 124 Spartina Avenue / PID 158571-1010

REQUEST To approve the construction of a new bulkhead within Conservation Overlay Zone 2 and remove a significant Southern Red Cedar tree within Conservation Overlay Zone 3.

LAND USE Residential Low Density

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

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

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 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 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.

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

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

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.

Significant tree means a tree described in the following list:

Latin Name	Common Name	Minimum dbh (to Maximum dbh)
<i>Juniperus silicicola</i>	red cedar, southern	8

Sec. 11-28. – Issuance of building permits.

- (a) The planning and zoning board shall review all applications for development in Conservation Overlay Zone 1; all applications for development in Conservation Overlay Zone 2, except as specified in subsection (b); and all applications for development in Conservation Overlay Zone 3, except as specified in subsection (c). Such approval by the planning and zoning board shall be after a public hearing as required by [chapter 28](#).
- (b) The planning and building division may issue permits for additions to existing structures, for construction of new secondary structures, such as fences, driveways, decks, patios, greenhouses, garages and sheds, and use permits for uses otherwise permitted to be conducted in these structures located in Conservation Overlay Zone 2 when no drainage into the marsh is proposed, no significant alteration of surface water hydrology will occur and native plant materials are preserved or replaced. The planning and building division may issue permits for the construction of new primary structures located in Conservation Overlay Zone 2 when the above conditions are met and when the subject property contains a seawall, bulkhead or rip rap shoreline, or is located within one hundred fifty (150) feet of existing development and the primary structure is located no closer to the marsh edge or to the mean high water line than are adjacent primary structures. In addition, such additions and new structures may not exceed the lesser of seventy-five (75) feet or seventy-five (75) percent of the lot width.
- (c) The planning and building division may issue permits for structures and uses otherwise permitted and located within Conservation Overlay Zone 3 provided that all healthy significant trees are retained on the site.
- (d) Removal of a significant tree shall be approved by the planning and zoning board. All significant trees removed shall be replaced in accordance with the requirements of [chapter 25](#).

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

Sec. 11-29. – Standards for review.

- (a) Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is authorized to impose limitations in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.
- (b) Permits for structures and uses located within Conservation Overlay Zone 2 shall be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect and consistent with the purpose of Conservation Overlay Zone 2 to protect the functional integrity of Zone 1 and to protect Zone 3 from extreme high-water conditions. At no time shall the impervious area in Conservation Overlay Zone 2 exceed twenty-five (25) percent without that area receiving treatment equivalent to the St. Johns River Water Management District water quality treatment provisions required when new development is proposed along an unaltered shoreline. The first (landward of the most restrictive jurisdictional line, which may be the mean high-water line or wetlands jurisdictional line) twenty-five (25) feet, measured in width perpendicular to the most restrictive jurisdictional line, in Conservation Overlay Zone 2 shall remain undeveloped except as provided in subsections (1)–(4) of this subsection. If the area is already disturbed, a restoration plan is required. The planning and zoning board is authorized to impose limitations in the following manner so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to any animal, fish or shellfish life contained therein, to avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. Rear or side lot drainage from grassed or altered areas of new development along an altered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be compensated elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the twenty-five (25) feet buffer (water discharged shall be at non-erosive velocities), with the following permitted activities:
 - (1) Pruning vegetation to retain or create a reasonable view. Ground cover and shrub vegetation to a height of thirty-six (36) inches should be retained.
 - (2) A maximum of fifty (50) percent of the basal area of trees, and a maximum of fifty (50) percent of the total number of saplings, may be removed for any purpose in a

twenty-year period. A healthy, well-distributed strand of trees, saplings, shrubs and ground covers and their living, undamaged root systems shall be left in place. Replacement planting with native, low maintenance vegetation is permitted to maintain the fifty (50) percent level.

- (3) Dead, diseased, unsafe, or fallen trees may be removed.
- (4) Bridges, paths, walkways, gazebos, docks and decks, bulkheads, seawalls, and retaining walls, and accessways to such amenities are permitted across the buffer provided such activities have minimal impact to the wetlands and are scaled to preserve the integrity of the buffer (less than ten (10) percent of the total area calculation of the buffer). **These structures must demonstrate that they are of a reasonable, compatible scale to similar structures in the neighboring area. Structures in Conservation Overlay Zone 2 that are connected to adjacent structures in Zones 1 or 3 shall be sized relative to that adjacent structure and be designed so as to minimize off-site visual and environmental impacts.** The applicant will present any mitigating design and environmental elements as part of the review of the structure in Conservation Overlay Zone 2.

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

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

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

- (d) Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover, or cause the removal of significant trees. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation.
- (1) In determining whether or not a permit required by this section should be issued, the city planning and zoning board shall consider and base all decisions on the following:
 - a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
 - b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
 - c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.

- d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
 - e. Whether the tree has been designated a significant tree.
 - f. Impact upon the urban and natural environment, including:
 - 1. Ground and surface water stabilization.
 - 2. Water quality and aquifer recharge.
 - 3. Ecological impacts.
 - 4. Noise pollution.
 - 5. Air movement.
 - 6. Air quality.
 - 7. Wildlife habitat.
 - g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.
- (e) Issuance of permit. The planning and building division shall issue the removal permit for trees not identified as significant trees under [section 11-27](#) unless, upon consideration of the criteria set forth above, it finds any of the following will result:
- (1) That the property owner or agent will not be unreasonably affected in shifting the location of the proposed structure, building or improvement, which shift will maintain the existence of the subject trees and still permit construction of such building or improvement on the site.
 - (2) That the property owner or agent will not be unreasonably affected in modifying the design of the proposed structure, building or other improvement, which modification will maintain the existence of the trees proposed to be removed and still permit construction substantially similar to that originally proposed.
 - (3) That the removal of the subject trees will have a substantial adverse impact on the urban and natural environment.
 - (4) That the subject trees are significant trees and removal must be reviewed by the planning and zoning board.
- (Code 1964, § 7-115; Ord. No. 96-02, § 1, 2-26-96; Ord. No. 00-34, § 1, 10-9-00; Ord. No. 01-14, § 1, 7-23-01; Ord. No. 04-01, § 1, 1-26-04; Ord. No. 14-14, § 1, 9-22-14; Ord. No. 19-03, § 1, 1-28-19; Ord. No. 21-13, § 1, 8-23-21)

Sec. 25-58. - Variances and conservation overlay zone development review.

The city planning and zoning board may grant a variance to the requirements of this article where compliance would be a practical impossibility or would cause unnecessary hardship or where the owner proposes an alternative which conforms to the general intent and spirit of these regulations. When reviewing applications and site plans associated with applications for variances or conservation overlay zone developments or for the removal of significant trees involved with a site plan for new development, the planning and zoning board shall have the authority to locate structures, parking areas and other improvements to retain significant trees when possible and practical. The planning and zoning board shall approve or deny the site plan and may impose conditions as required, such as specific tree species and sizes for the required replacement trees. Under no circumstances may the board deny fair and reasonable use of the property, but the

granting of a variance or conservation overlay zone development may be contingent upon retaining significant trees. Procedures for variances and conservation overlay zone development review shall be in accordance with [chapter 28](#). Standards and criteria for conservation overlay zone development review shall be in accordance with [chapter 11](#).

(Ord. No. 04-17, § 1, 10-25-04; Ord. No. 19-03, § 3, 1-28-19)

STAFF SUMMARY AND ANALYSIS

This request is to construct a new bulkhead within Conservation Overlay Zone 2 to match the height of neighboring bulkheads as well as remove a significant 14" dbh Southern Red Cedar tree within Conservation Overlay Zone 3. These two requests are in preparation for the construction of a new single-family home within the Pelican Reef Subdivision.

The applicant states on the tree removal plan that two (2) Cedar trees will be planted if the Cedar tree proposed for removal is approved. This would bring the total number of Cedar trees on site to eight (8), this would still leave the property short two (2) Cedar trees of the ten (10) required for lots within the Pelican Reef Subdivision.

Included in this packet is photographic documentation of existing conditions of the subject property as well as adjacent properties.

A site plan submitted by the applicant shows the proposed location and height of the new bulkhead.

This property is adjacent to other single-family homes along Spartina Avenue and is located along a marsh connected to the Matanzas River.

Under Sec. 11-29. – Standards for review, applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria, staff analysis is included below.

- (1) Site specific conditions.
 - This property has approximately 114 feet of marsh frontage and is currently vacant with the majority of trees located along property lines.
- (2) The site's relationship to adjacent properties, bodies of water and surrounding conservation zones.
 - The property sits on a marsh that is connected to the Matanzas River and is adjacent to other single-family homes to the east and west.
- (3) Natural and proposed drainage patterns.
 - Drainage will not be altered by the proposed works. The applicant states that the proposed bulkhead will be configured in a manner that avoids a drainage easement along the property.
- (4) Effect of point and nonpoint discharge in the marine environment.
 - Point and nonpoint discharge will not be altered.
- (5) Proposed soil stabilization and erosion control methods.
 - The applicant mentions fill as part of plans, specific details are not provided.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

- (6) Impact on floodplain.
 - There is no impact on floodplains associated with this application.
- (7) Impact of development on vegetative and animal communities.
 - Vegetative impacts: There is a proposal to remove a cedar and palm tree while retaining all other trees on site.
 - Lighting of the open water areas at night: N/A.
 - Increased noise from day users: N/A.
- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
 - There will be no storage of pollutants or the use of poisonous chemicals and materials.
- (9) Effect of shade on vegetation and shellfish.
 - N/A
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish, and wildlife, as well as shoreline erosion.
 - N/A
- (11) Impact of development on shoreline by linear feet and percentage of site.
 - The proposed development will take place along the entire length of the site that is adjacent to the marsh.
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percentage of site.
 - N/A
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
 - The tree removal plan submitted by the applicant shows the retention of 14 trees and removal of only 2 trees.
- (14) Impact of development on plant and animal habitat and potential loss in acres and percentage of site.
 - N/A
- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
 - N/A
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.

The effects of the proposed project on commercial and sport fish are as follows:	
Positive	Negative
N/A	N/A

The effects of the project on shellfish are as follows:	
Positive	Negative
N/A	N/A

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

The effects of the project on waterfowl area as follows:	
Positive	Negative
N/A	N/A

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

- N/A

STAFF RECOMMENDATION

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** the construction of a new bulkhead within Conservation Overlay Zone 2 and removal of a significant Cedar tree within Conservation Overlay Zone 3 at 124 Spartina Avenue / PID 158571-1010.

Based on a staff review of the proposed single-family home at 124 Spartina Avenue, there appears to be enough open space to address the shortage of the ten (10) required Cedar trees, which is a requirement for development within the Pelican Reef Subdivision. This concern will be addressed during the building permit application process.



Jacob Fredriksson
Senior Planner
Planning and Building Department

Because Pelican Reef is a gated community, please contact the applicant Karen Cowart at 904-669-4904 directly for information about visiting the site.



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

1. NAME OF APPLICANT: Karen Cowart Contact Number: (904) 669-4904
Business (if applicable):
Address: 4220 South Francis Rd. City: St. Augustine State: FL Zip: 32092
E-Mail Address: karencowartda@gmail.com

2. NAME OF PROPERTY OWNER: Philip and Paula Williams Contact Number: (404) 312-4663
Business (if applicable):
Address: 123 Ferdinand Ave. City: St. Augustine State: FL Zip: 32080
E-Mail Address: phillip_w@bellsouth.net

3. LEGAL DESCRIPTION OF PROJECT PROPERTY
Parcel Number: 1585711010
Property Tax Description: Lot 1, Block 1 Pelican Reef Subdivision

4. PROJECT STREET ADDRESS: 124 Spartina Ave.

5. SPECIFIC PROPOSED USE: Single Family Home

6. ACTION REQUESTED:

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

7. DESCRIPTION OF ACTION REQUEST: Two Actions Requested. Construct a Bulk Head to match height of neighboring bulkhead. Remove one protected cedar tree.

8. JUSTIFICATION FOR ACTION REQUEST: The Bulkhead helps facilitate backfilling the lot towards flood resiliency. We are preserving the rest of the trees on site and installing two additional cedar trees. The intent of the tree code is to preserve and enhance the tree canopy. We are preserving more than 85% of the trees on site to maintain the canopy and we are installing two new cedar trees to enhance the tree canopy.

9. **IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:**
 - (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity:

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

06/01/2023:

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.

124 Spartina Ave.

Project Address: _____

Karen Cowart

Applicant's Name: _____ Applicant's Signature: *Karen Cowart*

Phillip Williams

Owner's Name: _____ Owner's Signature: *Phillip Williams*

Owner's Authorization For Agent

Karen Cowart is/are hereby authorized TO ACT ON BEHALF OF Philip Williams, 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:

124 Spartina Ave.

BY: _____

Signature of Owner

Phillip Williams

Print Name of Owner

(404) 312-4663

Telephone Number

State of FL

County of St. Johns

Signed and sworn before me on this 1ST day of June, 2023

By Phillip Williams

Identification verified: _____

FL DL -

Oath sworn: ☒ Yes ☐ No

Notary Signature: _____

Kathryn Jones

My Commission expires: _____

Sept 9, 2024





St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

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



Parcel ID	1585711010
Location Address	124 SPARTINA AVE SAINT AUGUSTINE 32080-0000
Neighborhood	Pelican Reef (628)
Tax Description*	25/87-91 PELICAN REEF LOT 1 BLK 1 OR4024/137 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Vacant Residential (0000)
Subdivision	Pelican Reef
Sec/Twp/Rng	21-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.630
Homestead	N

Owner Information

Owner Name	Williams Phillip T, Paula J 50% Williams Paula J 50%
Mailing Address	123 FERDINAND AVE ST AUGUSTINE, FL 32080-

Map



Valuation Information

	2023
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$205,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$205,000
Total Deferred	\$17,450
Assessed Value	\$187,550
Total Exemptions	\$0
Taxable Value	\$187,550

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	\$173,600	\$0	\$0	\$173,600	\$170,500	\$3,100	\$170,500
2021	\$0	\$0	\$155,000	\$0	\$0	\$155,000	\$155,000	\$0	\$155,000
2020	\$0	\$0	\$155,000	\$0	\$0	\$155,000	\$155,000	\$0	\$155,000
2019	\$0	\$0	\$152,500	\$0	\$0	\$152,500	\$152,500	\$0	\$152,500
2018	\$0	\$0	\$140,000	\$0	\$0	\$140,000	\$140,000	\$0	\$140,000
2017	\$0	\$0	\$140,000	\$0	\$0	\$140,000	\$140,000	\$0	\$140,000
2016	\$0	\$0	\$140,000	\$0	\$0	\$140,000	\$140,000	\$0	\$140,000
2015	\$0	\$0	\$100,000	\$0	\$0	\$100,000	\$100,000	\$0	\$100,000
2014	\$0	\$0	\$100,000	\$0	\$0	\$100,000	\$100,000	\$0	\$100,000
2013	\$0	\$0	\$100,000	\$0	\$0	\$100,000	\$100,000	\$0	\$100,000
2012	\$0	\$0	\$100,000	\$0	\$0	\$100,000	\$100,000	\$0	\$100,000
2011	\$0	\$0	\$115,000	\$0	\$0	\$115,000	\$115,000	\$0	\$115,000
2010	\$0	\$0	\$185,000	\$0	\$0	\$185,000	\$185,000	\$0	\$185,000

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	0	0	1	UT	\$205,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
5/6/2015	4/24/2015	\$215,000.00	WARRANTY DEED	4024	137	Q	V	THOMPSON BROS REALTY INC	WILLIAMS PHILLIP T, PAULA J
10/4/2012	9/26/2012	\$125,000.00	WARRANTY DEED	3624	1193	Q	V	SNYDER SUSAN LIVING TRUST BY SUCESSOR CO-TRUSTEES	THOMPSON BROS REALTY INC
	5/1/2007	\$100.00	WARRANTY DEED	2910	210	U	V	SNYDER SUSAN	SNYDER SUSAN LIVING TRUST
	8/24/1999	\$150,000.00	WARRANTY DEED	1437	61	Q	V	THOMPSON BROS REALTY INC ETAL	SNYDER SUSAN
	4/7/1997	\$30,000.00	WARRANTY DEED	1235	657	U	V	BURGIN JERRY W & BEVERLY MACKAY	THOMPSON BROS REALTY INC & THOMPSON PIERRE D
	5/23/1994	\$100.00	WARRANTY DEED	1071	554	U	I	BURGIN JERRY W	BURGIN JERRY W, BEVERLY MACKAY
	5/23/1994	\$54,000.00	WARRANTY DEED	1055	856	Q	V	THOMPSON PIERRE D	BURGIN JERRY W
	10/7/1991	\$0.00	CONSERVATION EASEMENT	924	296	U	V	PIERRE D THOMPSON	ST JOHNS RIVER WATER MANAGEMENT DIST

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

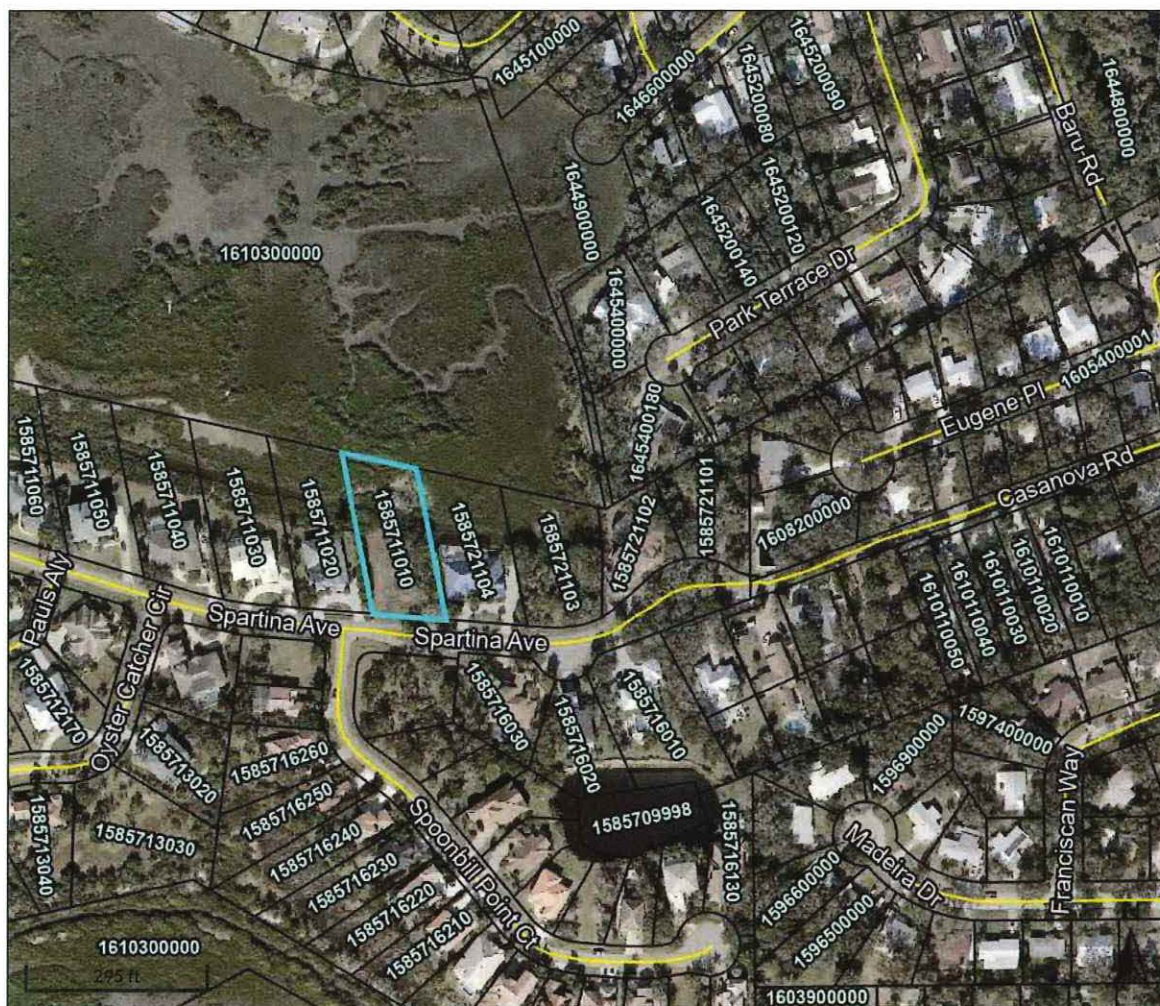
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Version 3.1.12



Overview



Legend



Parcel ID	1585711010	Physical	124 SPARTINA AVE	Building Value	N/A	Last 2 Sales			
Property Class	0000 - Vacant	Address	SAINT AUGUSTINE	Extra Feature Value	N/A	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Mailing Address	WILLIAMS PHILLIP T, PAULA J	Total Land Value	\$205,000	4/24/2015	\$215000	01	Q
Acres	0.63	Address	123 FERDINAND AVE	Just Value	\$205,000	9/26/2012	\$125000	01	Q
			ST AUGUSTINE FL 32080-	Total Deferred	\$17,450				
				Assessed Value	\$187,550				
				Total	N/A				
				Exemptions					
				Taxable Value	\$187,550				

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

Date created: 6/5/2023

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Developed by  Schneider
GEOSPATIAL

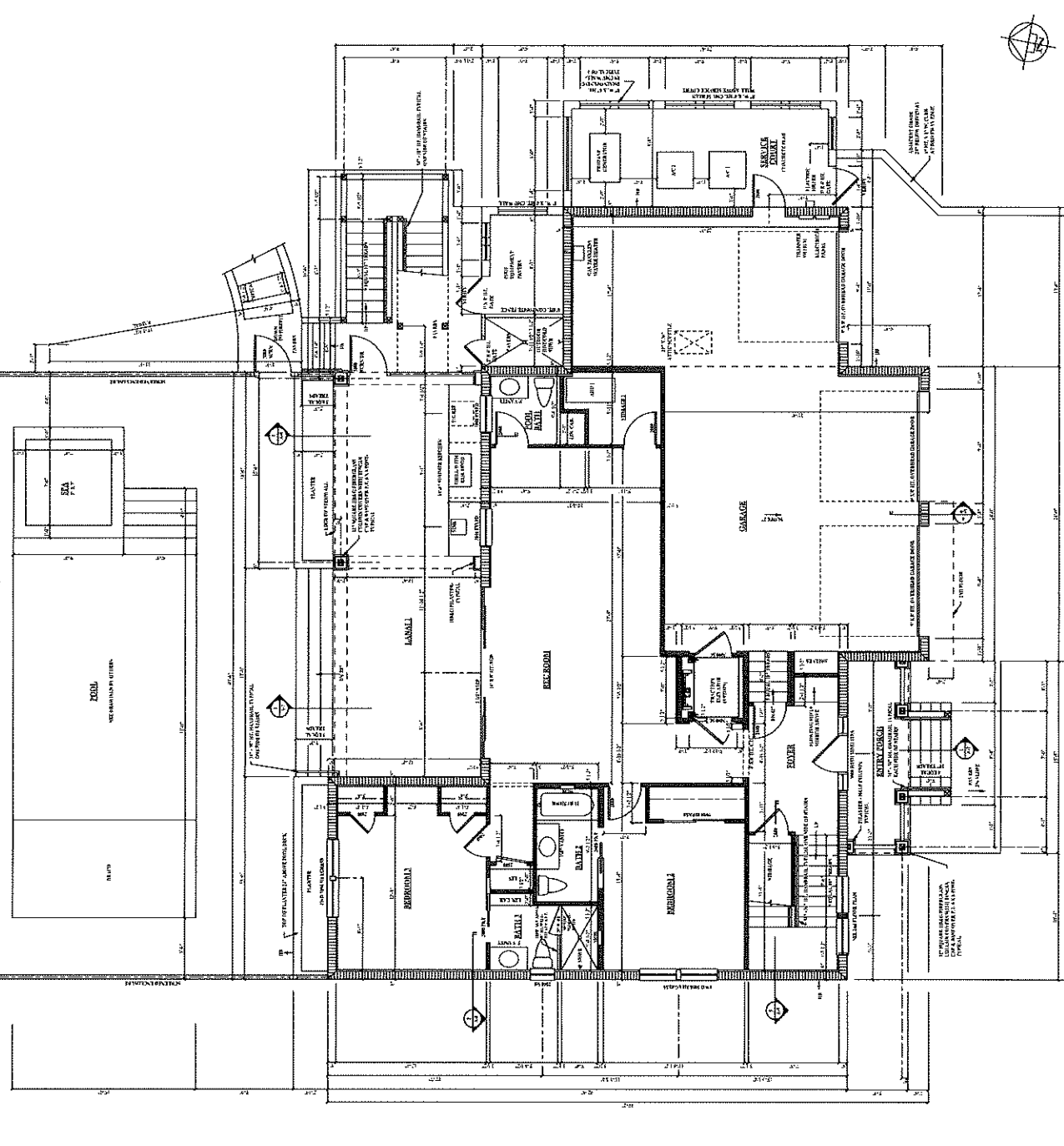


FIRST FLOOR PLAN

SHEET		A-1
TITLE		FIRST FLOOR PLAN
PROJECT		LOT 1, BLOCK 1, PELICAN KEF
OWNER		CITY OF ST. AUGUSTINE, FLORIDA
DESIGNER		PHILIP & PAULA WILLIAMS
DATE		10/10/10
SCALE		1/8" = 1'-0"
BY		PHW
CHECKED		PHW
DATE		10/10/10

PHILIP & PAULA WILLIAMS
NEW CUSTOM HOME FOR
CITY OF ST. AUGUSTINE, FLORIDA
LOT 1, BLOCK 1, PELICAN KEF
124 SPARTAN AVENUE
FIRST FLOOR PLAN

DESIGN ASSOCIATES
karen cowntat
4200 South Freetown Road
St. Augustine, Florida 32082
(904) 400-1000
karen@karen-cowntat.com



WINDOW & DOOR KEY:

INCHES
FEET
INCHES
FEET
INCHES
FEET
INCHES
FEET

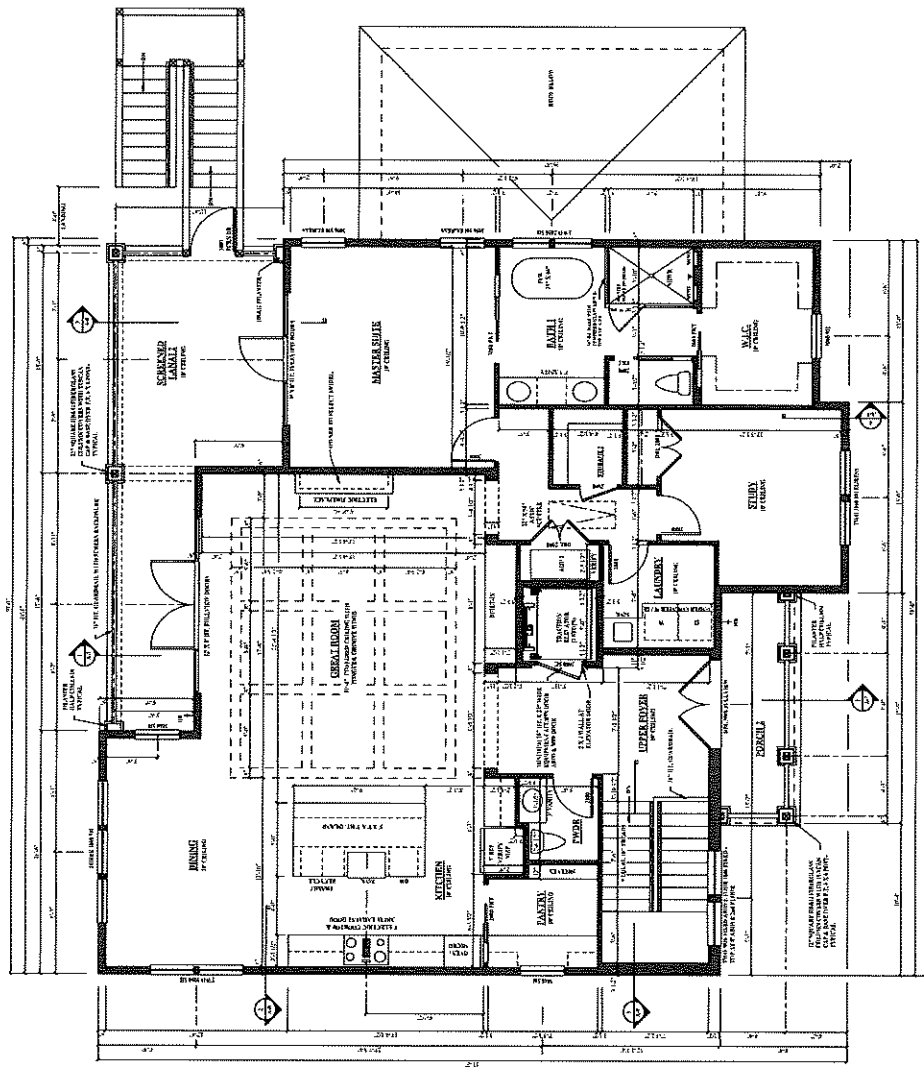
EXAMPLE

2400 - 1000

- NOTES:
- ALL WINDOW FRAMES TO BE 2x4x8x10x12x14x16x18x20x22x24x26x28x30x32x34x36x38x40x42x44x46x48x50x52x54x56x58x60x62x64x66x68x70x72x74x76x78x80x82x84x86x88x90x92x94x96x98x100x102x104x106x108x110x112x114x116x118x120x122x124x126x128x130x132x134x136x138x140x142x144x146x148x150x152x154x156x158x160x162x164x166x168x170x172x174x176x178x180x182x184x186x188x190x192x194x196x198x200x202x204x206x208x210x212x214x216x218x220x222x224x226x228x230x232x234x236x238x240x242x244x246x248x250x252x254x256x258x260x262x264x266x268x270x272x274x276x278x280x282x284x286x288x290x292x294x296x298x300x302x304x306x308x310x312x314x316x318x320x322x324x326x328x330x332x334x336x338x340x342x344x346x348x350x352x354x356x358x360x362x364x366x368x370x372x374x376x378x380x382x384x386x388x390x392x394x396x398x400x402x404x406x408x410x412x414x416x418x420x422x424x426x428x430x432x434x436x438x440x442x444x446x448x450x452x454x456x458x460x462x464x466x468x470x472x474x476x478x480x482x484x486x488x490x492x494x496x498x500x502x504x506x508x510x512x514x516x518x520x522x524x526x528x530x532x534x536x538x540x542x544x546x548x550x552x554x556x558x560x562x564x566x568x570x572x574x576x578x580x582x584x586x588x590x592x594x596x598x600x602x604x606x608x610x612x614x616x618x620x622x624x626x628x630x632x634x636x638x640x642x644x646x648x650x652x654x656x658x660x662x664x666x668x670x672x674x676x678x680x682x684x686x688x690x692x694x696x698x700x702x704x706x708x710x712x714x716x718x720x722x724x726x728x730x732x734x736x738x740x742x744x746x748x750x752x754x756x758x760x762x764x766x768x770x772x774x776x778x780x782x784x786x788x790x792x794x796x798x800x802x804x806x808x810x812x814x816x818x820x822x824x826x828x830x832x834x836x838x840x842x844x846x848x850x852x854x856x858x860x862x864x866x868x870x872x874x876x878x880x882x884x886x888x890x892x894x896x898x900x902x904x906x908x910x912x914x916x918x920x922x924x926x928x930x932x934x936x938x940x942x944x946x948x950x952x954x956x958x960x962x964x966x968x970x972x974x976x978x980x982x984x986x988x990x992x994x996x998x1000x1002x1004x1006x1008x1010x1012x1014x1016x1018x1020x1022x1024x1026x1028x1030x1032x1034x1036x1038x1040x1042x1044x1046x1048x1050x1052x1054x1056x1058x1060x1062x1064x1066x1068x1070x1072x1074x1076x1078x1080x1082x1084x1086x1088x1090x1092x1094x1096x1098x1100x1102x1104x1106x1108x1110x1112x1114x1116x1118x1120x1122x1124x1126x1128x1130x1132x1134x1136x1138x1140x1142x1144x1146x1148x1150x1152x1154x1156x1158x1160x1162x1164x1166x1168x1170x1172x1174x1176x1178x1180x1182x1184x1186x1188x1190x1192x1194x1196x1198x1200x1202x1204x1206x1208x1210x1212x1214x1216x1218x1220x1222x1224x1226x1228x1230x1232x1234x1236x1238x1240x1242x1244x1246x1248x1250x1252x1254x1256x1258x1260x1262x1264x1266x1268x1270x1272x1274x1276x1278x1280x1282x1284x1286x1288x1290x1292x1294x1296x1298x1300x1302x1304x1306x1308x1310x1312x1314x1316x1318x1320x1322x1324x1326x1328x1330x1332x1334x1336x1338x1340x1342x1344x1346x1348x1350x1352x1354x1356x1358x1360x1362x1364x1366x1368x1370x1372x1374x1376x1378x1380x1382x1384x1386x1388x1390x1392x1394x1396x1398x1400x1402x1404x1406x1408x1410x1412x1414x1416x1418x1420x1422x1424x1426x1428x1430x1432x1434x1436x1438x1440x1442x1444x1446x1448x1450x1452x1454x1456x1458x1460x1462x1464x1466x1468x1470x1472x1474x1476x1478x1480x1482x1484x1486x1488x1490x1492x1494x1496x1498x1500x1502x1504x1506x1508x1510x1512x1514x1516x1518x1520x1522x1524x1526x1528x1530x1532x1534x1536x1538x1540x1542x1544x1546x1548x1550x1552x1554x1556x1558x1560x1562x1564x1566x1568x1570x1572x1574x1576x1578x1580x1582x1584x1586x1588x1590x1592x1594x1596x1598x1600x1602x1604x1606x1608x1610x1612x1614x1616x1618x1620x1622x1624x1626x1628x1630x1632x1634x1636x1638x1640x1642x1644x1646x1648x1650x1652x1654x1656x1658x1660x1662x1664x1666x1668x1670x1672x1674x1676x1678x1680x1682x1684x1686x1688x1690x1692x1694x1696x1698x1700x1702x1704x1706x1708x1710x1712x1714x1716x1718x1720x1722x1724x1726x1728x1730x1732x1734x1736x1738x1740x1742x1744x1746x1748x1750x1752x1754x1756x1758x1760x1762x1764x1766x1768x1770x1772x1774x1776x1778x1780x1782x1784x1786x1788x1790x1792x1794x1796x1798x1800x1802x1804x1806x1808x1810x1812x1814x1816x1818x1820x1822x1824x1826x1828x1830x1832x1834x1836x1838x1840x1842x1844x1846x1848x1850x1852x1854x1856x1858x1860x1862x1864x1866x1868x1870x1872x1874x1876x1878x1880x1882x1884x1886x1888x1890x1892x1894x1896x1898x1900x1902x1904x1906x1908x1910x1912x1914x1916x1918x1920x1922x1924x1926x1928x1930x1932x1934x1936x1938x1940x1942x1944x1946x1948x1950x1952x1954x1956x1958x1960x1962x1964x1966x1968x1970x1972x1974x1976x1978x1980x1982x1984x1986x1988x1990x1992x1994x1996x1998x2000x2002x2004x2006x2008x2010x2012x2014x2016x2018x2020x2022x2024x2026x2028x2030x2032x2034x2036x2038x2040x2042x2044x2046x2048x2050x2052x2054x2056x2058x2060x2062x2064x2066x2068x2070x2072x2074x2076x2078x2080x2082x2084x2086x2088x2090x2092x2094x2096x2098x2100x2102x2104x2106x2108x2110x2112x2114x2116x2118x2120x2122x2124x2126x2128x2130x2132x2134x2136x2138x2140x2142x2144x2146x2148x2150x2152x2154x2156x2158x2160x2162x2164x2166x2168x2170x2172x2174x2176x2178x2180x2182x2184x2186x2188x2190x2192x2194x2196x2198x2200x2202x2204x2206x2208x2210x2212x2214x2216x2218x2220x2222x2224x2226x2228x2230x2232x2234x2236x2238x2240x2242x2244x2246x2248x2250x2252x2254x2256x2258x2260x2262x2264x2266x2268x2270x2272x2274x2276x2278x2280x2282x2284x2286x2288x2290x2292x2294x2296x2298x2300x2302x2304x2306x2308x2310x2312x2314x2316x2318x2320x2322x2324x2326x2328x2330x2332x2334x2336x2338x2340x2342x2344x2346x2348x2350x2352x2354x2356x2358x2360x2362x2364x2366x2368x2370x2372x2374x2376x2378x2380x2382x2384x2386x2388x2390x2392x2394x2396x2398x2400x2402x2404x2406x2408x2410x2412x2414x2416x2418x2420x2422x2424x2426x2428x2430x2432x2434x2436x2438x2440x2442x2444x2446x2448x2450x2452x2454x2456x2458x2460x2462x2464x2466x2468x2470x2472x2474x2476x2478x2480x2482x2484x2486x2488x2490x2492x2494x2496x2498x2500x2502x2504x2506x2508x2510x2512x2514x2516x2518x2520x2522x2524x2526x2528x2530x2532x2534x2536x2538x2540x2542x2544x2546x2548x2550x2552x2554x2556x2558x2560x2562x2564x2566x2568x2570x2572x2574x2576x2578x2580x2582x2584x2586x2588x2590x2592x2594x2596x2598x2600x2602x2604x2606x2608x2610x2612x2614x2616x2618x2620x2622x2624x2626x2628x2630x2632x2634x2636x2638x2640x2642x2644x2646x2648x2650x2652x2654x2656x2658x2660x2662x2664x2666x2668x2670x2672x2674x2676x2678x2680x2682x2684x2686x2688x2690x2692x2694x2696x2698x2700x2702x2704x2706x2708x2710x2712x2714x2716x2718x2720x2722x2724x2726x2728x2730x2732x2734x2736x2738x2740x2742x2744x2746x2748x2750x2752x2754x2756x2758x2760x2762x2764x2766x2768x2770x2772x2774x2776x2778x2780x2782x2784x2786x2788x2790x2792x2794x2796x2798x2800x2802x2804x2806x2808x2810x2812x2814x2816x2818x2820x2822x2824x2826x2828x2830x2832x2834x2836x2838x2840x2842x2844x2846x2848x2850x2852x2854x2856x2858x2860x2862x2864x2866x2868x2870x2872x2874x2876x2878x2880x2882x2884x2886x2888x2890x2892x2894x2896x2898x2900x2902x2904x2906x2908x2910x2912x2914x2916x2918x2920x2922x2924x2926x2928x2930x2932x2934x2936x2938x2940x2942x2944x2946x2948x2950x2952x2954x2956x2958x2960x2962x2964x2966x2968x2970x2972x2974x2976x2978x2980x2982x2984x2986x2988x2990x2992x2994x2996x2998x3000x3002x3004x3006x3008x3010x3012x3014x3016x3018x3020x3022x3024x3026x3028x3030x3032x3034x3036x3038x3040x3042x3044x3046x3048x3050x3052x3054x3056x3058x3060x3062x3064x3066x3068x3070x3072x3074x3076x3078x3080x3082x3084x3086x3088x3090x3092x3094x3096x3098x3100x3102x3104x3106x3108x3110x3112x3114x3116x3118x3120x3122x3124x3126x3128x3130x3132x3134x3136x3138x3140x3142x3144x3146x3148x3150x3152x3154x3156x3158x3160x3162x3164x3166x3168x3170x3172x3174x3176x3178x3180x3182x3184x3186x3188x3190x3192x3194x3196x3198x3200x3202x3204x3206x3208x3210x3212x3214x3216x3218x3220x3222x3224x3226x3228x3230x3232x3234x3236x3238x3240x3242x3244x3246x3248x3250x3252x3254x3256x3258x3260x3262x3264x3266x3268x3270x3272x3274x3276x3278x3280x3282x3284x3286x3288x3290x3292x3294x3296x3298x3300x3302x3304x3306x3308x3310x3312x3314x3316x3318x3320x3322x3324x3326x3328x3330x3332x3334x3336x3338x3340x3342x3344x3346x3348x3350x3352x3354x3356x3358x3360x3362x3364x3366x3368x3370x3372x3374x3376x3378x3380x3382x3384x3386x3388x3390x3392x3394x3396x3398x3400x3402x3404x3406x3408x3410x3412x3414x3416x3418x3420x3422x3424x3426x3428x3430x3432x3434x3436x3438x3440x3442x3444x3446x3448x3450x3452x3454x3456x3458x3460x3462x3464x3466x3468x3470x3472x3474x3476x3478x3480x3482x3484x3486x3488x3490x3492x3494x3496x3498x3500x3502x3504x3506x3508x3510x3512x3514x3516x3518x3520x3522x3524x3526x3528x3530x3532x3534x3536x3538x3540x3542x3544x3546x3548x3550x3552x3554x3556x3558x3560x3562x3564x3566x3568x3570x3572x3574x3576x3578x3580x3582x3584x3586x3588x3590x3592x3594x3596x3598x3600x3602x3604x3606x3608x3610x3612x3614x3616x3618x3620x3622x3624x3626x3628x3630x3632x3634x3636x3638x3640x3642x3644x3646x3648x3650x3652x3654x3656x3658x3660x3662x3664x3666x3668x3670x3672x3674x3676x3678x3680x3682x3684x3686x3688x3690x3692x3694x3696x3698x3700x3702x3704x3706x3708x3710x3712x3714x3716x3718x3720x3722x3724x3726x3728x3730x3732x3734x3736x3738x3740x3742x3744x3746x3748x3750x3752x3754x3756x3758x3760x3762x3764x3766x3768x3770x3772x3774x3776x3778x3780x3782x3784x3786x3788x3790x3792x3794x3796x3798x3800x3802x3804x3806x3808x3810x3812x3814x3816x3818x3820x3822x3824x3826x3828x3830x3832x3834x3836x3838x3840x3842x3844x3846x3848x3850x3852x3854x3856x3858x3860x3862x3864x3866x3868x3870x3872x3874x3876x3878x3880x3882x3884x3886x3888x3890x3892x3894x3896x3898x3900x3902x3904x3906x3908x3910x3912x3914x3916x3918x3920x3922x3924x3926x3928x3930x3932x3934x3936x3938x3940x3942x3944x3946x3948x3950x3952x3954x3956x3958x3960x3962x3964x3966x3968x3970x3972x3974x3976x3978x3980x3982x3984x3986x3988x3990x3992x3994x3996x3998x4000x4002x4004x4006x4008x4010x4012x4014x4016x4018x4020x4022x4024x4026x4028x4030x4032x4034x4036x4038x4040x4042x4044x4046x4048x4050x4052x4054x4056x4058x4060x4062x4064x4066x4068x4070x4072x4074x4076x4078x4080x4082x4084x4086x4088x4090x4092x4094x4096x4098x4100x4102x4104x4106x4108x4110x4112x4114x4116x4118x4120x4122x4124x4126x4128x4130x4132x4134x4136x4138x4140x4142x4144x4146x4148x4150x4152x4154x4156x4158x4160x4162x4164x4166x4168x4170x4172x4174x4176x4178x4180x4182x4184x4186x4188x4190x4192x4194x4196x4198x4200x4202x4204x4206x4208x4210x4212x4214x4216x4218x4220x4222x4224x4226x4228x4230x4232x4234x4236x4238x4240x4242x4244x4246x4248x4250x4252x4254x4256x4258x4260x4262x4264x4266x4268x4270x4272x4274x4276x4278x4280x4282x4284x4286x4288x4290x4292x4294x4296x4298x4300x4302x4304x4306x4308x4310x4312x4314x4316x4318x4320x4322x4324x4326x4328x4330x4332x4334x4336x4338x4340x4342x4344x4346x4348x4350x4352x4354x4356x4358x4360x4362x4364x4366x4368x4370x4372x4374x4376x4378x4380x4382x4384x4386x4388x4390x4392x4394x4396x4398x4400x4402x4404x4406x4408x4410x4412x4414x4416x4418x4420x4422x4424x4426x4428x4430x4432x4434x4436x4438x4440x4442x4444x4446x4448x4450x4452x4454x4456x4458x4460x4462x4464x4466x4468x4470x4472x4474x4476x4478x4480x4482x4484x4486x4488x4490x4492x4494x4496x4498x4500x4502x4504x4506x4508x4510x4512x4514x4516x4518x4520x4522x4524x4526x4528x4530x4532x4534x4536x4538x4540x4542x4544x4546x4548x4550x4552x4554x4556x4558x4560x4562x4564x4566x4568x4570x4572x4574x4576x4578x4580x4582x4584x4586x4588x4590x4592x4594x4596x4598x4600x4602x4604x4606x4608x4610x4612x4614x4616x4618x4620x4622x4624x4626x4628x4630x4632x4634x4636x4638x4640x4642x4644x4646x4648x4650x4652x4654x4656x4658x4660x4662x4664x4666x4668x4670x4672x4674x4676x4678x4680x4682x4684x4686x4688x4690x4692x4694x4696x4698x4700x4702x4704x4706x4708x4710x4712x4714x4716x4718x4720x4722x4724x4726x4728x4730x4732x4734x4736x4738x4740x4742x4744x4746x4748x4750x4752x4754x4756x4758x4760x4762x4764x4766x4768x4770x477



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



SHEET		TITLE
SECOND FLOOR PLAN		
LOT 1, BLOCK 1, PELICAN REEF		
124 SPARTANA AVENUE		
CITY OF ST. AUGUSTINE, FLORIDA		
NEW CLUSTERS HOME LTR.		
PHILIP & PAULA WILLIAMS		

DATE	BY	CHKD	APP'D
1/11/2011	AK		
1/11/2011	AK		
1/11/2011	AK		
1/11/2011	AK		

NAME	2002
ATTENTION	
PROJECT	
NO.	
DATE	
BY	
CHKD	
APP'D	

A-2

karen cownt
DESIGN ASSOCIATES

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(904) 608-1901
karen@kcdesign.com

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A-3		1 of 3
DATE	11/11/13	
BY	WILLIAM	
FOR	NEW CUSTOM HOME FOR	
PROJECT	CITY OF ST. AUGUSTINE, FLORIDA	
SHEET	123 SPARTANA AVENUE	
ELEVATIONS		

PHILIP & PAULA WILLIAMS
NEW CUSTOM HOME FOR
CITY OF ST. AUGUSTINE, FLORIDA
LOT 1, BLOCK 1, PELICAN REEF
123 SPARTANA AVENUE

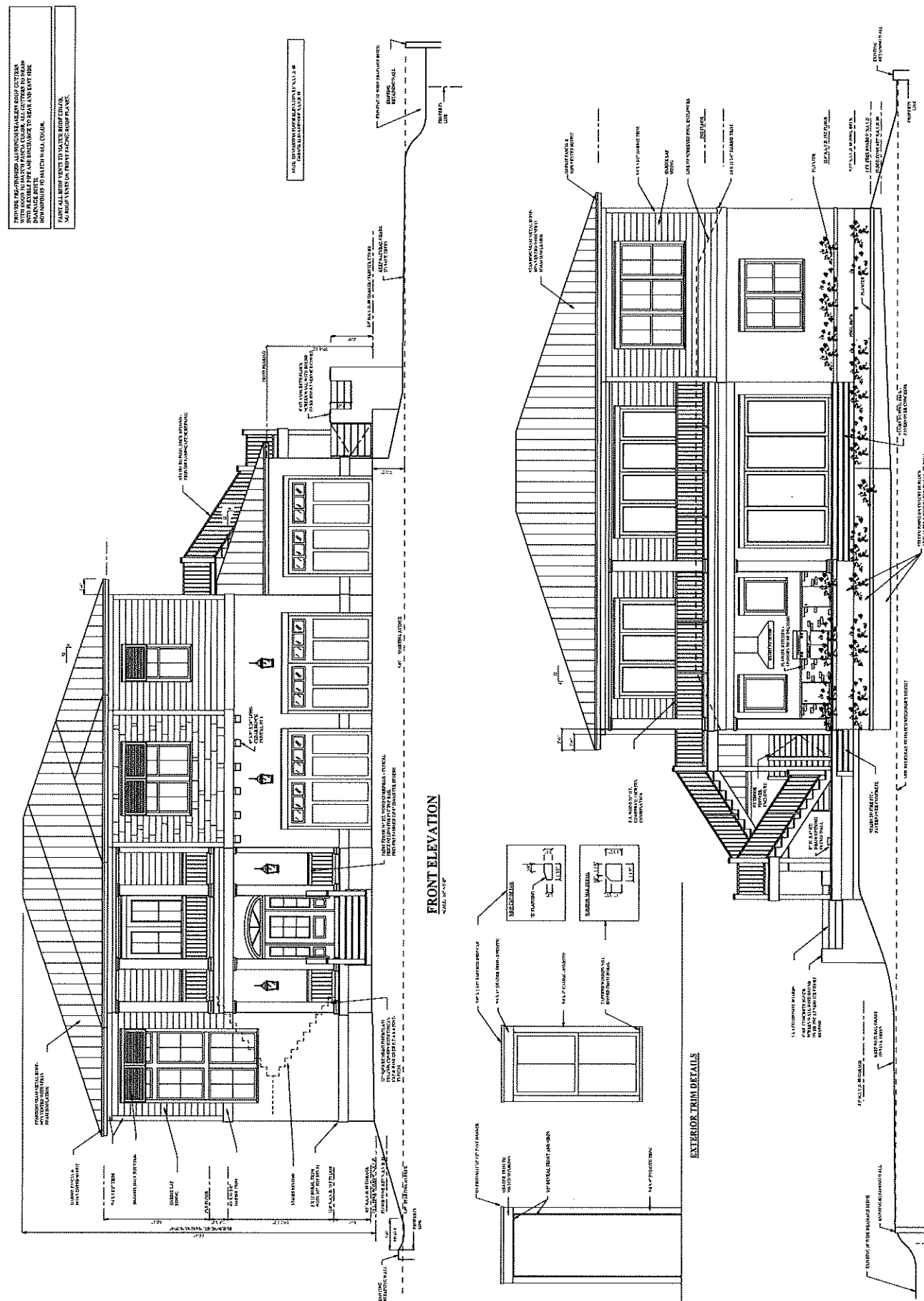
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REAR ELEVATION - NORTH
SCALE: 1/4" = 1'-0"

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

EXTERIOR TRIM DETAILS



NOTES

DATE	NAME	AGE	SEX
1974	JOHN	25	M
1975	JANE	24	F
1976	JOHN	25	M
1977	JANE	24	F
1978	JOHN	25	M
1979	JANE	24	F
1980	JOHN	25	M
1981	JANE	24	F
1982	JOHN	25	M
1983	JANE	24	F
1984	JOHN	25	M
1985	JANE	24	F
1986	JOHN	25	M
1987	JANE	24	F
1988	JOHN	25	M
1989	JANE	24	F
1990	JOHN	25	M
1991	JANE	24	F
1992	JOHN	25	M
1993	JANE	24	F
1994	JOHN	25	M
1995	JANE	24	F
1996	JOHN	25	M
1997	JANE	24	F
1998	JOHN	25	M
1999	JANE	24	F
2000	JOHN	25	M
2001	JANE	24	F
2002	JOHN	25	M
2003	JANE	24	F
2004	JOHN	25	M
2005	JANE	24	F
2006	JOHN	25	M
2007	JANE	24	F
2008	JOHN	25	M
2009	JANE	24	F
2010	JOHN	25	M
2011	JANE	24	F
2012	JOHN	25	M
2013	JANE	24	F
2014	JOHN	25	M
2015	JANE	24	F
2016	JOHN	25	M
2017	JANE	24	F
2018	JOHN	25	M
2019	JANE	24	F
2020	JOHN	25	M
2021	JANE	24	F
2022	JOHN	25	M
2023	JANE	24	F
2024	JOHN	25	M
2025	JANE	24	F
2026	JOHN	25	M
2027	JANE	24	F
2028	JOHN	25	M
2029	JANE	24	F
2030	JOHN	25	M
2031	JANE	24	F
2032	JOHN	25	M
2033	JANE	24	F
2034	JOHN	25	M
2035	JANE	24	F
2036	JOHN	25	M
2037	JANE	24	F
2038	JOHN	25	M
2039	JANE	24	F
2040	JOHN	25	M
2041	JANE	24	F
2042	JOHN	25	M
2043	JANE	24	F
2044	JOHN	25	M
2045	JANE	24	F
2046	JOHN	25	M
2047	JANE	24	F
2048	JOHN	25	M
2049	JANE	24	F
2050	JOHN	25	M
2051	JANE	24	F
2052	JOHN	25	M
2053	JANE	24	F
2054	JOHN	25	M
2055	JANE	24	F
2056	JOHN	25	M
2057	JANE	24	F
2058	JOHN	25	M
2059	JANE	24	F
2060	JOHN	25	M
2061	JANE	24	F
2062	JOHN	25	M
2063	JANE	24	F
2064	JOHN	25	M
2065	JANE	24	F
2066	JOHN	25	M
2067	JANE	24	F
2068	JOHN	25	M
2069	JANE	24	F
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2072	JOHN	25	M
2073	JANE	24	F
2074	JOHN	25	M
2075	JANE	24	F
2076	JOHN	25	M
2077	JANE	24	F
2078	JOHN	25	M
2079			

124 SPARTANA AVENUE
LOT 1, BLOCK 1, PELICAN REEF
CITY OF ST. AUGUSTINE, FLORIDA
NEW CUSTOM HOME FOR:
PHILLIP & PAULA WILLIAMS

ROOF DIAGRAM



karen cowart
DESIGN ASSOCIATES

1061-699 (106)

4329 South Flamingo Road
St. Augustine, Florida 32092

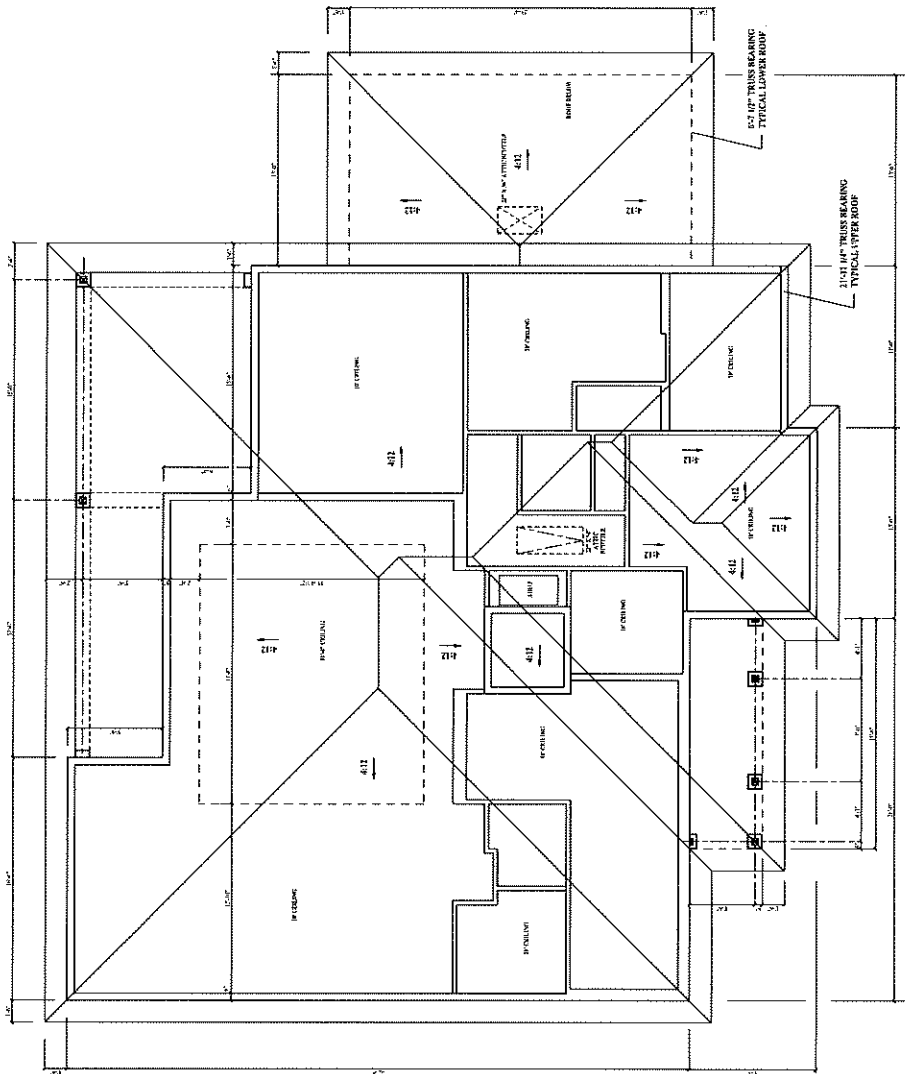
THESE RESULTS WERE OBTAINED FROM A STUDY OF THE EFFECTS OF THE
VIBRATION OF THE EARTH'S SURFACE ON THE BEHAVIOR OF THE
STRUCTURES OF THE EARTH'S SURFACE. THE STUDY WAS CONDUCTED
IN THE LABORATORY OF THE U.S. ARMY CORPS OF ENGINEERS, WASH.
D.C. THE STUDY WAS CONDUCTED IN THE LABORATORY OF THE U.S. ARMY
CORPS OF ENGINEERS, WASH. D.C. THE STUDY WAS CONDUCTED IN THE
LABORATORY OF THE U.S. ARMY CORPS OF ENGINEERS, WASH. D.C.



ROOF DIAGRAM

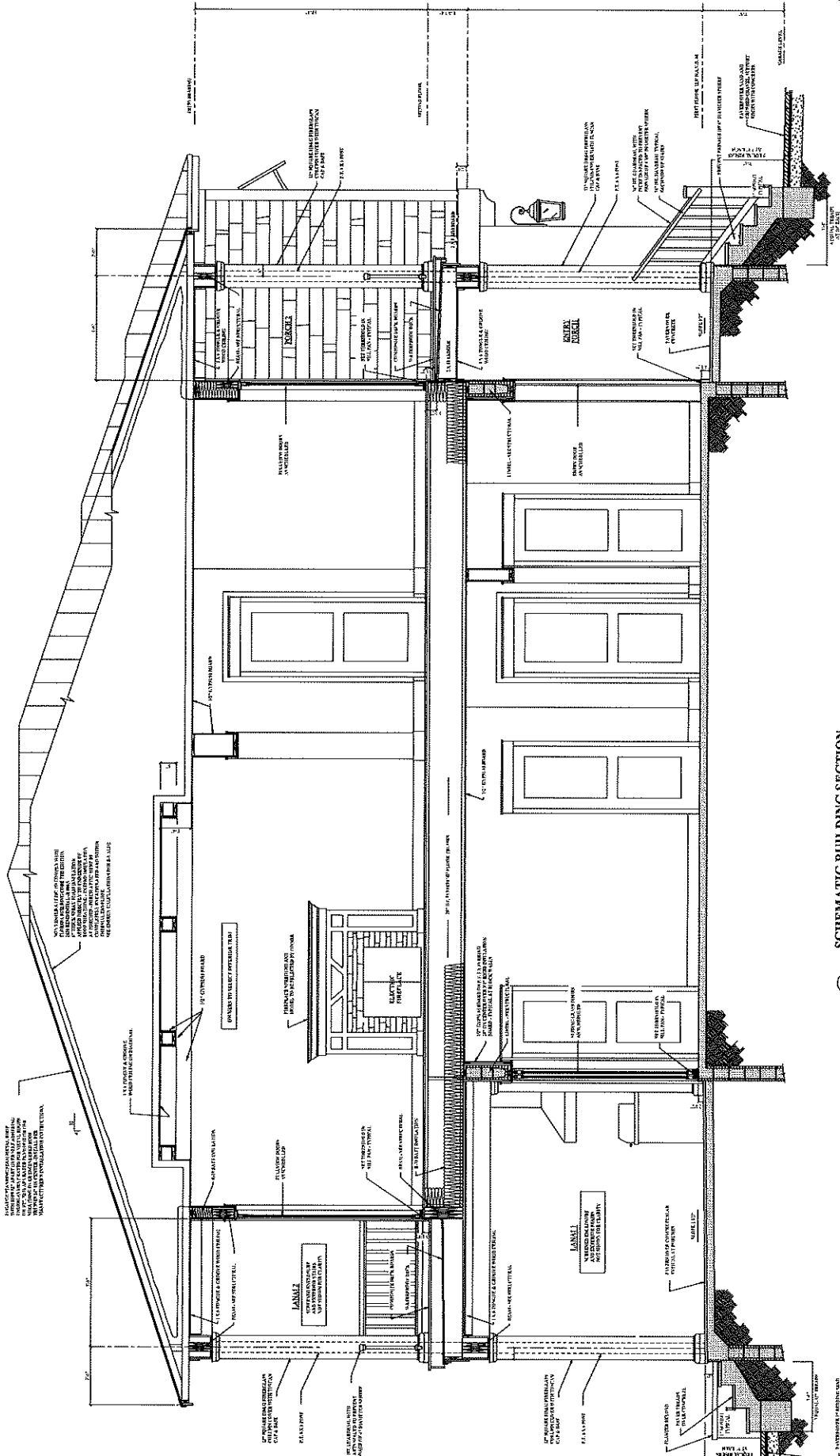
SCALING: 14100 = 14.100"

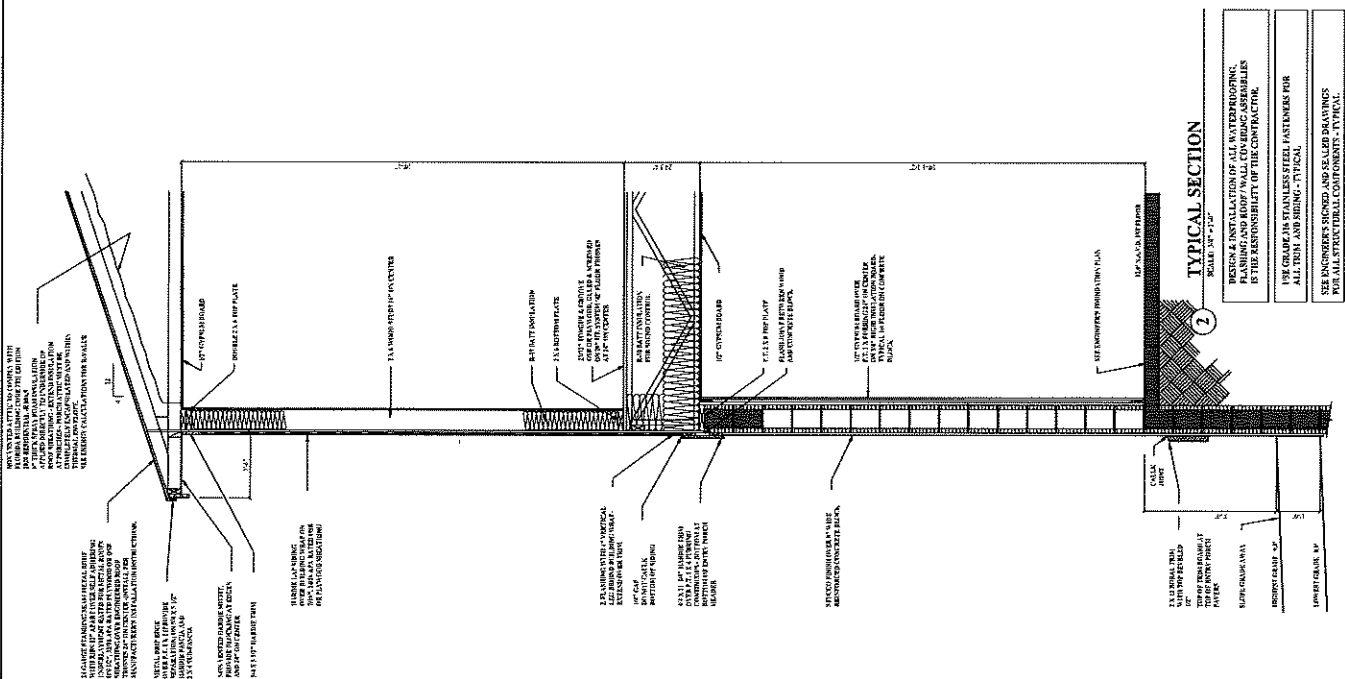
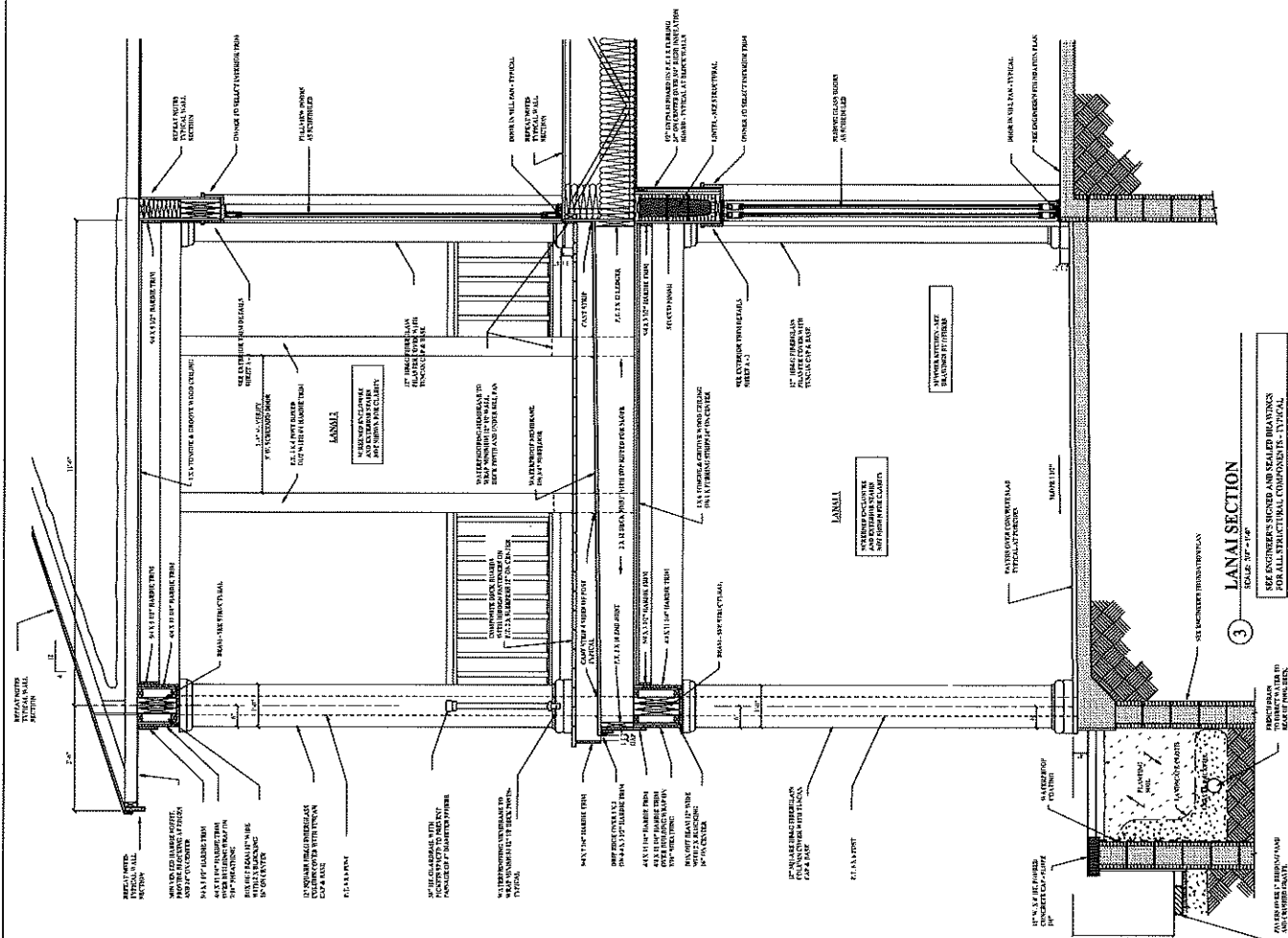
FIRST FLOOR REFERENCE ELEVATION 0'-0"



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

REFER TO ASSOCIATED ENGINEERING DRAWINGS FOR ALL STRUCTURAL COMPONENTS, HELICAL PILE DESIGN, GRADE BEARS, FOR PER LOCATION & DETAIL.







CREATING PLAN

- 4 L. X 6" W. LED LIGHT FIXTURE

124 Spartina Dr. – Williams Residence – Site Photos



ABOVE: Photo above provides an overview of the lot. Lot is clear of any trees in the proposed building footprint area. The overall design intent was always to leave the cluster of trees to the right and site the house off center to the left or west side of lot.



LEFT: Photo at left shows screen enclosure to east of subject property. Enclosure is built right to the Building Restriction Line. This property has a concrete bulkhead around the pool deck and a wood bulkhead around the property. Our Proposed Bulkhead does not tie to this bulkhead due to drainage easement.

RIGHT: Photo at right shows height of existing wood bulkhead to the west. We propose tying into this wall at the same elevation, which appears to be at 6.45' BFE according to survey. We propose building a similar wall with 8" Butt Pilings every 5' On Center. Posts shall be embedded 10' with approx. 4' exposure.

BELOW: Existing wood bulkhead to the east.



124 Spartina Dr. – Williams Residence – Site Photos



RIGHT: This photo shows the cluster of trees we aim to protect by limiting fill and disturbances on the eastern part of the lot.

The community has a drainage easement to the east of this cluster of trees. To avoid interfering with this drainage easement, we propose returning the bulkhead at angle. This approach also helps reduce impacts to the trees.



ABOVE & RIGHT: An interesting cedar tree we intend to keep. The wood bulkhead runs just behind it. Once the bulkhead is installed, fill will be brought in to about the top of the mound shown in this photo. We believe this approach will increase likelihood tree will survive. The pool patio will be set back from the bulkhead about 10', which should provide room for this tree to thrive.



Photos left and right show Survey Pins at the northeast and northwest corners of the property.



Tree Removal

Trees to be Preserved

- 14" Cedar
- 6" Cedar
- (2) 10" Cedar
- (4) 8" Cedar
- 20" Double Oak
- 6" Oak
- 12" Oak
- (2) Palm Trees

14 Total Trees Preserved

Trees to be Removed

- (1) 14" Cedar
- (1) Palm Tree

2 Total Trees Removed

Trees to be Planted

- (2) Cedar Trees

124 Spartina Dr. – Williams Residence

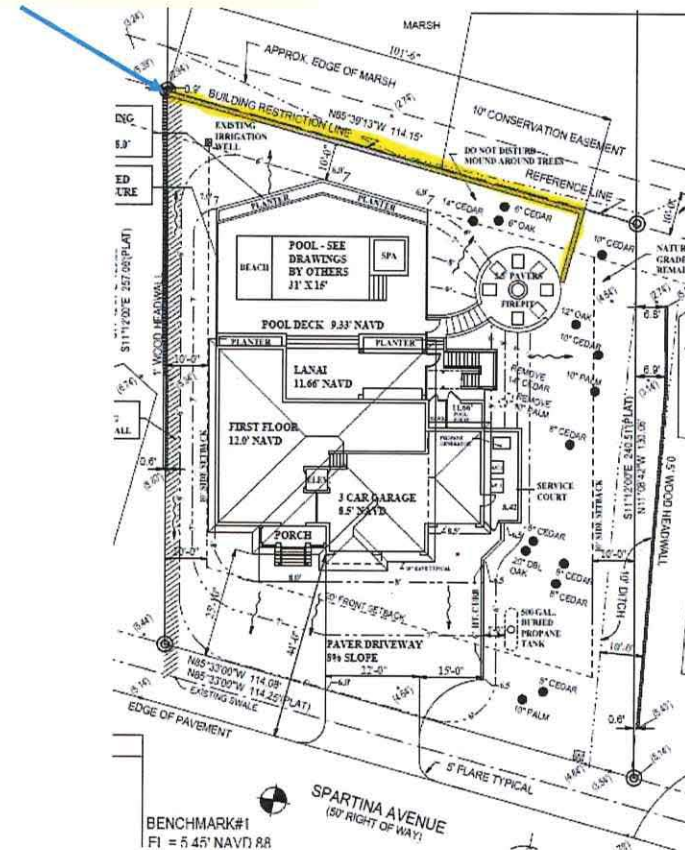


Bulkhead

- At the West End, Bulkhead will tie into existing neighbor's bulkhead at the same elevation.
- The bulkhead will retain the same elevation across the north property line at approx. 6.5' BFE.
- Bulkhead will angle back towards Spartina Ave at nearly a 90 degree angle to avoid an oak tree and interfering with existing drainage easement.
- Wall shall be constructed of 8" wood pilings embedded 10' into the ground with a projection out of the ground no more than 48". Match to existing neighbor.
- Bulkhead, Tree Removal, and Plan Review has been completed and approved by the Pelican Reef ARB.

124 Spartina Dr. – Williams Residence

Proposed Wood Bulkhead



CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: July 5, 2023

RE: **CONSERVATION OVERLAY ZONE DEVELOPMENT 2023-0054**

AGENDA ITEM 7(f)

APPLICANT Bart Piniaz

OWNER Mike Morucci

LOCATION 26 N St. Augustine Boulevard / PID 213480-0110

REQUEST To approve the modification of an existing bulkhead within Conservation Overlay Zone 2.

LAND USE Residential Low Density

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

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

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 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)

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

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.

APPLICABLE CODES/ORDINANCES

Sec. 11-26. - Purpose and intent.

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

Sec. 11-27. – Definitions.

Conservation Overlay Zone 1 comprises the most environmentally sensitive and valuable natural resources within the city. It includes all beaches, shores and dunes seaward of the state's coastal construction control line (F.S. ch. 161), all wetlands within the state's wetlands jurisdiction line (F.S. ch. 403), brackish water, and some habitat areas for species recognized as endangered, threatened, of special concern, or unique by federal, state and local agencies. This zone includes the estuarine/riverine environments created by the San Sebastian and Matanzas Rivers and their tributaries.

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

agencies. The primary purpose of Zone 2 is to protect the functional integrity of Zone 1, and to protect Zone 3 from extreme high-water conditions.

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

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

Sec. 11-28. – Issuance of building permits.

- (a) The planning and zoning board shall review all applications for development in Conservation Overlay Zone 1; all applications for development in Conservation Overlay Zone 2, except as specified in subsection (b); and all applications for development in Conservation Overlay Zone 3, except as specified in subsection (c). Such approval by the planning and zoning board shall be after a public hearing as required by [chapter 28](#).
- (b) The planning and building division may issue permits for additions to existing structures, for construction of new secondary structures, such as fences, driveways, decks, patios, greenhouses, garages and sheds, and use permits for uses otherwise permitted to be conducted in these structures located in Conservation Overlay Zone 2 when no drainage into the marsh is proposed, no significant alteration of surface water hydrology will occur and native plant materials are preserved or replaced. The planning and building division may issue permits for the construction of new primary structures located in Conservation Overlay Zone 2 when the above conditions are met and when the subject property contains a seawall, bulkhead or rip rap shoreline, or is located within one hundred fifty (150) feet of existing development and the primary structure is located no closer to the marsh edge or to the mean high water line than are adjacent primary structures. In addition, such additions and new structures may not exceed the lesser of seventy-five (75) feet or seventy-five (75) percent of the lot width.
- (c) The planning and building division may issue permits for structures and uses otherwise permitted and located within Conservation Overlay Zone 3 provided that all healthy significant trees are retained on the site.
- (d) Removal of a significant tree shall be approved by the planning and zoning board. All significant trees removed shall be replaced in accordance with the requirements of [chapter 25](#).

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

Sec. 11-29. – Standards for review.

- (a) Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas, and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no

significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is authorized to impose limitations in the nature and manner of construction and/or use so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to the animal, fish or shellfish contained therein, to avoid blocking or disrupting vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole.

- (b) Permits for structures and uses located within Conservation Overlay Zone 2 shall be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect and consistent with the purpose of Conservation Overlay Zone 2 to protect the functional integrity of Zone 1 and to protect Zone 3 from extreme high-water conditions. At no time shall the impervious area in Conservation Overlay Zone 2 exceed twenty-five (25) percent without that area receiving treatment equivalent to the St. Johns River Water Management District water quality treatment provisions required when new development is proposed along an unaltered shoreline. The first (landward of the most restrictive jurisdictional line, which may be the mean high-water line or wetlands jurisdictional line) twenty-five (25) feet, measured in width perpendicular to the most restrictive jurisdictional line, in Conservation Overlay Zone 2 shall remain undeveloped except as provided in subsections (1)—(4) of this subsection. If the area is already disturbed, a restoration plan is required. The planning and zoning board is authorized to impose limitations in the following manner so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to any animal, fish or shellfish life contained therein, to avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. Rear or side lot drainage from grassed or altered areas of new development along an altered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be compensated elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the twenty-five (25) feet buffer (water discharged shall be at non-erosive velocities), with the following permitted activities:

- (1) Pruning vegetation to retain or create a reasonable view. Ground cover and shrub vegetation to a height of thirty-six (36) inches should be retained.
- (2) A maximum of fifty (50) percent of the basal area of trees, and a maximum of fifty (50) percent of the total number of saplings, may be removed for any purpose in a twenty-year period. A healthy, well-distributed strand of trees, saplings, shrubs and ground covers and their living, undamaged root systems shall be left in place. Replacement planting with native, low maintenance vegetation is permitted to maintain the fifty (50) percent level.
- (3) Dead, diseased, unsafe, or fallen trees may be removed.
- (4) Bridges, paths, walkways, gazebos, docks and decks, bulkheads, seawalls, and retaining walls, and accessways to such amenities are permitted across the buffer

provided such activities have minimal impact to the wetlands and are scaled to preserve the integrity of the buffer (less than ten (10) percent of the total area calculation of the buffer). **These structures must demonstrate that they are of a reasonable, compatible scale to similar structures in the neighboring area. Structures in Conservation Overlay Zone 2 that are connected to adjacent structures in Zones 1 or 3 shall be sized relative to that adjacent structure and be designed so as to minimize off-site visual and environmental impacts.** The applicant will present any mitigating design and environmental elements as part of the review of the structure in Conservation Overlay Zone 2.

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

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

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

- (d) Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover, or cause the removal of significant trees. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation.
- (1) In determining whether or not a permit required by this section should be issued, the city planning and zoning board shall consider and base all decisions on the following:
- a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
 - b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
 - c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
 - d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
 - e. Whether the tree has been designated a significant tree.
 - f. Impact upon the urban and natural environment, including:
 1. Ground and surface water stabilization.
 2. Water quality and aquifer recharge.

3. Ecological impacts.
 4. Noise pollution.
 5. Air movement.
 6. Air quality.
 7. Wildlife habitat.
- g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.
- (e) Issuance of permit. The planning and building division shall issue the removal permit for trees not identified as significant trees under [section 11-27](#) unless, upon consideration of the criteria set forth above, it finds any of the following will result:
- (1) That the property owner or agent will not be unreasonably affected in shifting the location of the proposed structure, building or improvement, which shift will maintain the existence of the subject trees and still permit construction of such building or improvement on the site.
 - (2) That the property owner or agent will not be unreasonably affected in modifying the design of the proposed structure, building or other improvement, which modification will maintain the existence of the trees proposed to be removed and still permit construction substantially similar to that originally proposed.
 - (3) That the removal of the subject trees will have a substantial adverse impact on the urban and natural environment.
 - (4) That the subject trees are significant trees and removal must be reviewed by the planning and zoning board.
- (Code 1964, § 7-115; Ord. No. 96-02, § 1, 2-26-96; Ord. No. 00-34, § 1, 10-9-00; Ord. No. 01-14, § 1, 7-23-01; Ord. No. 04-01, § 1, 1-26-04; Ord. No. 14-14, § 1, 9-22-14; Ord. No. 19-03, § 1, 1-28-19; Ord. No. 21-13, § 1, 8-23-21)

Sec. 25-58. - Variances and conservation overlay zone development review.

The city planning and zoning board may grant a variance to the requirements of this article where compliance would be a practical impossibility or would cause unnecessary hardship or where the owner proposes an alternative which conforms to the general intent and spirit of these regulations. When reviewing applications and site plans associated with applications for variances or conservation overlay zone developments or for the removal of significant trees involved with a site plan for new development, the planning and zoning board shall have the authority to locate structures, parking areas and other improvements to retain significant trees when possible and practical. The planning and zoning board shall approve or deny the site plan and may impose conditions as required, such as specific tree species and sizes for the required replacement trees. Under no circumstances may the board deny fair and reasonable use of the property, but the granting of a variance or conservation overlay zone development may be contingent upon retaining significant trees. Procedures for variances and conservation overlay zone development review shall be in accordance with [chapter 28](#). Standards and criteria for conservation overlay zone development review shall be in accordance with [chapter 11](#).

(Ord. No. 04-17, § 1, 10-25-04; Ord. No. 19-03, § 3, 1-28-19)

STAFF SUMMARY AND ANALYSIS

This request is to modify the existing bulkhead at 26 N St. Augustine Boulevard by adding a thirty-six (36) inch tall masonry wall to the top of the bulkhead. Provided by the applicant are elevations and a site which are included in this packet. The new three-foot-high masonry wall will occupy the entire width of the lot along Matanzas Bay and extend down the side property lines.

Details regarding potential fill were not provided, but with the location of the existing pool staff anticipates minimal fill, if any, being used in this proposal.

This property is located in North Davis Shores along the Matanzas River and is adjacent to other single-family homes along N St. Augustine Boulevard.

Under Sec. 11-29. – Standards for review, applications for development in Conservation Overlay Zones shall be evaluated according to the following criteria, staff analysis may be found below.

(1) Site specific conditions.

- This property is currently occupied by a single-family home and has an existing bulkhead along the Matanzas River.

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

- The site is adjacent to other single-family homes along N St. Augustine Boulevard to the north and south. The property also has approximately 52 feet of Matanzas River frontage.

(3) Natural and proposed drainage patterns.

- Drainage patterns may potential be altered due to the addition of a three-foot-high masonry wall along the western portion of the property.

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

- Point and nonpoint discharge do not appear be altered. Details are not provided by the applicant.

(5) Proposed soil stabilization and erosion control methods.

- Soil and erosion control details are not provided by the applicant.

(6) Impact on floodplain.

- There is no impact on floodplains associated with this application.

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

- There are no anticipated impacts to vegetative or animal communities due to the nature of this request.

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

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

(9) Effect of shade on vegetation and shellfish.

- N/A

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

- N/A

- (11) Impact of development on shoreline by linear feet and percentage of site.
 - The proposed development will take place along the entire length of the site that is adjacent to the water. The proposed masonry wall is depicted to extend down the side property lines.
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percentage of site.
 - N/A
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
 - There is no mention of native plants being removed in the application submitted.
- (14) Impact of development on plant and animal habitat and potential loss in acres and percentage of site.
 - N/A
- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
 - N/A
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
 - N/A
- (17) Specific conditions applicable to docks. In addition to the considerations listed in subsections (1) through (16) herein, no boathouse, roofed structure or wall shall be constructed on any dock. This section shall not prohibit the use of bumpers or similar structures built at or near the water line and below deck elevation to protect the dock from damage caused by moored vessels. The deck of any private boat dock shall not exceed six (6) feet in height above mean high water. Boatlifts mounted on docks, or constructed on or adjacent to a dock, shall be limited to a capacity of twelve thousand (12,000) pounds or less. All boatlifts shall be low profile boatlifts or no profile boatlifts, and no boats in excess of thirty-two (32) feet in length shall be allowed on a boatlift. In addition, the maximum height, excluding masts, antennas and other non-occupiable features, of a boat suspended in a boatlift shall not exceed six (6) feet above the gunwale (gunnel); whereby, the gunwale (gunnel) is defined as the upper edge of the side of the ship or boat. A low profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall exceed three (3) feet above the deck. A no profile boatlift is a boatlift for a single watercraft in which no part of the boatlift shall protrude above the deck.
 - N/A

STAFF RECOMMENDATION

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** the addition of a three-foot tall masonry wall to an existing bulkhead within Conservation Overlay Zone 2, as long as the proposal is reasonable, compatible scale to similar structures in the neighboring area at 26 N St. Augustine Boulevard / PID 213480-0110.



Jacob Fredriksson
Senior Planner
Planning and Building Department



**CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD**

1. NAME OF APPLICANT: bart piniaz Contact Number: 9045022610
Business (if applicable):
Address: 340 amelia ct City: SAINT AUGUSTIN State: FL Zip: 32080
E-Mail Address: bpiniaz@hotmail.com
2. NAME OF PROPERTY OWNER: Mike Morucci Contact Number: 5704411879
Business (if applicable):
Address: 26 N St Augustine Blvd City: St Augustine State: FL Zip: 32080
E-Mail Address: mike@moruccirealty.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY
Parcel Number: 2134800110
Property Tax Description: 3-97 DAVIS SHORES N1/2 OF LOT 11 & S1/2 OF LOT 12 BLK 1
OR3370/767
4. PROJECT STREET ADDRESS: 26 N St Augustine Blvd
5. SPECIFIC PROPOSED USE: Residential Single Family
6. ACTION REQUESTED:

☒ Conservation Zone Development	☐ Appeal of Staff Determination
☐ Exception	☐ Land Use Plan Amendment
☐ Variance	☐ Rezoning
☐ Other:	
7. DESCRIPTION OF ACTION REQUEST: To add a maximum of 36" high masonry wall to the top of the bulkhead
8. JUSTIFICATION FOR ACTION REQUEST:
9. **IF APPLYING FOR A VARIANCE, PLEASE COMPLETE THE FOLLOWING AND EXPLAIN THE SITUATION FULLY ALONG WITH PROVIDING DOCUMENTATION:**
 - (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity:
 - (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property:
 - (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant:
 - (d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and

purpose of this Section:

10. PREVIOUS APPLICATIONS:

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

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

:



Owner's Authorization For Agent

BART PINIAZ is/are hereby authorized TO ACT ON BEHALF
OF Mrs MORUCCI, 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:

BX: [Signature]
Signature of Owner
Michael Morucci
Print Name of Owner
570-441-1879
Telephone Number

State of Florida
County of St Johns

Signed and sworn before me on this 30 day of May, 2023
By Michael Morucci

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: [Signature]

My Commission expires: 7/20/25



JACLYN PINIAZ
Notary Public
State of Florida
Comm# HH164098
Expires 7/20/2025

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: 26 N ST AUGUSTINE BLVD, ST AUGUSTINE FL 32080

Applicant's Name: BART FENNER Applicant's Signature: 

Owner's Name: NICK MORUCCI Owner's Signature: 



St. Johns County, FL

Apply for Exemptions

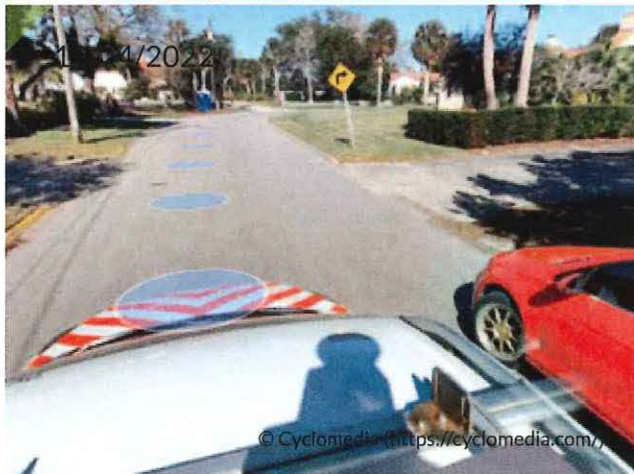
[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

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



Parcel ID 2134800110
 Location Address 26 N ST AUGUSTINE BLVD
 SAINT AUGUSTINE 32080-0000
 Neighborhood Davis Shores (ICWFR) (590.05)
 Tax Description* 3-97 DAVIS SHORES N1/2 OF LOT 11 & S1/2 OF LOT 12 BLK 1 OR3370/767
 *The Description above is not to be used on legal documents.
 Property Use Code Single Family (0100)
 Subdivision Davis Shores Ocean View Section
 Sec/Twp/Rng 17-7-30
 District City of St Augustine (District 452)
 Millage Rate 18.9763
 Acreage 0.180
 Homestead Y

Owner Information

Owner Name [Morucci Michael, Beth](#) 100%
[Morucci Beth Ann](#) 100%
 Mailing Address 26 N ST AUGUSTINE BLVD
 SAINT AUGUSTINE, FL 32080-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



Valuation Information

	2023
Building Value	\$703,453
Extra Features Value	\$39,161
Total Land Value	\$821,100
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,563,714
Total Deferred	\$663,047
Assessed Value	\$900,667
Total Exemptions	\$50,000
Taxable Value	\$850,667

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	\$628,312	\$50,926	\$543,782	\$0	\$0	\$1,223,020	\$874,434	\$398,586	\$824,434
2021	\$519,704	\$50,926	\$464,100	\$0	\$0	\$1,034,730	\$848,965	\$235,765	\$798,965
2020	\$525,543	\$27,991	\$464,100	\$0	\$0	\$1,017,634	\$837,244	\$230,390	\$787,244
2019	\$508,797	\$27,462	\$442,680	\$0	\$0	\$978,939	\$818,420	\$210,519	\$768,420
2018	\$514,389	\$28,909	\$442,680	\$0	\$0	\$985,978	\$803,160	\$232,818	\$753,160
2017	\$519,980	\$24,524	\$442,680	\$0	\$0	\$987,184	\$803,160	\$234,024	\$753,160
2016	\$525,571	\$37,933	\$442,680	\$0	\$0	\$1,006,184	\$795,995	\$260,189	\$745,995
2015	\$427,520	\$40,211	\$442,680	\$0	\$0	\$910,411	\$790,462	\$169,949	\$740,462
2014	\$406,608	\$42,490	\$442,680	\$0	\$0	\$891,778	\$784,188	\$157,590	\$734,188
2013	\$406,608	\$44,770	\$442,680	\$0	\$0	\$894,058	\$772,599	\$171,459	\$722,599
2012	\$373,484	\$47,050	\$339,150	\$0	\$0	\$759,684	\$759,684	\$50,000	\$709,684
2011	\$377,334	\$49,329	\$330,939	\$0	\$0	\$757,602	\$757,602	\$0	\$757,602
2010	\$345,186	\$51,608	\$367,710	\$0	\$0	\$764,504	\$764,504	\$0	\$764,504

Building Information

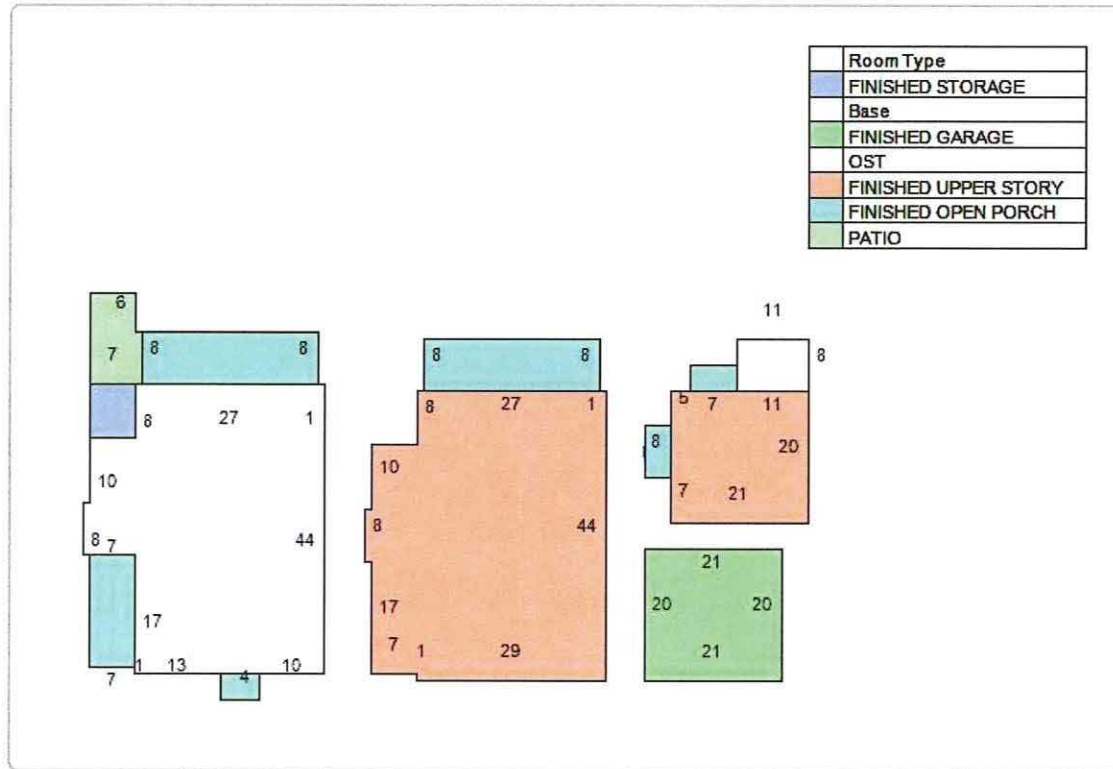
Building 1
 Year Built 2008
 Actual Area 4664
 Conditioned Area 3359
 Use Single Family Residence
 Style 01
 Class N
 Exterior Wall Concrete Stucco

Roof Cover Wood Shingle
 Roof Structure Gable Hip
 Interior Flooring Saturnia, Hardwood
 Interior Wall Drywall
 Heating Type Air Duct
 Air Conditioning Central
 Bedrooms 4
 Baths 5

Description	Square Footage
PATIO/SLAB	106
FINISHED OPEN PORCH	216
FINISHED UPPER STORY	420
FINISHED OPEN PORCH	28

Description	Square Footage
OUTSIDE STAIRS	88
FINISHED OPEN PORCH	32
FINISHED UPPER STORY	1529
FINISHED GARAGE	420
FINISHED OPEN PORCH	216
BASE AREA	1410
FINISHED OPEN PORCH	24
FINISHED OPEN PORCH	119
FINISHED STORAGE/UTILITY	56
Total SqFt	4664

Sketch Information



Extra Feature Information

Code Description	Status	Value
Masonry Wall (Mix)		3362
Boat Dock - Excellent (Mix)		11954
Boat Lift - Average (Mix)		1000
Boat Lift - Average (Mix)		1000
Pool - Low (RES)		14200
Spa / Hot Tub (Mix)		5850
Bulkhead - Average (Mix)		1795

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	51	150	51	FF	\$821,100

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	10/18/2010	\$1,000,000.00	WARRANTY DEED	3370	767	Q	I	TOOMEY RICHARD J,TINA C	MORUCCI MICHAEL,BETH
	6/4/2010	\$0.00	LIS PENDENS	3329	1898	U	I	BRANCH BANKING & TRUST COMPANY	TOOMEY RICHARD J,TINA C
	5/5/2006	\$0.00	AFFIDAVIT	2698	1612	U	V	TOOMEY RICHARD J,TINA C	TOOMEY RICHARD J,TINA C
	1/30/2006	\$1,650,000.00	WARRANTY DEED	2643	1213	Q	I	MC DANIEL JOHN DAVID & MYRTLE B	TOOMEY RICHARD J & TINA C



Overview



Legend



Parcel ID	2134800110	Physical	26 N ST AUGUSTINE BLVD	Building Value	\$703,453	Last 2 Sales			
Property	0100 - Single	Address	SAINT AUGUSTINE	Extra Feature	\$39,161	Date	Price	Reason	Qual
Class	Family	Mailing	MORUCCI MICHAEL,BETH	Value		10/18/2010	\$1000000	01	Q
Taxing	City of St	Address	26 N ST AUGUSTINE BLVD	Total Land	\$821,100	1/30/2006	\$1650000	05	Q
District	Augustine		SAINT AUGUSTINE FL	Value					
Acres	0.18		32080-0000	Just Value	\$1,563,714				
				Total Deferred	\$663,047				
				Assessed Value	\$900,667				
				Total	\$50,000				
				Exemptions					
				Taxable Value	\$850,667				

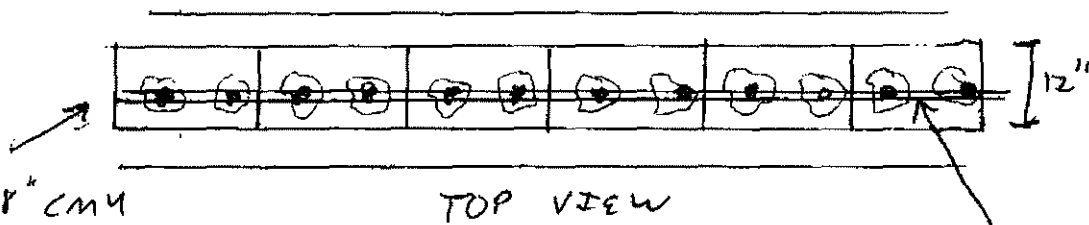
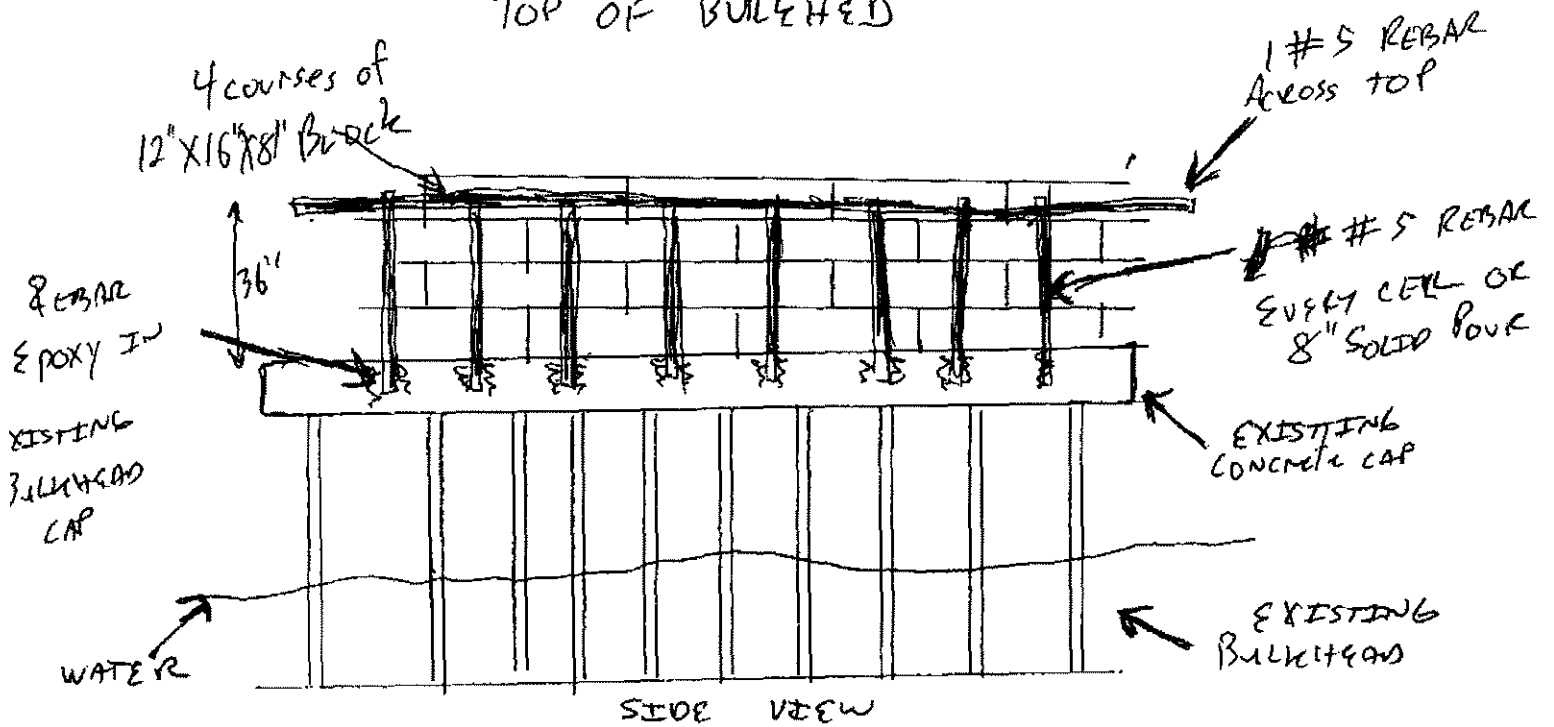
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Date created: 6/5/2023

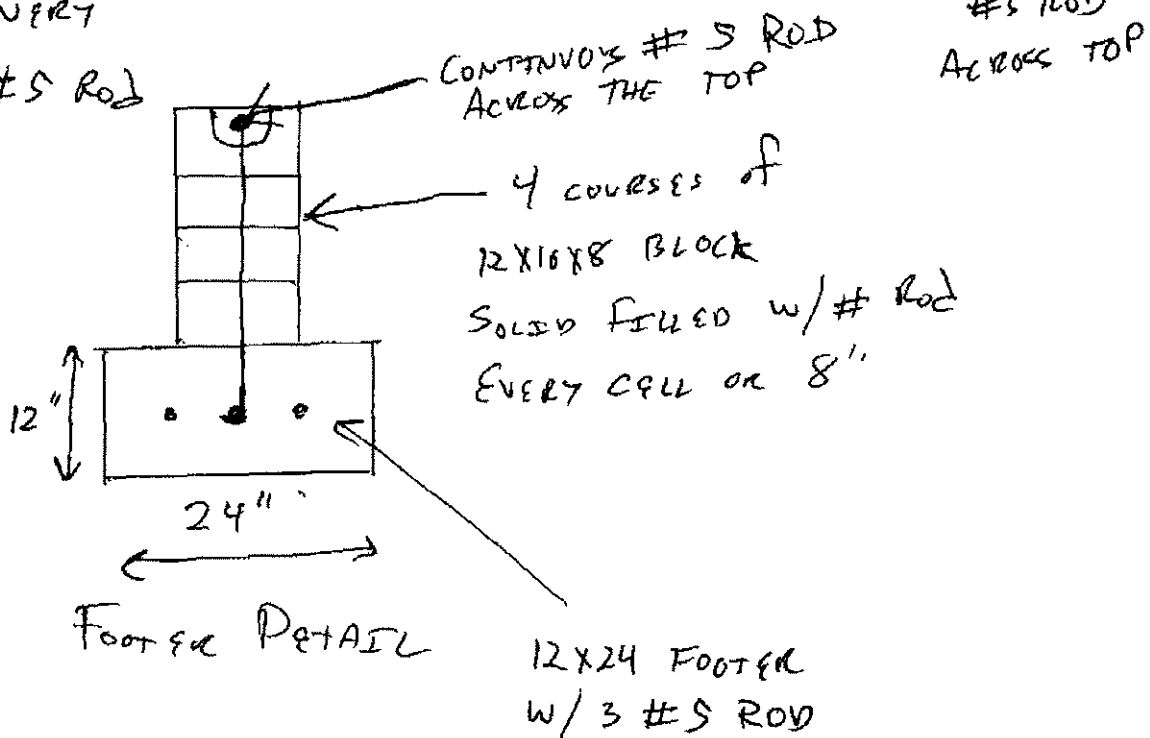
Last Data Uploaded: 6/2/2023 11:43:56 PM

Developed by  Schneider
GEOSPATIAL

MASONRY WALL ON
TOP OF BULKHEAD



FILLED EVERY
CELL W/ #5 ROD



CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: July 5, 2023

RE: **CONSERVATION OVERLAY ZONE DEVELOPMENT 2023-0055**

AGENDA ITEM	7(g)
APPLICANT	Ryan Carter c/o Carter Environmental Services Inc.
OWNER	Craig & Marguerite Pickering
LOCATION	271 S Matanzas Boulevard / PID 221350-0000
REQUEST	To approve the construction of a new dock and boat lift pilings within Conservation Overlay Zone 1.
LAND USE	Residential Low Density
ZONING	Residential Single-Family-One (RS-1)

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

Overall Goal

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

Conservation Goal

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

Protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources. (Adopted June 2011 Ord #2011-02)

CCM Policy 1.5.4

Whenever possible, native trees, shrubs and ground cover will be maintained on development sites to prevent soil erosion.

CCM Policy 1.7.6

The City shall encourage new developments to protect existing native vegetation in common areas and buffer zones and shall encourage additional planting of native plant species to enhance sparse vegetation in common areas and buffer zones.

CCM Objective 2.6

The City shall commit to preservation of community trees and the urban forest to improve air quality, community health, quality of life, aesthetics, and energy conservation.

APPLICABLE CODES/ORDINANCES

Sec. 11-26. - Purpose and intent.

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

Sec. 11-27. – Definitions.

Conservation Overlay Zone 1 comprises the most environmentally sensitive and valuable natural resources within the city. It includes all beaches, shores and dunes seaward of the state's coastal construction control line (F.S. ch. 161), all wetlands within the state's wetlands jurisdiction line (F.S. ch. 403), brackish water, and some habitat areas for species recognized as endangered, threatened, of special concern, or unique by federal, state and local agencies. This zone includes the estuarine/riverine environments created by the San Sebastian and Matanzas Rivers and their tributaries.

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

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

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

Sec. 11-28. – Issuance of building permits.

- (a) The planning and zoning board shall review all applications for development in Conservation Overlay Zone 1; all applications for development in Conservation Overlay Zone 2, except as specified in subsection (b); and all applications for development in Conservation Overlay Zone 3, except as specified in subsection (c). Such approval by the planning and zoning board shall be after a public hearing as required by [chapter 28](#).
 - (b) The planning and building division may issue permits for additions to existing structures, for construction of new secondary structures, such as fences, driveways, decks, patios, greenhouses, garages and sheds, and use permits for uses otherwise permitted to be conducted in these structures located in Conservation Overlay Zone 2 when no drainage into the marsh is proposed, no significant alteration of surface water hydrology will occur and native plant materials are preserved or replaced. The planning and building division may issue permits for the construction of new primary structures located in Conservation Overlay Zone 2 when the above conditions are met and when the subject property contains a seawall, bulkhead or rip rap shoreline, or is located within one hundred fifty (150) feet of existing development and the primary structure is located no closer to the marsh edge or to the mean high water line than are adjacent primary structures. In addition, such additions and new structures may not exceed the lesser of seventy-five (75) feet or seventy-five (75) percent of the lot width.
 - (c) The planning and building division may issue permits for structures and uses otherwise permitted and located within Conservation Overlay Zone 3 provided that all healthy significant trees are retained on the site.
 - (d) Removal of a significant tree shall be approved by the planning and zoning board. All significant trees removed shall be replaced in accordance with the requirements of [chapter 25](#).
- (Code 1964, § 7-114; Ord. No. 96-02, § 1, 2-26-96; Ord. No. 09-17, § 1, 5-11-09; Ord. No. 19-03, § 1, 1-28-19)

Sec. 11-29. – Standards for review.

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

(b) Permits for structures and uses located within Conservation Overlay Zone 2 shall be issued only for those structures and related uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect and consistent with the purpose of Conservation Overlay Zone 2 to protect the functional integrity of Zone 1 and to protect Zone 3 from extreme high-water conditions. At no time shall the impervious area in Conservation Overlay Zone 2 exceed twenty-five (25) percent without that area receiving treatment equivalent to the St. Johns River Water Management District water quality treatment provisions required when new development is proposed along an unaltered shoreline. The first (landward of the most restrictive jurisdictional line, which may be the mean high-water line or wetlands jurisdictional line) twenty-five (25) feet, measured in width perpendicular to the most restrictive jurisdictional line, in Conservation Overlay Zone 2 shall remain undeveloped except as provided in subsections (1)—(4) of this subsection. If the area is already disturbed, a restoration plan is required. The planning and zoning board is authorized to impose limitations in the following manner so as to avoid damage to adjacent salt marshes and the vegetative communities contained therein, to eliminate any harm to any animal, fish or shellfish life contained therein, to avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. Rear or side lot drainage from grassed or altered areas of new development along an altered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland; however, the area not treated must be compensated elsewhere in the system. This may be accomplished by providing additional water quality treatment in the system equivalent to that which will be discharged untreated. Water discharged shall be at non-erosive velocities. Rear or side lot drainage from grassed or altered areas of new development along an unaltered shoreline not directed to a water management system may be discharged to an adjacent water body/wetland through the twenty-five (25) feet buffer (water discharged shall be at non-erosive velocities), with the following permitted activities:

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

mitigating design and environmental elements as part of the review of the structure in Conservation Overlay Zone 2.

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

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

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

- (d) Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover, or cause the removal of significant trees. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and/or so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation.

- (1) In determining whether or not a permit required by this section should be issued, the city planning and zoning board shall consider and base all decisions on the following:
- a. The condition of the tree with respect to disease, insect attack, danger of falling, proximity to existing or proposed structures and interferences with utility services.
 - b. The necessity of removing a tree to construct proposed improvements in order to allow reasonable economic use of the property.
 - c. The relief of the land where the tree is located and the effect removal of the tree would have on erosion, soil moisture retention, diversion, increased or decreased flow of surface waters and the city master drainage plan or similar plan adopted by the city commission.
 - d. The number and density of trees existing in the neighborhood on improved or unimproved property. The planning and building division shall also be guided by the effect removal of a tree would have on property values in the neighborhood where the property is located and on other vegetation in the neighborhood.
 - e. Whether the tree has been designated a significant tree.
 - f. Impact upon the urban and natural environment, including:
 1. Ground and surface water stabilization.
 2. Water quality and aquifer recharge.
 3. Ecological impacts.
 4. Noise pollution.
 5. Air movement.
 6. Air quality.
 7. Wildlife habitat.

- g. The ease with which the property owner or agent can alter or revise the proposed development or improvements to accommodate existing trees, including the tree or trees proposed to be removed.
 - (e) Issuance of permit. The planning and building division shall issue the removal permit for trees not identified as significant trees under [section 11-27](#) unless, upon consideration of the criteria set forth above, it finds any of the following will result:
 - (1) That the property owner or agent will not be unreasonably affected in shifting the location of the proposed structure, building or improvement, which shift will maintain the existence of the subject trees and still permit construction of such building or improvement on the site.
 - (2) That the property owner or agent will not be unreasonably affected in modifying the design of the proposed structure, building or other improvement, which modification will maintain the existence of the trees proposed to be removed and still permit construction substantially similar to that originally proposed.
 - (3) That the removal of the subject trees will have a substantial adverse impact on the urban and natural environment.
 - (4) That the subject trees are significant trees and removal must be reviewed by the planning and zoning board.
- (Code 1964, § 7-115; Ord. No. 96-02, § 1, 2-26-96; Ord. No. 00-34, § 1, 10-9-00; Ord. No. 01-14, § 1, 7-23-01; Ord. No. 04-01, § 1, 1-26-04; Ord. No. 14-14, § 1, 9-22-14; Ord. No. 19-03, § 1, 1-28-19; Ord. No. 21-13, § 1, 8-23-21)

Sec. 25-58. - Variances and conservation overlay zone development review.

The city planning and zoning board may grant a variance to the requirements of this article where compliance would be a practical impossibility or would cause unnecessary hardship or where the owner proposes an alternative which conforms to the general intent and spirit of these regulations. When reviewing applications and site plans associated with applications for variances or conservation overlay zone developments or for the removal of significant trees involved with a site plan for new development, the planning and zoning board shall have the authority to locate structures, parking areas and other improvements to retain significant trees when possible and practical. The planning and zoning board shall approve or deny the site plan and may impose conditions as required, such as specific tree species and sizes for the required replacement trees. Under no circumstances may the board deny fair and reasonable use of the property, but the granting of a variance or conservation overlay zone development may be contingent upon retaining significant trees. Procedures for variances and conservation overlay zone development review shall be in accordance with [chapter 28](#). Standards and criteria for conservation overlay zone development review shall be in accordance with [chapter 11](#).

(Ord. No. 04-17, § 1, 10-25-04; Ord. No. 19-03, § 3, 1-28-19)

STAFF SUMMARY AND ANALYSIS

This request is to construct a new dock approximately (60) feet by (24) feet and to set boat lift pilings.

An ariel view submitted by the applicant shows the proposed height and length of the new dock and location of the boat lift pilings.

This property is located along the Matanzas River and is adjacent to other single-family homes located in the South Davis Shores neighborhood.

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.

(1) Site specific conditions.

- *This property has approximately 80 feet of Matanzas River frontage. There is no salt marsh vegetation between the uplands and open water on the site. The shoreline is lined with the existing seawall.*

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

- *The property is adjacent to other single-family homes along the Matanzas River, within the South Davis Shores neighborhood.*

(3) Natural and proposed drainage patterns.

- *Drainage will not be altered by the proposed work.*

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

- *Point or non-point discharge will not be altered by the proposed works.*

(5) Proposed soil stabilization and erosion control methods.

- *Erosion control will not be necessary to complete construction as it will be done from open water.*

(6) Impact on floodplain.

- *There is no impact on floodplains associated with this application.*

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

- *Vegetative impacts: Not applicable.*
- *Lighting of the open water areas at night: The proposed works will be lit with low level, directional lighting that greatly minimizes the amount of light intrusion into the adjacent areas.*
- *Increased noise from day users: Minimal noise associated with private residential boating activities.*

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

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

(9) Effect of shade on vegetation and shellfish.

- *There are no anticipated negative effects of shading on vegetation.*

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
 - *The use of the dock by the owners should not affect any manatees, vegetation, shellfish and wildlife or shoreline erosion.*
- (11) Impact of development on shoreline by linear feet and percent of site.
 - *N/A*
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
 - *The deck will be elevated six feet above mean high water and will remain that height. The proposed dock height will be similar to neighboring docks.*
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
 - *N/A*
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
 - *N/A*
- (15) Impact of development on water quality. Water quality objectives will be presumed to have been met if runoff water is routed to a surface water management system permitted by the St. Johns River Water Management District or to a treatment facility that is equivalent to the water quality treatment criteria (water retention/detention) of the water management district. (An engineer or landscape architect licensed in the State of Florida is required to certify that the treatment facility is equivalent to the district's criteria.)
 - *N/A*
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.

<i>The effects of the proposed project on commercial and sport fish are as follows:</i>	
<i>Positive</i>	<i>Negative</i>
<i>None</i>	<i>None</i>

<i>The effects of the project on shellfish are as follows:</i>	
<i>Positive</i>	<i>Negative</i>
<i>The pilings used to construct the dock could be colonized by barnacles, oysters and mussels. This will be an addition of habitat.</i>	<i>None</i>

<i>The effects of the project on waterfowl area as follows:</i>	
<i>Positive</i>	<i>Negative</i>
<i>The dock area could be used as a resting place or perch for water fowl.</i>	<i>None</i>

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.

- *There are no proposed plans for any boathouse, roofed structure or wall within the dock. The deck will be built 6' above MHW; the future boat lift will be low-profile and not exceed 12,000 pounds.*

STAFF RECOMMENDATION

Based on a review of section 11-29 and without the support of evidence to the contrary, staff finds that the board can **APPROVE** the construction of a new dock and boat lift pilings within Conservation Overlay Zone 1 at 271 S Matanzas Boulevard / PID 221350-0000.

Tracey Mullins

Tracey Mullins
Planner II
Planning and Building Department



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$165 (plus advertising costs) Project Number: 2023-0055
Receipt Number: 2641579 Meeting Date: July 5, 2023
Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: RYAN CARTER Contact Number: 904-540-1786
Business (if applicable): CARTER ENVIRONMENTAL SERVICES
Address: 42 MASTERS DRIVE City: ST. AUGUSTINE State: FL Zip: 32084
E-Mail Address: RYAN@CARTERENV.COM

2. NAME OF PROPERTY OWNER: Craig & Marguerite Pickering Contact Number: 904-264-7500
Business (if applicable): _____
Address: 2000 N Pantops Dr City: Charlottesville State: VA Zip: 22911
E-Mail Address: nancycandhmarine@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: 35 Block: 50
Subdivision: Davis Shores Parcel Number: 2213500000

4. PROJECT STREET ADDRESS: 271 S Matanzas Blvd

5. SPECIFIC PROPOSED USE: Residential Dock

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

7. DESCRIPTION OF ACTION REQUESTED: CONSERVATION OVERLAY ZONE APPROVAL FOR A Dock

8. JUSTIFICATION FOR ACTION REQUESTED: PLEASE SEE OVERLAY ZONE DEVELOPMENT SUPPLEMENT

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

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

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

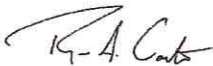
11. AGREEMENT:

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

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

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

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

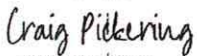


6-1-23

Signature of Applicant

Date

DocuSigned by:



6-2-23

Signature of Property Owner

Date

04/18/2019



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

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

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

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

RYAN CARTER

Print name of applicant

A handwritten signature in black ink, appearing to read "Ryan A. Carter".

Signature of applicant

6-1-23

Date



Owner's Authorization For Agent

CARTER ENVIRONMENATL SERVICES is/are hereby authorized TO ACT ON BEHALF OF Craig & Marguerite Pickering, 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: 271 S Matanzas Blvd. St. Augustine, FL

DocuSigned by:

Craig Pickering

2989079B8B73414...

BY: _____

Signature of Owner

Craig Pickering

Print Name of Owner

434-960-5772

Telephone Number

State of Florida

County of Clay

Signed and sworn before me on this 2nd day of June, 2023

By Craig Pickering (owner)

Identification verified:

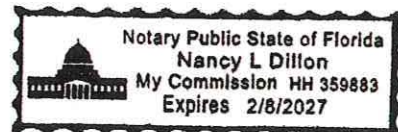
Oath sworn: ☒ Yes ☐ No

Notary Signature:

Nancy L. Dillon

My Commission expires:

2/8/2027



Attachment 1
Overlay Zone Application Narrative

**271 S Matanzas Blvd
Overlay Zone Development Application Supplement
June 2023**

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a proposed dock. The proposed dock will be installed along the landward side of an existing seawall on site. Please see attached plans for detailed dimensions.

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

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

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

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

There is no salt marsh vegetation between the uplands and open water on the site. The shoreline is lined with an existing seawall and vegetation is not present.

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

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

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

A dock design is proposed that demonstrates minimization and reduced impacts which in turn allows for more naturally enhanced vistas & scenic opportunities.

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

1. *Site specific conditions.*

This property has approximately 77 feet of Quarry Creek frontage. The property and adjacent properties utilize sea walls and are elevated from the coastline. Mangroves and marine vegetation are present in the area but not on the property.

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

The property sits on Quarry Creek and is adjacent to other single-family homes to the East and West.

3. *Natural and proposed drainage patterns.*

Drainage will not be altered by the proposed works.

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

Point and non-point discharge will not be altered.

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

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

6. *Impact on floodplain.*

There is no impact on floodplains associated with this application.

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

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

Lighting of the open water areas at night:

The proposed works will be lit with low-level, directional lighting that greatly minimizes the amount of light intrusion into the open water.

Increased noise from day users:

Minimal noise associated with private residential boating activities.

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

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

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

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

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

Use of the dock by the owners will not affect any manatees, vegetation, shellfish and wildlife or shoreline erosion.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

15. *Impact of development on water quality.*

Not applicable.

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

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

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

Negative: Extremely small loss of juvenile habitat from the placement of approximately 18 new pilings for the dock construction.

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

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

Negative: None

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

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

Negative: Extremely small loss of foraging habitat.

17. Dock specifications:

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

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

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

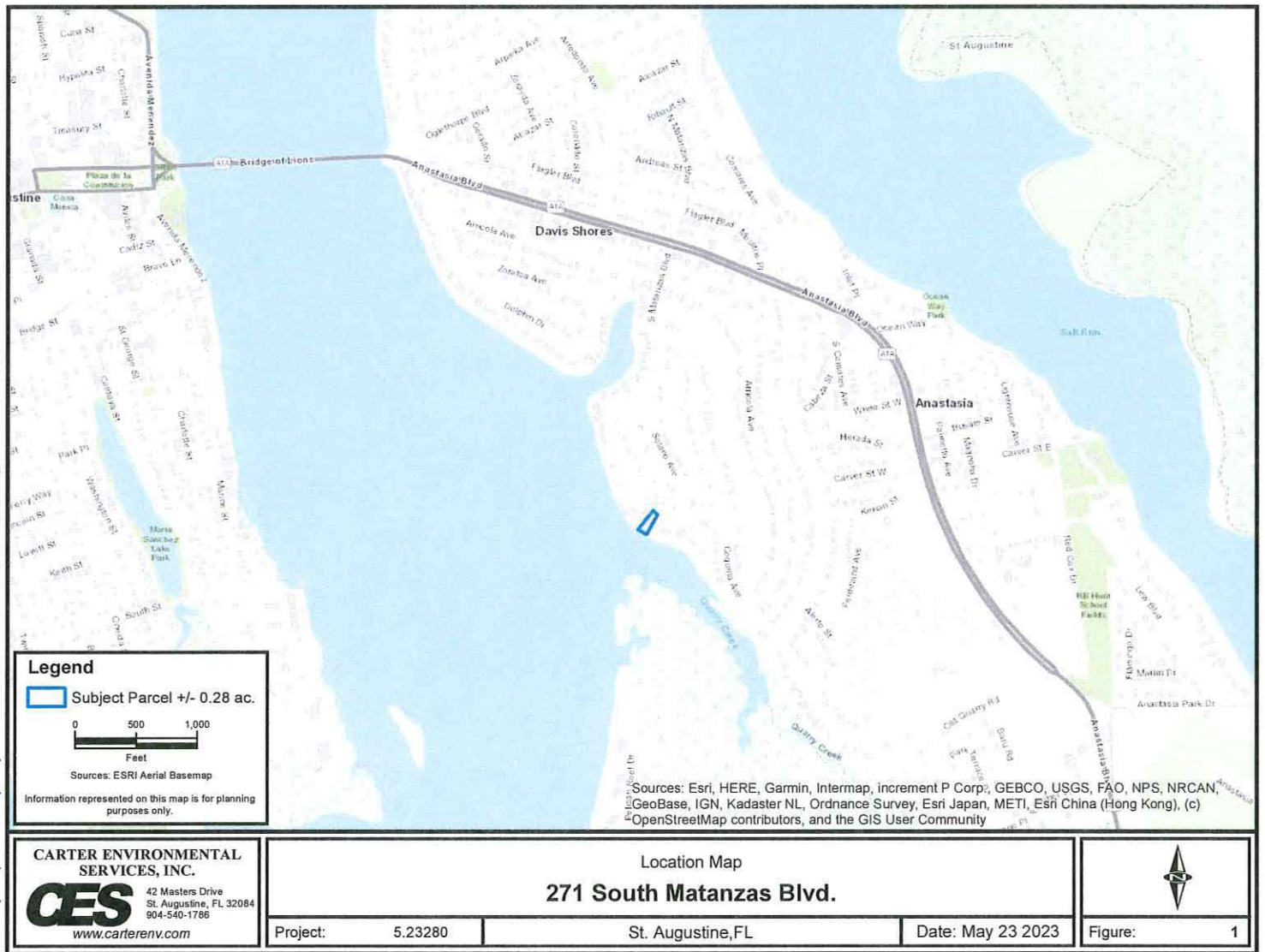
The deck will not exceed 6' above MHW.

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

The future boat lift will be low-profile and not exceed 12,000 pounds.

Attachment 2
Overlay Zone Application Graphics

F:\CES Projects\Project Files\Active\Projects\Project Files\5.23280 CAH 271 South Matanzas Blvd\GIS\MXD\Location.mxd



F:\CES Projects\Project Files\Active\Projects\Project Files\020305-23280 CAH 271 South Matanzas Blvd\GIS\MXD\Aerial.mxd



CARTER ENVIRONMENTAL SERVICES, INC. CES 42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com		Current Aerial 271 South Matanzas Blvd.			
Project:	5.23280	St. Augustine, FL	Date: May 23 2023	Figure:	2

F:\CES Projects\Project Files\Active\Project Files\02305.23280 CAH\271 South Matanzas Blvd\GIS\MXD\05-neighboring.mxd



CARTER ENVIRONMENTAL
SERVICES, INC.

CES

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

Neighboring Structures
271 South Matanzas Blvd.

Project: 5.23280

St. Augustine, FL

Date: May 23 2023

Figure:

3



F:\CES Projects\Project Files\Active\Projects\Project Files\022325.23280 CAH 271 South Matanzas Blvd\GIS MXD\Alignment.mxd



Legend

- Subject Parcel +/- 0.28 ac.
- Riparian Boudary
- Decking +/- 560 sq. ft.
- Set Pile for Future Lift



Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CARTER ENVIRONMENTAL SERVICES, INC.



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

Proposed Alignment
271 South Matanzas Blvd.

Project: 5.23280

St. Augustine, FL

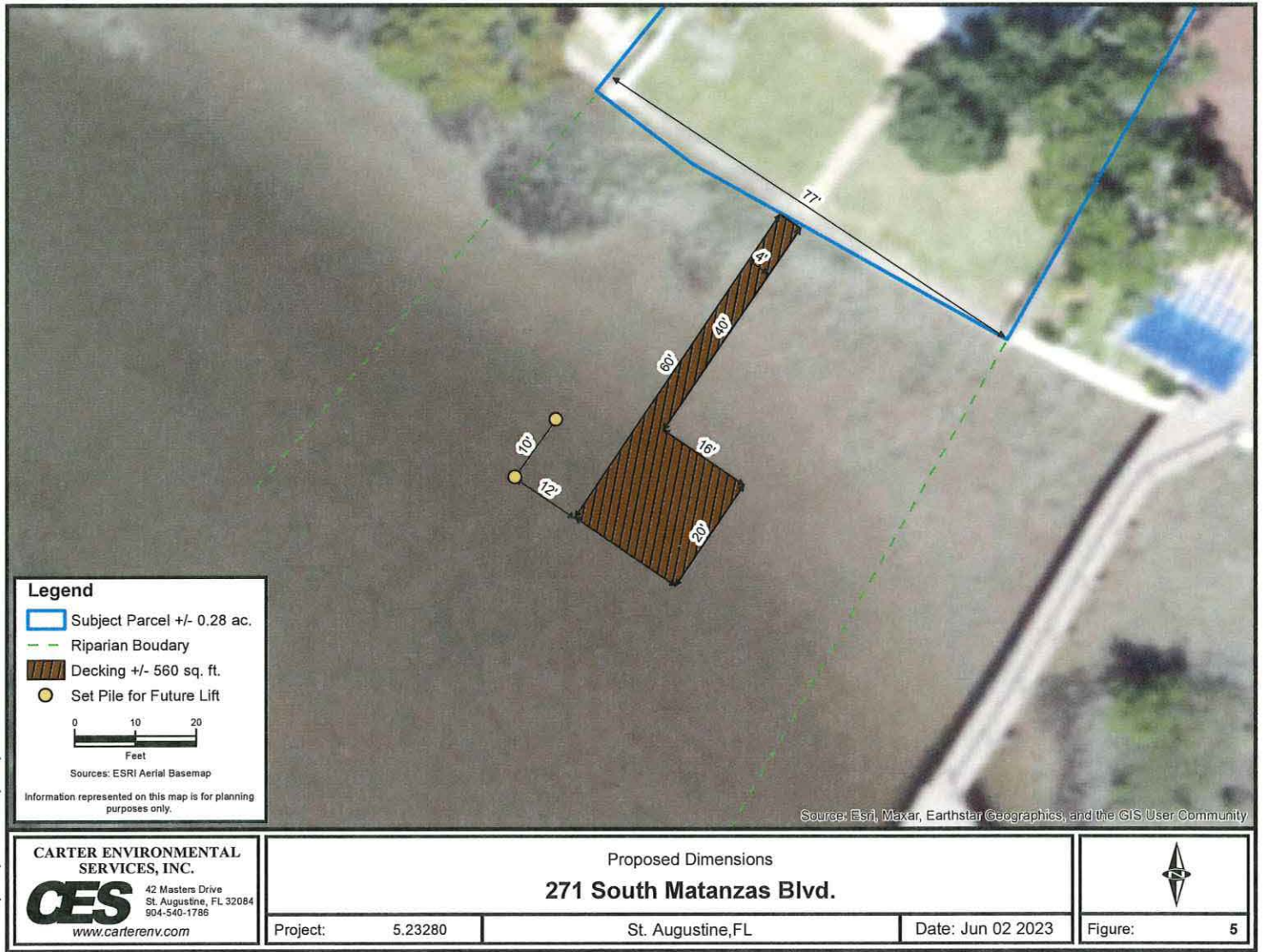
Date: May 23 2023

Figure:

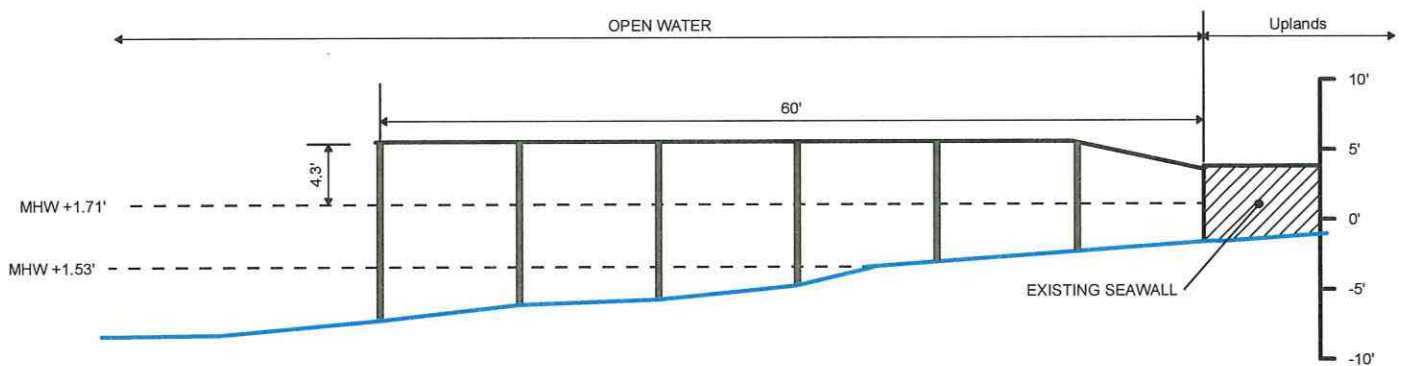
4



F:\CES Projects\Project Files\Active\Project Files\2023\5.23280 C&H 271 South Matanzas Blvd\GIS MXD\Dimensions.mxd



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CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Proposed Profile View

271 South Matanzas Blvd.

Project: 5.23280

St. Augustine, FL

Date: Jun 02 2023

Figure:

6



Summary

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

No Image Available

Parcel ID	2213500000
Location Address	271 S MATANZAS BLVD SAINT AUGUSTINE 32080-0000
Neighborhood	Davis Shores (ICWFR) (590.05)
Tax Description*	3-101 DAVIS SHORES LOT 35 BLK 50 OR5741/797 *The Description above is not to be used on legal documents.
Property Use Code	Single Family (0100)
Subdivision	Davis Shores Ocean View Section
Sec/Twp/Rng	20-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.280
Homestead	N

Owner Information

Owner Name	Pickering Craig Nolan,Marguerite Lynn 100% Pickering Marguerite Lynn 100%
Mailing Address	2000 N PANTOPS DR CHARLOTTESVILLE, VA 22911-0000

Map



Valuation Information

	2023
Building Value	\$259,555
Extra Features Value	\$8,976
Total Land Value	\$676,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$944,531
Total Deferred	\$191,157
Assessed Value	\$753,374
Total Exemptions	\$0
Taxable Value	\$753,374

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	\$239,808	\$7,992	\$591,500	\$0	\$0	\$839,300	\$684,885	\$154,415	\$684,885
2021	\$192,353	\$7,770	\$422,500	\$0	\$0	\$622,623	\$622,623	\$0	\$622,623
2020	\$194,758	\$7,770	\$422,500	\$0	\$0	\$625,028	\$584,685	\$40,343	\$584,685
2019	\$183,914	\$5,393	\$342,225	\$0	\$0	\$531,532	\$531,532	\$0	\$531,532
2018	\$186,157	\$5,393	\$342,225	\$0	\$0	\$533,775	\$533,775	\$0	\$533,775
2017	\$188,400	\$5,599	\$342,225	\$0	\$0	\$536,224	\$536,224	\$0	\$536,224
2016	\$191,456	\$5,622	\$342,225	\$0	\$0	\$539,303	\$539,303	\$0	\$539,303
2015	\$157,728	\$5,645	\$342,225	\$0	\$0	\$505,598	\$505,598	\$0	\$505,598
2014	\$150,156	\$5,668	\$342,225	\$0	\$0	\$498,049	\$492,801	\$5,248	\$492,801
2013	\$150,156	\$5,691	\$342,225	\$0	\$0	\$498,072	\$448,001	\$50,071	\$448,001
2012	\$138,047	\$5,714	\$263,513	\$0	\$0	\$407,274	\$407,274	\$0	\$407,274
2011	\$139,598	\$5,737	\$292,792	\$0	\$0	\$438,127	\$438,127	\$0	\$438,127
2010	\$141,150	\$5,759	\$325,325	\$0	\$0	\$472,234	\$472,234	\$0	\$472,234

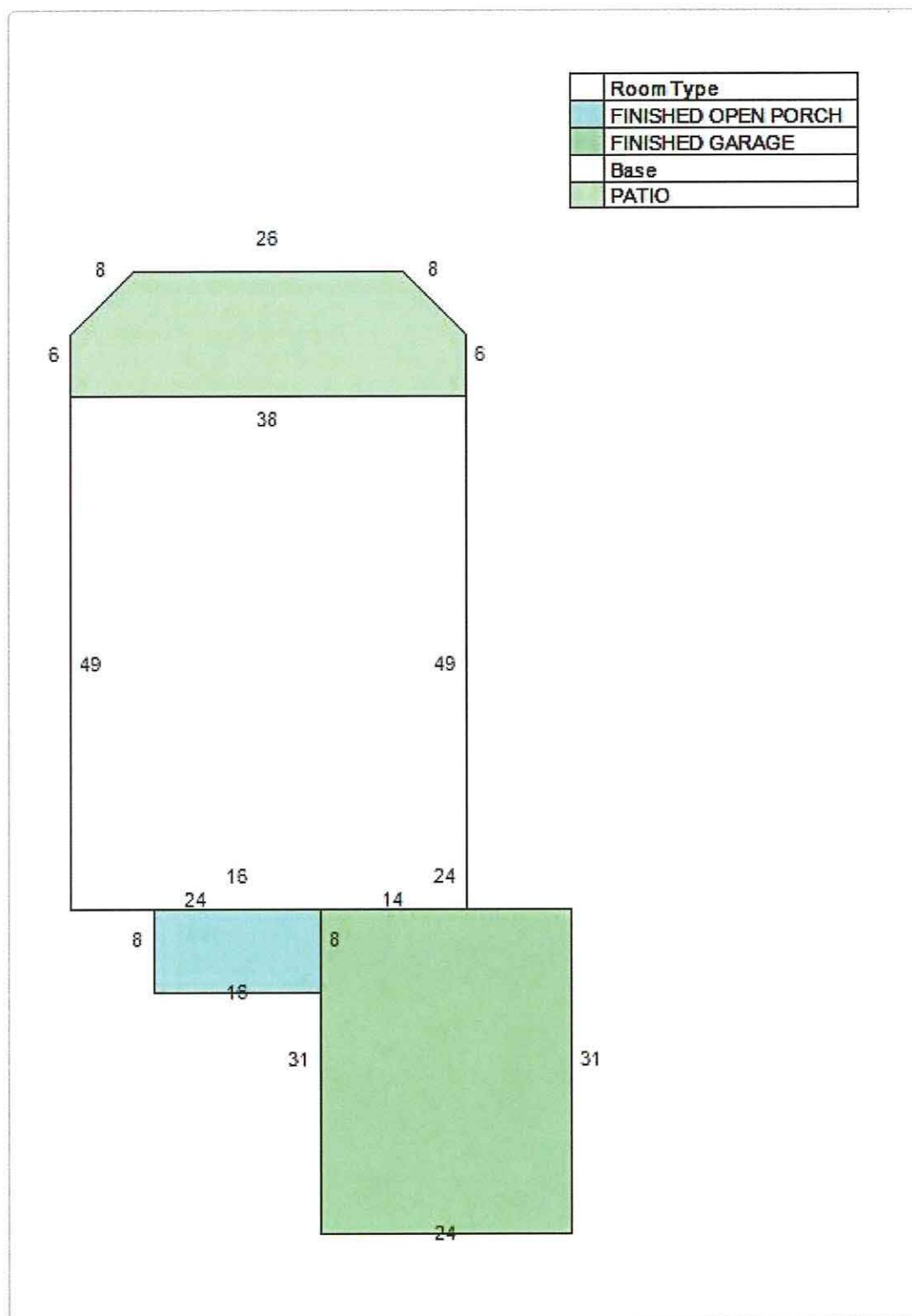
Building Information

Building 1
Year Built 1969
Actual Area 3154
Conditioned Area 1862
Use Single Family Residence
Style 01
Class N
Exterior Wall Concrete Stucco

Roof Cover Composite Shingle
Roof Structure Gable Hip
Interior Flooring Carpet, Ceramic Tile
Interior Wall Drywall
Heating Type Air Duct
Air Conditioning Central
Bedrooms 3
Baths 2

Description	Square Footage
PATIO/SLAB	420
BASE AREA	1862
FINISHED GARAGE	744
FINISHED OPEN PORCH	128
Total SqFt	3154

Sketch Information



Extra Feature Information

Code Description	Status	Value
Bulkhead - Average (Mix)		8976

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	65	180	65	FF	\$676,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
4/18/2023	3/22/2023	\$1,145,000.00	WARRANTY DEED	5741	797	Q	I	DAVIS MICHAEL,KATHIE	PICKERING CRAIG NOLAN,MARGUERITE LYNN
	3/30/2007	\$925,000.00	WARRANTY DEED	2892	1038	Q	I	COPE ALTON W,KATHRYN S & COPE A WAYNE(JTRS)	DAVIS MICHAEL,KATHIE
	8/1/2005	\$100.00	WARRANTY DEED	2505	663	U	I	COPE A WAYNE & COPE ALTON W	COPE ALTON W,KATHRYN S & COPE A WAYNE(JTRS)
	8/3/2004	\$700,000.00	WARRANTY DEED	2258	1402	U	I	MC CLAIN JESSIE MAE *** & MC CLAIN LORETTA A	COPE A WAYNE & COPE ALTON W (T/C)
	6/27/2001	\$0.00	LIFE ESTATE	1620	883	U	I	MC CLAIN JESSIE MAE	MC CLAIN JESSIE MAE ***

No data available for the following modules: Exemption Information.

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

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Last Data Upload: 5/31/2023, 11:57:30 PM

Developed by



Version 3.1.11



[Home \(/\)](#) / [Products \(products.html\)](#) / [Datums \(stations.html?type=Datums\)](#) / [8720576 ST. AUGUSTINE, FL](#) [Favorite Stations](#)

[Station Info](#) [Tides/Water Levels](#) [Meteorological Obs.](#) [Phys. Oceanography](#)

Datums for 8720576, ST. AUGUSTINE FL

NOTICE: All data values are relative to the NAVD88.

Elevations on NAVD88

Station: 8720576, ST. AUGUSTINE, FL

Status: Accepted (May 22 2012)

Units: Feet

Control Station: 8720220 Mayport (Ferry Depot), FL

T.M.: 75

Epoch: ([/datum_options.html#NTDE](#)) 1983-2001

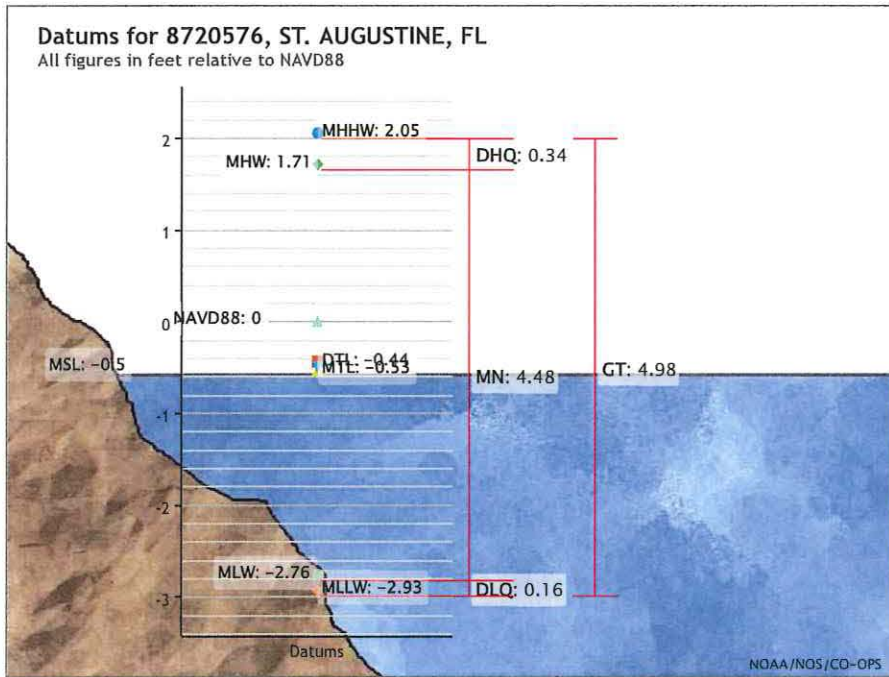
Datum: NAVD88

Datum	Value	Description
MHHW (/datum_options.html#MHHW)	2.05	Mean Higher-High Water
MHW (/datum_options.html#MHW)	1.71	Mean High Water
MTL (/datum_options.html#MTL)	-0.53	Mean Tide Level
MSL (/datum_options.html#MSL)	-0.50	Mean Sea Level
DTL (/datum_options.html#DTL)	-0.44	Mean Diurnal Tide Level
MLW (/datum_options.html#MLW)	-2.76	Mean Low Water

Datum	Value	Description
MLLW (/datum_options.html#MLLW)	-2.93	Mean Lower-Low Water
NAVD88 (/datum_options.html)	0.00	North American Vertical Datum of 1988
STND (/datum_options.html#STND)	-4.70	Station Datum
GT (/datum_options.html#GT)	4.98	Great Diurnal Range
MN (/datum_options.html#MN)	4.48	Mean Range of Tide
DHQ (/datum_options.html#DHQ)	0.34	Mean Diurnal High Water Inequality
DLQ (/datum_options.html#DLQ)	0.16	Mean Diurnal Low Water Inequality
HWI (/datum_options.html#HWI)	1.03	Greenwich High Water Interval (in hours)
LWI (/datum_options.html#LWI)	7.28	Greenwich Low Water Interval (in hours)
Max Tide (/datum_options.html#MAXTIDE)	4.13	Highest Observed Tide
Max Tide Date & Time (/datum_options.html#MAXTIDEDT)	11/03/1978 15:18	Highest Observed Tide Date & Time
Min Tide (/datum_options.html#MINTIDE)	-5.58	Lowest Observed Tide
Min Tide Date & Time (/datum_options.html#MINTIDEDT)	04/05/1977 19:06	Lowest Observed Tide Date & Time
HAT (/datum_options.html#HAT)		Highest Astronomical Tide
HAT Date & Time		HAT Date and Time
LAT (/datum_options.html#LAT)		Lowest Astronomical Tide
LAT Date & Time		LAT Date and Time

Tidal Datum Analysis Periods

01/01/1977 - 12/31/1978



Showing datums for

8720576 ST. AUGUSTINE, FL

Datum

NAVD88

Data Units ☒ Feet
☐ Meters

Epoch ☒ Present (1983-2001)
☐ Superseded (1960-1978)

[Submit](#)

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Products available at 8720576 ST. AUGUSTINE, FL

TIDES/WATER LEVELS

[Water Levels](#)

[NOAA Tide Predictions \(/noaatidepredictions.html?id=8720576\)](#)

[Harmonic Constituents](#)

[Sea Level Trends](#)

[Datums \(/datums.html?id=8720576\)](#)

[Bench Mark Sheets \(/benchmarks.html?id=8720576\)](#)

[Extreme Water Levels \(/est/est_station.shtml?stnid=8720576\)](#)

[Reports \(/reports.html?id=8720576\)](#)

METEOROLOGICAL/OTHER

[Meteorological Observations](#)

[Water Temp/Conductivity](#)

PORTS®

This station is not a member of PORTS®

OPERATIONAL FORECAST SYSTEMS

This station is not a member of OFS

INFORMATION

[Station Home Page \(/stationhome.html?id=8720576\)](#)

[Data Inventory \(/inventory.html?id=8720576\)](#)

[Measurement Specifications \(/measure.html\)](#)

Website Owner: Center for Operational Oceanographic Products and Services

National Oceanic and Atmospheric Administration (<http://www.noaa.gov>)

National Ocean Service (<http://oceanservice.noaa.gov>)

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Freedom of Information Act (<https://www.noaa.gov/foia-freedom-of-information-act>)

Contact Us (</contact.html>)



FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

TERMS AND CONDITIONS

Self Certification File No.: **0435147001EE**

Construction Conditions:

Private residential single family docks are subject to the following criteria in accordance with Section 403.813(1)(b), F.S. The dock to be constructed:

1. Has 1,000 square feet or less over water surface (includes adjacent wetlands) in accordance with Chapter 62-340, F.A.C.;
2. Is constructed on or held in place by pilings and is constructed so as not to involve filling or dredging other than that necessary to install the pilings;
3. Will not substantially impede the flow of water, cause water pollution, or create a navigational hazard;
4. Is used ONLY for recreational, noncommercial activities associated with the mooring or storage of boats and boat paraphernalia;
5. Is the sole dock on the parcel; and
6. Must not be subject to any conservation easement or restrictive covenant of record prohibiting the activity.

Boat lifts are subject to the following additional conditions:

1. Is to be installed in a proposed slip or, at or adjacent to the waterward end of the dock;
2. With other mooring will not result in the mooring of more than two vessels (including jet skis);
3. Will not substantially impede the flow of water, cause water pollution, or create a navigational hazard;
4. Will not be located in areas prohibited for mooring by a previously issued permit or other form of authorization issued by a local government;

General Conditions for Sovereignty/State-Owned Submerged Lands Authorizations:

Any use of sovereignty/state-owned submerged lands is subject to the following general conditions that are binding upon the applicant and are enforceable under Chapters 253, F.S. or 258, F.S.

1. Sovereignty/state-owned submerged lands may be used only for the specified activity or use. Any unauthorized deviation from the specified activity or use and the conditions for undertaking that activity or use will constitute a violation. Violation of the authorization will result in suspension or revocation of the applicant's use of the sovereignty/state-owned submerged lands unless cured to the satisfaction of the Board of Trustees of the Internal Improvement Trust Fund (Board).
2. Authorization under Rule 18-21.005, F.A.C., conveys no title to sovereignty/state-owned submerged

lands or water column, nor does it constitute recognition or acknowledgment of any other person's title to such land or water.

3. Authorizations under Rule 18-21.005, F.A.C., may be modified, suspended or revoked in accordance with its terms or the remedies provided in Sections 253.04, F.S. or Chapter 18-14, F.A.C.
4. Structures or activities will be constructed and used to avoid or minimize adverse impacts to resources.
5. Construction, use, or operation of the structure or activity will not adversely affect any species which is endangered, threatened or of special concern, as listed in Rules 68A-27.003, 68A-27.004, and 68A-27.005, F.A.C.;
6. Structures or activities will not unreasonably interfere with riparian rights. When a court of competent jurisdiction determines that riparian rights have been unlawfully affected, the structure or activity will be modified in accordance with the court's decision.
7. Structures or activities will not create a navigational hazard.
8. Structures will be maintained in a functional condition and will be repaired or removed if they become dilapidated to such an extent that they are no longer functional.
9. Structures or activities will be constructed, operated, and maintained solely for water dependent purposes.
10. The applicant agrees to indemnify, defend and hold harmless the Board and the State of Florida from all claims, actions, lawsuits and demands in any form arising out of the authorization to use sovereignty/state-owned submerged lands or the applicant's use and construction of structures on sovereignty/state-owned submerged lands. This duty to indemnify and hold harmless will include any and all liabilities that are associated with the structure or activity including special assessments or taxes that are now or in the future assessed against the structure or activity during the period of the authorization.
11. Failure by the Board to enforce any violation of the authorization or waiver by the Board of any provision of the authorization will not invalidate the provision not enforced or waived, nor will the failure or waiver prevent the Board from enforcing the waived or unenforced provision in the event of a future violation of that provision.
12. Applicant binds itself and its successors and assigns to abide by the provisions and conditions set forth in the authorization. If the applicant or its successors or assigns fails or refuses to comply with the provisions and conditions of the authorization, the authorization may be terminated by the Board after written notice to the applicant or its successors or assigns. Upon receipt of such notice, the applicant or its successors or assigns will have thirty (30) days in which to correct the violations. Failure to correct the violations within this period will result in the automatic revocation of this authorization.
13. All costs incurred by the Board in enforcing the terms and conditions of the authorization will be paid by the applicant. Any notice required by law will be made by certified mail at the address shown on page one of the authorization. The applicant will notify the Board in writing of any change of address at least ten days before the change becomes effective.
14. This authorization does not allow any activity prohibited in a conservation easement or restrictive covenant of record that prohibits the activity.

Manatee Conditions:

The following conditions are intended to protect manatees from direct project effects; THESE CONDITIONS APPLY ONLY IN WATERS THAT ARE ACCESSIBLE TO MANATEES:

1. All personnel associated with the project will be instructed about the presence of manatees and manatee speed zones, and the need to avoid collisions with and injury to manatees. The permittee will advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act, the Endangered Species Act, and the Florida Manatee Sanctuary Act.
2. All vessels associated with the construction project will operate at 'Idle Speed/No Wake' at all times

- while in the immediate area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
3. Siltation or turbidity barriers will be made of material in which manatees cannot become entangled, will be properly secured, and will be regularly monitored to avoid manatee entanglement or entrapment. Barriers must not impede manatee movement.
 4. All on-site project personnel are responsible for observing water-related activities for the presence of manatee(s). All in-water operations, including vessels, must be shutdown if a manatee(s) comes within 50 feet of the operation. Activities will not resume until the manatee(s) has moved beyond the 50-foot radius of the project operation, or until 30 minutes elapses if the manatee(s) has not reappeared within 50 feet of the operation. Animals must not be herded away or harassed into leaving.
 5. Any collision with or injury to a manatee will be reported immediately to the FWC Hotline at 1-888-404-FWCC. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-731-3336) for north Florida or Vero Beach (1-772-562-3909) for south Florida.
 6. Temporary signs concerning manatees will be posted prior to and during all in-water project activities. All signs are to be removed by the permittee upon completion of the project. Awareness signs that have already been approved for this use by the Florida Fish and Wildlife Conservation Commission (FWC) must be used (see MyFWC.com). One sign which reads Caution: Boaters must be posted. A second sign measuring at least 8 1/2" by 11" explaining the requirements for 'Idle Speed/No Wake' and the shut down of in-water operations must be posted in a location prominently visible to all personnel engaged in water-related activities.

Self-Certification Requirements:

The user agrees to the following:

1. The information provided herein is true and accurate.
2. **Construction of the project must be completed within one year from the self-certification date.** If the project cannot be completed within that time frame, or the project is to be modified, the Department must be contacted for authorization requirements.
3. Any substantial modifications in the plans for this project must be submitted to the Department for review, as changes may result in a permit being required.
4. This self-certification will automatically expire if site conditions materially change; if the terms, conditions, and limitations of the self-certification are not followed; or if the governing statutes or rules are amended before the project is completed.
5. Department personnel will be allowed to enter the property for purposes of inspecting the project for compliance with the terms and conditions of this self-certification.

Jacob Fredriksson

From: Fred R. "Rudd" Jones, Jr. <fjones@mdginc.com>
Sent: Wednesday, June 28, 2023 11:48 AM
To: Jacob Fredriksson
Cc: Karl@MyWindward.com; Jake Torres; Chris Simon; Stefan Johansson; Scott Knowles; Michelle Jenshak; Eric Lanehart
Subject: Windward-2nd Boat Barn PZB Hearing-July 5, 2023

Jacob,

I've been directed by Client to request the City remove this item from the July 5th agenda. Our client would like a little more time to resolve some potential concerns with neighbors prior to the hearing.

Please let me know if you need anything else from me to get this pulled from the agenda. I left you a voicemail regarding this as well.

Thanks,

Rudd

Fred R. "Rudd Jones, Jr., PE

Senior Project Manager



P 904.826.1334 **C** 386.983.6621

www.MDGinc.com

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: July 5, 2023

RE: **REZONING 2023-0057**

AGENDA ITEM	8(a)
APPLICANT	James G. Whitehouse, Esq. for Ryan Dettra c/o St. Johns Law Group
OWNER	Paul M. Meredith, P.A.
LOCATION	115 La Quinta Place / PID 201920-0000
REQUEST	To rezone an approximately 0.64-acre property from Commercial Low-One (CL-1) to Planned Unit Development (PUD).
LAND USE	Commercial Low Intensity
CURRENT ZONING	Commercial Low-One (CL-1)
PROPOSED 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;
- protected environmentally sensitive lands;
- areas devoted to drainage and stormwater retention; and
- landscaping requirements.

FLUE Policy 1.1.7

The City shall maintain and enhance the safety and efficiency of the arterial and collector road system and minimize transportation conflicts associated with development by coordinating the driveway permitting process increasing interconnection between adjacent developments and encouraging implementation of the City's mobility plan.

FLUE Policy 1.1.8	Development regulations shall encourage street, pedestrian and open space designs that discourage nonresidential through-traffic in residential neighborhoods, but that encourage energy and time-efficient access points and interconnections between residential areas.
FLUE Policy 1.1.10	The development approval process shall ensure that new development and redevelopment is consistent with natural drainage patterns. The approval process shall require appropriate stormwater management systems consistent with the adopted drainage levels of service, natural drainage patterns and soil conditions.
FLUE Policy 2.1.3	The City shall encourage the development of undeveloped pockets and enclaves within developed areas to utilize existing facilities efficiently and reduce urban sprawl.
FLUE Policy 2.2.1	The City's land use plan shall prioritize infill, redevelopment and mixed-use developments, as well as, compact and contiguous developments within the City of St. Augustine.
FLUE Goal 3 Historic Resources	Promote St. Augustine's distinct character and authenticity by preserving and protecting the City's historic resources including cultural and archaeological resources including identification of new resources and to encourage public and private preservation efforts in the City.
FLUE Policy 3.1.4	The City's land development code shall continue to provide for the protection of significant historic resources from the impacts of development and redevelopment.
FLUE Policy 3.1.6	Adaptive reuse of historic structures shall be given priority over activities that would harm or destroy the historic value of such resources.
FLUE Objective 3.2	The City shall encourage redevelopment and renewal of areas that are exhibiting evidence of decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures) or blight through redevelopment programs and through maintaining land development codes that contain standards and procedures to encourage redevelopment where desirable.
FLUE Policy 3.2.1	The City shall continue to work with the policies of any established Community Redevelopment Area(s) (CRA).

FLUE Policy 3.2.3	The City shall actively pursue and participate in redevelopment projects that will add to the City's quality of life and economic vitality while balancing the city's character and authenticity.
FLUE Policy 3.2.6	The City shall encourage economic development in all areas within the city limits by establishing standards in the LDC to: • Provide a variety of uses in close proximity; • Increase activity and community involvement; • Create a pleasant ambiance through design standards and scale; and, • Improve mobility for alternative modes of transportation and pedestrians.
FLUE Policy 3.2.9	The City shall support and encourage multimodal forms of transportation in and through the city including the use of a water taxi, circulators and other forms of mobility consistent with the City's mobility plan.
FLUE Objective 3.3	As part of the City's continued planning efforts the City shall encourage uses consistent with the community's authentic and distinctive character.
FLUE Goal 5 Urban Sprawl	Discourage urban sprawl by encouraging innovative strategies to promote infill and compact development or redevelopment and establishing energy efficient land use patterns.
FLU Objective 5.1	The City shall discourage and/or reduce urban sprawl through a future land use pattern that promotes orderly, compact development and the provision of public facilities and services that minimize costs and environmental impacts and maximizes efficiency.
FLUE Policy 5.1.2	The City shall encourage infill and redevelopment through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.
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 5.2.1	Mixed use developments shall provide pedestrian-friendly street design (buildings close to street; porches, windows and doors; tree-lined streets; hidden parking lots; garages in rear; narrow, slow-speed streets).

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 5.2.3	New Development in commercial and mixed-use areas is encouraged to provide a mix of pedestrian scale commercial activities, shops, offices, apartments, multi-family units and homes on site and provide mixed-uses within neighborhoods, within blocks and within buildings.
FLUE Policy 5.4.2	Mixed-use, infill and redevelopment will be encouraged to potentially reduce greenhouse gases. The effectiveness will be evaluated as baseline data becomes available.
FLUE Objective 5.5	The City has established three (3) forms of energy conservation/greenhouse gas reduction strategies: carbon sequestration, preserving the environment, and alternative transportation and mobility improvements.
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 5.5.3	The City's infill, mixed-use and redevelopment policies will increase densities, proximity and diversity of land uses in an effort to encourage efficient land use patterns and reduce greenhouse gases.
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 Objective 6.5	Commercial Categories: The commercial category is established to encourage a mix of commercial uses that provide necessary business and services for residents as well as visitors and promote a diverse economy.

FLUE Policy 6.5.1

Commercial Low Intensity

This district is intended to apply to areas where small groups of low intensity commercial uses may be appropriately located to serve within convenient traveling distance from one (1) or several neighborhoods. The district is intended for low traffic generating commercial uses including general retail sales and service-related uses intended to serve the local neighborhoods. In addition, professional and business offices, compatible tourist accommodations and similar uses are encouraged. Appropriate uses may include recreation, public and institutional uses, Open Land (Conservation), multi-family, and residential or non-residential mixed uses.

Residential Uses Single or multi-family uses to a maximum of 16 dwelling units per acre.

- Not more than fifty percent (50%) of the Commercial Low Intensity designation shall be permitted for residential use. Other uses Maximum lot coverage of 60%; maximum height restriction of 35 feet.

To encourage mixed use developments:

- Residential uses included in mixed use developments shall occupy a minimum of 20% and a maximum of 40% of the development area, unless otherwise approved by the PZB.
- Commercial uses included in a residential mixed-use development shall occupy a minimum of 40% and a maximum of 60% of the development area, unless otherwise approved by the PZB.
- Mixed use commercial projects are encouraged.

**FLUE Goal 8 Preserving
Sense of Place**

The City will promote its historic urban character, preserve its unique residential neighborhoods, and support adjacent, compact commercial areas, as well as, protect its natural, environmentally sensitive marsh and riverine environs, and significant tree canopy to preserve its sense of place that promotes the city's authentic character.

The planning goals related to preserving a sense of place for the City are to:

- Preserve the small town urban character while promoting a balance of economic activity;
- Prevent urban sprawl by encouraging compatible infill and redevelopment within the city limits;

- Provide continued opportunity for diverse forms of residential and commercial projects;
- Create a preservation program that protects the historic Town Plan and promotes responsible tourism;
- Provide protection of natural resources and ecological systems;
- Reduce automobile trips in and through the downtown by promoting the City's mobility plan and alternative forms of transportation that work to protect the environment, reduce congestion, provide residents with a higher quality of life, and, neighborhoods with greater livability, and promote local businesses;
- Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, and lifestyles;
- Create predictability and efficiency in planning and in the provision of infrastructure;
- Recognize and preserve the historic skyline;
- Balance livability and economic pressures; and
- Proactively recognize increasing threats of sea level rise on the City's character and livability.

FLUE Objective 8.1 Protect the small town mixed use urban context to maintain its industrious and charming character.

FLUE Goal 9 Economic Development Promote economic development in an effort to provide a variety of employment opportunities, create a sustainable future, and encourage a positive business climate.

FLUE Objective 9.1 Promote an economic strategy that will address a variety of economic opportunities.

FLUE Policy 9.1.1 The City shall work towards a variety of policies within the Comprehensive Plan and land development code that support and encourage a diverse economy that supports the local market within the City and surrounding area.

- This includes promoting and supporting local business efforts for local, regional, state and national markets.
- This includes the possibility of utilizing new and emerging technologies, and industries particularly suited for urban areas.
- This includes the utilization of necessary preservation techniques, and mobility options to encourage infill and redevelopment beyond tourism.

FLUE Policy 9.1.2

The City shall work towards a variety of policies within the Comprehensive Plan and land development code that support and encourage commercial and industrial development within the City and surrounding area.

- This includes encouraging a mix of uses in the city to promote accessibility to a variety of uses.
- This includes strengthening and diversifying the local economy.
- This includes redevelopment and revitalization efforts, including aesthetic improvements to encourage commercial and industrial investment within the City of St. Augustine.
- This includes the promotion of uses that are commercial or industrial that support, promote or are compatible with the urban character of the city.

Historic Preservation Element Goals, Objectives and Policies

Overall HP Goal

The overall goal of the City's historic preservation program is to protect and preserve the historic resources of the city's built and archaeological environment, understand and enhance the City's historic integrity, and promote an authentic, livable community amid changing economic and environmental circumstances.

HP Policy 1.2.2

Develop and maintain an endangered sites and properties list to include properties facing deterioration, properties and archaeological sites within areas subject to greater development pressures, flooding and erosion hazards, properties transferred from a tax sale, and unique buildings which may have a historic use that is not viable in its current zoning designation. The list can be compiled from resource surveys, building inventories, demolition permits, and other inspections or citations.

HP Goal 2

Promote the city's diverse history in a manner that is inclusive and accessible by using information from cultural resource inventories to increase local pride and community support of historic preservation activities.

HP Goal 3

Preserve and protect the historic and authentic character of St. Augustine to minimize the demolition of older, historic buildings and structures.

HP Policy 3.1.5	To encourage preservation through rehabilitation and compatible additions, replacement of new construction can be limited to a 10 to 15% increase in footprint or gross floor area of the existing structure.
HP Objective 3.5	Evaluate financial mechanisms that could support the preservation and rehabilitation of privately owned historic properties that are culturally significant or are fifty years old or older.
HP Objective 3.6	Provide zoning opportunities to encourage adaptive reuse of properties that meet the criteria of exceptional significance, which would allow an alternative use outside the limitations set by zoning designations. In these cases, there must be a balance between preservation of the building's historic integrity and the character of the surrounding context.
HP Policy 3.6.1	A process to request a historic preservation re-zoning application or variances can be created which requires the property owner to document that the building faces unique threats to its continued preservation within the current zoning requirements. There must be documentation that the new use provides a greater financial benefit and does not require substantial modification to the historic character of the property.
HP Goal 5 Preserving Community Character	Preserve and enhance the authentic features of St. Augustine's heritage and scale of the built environment in the distinctive neighborhoods, districts, structures, buildings, and vistas to strengthen St. Augustine's ability to convey the heritage of the city's diversity and development patterns.
HP Objective 5.3	Influence redevelopment patterns to be compatible with the scale of the surrounding built environment through zoning designations that promote consistency with the streetscape or district's existing character and use zoning to promote adaptive re-use of older and historic structures.
HP Goal 10	Facilitate a balance of economic growth and the preservation, continued use, and adaptive use of cultural resources with programs and policies that are user-friendly and responsive to the needs of the community.

APPLICABLE CODES/ORDINANCES

Sec. 28-2. – Definitions

Special event venue is a business where the primary or ancillary or accessory use is to host events such as weddings, wedding receptions, bridal receptions, rehearsal luncheons and dinners, anniversary celebrations, galas, birthday parties, family reunions, ordinations, funeral receptions, fundraisers, retirement parties, corporate meetings, conferences, trade shows, speaker luncheon series, auctions, museum exhibits and similar events. A special event venue may be indoors or outdoors and must comply with all applicable local codes including, but not limited to, life safety codes, building codes, zoning codes, alcoholic beverage codes, public works department, police department and fire department requirements. Occupancy and occupancy limitations for special event venues must comply with all applicable public safety codes and requirements. Government and military services and events are not special event venues. Special event venues may also be accessory or ancillary uses to other uses, such as, hotels or motels, bed and breakfasts or restaurants, for example.

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

- (a) *General.* This chapter may from time to time be amended, supplemented or changed; the land use plan and land use map established by the comprehensive plan may also be amended and the zoning atlas may from time to time be revised by the rezoning of land as provided in this section.
- (b) *Initiation of proposals.* An ordinance for the rezoning of land may be proposed only by the city commission or any member thereof, by the planning and zoning board or by the owner of subject property, its attorney or duly authorized agent. An amendment to this chapter may be proposed for adoption only by the city commission or any member thereof, or by the planning and zoning board. Proposals to amend this chapter shall be submitted in writing, accompanied by all pertinent information which may be required for proper consideration of the matter.
- (c) *Nature and requirements of board report.* The report and recommendations to the city commission as required by subsection (d) below shall show that the board has studied and considered:
 - (1) **The need and justification for the change.**
 - (2) **The relationship of the proposed amendment or rezoning to the city's general planning program and such comprehensive plans as may from time to time be adopted by the city commission.**
 - (3) **Consistency with the Comprehensive Plan.**
- (d) *Board report to commission.* If the board recommends approval of the amendment or rezoning, the board shall forward its recommendation and report to the city commission. The report and recommendation of the board shall be advisory only and shall not be construed to be binding upon the city commission. If the board recommends denial of the amendment or rezoning, the property owner or other person aggrieved may proceed with an appeal to the city commission pursuant to section 28-29(g) of the City Code.
- (e) *Limitations on rezoning of land:*
 - No ordinance to rezone land shall contain conditions, limitations or requirements not applicable to all other land in the zoning district to which the particular land is rezoned, except as provided in article III, division 8.

- Whenever the city commission has, by ordinance, changed the zoning classification of land, the board shall not then consider any application for rezoning of any part or all of the same land for a period of one (1) year from the effective date of such ordinance.
 - Whenever the city commission has denied an application for the rezoning of land, no further application shall be filed for the same rezoning of any part or all of the same land for a period of six (6) months from the date of such action. In the event that two (2) or more applications for the same rezoning for any part or all of the same land has been denied, no further application shall be filed for the same rezoning or any part or all of the same land for a period of one (1) year from the date of such action denying the last application filed.
 - Land use plan amendments shall be made consistent with the State of Florida's Community Planning Act F.S. ch. 163, as may be amended from time to time.
- (f) *Waiver of time limits.* The time limits of subsection (e) may be waived by three (3) affirmative votes of the city commission when such action is deemed necessary to prevent injustice or to facilitate proper development of the city.
- (g) *City commission action.* Upon receipt of a favorable report of the board as required by subsection (d) hereof, the city manager shall set the date for a public hearing before the city commission. The date of such public hearing to be set by the city manager shall be the first regular meeting of the city commission after ten (10) days following receipt of a report. At the conclusion of the public hearing, the city commission shall either deny the proposed amendment or rezoning or by ordinance adopt such amendment or rezoning.
- (h) *Process, public hearings and notification for amendments to this chapter or rezoning of land (city commission public hearing).* The amendment process, including public hearings and notification regarding amendments to this chapter which change the actual list of permitted, conditional or prohibited uses within a zoning category or which change the actual zoning map designation of land in the city shall be as required by F.S. [chapter] 166. Public hearings for ordinances initiated by other than the city that change the actual zoning map designation of a parcel or parcels of land, required to be enacted pursuant to F.S. 166.041(3)(a) shall be noticed in accordance with section 28-59(a) of the City Code.
- (i) *Process, public hearings and notification for comprehensive plan amendments (city commission public hearing).* The amendment process, including public hearings and notification for comprehensive plan amendments, shall be consistent with the State of Florida's Community Planning Act, F.S. ch. 163, as may be amended from time to time.

(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)

Sec. 28-206. - Commercial low-one: CL-1.

Intent. This district is intended to apply to areas where small groups of low intensity commercial uses may be appropriately located to serve within convenient traveling distance from one (1) or several neighborhoods. The CL-1 district is not intended for use by medium intensity commercial uses such as service stations, vehicle repair and sales, etc. However, professional and business offices and similar uses are encouraged.

(1) *Permitted uses and structures:*

- a. **Retail outlets such as specialty food stores and drugs** (but not supermarkets);
clothing, hardware, 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;** and similar products.
- b. Service establishments such as hair salons, shoe repair shop, **restaurant** (up to one hundred (100) seats, **but not drive-in or fast food**), interior decorator, photographic or art studio, dance or music studio, health club or facility, tailoring, catering, self-service laundry or dry cleaner and dry cleaning and laundry package plant in a completely enclosed building using nonflammable liquids with no odor or fumes or steam detectable to normal senses from off the premises and similar activities.
 - c. Tourist homes and bed and breakfast inns.
 - d. **All types of professional and business offices.**
 - e. Churches (except temporary revival establishments).
 - f. **Libraries and museums.**
 - g. **Single-family dwellings as for RG-1 (section 28-163).**
 - h. Multiple-family housing.
 - i. Rooming and boarding houses.
 - j. Housing for the elderly.
 - k. Home office, private.
 - l. Antique shops.
 - m. Stables, provided, however, that property shall have been utilized as of the date of the adoption of this subsection [December 23, 1991,] as a stable for more than two (2) years preceding such adoption, and no other.
 - n. Tattoo parlor or studio.
 - o. The above uses are subject to the following limitations:
 - 1. Sale, display, preparation and storage to be conducted within a completely enclosed building, and no more than twenty (20) percent of floor space to be devoted to storage.
 - 2. Products to be sold only at retail.
 - 3. No sale, display or storage of secondhand merchandise except as incidental to sale of new merchandise.
- (2) *Permitted accessory uses and structures:*
- a. See [section 28-348](#).
 - b. Parking lots complying with [section 28-347\(3\)](#).
- (3) *Permissible uses by exception:*
- a. Hotel/motel, maximum of thirty (30) units.
 - b. Plant nursery.
 - c. **Sale of alcoholic beverages** with alcoholic content not more than fourteen (14) percent for consumption, either on the premises or off the premises.
 - d. Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on the premises.
 - e. Medical/dental clinic, intermediate care facility.

- f. Uses and structures as for RG-1 (section 28-163).
 - g. Indoor movie theatres.
 - h. Commercial recreational or entertainment facilities in completely enclosed building such as billiard parlor, bowling alley, swimming pool, skating rink, dance hall and similar uses.
 - i. Building trades contractor not requiring outside storage, nor the use of any vehicle in excess of one-ton capacity, nor any machinery, ditching machines, tractors, bulldozers or other heavy construction equipment.
 - j. Micropigmentation clinic.
 - k. **Craft alcohol industry**, limited to alcohol by volume (ABV) not to exceed fourteen (14) percent, such as but not limited to, beer and wine. Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on the premises.
- (4) *Minimum lot requirements (area and width)*. None, except as needed to meet other requirements specified herein.
- (5) *Maximum lot coverage by all buildings*. Fifty (50) percent.
- (6) *Minimum yard requirements*. All uses, except single-family dwellings:
- a. Front. Ten (10) feet minimum, fifteen (15) feet maximum; except where lot width is less than one hundred (100) feet and buildings (if any) on adjacent lots have provided a lesser front yard, front yard shall be average of buildings on adjacent lots. Buildings must front an arterial road if the property is located along an arterial, and front two (2) arterial roads if the property is located adjacent to two (2) or more arterial roads. The front yard requirement shall be measured from the property line to the building, excluding awnings, portes cochere, balconies, porches, canopies, or other non-occupied appendages.
 - b. Side. Ten (10) feet.
 - c. Rear. Ten (10) feet.
- (7) *Maximum height of structures*. Thirty-five (35) feet.

(Code 1964, § 33-42; Ord. No. 91-10, § 1, 6-24-91; Ord. No. 91-22, § 1, 12-23-91; Ord. No. 91-30, § 1, 1-13-92; Ord. No. 97-09, § 1, 4-14-97; Ord. No. 03-17, § 4, 6-23-03; Ord. No. 06-34, § 1, 11-13-06; Ord. No. 19-01, § 14, 1-28-19; Ord. No. 20-03, § 3, 2-10-20; Ord. No. 21-17, § 2, 10-11-21)

DIVISION 9. - PLANNED UNIT DEVELOPMENT: PUD

Sec. 28-286. - Purpose and intent.

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

The PUD process is designed to:

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

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

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

Sec. 28-287. - Defined.

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

city rules, codes and regulations shall remain in full force and effect, and shall apply to the PUD unless a specific exemption, waiver or alternative condition is included in the approved PUD text and site development plan.

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

Sec. 28-288. - Permissible uses.

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

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

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

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

- (1) Plats, surveys, and metes and bounds description of the area within the PUD.
- (2) The name and address of the owner and, if applicable, evidence of the assignment of an agent who represents the owner.
- (3) Evidence of unified control of the entire area within the PUD with all owners within the area of same identified.
- (4) An agreement by all owners within the PUD which includes their commitment to:
 - a. Proceed with the proposed development in accordance with the PUD ordinance and such conditions and safeguards as may be set by the city commission in such ordinance; and,
 - b. Provide a written narrative PUD text that clearly identifies by corresponding numbered and lettered paragraphs responses to the following criteria:
 1. Consistency with every relevant goal, policy and objective of the Comprehensive Plan, including but not limited to density and intensity limitations of the Future Land Use Map category for the property; and,

2. For properties currently in the HP-1, HP-2, HP-3, HP-4 and HP-5 districts requesting rezoning to PUD, identification of the specific proposed benefits or enhancements to the property that promote the goals of these historic districts; and,
3. The need and justification for a rezoning to PUD or PUD amendment, including identification of each proposed development condition that would otherwise not be allowed under the existing zoning, including, but not limited to, maximum lot coverage, signage, setbacks, allowable zoning uses and uses by exception; and,
4. Compliance with the purpose and intent and criteria in [section 28-286](#); and,
5. Compliance with [section 28-288](#) and justification for any zoning uses; and,
6. The phasing of the PUD or PUD amendment, including all sub-phases; each phase addressing the types of approval required or obtained (i.e.: entry corridor, HARB, building plan, landscaping, etc.) and the proposed commencement and completion of such development according to the plans approved by such ordinance or other related permit; and,
7. Identification of the legally responsible entity or entities for continuing operations and maintenance to such areas, functions and facilities as are not to be provided, operated or maintained by the city pursuant to written agreement; and,
8. A termination date after which the PZB shall be required to evaluate whether all or part of the PUD has been abandoned by failure to timely commence and complete development of all or part of the phases of the PUD as identified pursuant to subsection (6) or other circumstances have contributed to the development delay, if so, one (1) year extension(s) may be granted by the PZB at an advertised public hearing, after two (2) such extensions if no activity has been initiated the city commission shall deem the PUD abandoned which shall act as a reversion of the zoning to its pre-PUD zoning district for the areas not in compliance with the phasing schedule; and,
9. If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the time of the reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted; and,
10. An infrastructure impact analysis or equivalent impact analysis to clearly outline the project's potential impact on transportation networks, circulation patterns, and infrastructure of the city; and
11. A signed statement voluntarily acknowledging and binding the applicant(s), property owner(s), and each of their successors in title, to every commitment made in their application and at hearing relating to the rights, terms, conditions and limitations of the PUD text narrative and final site development plan, including but not limited to the phasing, termination and reversion clauses.

- (b) *Materials to accompany applications.* An application for rezoning to PUD shall be accompanied by the following, in sufficient copies as deemed necessary by the planning and zoning board for referrals and recommendations. The planning and building department will maintain a checklist of materials to accompany an application to help clarify the submittal requirements:
- (1) Plans, maps, studies and reports, including an infrastructure impact analysis, as may reasonably be required by the city commission and the planning and zoning board in order to make the findings and determinations called for in the particular case. The infrastructure impact analysis shall include site specific design improvements related to traffic circulation, and the movement of pedestrians, bicycles, and vehicles on and off-site, and water, sewer, stormwater improvements, and public utility improvements and impacts.
 - (2) For proposed PUDs currently zoned HP-1, HP-2, HP-3, HP-4 and HP-5, a streetscape demonstrating the size and scale of the project in context with the adjacent properties and existing historic district development patterns. The streetscape shall include at a minimum the subject block and facing block to illustrate how the proposed project meets the scale of the surrounding context. This streetscape requirement is not mandatory for projects that create no visual impact to the exterior of an existing structure. Structural changes in roof lines, exterior facades and elevations and any exterior additions or reconfigurations may require a streetscape, as deemed necessary by staff or the historic architectural review board concurrent with project details.
 - (3) Infill and redevelopment projects shall also be required to provide a streetscape analysis similar to that required in the historic districts as per (b) (2) above, as deemed necessary by staff to allow the PZB and/or HARB, for projects in the city's entry corridors, to evaluate the projects impact on the neighborhood or area, as a defined community in [section 28-289\(b\) \(9\)](#) and the projects ability to contribute to and enhance the existing streetscape.
 - (4) A written PUD text narrative compliant with all parts of sections [28-286](#) through [28-292](#), as applicable. Such PUD text narrative shall also include as an exhibit a final site development plan at an appropriate scale and consistent with the terms of the PUD text narrative, an introductory statement explaining the intended plan of development, clearly indicating where approval of the rezoning to PUD or PUD amendment will benefit the future occupants of the proposed development, will be compatible with the adjacent neighborhood, and will forward the goals, policies and objectives of the city in general, and including any specific benefits to the community as a whole. Such justification shall be based on the intent of the PUD, consistency with the Comprehensive Plan, and compliance with all requirements of rezoning to PUD or PUD amendment as found herein.
 - (5) The final site development plan included at an appropriate scale supporting the above statement illustrating:
 - a. The location, grouping and height of all uses and facilities.
 - b. In the case of residential development, the number of residential units, their location and number of stories.

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

property is not included in a defined neighborhood area the boundaries of a "community" area will be defined as those properties within a five hundred-foot radius of the project boundaries to be notified by mail postmarked no less than fifteen (15) days prior to the first scheduled PZB meeting, and shall be notified individually by the same neighborhood notice process below. The developer neighborhood notice shall include the following information:

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

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

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

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

- (1) No adverse effect finding. The proposed PUD does not adversely affect the orderly development of the city, the health and safety of residents in the area, the natural environment, the use and development of adjacent properties or the general neighborhood.
- (2) Consistency with the Comprehensive Plan and PUD regulations finding. The proposed PUD is consistent with the comprehensive plan and meets the intent and criteria of sections 28-286 through 28-292, as applicable.

- (3) Need and justification finding. In order to permit the use of more flexible land use regulations and the most advantageous techniques of land development, the PUD must affirmatively comply with each applicable PUD regulation found in this section and clearly identify the need and justification for rezoning to PUD. The objective of a PUD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers to produce residential, commercial, industrial or institutional developments, or combinations thereof, that effectively integrate existing historic and neighborhood patterns, or effectively transition between adjacent development uses.
- (4) Site-specific conditions and mitigation finding. The site-specific development conditions for the proposed PUD:
 - a. Permit a creative approach to the development of land; and
 - b. Accomplish a more desirable environment than would be possible through the strict application of the existing zoning district requirements; and
 - c. Provide for an efficient use of land; and
 - d. Improves the appearance of the area through the preservation and enhancement of historic and natural features, recreation areas and open space, and effectively transition from existing development patterns to the PUD; and
 - e. Provide an environment of consistent character compatible with surrounding areas; and
 - f. Retain property values over the years.
- (d) A PUD or PUD amendment shall first be reviewed by the planning and zoning board, followed by the historic and architectural review board if such review is required. The city commission may remand a PUD application for further review by its planning and zoning board or historic architectural review board, such review shall be limited to the scope of review as expressed by the city commission. The city commission may expressly limit the additional review to only one such agency, after which the PUD application shall be promptly scheduled for further action by the city commission. Nothing in these regulations is intended to remove the historic and architectural review board's reviewing authority after a property has been rezoned to PUD.
- (e) *Deviations from ordinance creating PUD.* In order to facilitate minor adjustments to the plans approved as part of the ordinance creating a PUD, the city commission may approve changes in such plans, without the review and recommendation of the PZB, and without the adoption of an ordinance to modify the PUD ordinance, if as a result of such changes:
 - (1) There are the same or fewer number of dwelling units and/or floor area;
 - (2) The open space is in the same general location and in the same general amount, or a greater amount;
 - (3) The buildings have the same or less number of stories and/or floor area; and
 - (4) The roads and drives follow approximately the same course and have the same public or private rights therein.
- (f) Given the scale and complicated nature of PUDs the PZB shall require review of a planned unit development final development plan, and narrative requirements with

at least two (2) public hearing(s) in an effort to garner as much information and public input as possible, as well as, to finalize any recommendations to the city commission. The PZB reserves the right to require only one (1) public hearing, if deemed appropriate by the PZB, the project may move straight to the city commission for rezoning.

- (g) Because of the nature of PUD's with regard to potential size and the level of detail required of projects, and unless a longer time shall be agreed upon by the applicant and the board in the particular case, a public hearing shall be held by the board to consider any application for a PUD rezoning within not more than sixty (60) days from the date of filing of the complete application. Any revisions or amendment to the PUD rezoning application must be submitted to the planning and building department at least fifteen (15) days prior to the scheduled meeting date. Notice of public hearing shall be made as provided in [section 28-59](#)(a) and (b).
- (h) *Expiration of time limits provided in ordinance creating a PUD.* If development actions required by the ordinance creating a PUD are not taken within the timeline established in the PUD from the date of approval by the city commission actions consistent with [section 28-289](#) (a)(4)b.8. shall be taken.

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

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

- i. *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.
- ii. *Record plats.* If the PUD ordinance requires the recording of record plats, such plats shall be submitted to the city commission for final approval.
- iii. *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.
- iv. *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. 28-292. - Standards and criteria for redevelopment and infill PUD developments.

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

- (1) *General development patterns.* Redevelopment and infill projects within the city shall take into consideration pedestrian oriented design, the human scale and sense of place of the surrounding area, and shall respect existing development patterns and provide for compatibility, quality and integrity of the existing area and neighborhoods. They should provide a unique sense of place through architectural design and a mixture of compatible uses in a compact setting with sensitivity to the context of the surrounding neighborhood. The PUD should be an addition to the area and neighborhood which contributes to the area and increases the value of the surrounding area.
- (2) *Contributions to the existing community.* Redevelopment and infill projects shall also demonstrate consideration for the existing neighborhoods and street patterns within the city by describing the project's impact on existing community patterns, the environment, the economy, the transportation networks or circulation patterns as described in an infrastructure impact analysis, as well as, natural features, and vistas and scenic opportunities. The project narrative shall include a statement of how the PUD is consistent with the character, history, and cultural and natural features that help create a sense of place. The project shall be compatible by demonstrating appropriate design, massing, screening, and architectural techniques.
- (3) *Redevelopment and infill PUD projects.* Additionally, redevelopment and infill projects shall include a description evaluating the existing building(s) condition, potential demolition issues, and the extent of renovation of the existing building(s), if applicable. A clear description of the site design evaluating existing issues, such as, access, driveways, parking, maneuverability, landscaping, including tree removal is also required if necessary. A description with detailed drawings that show the existing streetscape, and the new streetscape to demonstrate compatibility, proportion, form, and rhythm with the surrounding area is required. Details of colors, materials, and design themes may also be required, and compatibility with applicable Design Standards for Entry Corridors must be demonstrated.

(Ord. No. 16-07, § 1, 2-8-16)

Secs. 28-293—28-310. - Reserved.

Sec. 28-347. – Supplementary regulations for certain uses.

In addition to the permissible uses by exception listed in the schedule of district regulations, (article III), the following uses shall be permissible by exception in the districts indicated; and, unless specific provision is made otherwise in the grant of exception, such uses, whether permitted or permissible by exception, shall conform to all supplementary regulations listed under such use:

- (8) *Special event venue*. All special event venues whether permitted, permitted as a use by exception or as an accessory or ancillary use to other permitted uses maybe subject to conditions reasonably related to minimize negative impacts and achieve compatibility with the neighborhood and protect historic resources. A special event venue shall be subject to the following conditions:
- a. As a use the venue shall be in scale with the surrounding area as determined by code requirements, such as, parking outlined in applicable local codes. If the special event venue is in addition to a primary or principal use as an accessory or ancillary use the use of the premises for a special event venue shall be clearly incidental and subordinate to the primary or principal use, such as, the use of the premises as a hotel or motel or bed and breakfast, restaurant or convention facility and shall under no circumstances change the character of the primary or principal use.
 - b. If the special event venue is an accessory or ancillary use there shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the venue, except during the actual event. For any special event venues temporary tents, fencing, seating, catering arrangements or other requirements depending on the nature of the venue may be used during the event only and must be disassembled within forty-eight (48) hours (business days) after the event concludes (Friday thru Monday for weekend events), and the building or premises must be returned to its normal condition. Some events may require certain screening or buffering during the event.
 - c. No traffic shall be generated by the special event venue which obstructs the public right-of-way and any need for parking generated by the conduct of such special event venue shall meet the off-street parking requirements of this Code in other than the required front yard.
 - d. No equipment or process shall be used in such special event venue, which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises. Any potential noise generators proposed by the venue shall comply with the requirements of the City of St. Augustine noise ordinance.
 - e. Occupancy limitations for indoor and outdoor areas, restroom facility and handicap accessibility requirements may be established by the local official having jurisdiction whether that is the building official and/or the fire marshal.
 - f. If a special event venue includes the use of a boat or other nonpermanent or mobile type facility required provision of all applicable local codes, such as, but not limited to parking and restroom facilities shall be provided at the point of gathering or loading of patrons for the event.

- g. If an historic site is used for a special event venue the event cannot negatively impact historic or cultural resources on the site and if the historic site is a public site the event venue cannot impede the ability of others to experience the area or site, such that the special event venue shall be in a defined area indicated by an obvious barrier to maintain separation between it and the historic public area.
- h. In residentially zoned areas, or historic preservation districts special event venues shall operate within normal business hours except until 10:00 p.m. Sunday through Thursday, and 11:00 p.m. Friday, Saturday and recognized holidays.
- i. Pyrotechnics, including fireworks, sparklers and similar devices shall not be permitted as part of a special event venue.

(Code 1964, § 33-103; Ord. No. 15-02, § 1, 12-14-15; Ord. No. 22-07, § 1, 3-28-22)

STAFF SUMMARY AND ANALYSIS

This request is to rezone the property at 115 La Quinta Place to a PUD and allow for the preservation of the currently vacant commercial historic structures, incorporate additional historic assets of St. Augustine, as well as add to the commercial activity within Lincolnville.



Figure 1. This photograph shows an aerial view of 115 La Quinta Place as it exists today.

The property at 115 La Quinta Place is currently zoned Commercial Low-One (CL-1) and has a future land use designation of Commercial Low Intensity. The reason for the rezoning request is to allow for bar lounge and tavern, craft alcohol industry, and sales of alcohol with no limit to alcohol by volume uses which are all uses with restrictions in the CL-1 zoning district. There is no request for a change to the Commercial Low Intensity land use designation due to the proposed development being in line with the goals and regulations of this land use category.

The rezoning request to a PUD also allows for the development to be more pedestrian and multimodal transportation focused type of redevelopment, which is not possible under current off-street parking requirements. The PUD language includes an agreement for off-site parking, a trolley stop along Riberia Street, and sidewalk improvements in efforts to follow the goal(s) of the City's Mobility Plan.

Staff have seen numerous proposals for commercial development at 115 La Quinta Place, six (6) Development Review Committee applications in under three (3) years, and all have had the goal of preserving the structures that are on-site today. There are many hurdles that must be cleared, those of which usually discourage many ideas of redevelopment, such as providing parking, fire and life safety requirements, Florida building code requirements, and best practices for stormwater management are the typical code issues. These are the obstacles, and are required of any kind of development proposal for the current property at 115 La Quinta Place. These are not new regulations by any means, and most certainly not unique to this property, but developers are aware of what is required and have shown a willingness to meet standards with their end goal of redeveloping and preserving the structures on-site.

It is important to note that over time these structures will have been vacant for so long that their preservation may no longer be feasible, or even a value of the community, and their demolition will be the only action that is taken. As this issue pertains to zoning limitations, allowable uses, and development requirements, including off-street parking, the longer they remain vacant the reality of this loss only becomes more certain.

There are still many other requirements that must be met before this plan for redevelopment may take place such as approval for demolition of structures fifty years and older, a complete review of the archeological importance of the site, and a coordinated plan in addressing mobility and its impact on the surrounding area. But, before the applicant may start the process of coordinating and addressing these other factors, approval of the development, and the use, of the property is the first step towards the end goal of social, economic, and environmental sustainability.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Staff included close to eight pages of goals, objectives, and policies from the Future Land Use and Historic Preservation Elements of the City's 2040 Comprehensive Plan for your review.

The included goals, objectives, and policies support the proposal for the St. Augustine Locomotive Museum Planned Unit Development at 115 La Quinta Place.

STAFF RECOMMENDATION

Staff do not make recommendations concerning the rezoning of land. The Board is responsible for making a recommendation based on the following;

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

The PZB will need to decide whether to waive the second PZB public hearing for the proposed rezoning to create the St. Augustine Locomotive Museum Planned Unit Development at 115 La Quinta Place.

If the PZB determines that a second public hearing is warranted this item will be advertised and placed on a future Agenda.

If the PZB determines that a second public hearing is not warranted. The PZB will need to make a recommendation to rezone the proposed PUD from the existing zoning category of Commercial Low-one (CL-1) to Planned Unit Development (PUD).



Jacob Fredriksson
Senior Planner
Planning and Building Department



CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD

RECEIVED

JUN 05 2023

Planning/Building Dept.

Application Fee: \$400 (plus advertising costs) Project Number: 2023-0057
 Receipt Number: 2043911 Meeting Date: July 5, 2023
 Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: James G. Whitehouse, Esq. for Ryan Dettra Contact Number: 904-495-0400
 Business (if applicable): St. Johns Law Group
 Address: 104 Sea Grove Main Street City: St. Augustine State: FL Zip: 32080
 E-Mail Address: jameswhitehouse@sjlawgroup.com

2. NAME OF PROPERTY OWNER: Paul M. Meredith, P.A. Contact Number: _____
 Business (if applicable): _____
 Address: _____ City: _____ State: _____ Zip: _____
 E-Mail Address: _____

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

4. PROJECT STREET ADDRESS: 115 LA QUINTA PLACE (FORMERLY 95 RIBERIA STREET)

5. SPECIFIC PROPOSED USE: MIXED USE - PUD

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

7. DESCRIPTION OF ACTION REQUESTED: _____
REQUEST TO REZONE PROPERTY TO PUD TO ALLOW A REJUVINATION OF THIS HISTORIC PROPERTY
ALONG THE RIBERIA STREET MIXED USE CORRIDOR AND LOCATED ADJACENT TO THE ICE PLANT AND DISTILLERY
AND DIRECTLY ACROSS FROM THE SAN SEBASTIAN PROPERTY AND PARKING GARAGE LOCATION

----- SEE ATTACHED -----

8. JUSTIFICATION FOR ACTION REQUESTED: _____
A REJUVINATION OF THIS HISTORIC PROPERTY WITH A MUSEUM AND
ONSITE REFERENCES AND RECOLLECTIONS OF THIS AREA'S HISTORY AND
INCLUDING A MIXTURE OF APPROPRIATE COMMERCIAL USES SIMILAR
TO THE ICE PLANT RESTAURANT / DISITLLARY / MUSEUM USE AS WELL AS
THE INCLUSION OF A MARKET AND RAIL CARS TO REFLECT THE SAME
 ----- 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: _____

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

11. AGREEMENT:

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

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

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

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

Signature of Applicant

Date

6/5/23

Signature of Property Owner

Date

Owner's authorization attached



Dedicated and Responsive Service

NEIGHBORHOOD COUNCIL OF SAINT AUGUSTINE, INC.
52 N. ST. AUGUSTINE BLVD.
SAINT AUGUSTINE, FL 32080

RE: The St. Augustine Locomotive Museum Planned Unit Development

Pursuant to the requirements of the City of St. Augustine for applications for Planned Unit Development Ordinances, please accept this correspondence as notice of the request for rezoning to Planned Unit Development for 95 Riberia Street to allow the owner to maintain the historical nature of this property while updating the property to refresh and renovate the current structures, stables and canopies, including some additions and partial demolitions, to transform this historic property into the mixed-use venue envisioned herein and depicted on the PUD site plan map. The following information regarding the project is provided for your use and distribution, as appropriate:

APPLICANT	James G. Whitehouse, Esq. for Ryan Dettra (Purchaser – Applicant) / Paul Meredith, PA (Current Owner)
OWNER & APPLICANT	Ryan Dettra (Purchaser – Applicant) / Paul Meredith, PA (Current Owner)
LOCATION	95 Riberia Street
CURRENT ZONING	CL-1
CURRENT LAND USE	Commercial Low
PROPOSED ZONING	Planned Unit Development (PUD)
SURROUNDING PROPERTIES	Flum – RES MED / MIXED USE / COMMERCIAL LOW Zoning – PUD / CL-1 / RGO

Current Zoning and Land Uses:

The site is approximately 30,084 gsf (over 2/3 acre) and currently contains several structures, stables and canopies, and these will all be refreshed and renovated, including some additions and partial demolitions, to transform this historic property into the mixed-use venue envisioned herein and depicted on the PUD site plan map. Of note, the property has historically been categorized, assessed and taxed by the SJC Property Appraiser and SJC Tax Collector with a Use Description of “City of St. Augustine Industrial - Warehousing & Distribution Terminals. Further, the property was historically used for stables to serve the rail industry for intermodal transportation and transport of baggage and goods into town and more recently as the stables and pens for farm animals and the community market and store and interactive museum / animal farm for Ripe N Ready. The property has had a current future land use of Commercial Low and it has had the current zoning of CL-1 during all the above uses’ existence.

T (904) 495-0400	104 Sea Grove Main Street
F (904) 495-0506	St. Augustine, Florida 32080
(888) 588-2599	www.sjlawgroup.com

Summary of Request:

Request to rezone this historic parcel to Planned Unit Development (PUD), to allow for renovations and upgrades to this deteriorated property, so it may be utilized in a consistent manner and be a wonderful addition to this area of the Riberia Street mixed use corridor and interact with the surrounding properties. This rezoning will allow the owner to maintain the historical nature of this property while updating the property to refresh and renovate the current structures, stables and canopies, including some additions and partial demolitions, to transform this historic property into the mixed-use venue envisioned herein and depicted on the PUD site plan map. Further, the changes to the property will reflect the historical nature of the area and will include the locomotive museum, including many historical pieces, photographs and documents, as well as historical reflections within the museum and throughout the property describing the property and the area's history. Accordingly, the local market will allow sale of local goods, the kitchen and restaurant will reflect the historical foods associated with the Flagler era rail industry up and down the coast and the craft brewery distillery will add additional historical reflection in kind.

The Project Coordinator's contact information is as follows:

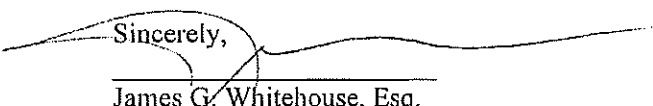
St. Johns Law Group
James G. Whitehouse, Esq.
104 Sea Grove Main Street
St. Augustine, FL 32080
(904) 495-0400
jameswhitehouse@sjlawgroup.com

"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 and the 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."

In addition to the developer neighborhood notice, the City Planning Department may provide additional courtesy information regarding pending applications to individuals and organizations that request it or as part of the City's public informational outreach initiative. Such additional courtesy information may be provided in person, by U.S. 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.

If you have any questions, please do not hesitate to call or email me. We appreciate the work that you do.

Sincerely,


James G. Whitehouse, Esq.

Cc: City of St. Augustine Planning Department

EXHIBIT 4B
LEGAL DESCRIPTION

BEGINNING ON THE SOUTHERLYSIDE OF LA QUINTA PLACE AT A POINT DISTANT FOUR HUNDRED SIXTEEN FEET AND SIX INCHES (416' & 6") WESTERLY FROM THE WESTERLY LINE OF CENTRAL AVENUE, RUN THENCE SOUTERLY AT RIGHT ANGLES TO LA QUINTA PLACE ONE HUNDRED FORTY FEET (140') TO THE NORTHERLY LINE OF THE PECK PROPERTY; THENCE WESTERLY ALONG SAID PECK'S NORTHERLY LINE, TWO HUNDRED FEET (200'), MORE OR LESS, TO THE EAST LINE OF RIBERIA STREET, THENCE NORTHERLY ALONG THE EAST LINE OF RIBERIA STREET TO THE SOUTHERLY LINE OF LA QUINTA PLACE, TWO HUNDRED FEET (200'), MORE OR LESS, TO THE POINT OF BEGINNING; SAME BEING BOUNDED AS FOLLOWS: NORTH BY LA QUINTA PLACE AND WEST BY RIBERIA STREET AND SOUTH BY THE PECK PROPERTY AND EAST BY PROPERTY OF THE TRUSTEES OF THE PEOPLE'S BANK FOR SAVINGS.

SAID PROPERTY BEING SITUATED IN ST. JOHNS COUNTY, FLORIDA

PARCEL IDENTIFICATION NUMBER: 201920-0000

Exhibit "C"
DEVELOPMENT PLAN NARRATIVE
95 Riberia Street
THE ST. AUGUSTINE LOCOMOTIVE MUSEUM
PLANNED UNIT DEVELOPMENT

SECTION I- INTRODUCTION AND REQUEST

This is an application for a rezoning of this historic parcel to Planned Unit Development (PUD). This rezoning will allow for renovations and upgrades to this deteriorated property, so it may be utilized in a consistent manner with the surrounding Riberia Street corridor, mixed-use properties. This rezoning will allow the owner to maintain the historical nature of this property and much of the historical structures thereon, while updating the property to provide the proposed mixture of uses, including an interactive locomotive museum, the relocation of a steam locomotive and rail car to the property to allow public viewing and interactive use and the renovation of the buildings to provide space for a market/general store, a kitchen and takeout facility and an interactive craft brewery/distillery. These uses will interact together to promote an appreciation for the railroad industry that served our historic city for many years, as Mr. Flagler promoted St. Augustine, and this historic property provided the area for the stables that allowed guest transportation from the rail station into the marvelous cobblestone roads and grand Flagler era hotels downtown. The changes to the property will reflect the historical nature of the area and will include the locomotive museum, including many historical pieces, photographs and documents, as well as historical reflections within the museum and throughout the property describing the property and the area's history. The changes to the property will be done with great regard to the history of this property and will comply with all the codes and regulations as required by the City of St. Augustine Zoning Code ("Zoning Code"). This Application is filed on behalf of the Applicant, Mr. Ryan Dettra. The Applicant is requesting this rezoning to PUD in accordance with the City of St. Augustine Zoning Code. This rezoning will maintain the current Commercial Low future land use and will reflect a mixture of the same types of mixed uses as are currently present along this CL-1 Riberia Street corridor as well as those currently present along the King Street CL-1 corridor.

This parcel fronts upon Riberia Street, the main corridor along this side of the San Sebastian River and is directly across the street from the developing San Sebastian Harbor site's uses, as well as the existing Ice Plant and St. Augustine Distillery and the mixed-use park at 134 Riberia, which also lies adjacent to the St. Augustine Fish Camp bar and restaurant. Further, this site is just up from Riberia Street's intersection with the many mixed uses that run all up and down the CL-1 King Street corridor, all in harmonic compatibility in our historic living city, much as it existed between the train, the stables and the bustling downtown in the Flagler era. And, as aforementioned, the applicant has already secured the use of extensive parking across the street on the developing San Sebastian Harbor properties, which will continue to promote the walkable nature of our city and also the use of the various other intermodal forms of transport in the attempt to take cars off our inner-city core streets and at the same time to offer reflection on how visitors and locals alike had to rely upon both the horses, whose stables were on this property, and other forms of transport to get into town from the area, historically and most especially in the Flagler era.

Finally, the applicant has extensive experience with this type of project based upon his work on the extremely successful and compatible St. Augustine Distillery project and he looks forward to implementing the same type of success into this mixed use, historically reflective site.

Applicant herein seeks this rezoning, as presented.

As stated, the overall objective of the PUD is to create a magnificent sense of place through renovations and upgrades to this deteriorated property, so it may be utilized in a consistent manner with the surrounding Riberia Street corridor, mixed-use properties, allowing the owner to maintain the historical nature of this property and much of the historical structures thereon, while updating the property to provide the proposed mixture of uses surrounding the interactive locomotive museum theme, including the locomotive and rail car, and delivering food and the interactive craft brewery/distillery to bring further context to a forgotten history and era.

A. Location/Surrounding Areas: The property within the PUD currently consists of approximately .71 acres, described by the Legal Description as included in the Proof of Ownership documents, attached. The property is located on Riberia Street, just one block off of King Street, at the corner of Riberia and La Quinta Street.

B. Ownership/Agreement: The Property is under contract for purchase by Ryan Dettra (Purchaser – Applicant), from the current owner, Paul Meredith, PA, as shown by the Proof of Ownership documents in the Application materials. Evidence of authorization for representation is contained within the Application materials.

Applicant hereby agrees and stipulates to proceed with the proposed development in accordance with PUD Ordinance as adopted by the City of St. Augustine City Commission with the amendments as outlined. The Applicant also agrees to comply with all conditions and safeguards established by the Planning & Building Department and the Planning & Zoning Board (PZB), Historic Architectural Review Board (HARB) and the City of St. Augustine City Commission.

SECTION II- APPLICATION

A. Permitted Uses: The development will be constructed in an orderly manner. The property currently contains the afore-mentioned buildings, which will be rehabilitated with additions and include the addition of the locomotive cars for historical presentation and reflection. This rezoning will allow the applicant to revive this historical property, which served the rail industry and tourists and locals alike for many years, through a complete overhaul of the buildings with the stated intent of renovations and upgrades to this deteriorated property and establishing an interactive mix of uses surrounding the St. Augustine Locomotive Museum use and interaction. The applicant will be allowed to utilize this current mix of structures in their current form/configuration and to alter their forms/configurations as provided in the site plans attached hereto. In sum, the applicant will be granted the currently allowed uses in the CL1 and CL2 zoning districts, along with the other uses as allowed in this mixed-use area, including but not limited to the following: Permitted uses and structures: a. professional and business offices. b. restaurants, but not drive-in. c. retail sales such as specialty food stores and drugs (but not supermarkets), clothing and toy and hobby shops, bookstore and newsstand, stationery and card shops, leather goods and luggage, jewelry (including repair but not pawn shops), art and

photographic supplies, 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. d. Museums. e. bar/tavern. f. craft alcohol industry, including light manufacturing, processing, packaging and fabricating. Also, g. 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. This PUD shall not relieve the Applicant, its successors and assigns, of their obligations from complying with all Federal, State and local applicable laws and does not otherwise limit, nor expand, the authority of the City of St. Augustine to enforce such laws nor limit, nor expand, defenses available to the property owner. Uses by exception shall be provided for and any changes to the uses described herein by an amendment to the PUD.

B. Development Standards for NEW Structures within the PUD: The attached site plan depicts the proposed interactive site plan and layout of the current structures with partial demolition and additions for the uses proposed. The applicant will be allowed utilize this current mix of structures in their current form/configuration and to alter their forms/configurations as provided in the site plans attached hereto. In sum, the applicant will be allowed to rehabilitate and reinvigorate this property as presented. No material departures from this site plan are permitted without authorization of the PZB. In addition, the following specific criteria shall apply.

- 1. Maximum lot coverage:** Sixty percent maximum (60%)
- 2. Maximum building height:** Maximum thirty-five (35) feet, measured from a ten-foot finished floor elevation.
- 3. Parking:** Parking spaces will be provided per agreement with San Sebastian Harbor properties as located thereon currently and as may be provided in the parking garage upon that property. Further, a trolley stop has been agreed and will be provided for intermodal transport of visitors to further promote the walkability of the inner-city core, as advocated.
- 4. Signage:** Size and construction of all signs within the property will be in conformance with the City of St. Augustine Sign Ordinance requirements.
- 5. Stormwater:** Stormwater management will be in compliance with the regulations of the City of St. Augustine and conform with the permit requirements established by the St. Johns River Water Management District.
- 6. Access:** Full pedestrian access to the property will be provided per the sidewalks as proposed to be built on the street sides of the property, as well as the within the interactive open space for community gathering and outdoor interaction. Further, a trolley stop has been agreed and will be provided for intermodal transport of visitors to further promote the walkability of the inner-city core, as advocated
- 7. Fencing:** All existing fencing may remain on the Property or may be modified in accordance with the plan as approved; as such, eight foot opaque fencing may be provided along the east and south sides of the property replacing the current deteriorating fencing.

8. Utilities: All electrical and telephone lines are installed on the site: Electrical power is provided by Florida Power and Light Company or other franchised utility provider. Directional security lighting may be provided as needed.

9. Potable Water: Potable water will be provided by the City of St. Augustine via existing connections.

10. Fire Protection/Assessment: Fire protection will be afforded by fire hydrants in accordance with City standards. Applicant will comply with the non-ad valorem assessment for fire services adopted by the City through Ordinance Number 97-25 and Resolution Number 97-04. This will include the re-adoption or continuance on an annual basis of such assessment, by Resolution of the City Commission.

11. Sanitary Sewer: The development is served by central sewer collection from the City of St. Augustine. Any extensions shall be in accordance with City requirements and construction shall conform to current permit standards.

12. Sidewalks: A sidewalk will be installed along La Quinta and a sidewalk to incorporate the trolley stop along Riberia Street.

13. Design: It is the intent of the applicant to create a magnificent sense of place through renovations and upgrades to this deteriorated property, so it may be utilized in a consistent manner with the surrounding Riberia Street corridor, mixed-use properties, allowing the owner to maintain the historical nature of this property and much of the historical structures thereon, while updating the property to provide the proposed mixture of uses surrounding the interactive locomotive museum theme, including the locomotive and rail car, and delivering food and the interactive craft brewery/distillery to bring further context to a forgotten history and era.

SECTION III- MAINTENANCE

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

SECTION IV- PUD ORDINANCE CRITERIA

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

***Response:** THE ST. AUGUSTINE LOCOMOTIVE MUSEUM PUD as proposed is consistent with the goals, policies and objectives of the Comprehensive Plan, including:*

FUTURE LAND USE ELEMENT

FLU Objective 1

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

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

FLU Objective 11

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

FLU Policy 1.1: The City shall continue to implement the adopted comprehensive plan by including all land development regulations governing the use of land in the City Code. All applications for development shall be subject to site plan review by the City. Site plan review shall consist of review of the development proposal for compliance with all applicable chapters of the City Code including but not limited to land development regulations relating to: zoning and on-site parking; environmental protection and conservation overlay zones; concurrency management and on-site storm drainage; signs; landscaping; subdivisions; building code and coastal construction code; utilities – potable water, sanitary sewer, solid waste and city storm sewer; archaeology; and flood control. Building permits shall not be issued which result in a reduction of the level of service for the affected public facilities below the adopted levels of service standards. Ordinances amending the City Code shall be codified at least annually. They City Code shall be on display for the public in the City Clerk's office. This policy implements FLU Objectives 1, 9 and 11.

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

FLU Objective 4

Encourage the use of innovative and sustainable land development practices that maximize the use of existing services and facilities, such as planned unit developments, and other mixed land use development techniques, infill development, redevelopment, wastewater reuse and solid waste recycling. The measurable target for this objective is the continued presence of innovative land development regulations in the City Code.

The stated intent of the applicant, to utilize/replicate and further the design of the existing historical site to promote the history of the area and to rejuvenate this property with specific reference to and reflection upon the historical uses in the area will result in the innovative reuse and continued contribution of an existing property, using existing buildings and adding thereto to further the rejuvenation of this area, reflecting the mixture of uses therein and promoting the history of our city, as intended by this Objective.

INFRASTRUCTURE ELEMENT
SANITARY SEWER SUB-ELEMENT
SS Objective 1.3

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

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

POTABLE WATER SUB-ELEMENT
PW Goal

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

PW Objective 1.4

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

The subject property will employ the existing connections to the City's potable water system. The Property is within the City's service area and will comply with the adopted level of service.

HISTORIC PRESERVATION ELEMENT

HP Goal

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

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

Response: Although not in an HP district, the proposed restoration / reconstruction / renovation will allow this historic property to be restored and continue to operate in a manner that will maintain and enhance the historic integrity and ambiance of the City of St. Augustine and will be designed in a manner that the restoration / reconstruction / renovation remakes this historic property to reflect and enhance the area and provide a direct reflection upon the history surrounding the priceless contribution that the rail industry made to the history of our great city. In sum, the restoration / renovation / reconstruction of this property and the provision of the mixture of uses, including the interactive Locomotive Museum and features throughout the property will not only remedy the existing situation caused by the current status of the deteriorating structures, but it will be a grand revamping of this historic area.

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

Response: The Development Plan Narrative, attached above, contains the required development conditions sought by Applicant, all of which are intended to meet the spirit and intent of this historic area. A direct reuse of many of the current structures and the proposed uses are not wholly different than some of the former uses, including the market and they are

very similar to the uses in this mixed use area of Riberia Street. Accordingly, they will also enhance this property. See, FLUE Objective 3.2 - The City shall encourage redevelopment and renewal of areas that are exhibiting evidence of decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures) or blight through redevelopment programs and through maintaining land development codes that contain standards and procedures to encourage redevelopment where desirable. See, FLUE Policy 3.2.3 -The City shall actively pursue and participate in redevelopment projects that will add to the City's quality of life and economic vitality while balancing the city's character and authenticity. Also see, FLUE Policy 3.2.6 - The City shall encourage economic development in all areas within the city limits by establishing standards in the LDC to: • Provide a variety of uses in close proximity; • Increase activity and community involvement; • Create a pleasant ambiance through design standards and scale; and, • Improve mobility for alternative modes of transportation and pedestrians. This is in an effort to recognize and preserve the authentic historic and physical character of the area including the presence of the historic rail industry in the area.

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

Section 28-286 provides: The application of flexible land use controls to the development of land is often difficult or impossible within traditional zoning district regulations. In order to permit the use of more flexible land use regulations and to facilitate use of the most advantageous techniques of land development, it is often necessary to establish planned unit developments (PUD) in which development is in harmony with the general purpose and intent of the city's general planning program and comprehensive plan. The objective of a PUD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers to produce residential, commercial or industrial developments, or combinations thereof, which are in keeping with overall land use density and intensity standards, and open space objectives. The intent of a PUD is to permit flexibility from the strict application of setback, lot size, and other zoning district requirements, and provide performance criteria which:

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

- (2) Accomplish a more desirable environment than would be possible through the strict application of minimum zoning district requirements; and
- (3) Provide for an efficient use of land; and
- (4) Improve the appearance of the area through the preservation and enhancement of natural features, recreation areas, and open space; and
- (5) Provide an environment of stable character compatible with surrounding areas; and
- (6) Retain property values over the years.

Response: *The Development Plan Narrative, attached above, demonstrates this proposed PUD's compliance with Section 28-286 and how this proposal is a perfect example for the use of planned unit development to encourage the restoration / renovation / reconstruction of these presently deteriorating structures while allowing for a creative use that has no increased ill-effects on the area, since many of the uses are already allowed, and since this use is clearly compatible and far less intense than the uses across the street and the farm animal use that was historically on this same property. Further, the proposed use will indeed provide an environment of stable character for this property to be re-created and greatly enhance the area and an invaluable reflection upon how the rail industry helped to build and sustain our city, and in turn, will allow this property to not only retain its value but also to enhance the value of the surrounding properties.*

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

Response: *Section 28-288 provides "Any use which is permitted by the comprehensive plan may be included and approved in a PUD." This district is intended to provide a mix of compatible nonresidential uses. The mixture of uses proposed will encourage the restoration and renovation of these historic structures including compatible infill development and promote the history of the rail industry and accessory contributing uses. The mixture of uses and provision of both a large community open space within and a trolley stop will promote both the walkability of the city, intermodal transport and community interaction in this mixed use area of Iberia Street. This is in an effort to recognize and promote the authentic historic and physical character of the area including the historic direct reflection upon and presentation of the rail industry and its accessory uses which helped to build and sustain our historic city. The Development Plan Narrative, attached above, contains the required development conditions*

sought by Applicant, all of which are intended to meet the spirit and intent of our code and comprehensive plan.

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

Response: *The restoration / renovation / reconstruction of this deteriorating property, with the proposed interactive Locomotive Museum and mixture of uses, while reusing many of the current dilapidated structures, is to be commenced as a single phase, within a reasonable time of the approval of the Ordinance approving the PUD, and completed within a reasonable time thereafter.*

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

Response: *No such areas exist on the Property.*

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

Response: *It is the landowner's understanding and intent that should this Application be approved and then not acted upon timely, the existing zoning approvals would remain unchanged.*

8. If a reversion to pre-PUD zoning district pursuant to subsection (8) would otherwise be inconsistent with the Comprehensive Plan in effect at the time of the

reversion, said reversion shall not become effective unless a Comprehensive Plan amendment is duly adopted.

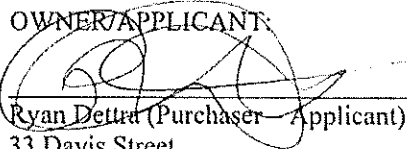
Response: Any reversion to a pre-PUD zoning district would not render the existing uses inconsistent with the Comprehensive Plan.

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

Response:

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

OWNER/APPLICANT


Ryan Dettra (Purchaser - Applicant)
33 Davis Street
St. Augustine, FL 32084

SECTION V - SUMMARY AND CONCLUSIONS

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

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

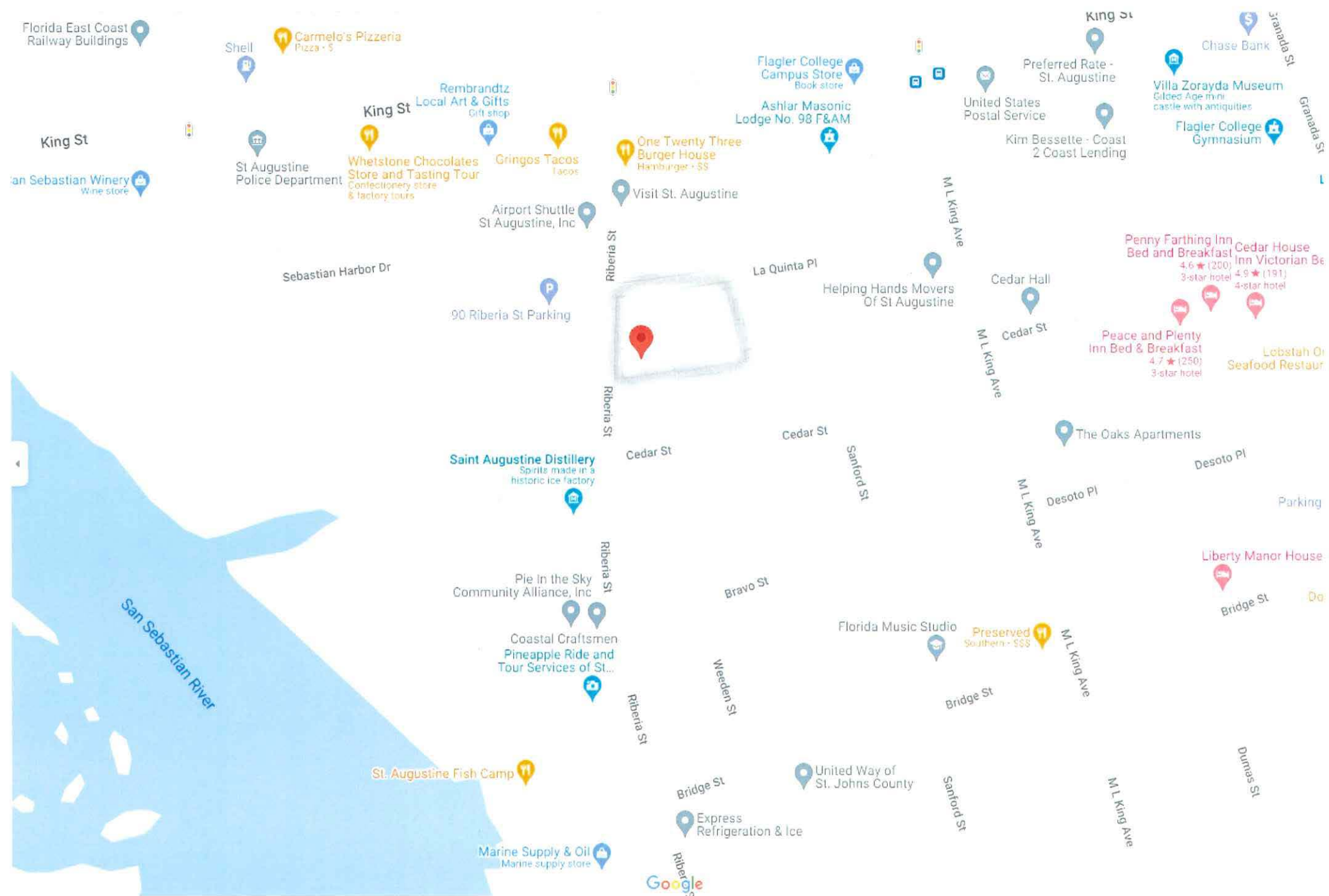
2. The project will not adversely affect the orderly development of the City of St. Augustine and will not adversely affect the health, safety and welfare of the residents or visitors to the area, will not be detrimental to the natural environment or the development of adjacent properties or the neighborhood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

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

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

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

EXHIBIT D - LOCATION MAP



LOCATION MAP



95 Riberia St, St. Augustine, FL 32084

95 Riberia St
Building



95 Riberia St, St. Augustine, FL 32084

Suggest an edit on 95 Riberia St

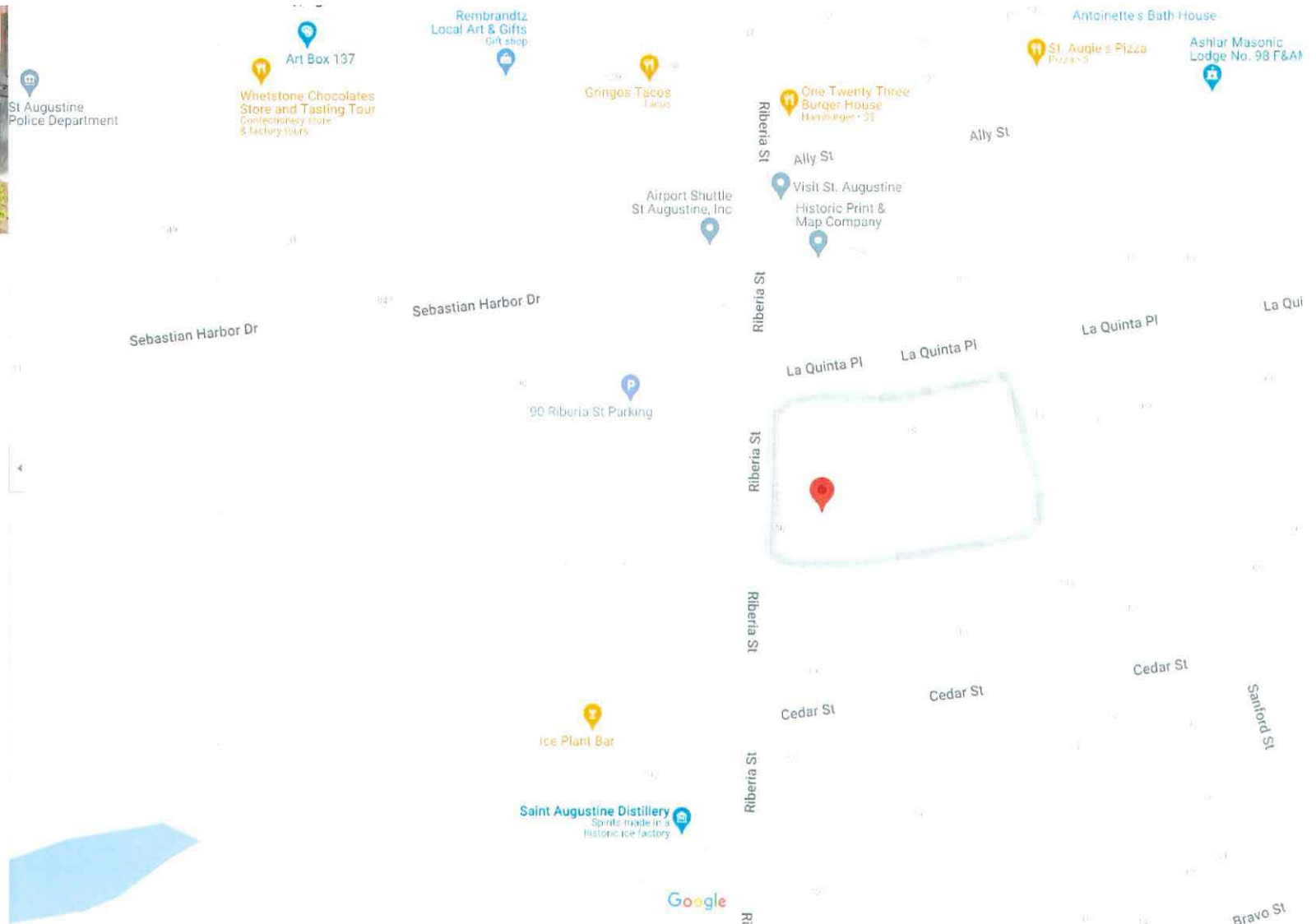
Add a missing place

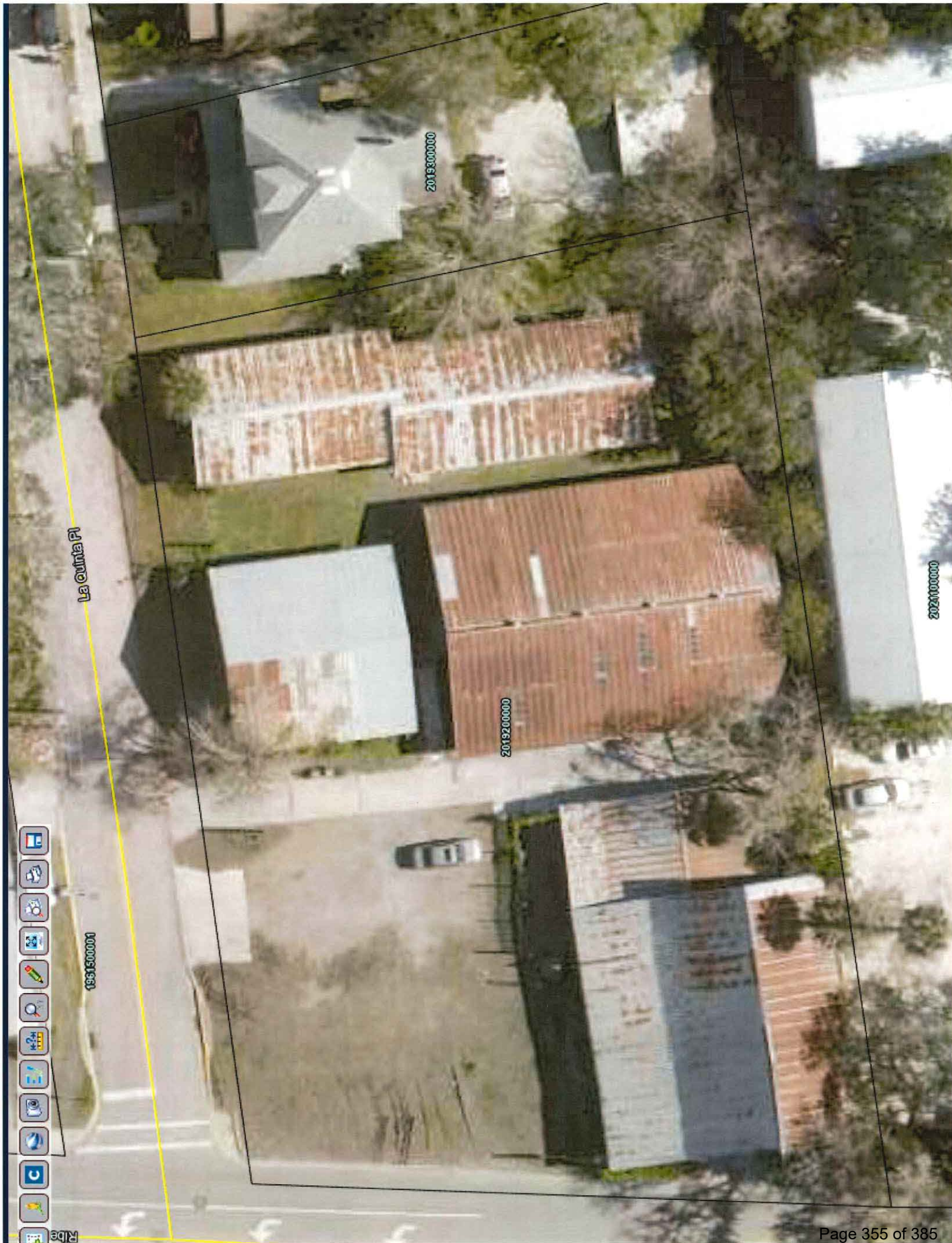
Add your business

Photos



2 Photos





2019300000

2019200000

2021100000

1961500001

FLUM



ZONING

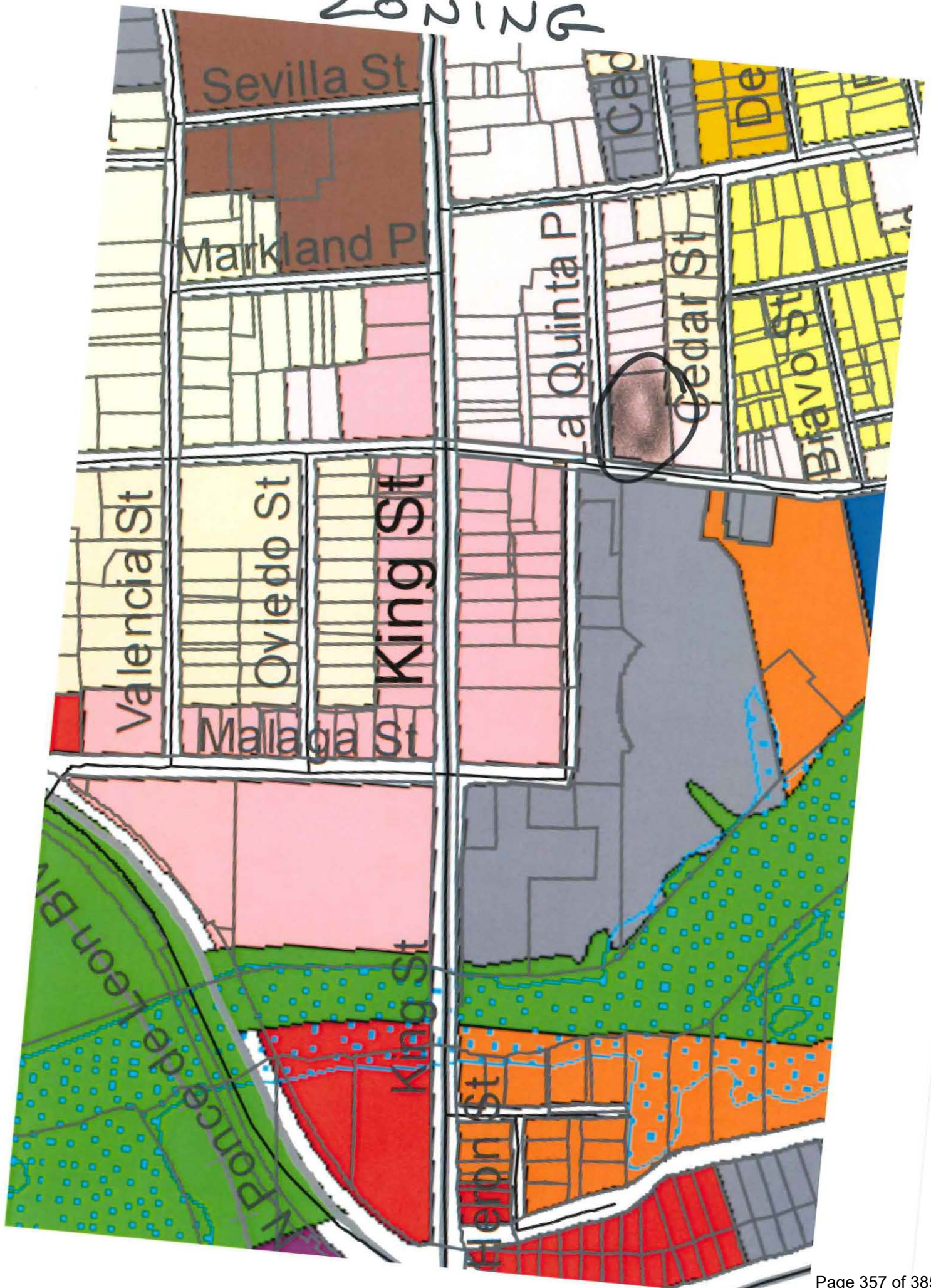


EXHIBIT E

IN THE CIRCUIT COURT, OF THE
SEVENTH JUDICIAL CIRCUIT, IN AND
FOR, ST. JOHNS COUNTY, FLORIDA

CASE NO.: CA09-1524

DIVISION: 55

FREDERICK J CANEVARI,
Plaintiff,

vs.

95 RIBERIA, LLC, a Florida limited
liability company; and AVALON
CARRIAGE SERVICES, INC., a/k/a
AVALON CARRIAGE SERVICE, INC.,
a Florida corporation; and PAUL M.
MEREDITH, PROFESSIONAL
ASSOCIATION, a/k/a PAUL M.
MEREDITH, P.A., a Florida professional
association,

Defendants.

CERTIFICATE OF TITLE

The undersigned Clerk of the Circuit Court certifies that he or she executed and filed a Certificate of Sale in this action on 6/22/2018 for the property described herein and that no objections to the Sale have been filed within the time allowed for filing objections.

The following property in St. Johns County, Florida,

Beginning on the southerly side of La Quinta Place at a point distant four hundred sixteen feet and six inches (416' & 6") Westerly from the Westerly line of Central Avenue, run thence Southerly at right angles to La Quinta Place one hundred forty feet (140') to the Northerly line of the Peck Property; thence Westerly along said Peck's Northerly line, two hundred feet (200'), more or less, to the East line of Riberia Street, thence Northerly along the East line of Riberia Street to the Southerly line of La Quinta Place, two hundred feet (200'), more or less, to the point of beginning, same being bounded as follows: North by La Quinta Place and West by Ribera Street and South by the Peck Property and East by Property of the Trustees of the People's Bank for Savings.

Said property being situated in St. Johns County Florida and having parcel identification 201920-0000.

Property address: [95 Riberia St, St Augustine, FL 32084]

was sold to:

PAUL M. MEREDITH, P.A
C/O PYCRAFT LAW
2200 N PONCE DE LEON BLVD
SUITE 10
ST. AUGUSTINE, FL 32084

WITNESS my hand and seal of this court on **July 3, 2018**.



Hunter S. Conrad
As Clerk of the Court

By: Katy E. Jence
As Deputy Clerk

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

Detail by Entity Name

Florida Profit Corporation

PAUL M. MEREDITH, PROFESSIONAL ASSOCIATION

Filing Information

Document Number P96000001300

FEI/EIN Number 59-3357632

Date Filed 12/29/1995

State FL

Status ACTIVE

Principal Address

125 South Murat Steet
New Orleans, LA 70119

Changed: 04/29/2019

Mailing Address

P. O. Box 792685
NEW ORLEANS, LA 70179

Changed: 04/30/2015

Registered Agent Name & Address

Gardner, Michael
78 Inlet Harbor Rd
Ponce Inlet, FL 32127

Name Changed: 04/30/2021

Address Changed: 04/30/2021

Officer/Director Detail

Name & Address

Title PRES

MEREDITH, PAUL M
P. O. Box 792685
NEW ORLEANS, LA 70179

Annual Reports

Report Year	Filed Date
2021	04/30/2021
2022	03/25/2022
2023	03/30/2023

Document Images

03/30/2023 -- ANNUAL REPORT	View image in PDF format
03/25/2022 -- ANNUAL REPORT	View image in PDF format
04/30/2021 -- ANNUAL REPORT	View image in PDF format
04/30/2020 -- ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
04/17/2018 -- ANNUAL REPORT	View image in PDF format
05/02/2017 -- ANNUAL REPORT	View image in PDF format
05/01/2016 -- ANNUAL REPORT	View image in PDF format
04/30/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
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01/31/2001 -- ANNUAL REPORT	View image in PDF format
03/17/2000 -- ANNUAL REPORT	View image in PDF format
05/10/1999 -- ANNUAL REPORT	View image in PDF format
01/21/1998 -- ANNUAL REPORT	View image in PDF format
04/14/1997 -- ANNUAL REPORT	View image in PDF format
03/26/1996 -- ANNUAL REPORT	View image in PDF format
12/29/1995 -- DOCUMENTS PRIOR TO 1997	View image in PDF format



St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

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



Parcel ID	2019200000
Location Address	115 LA QUINTA PL SAINT AUGUSTINE 32084-0000
Neighborhood	City of St Aug Industrial (COM) (610.2)
Tax Description*	CITY OF ST AUG W200FT OF N1/2 OF BLK 46-B OR4574/1769(C/T) <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Warehousing & Distribution Terminals (Owner Occupied) (4803)
Subdivision	City of St Augustine
Sec/Twp/Rng	18-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.640
Homestead	N

Owner Information

Owner Name	Meredith Paul M PA 100%
Mailing Address	PO BOX 792685 NEW ORLEANS, LA 70179-2685

Map



Valuation Information

	2023
Building Value	\$86,187
Extra Features Value	\$96,019
Total Land Value	\$700,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$882,206
Total Deferred	\$264,302
Assessed Value	\$617,904
Total Exemptions	\$0
Taxable Value	\$617,904

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	\$76,922	\$64,809	\$420,000	\$0	\$0	\$561,731	\$561,731	\$0	\$561,731
2021	\$72,621	\$37,369	\$420,000	\$0	\$0	\$529,990	\$529,990	\$0	\$529,990
2020	\$76,582	\$40,728	\$420,000	\$0	\$0	\$537,310	\$537,310	\$0	\$537,310
2019	\$75,109	\$43,972	\$420,000	\$0	\$0	\$539,081	\$539,081	\$0	\$539,081
2018	\$50,073	\$40,049	\$420,000	\$0	\$0	\$510,122	\$359,566	\$150,556	\$359,566
2017	\$50,073	\$61,313	\$420,000	\$0	\$0	\$531,386	\$326,878	\$204,508	\$326,878
2016	\$61,728	\$67,434	\$168,000	\$0	\$0	\$297,162	\$297,162	\$0	\$297,162
2015	\$64,814	\$73,666	\$168,000	\$0	\$0	\$306,480	\$306,480	\$0	\$306,480
2014	\$65,358	\$78,091	\$168,000	\$0	\$0	\$311,449	\$311,449	\$0	\$311,449
2013	\$77,118	\$75,964	\$168,000	\$0	\$0	\$321,082	\$321,082	\$0	\$321,082
2012	\$81,178	\$76,079	\$147,000	\$0	\$0	\$304,257	\$304,257	\$0	\$304,257
2011	\$85,237	\$76,194	\$161,000	\$0	\$0	\$322,431	\$322,431	\$0	\$322,431
2010	\$64,942	\$76,309	\$182,000	\$0	\$0	\$323,251	\$323,251	\$0	\$323,251

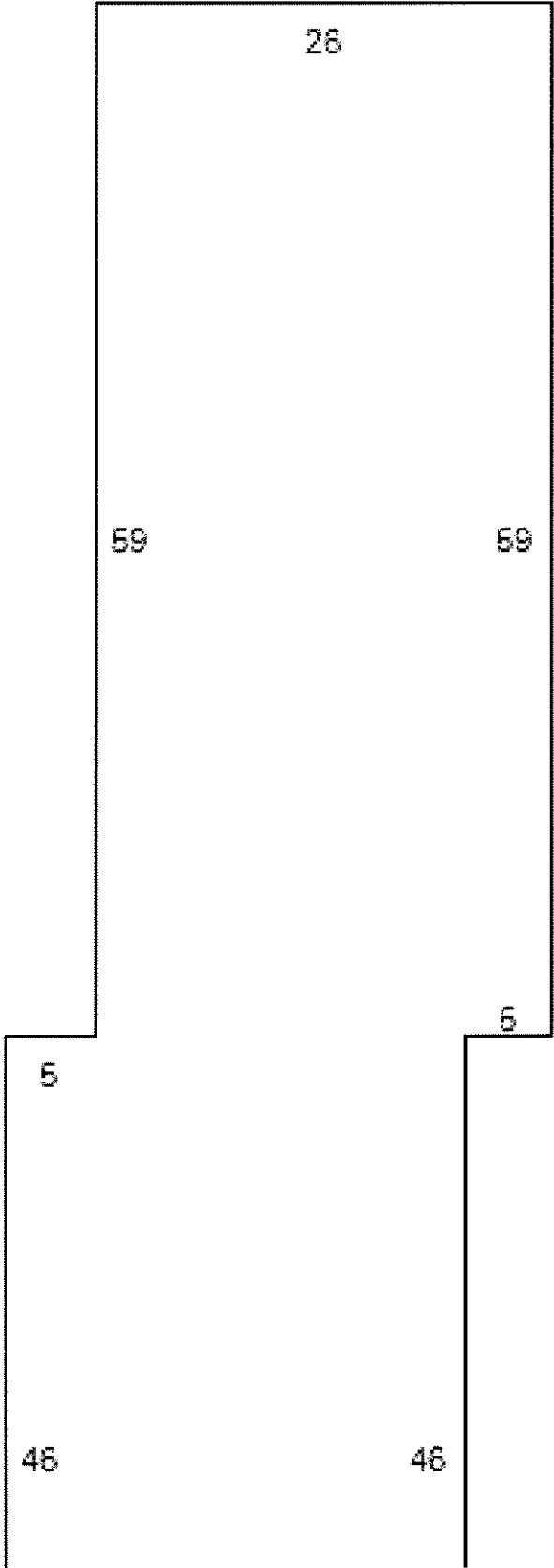
Building Information

Building	1	Roof Cover	Modular Metal
Year Built	1980	Roof Structure	Wood Truss
Actual Area	2730	Interior Flooring	
Conditioned Area	2730	Interior Wall	
Use	Stable	Heating Type	
Style	04	Air Conditioning	
Class	N	Bedrooms	
Exterior Wall	Concrete Block	Baths	

Description	Square Footage
BASE AREA	2730
Total SqFt	2730

Sketch Information

	Room Type
	Base



Extra Feature Information

C
 S
 S
 M
 S
 C
 W
 C



Value
 34992
 6912
 2271
 42077
 1062
 806
 7899

Land Information

U
 C

Land Value
 \$700,000

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/5/2018	7/3/2018	\$100.00	CERTIFICATE OF TITLE	4574	1769	U	I	95 RIBERIA STREET LLC	MEREDITH PAUL M PA
	6/20/2009	\$0.00	OTHER INSTRUMENT	3209	841	U	I	CANEVARI FREDERICK J VS:	95 RIBERIA STREET LLC
	5/5/2009	\$0.00	LIS PENDENS	3192	1870	U	I	CANEVARI FREDERICK J	95 RIBERIA STREET LLC
	8/15/2008	\$0.00	CORRECTIVE DEED	3116	857	U	I	GAMSEY STUART	95 RIBERIA STREET LLC
	7/16/2008	\$700,000.00	WARRANTY DEED	3106	1121	U	I	GAMSEY STUART	RIBERIA STREET LLC
	9/15/2004	\$650,000.00	WARRANTY DEED	2281	1690	Q	I	COLEE ALMARIE P	GAMSEY STUART

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

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

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

Last Data Upload: 4/24/2023, 11:43:20 PM

Developed by


Version 3.1.4

Exhibit F



Owner's Authorization For Agent

James G. Whitehouse, Esq. / Ryan Dettra is/are hereby authorized TO ACT ON BEHALF OF Paul Meredith, P.A., 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: 115 La Quinta Place

BY: [Signature]
Signature of Owner
Paul M. Meredith
Print Name of Owner
504 302-2030
Telephone Number

State of Louisiana
County of Orleans

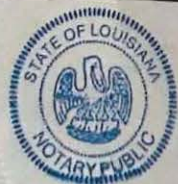
Signed and sworn before me on this 26 day of April, 2022.
By Paul M Meredith

Identification verified:

Oath sworn: ☒ Yes ☐ No

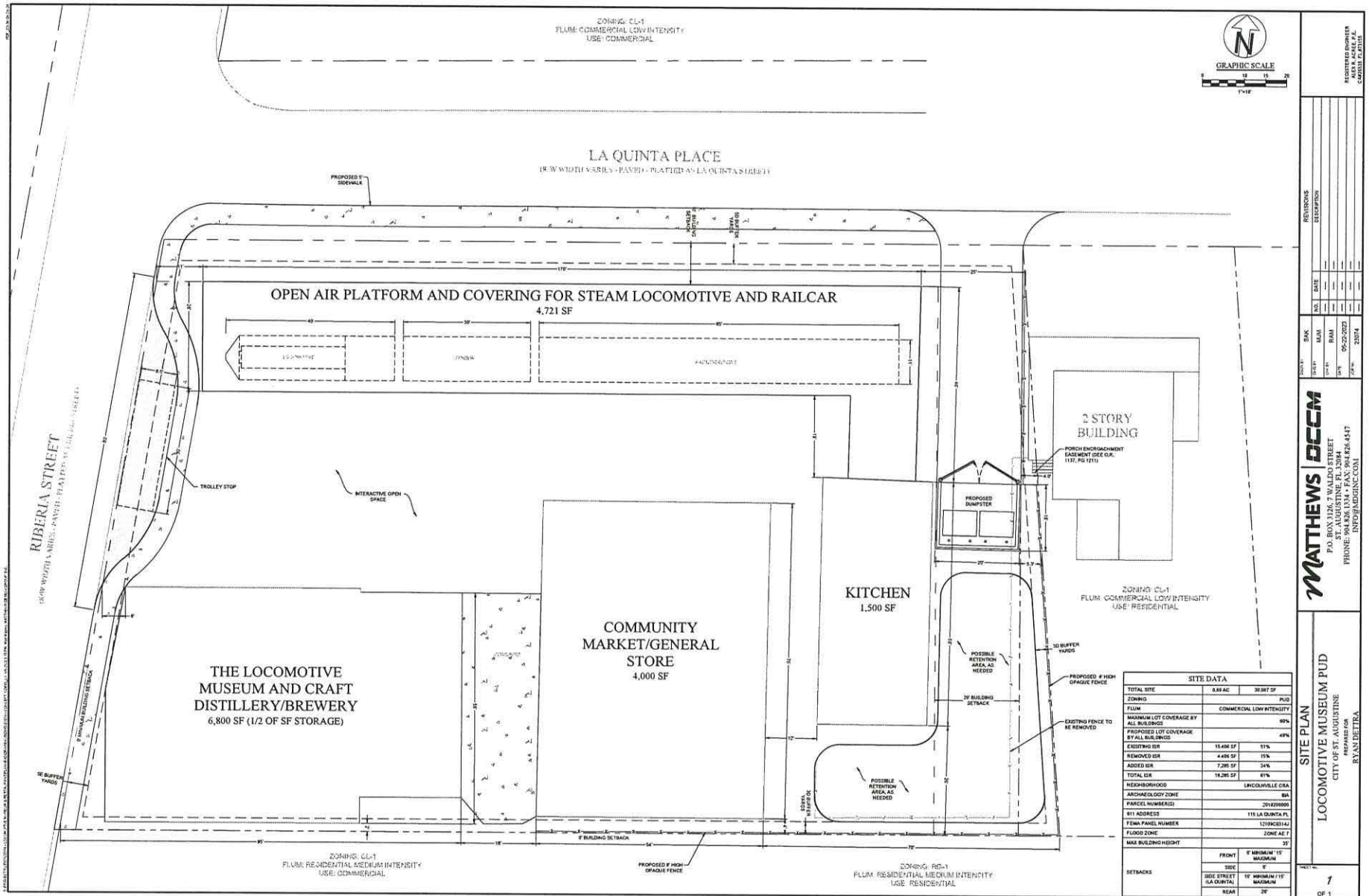
Notary Signature: [Signature]

My Commission expires: _____



AMBER HAYDEL
NOTARY PUBLIC
State of Louisiana
Notary ID No. 167623
My Commission Is for Life

EXHIBIT G



REVISIONS

NO.	DATE	DESCRIPTION
1	06-20-2023	REVISED PER CITY OF ST. AUGUSTINE
2	06-20-2023	REVISED PER CITY OF ST. AUGUSTINE

PROJECT INFORMATION

CLIENT: MATTHEWS DECM

PROJECT: LOCOMOTIVE MUSEUM PUD

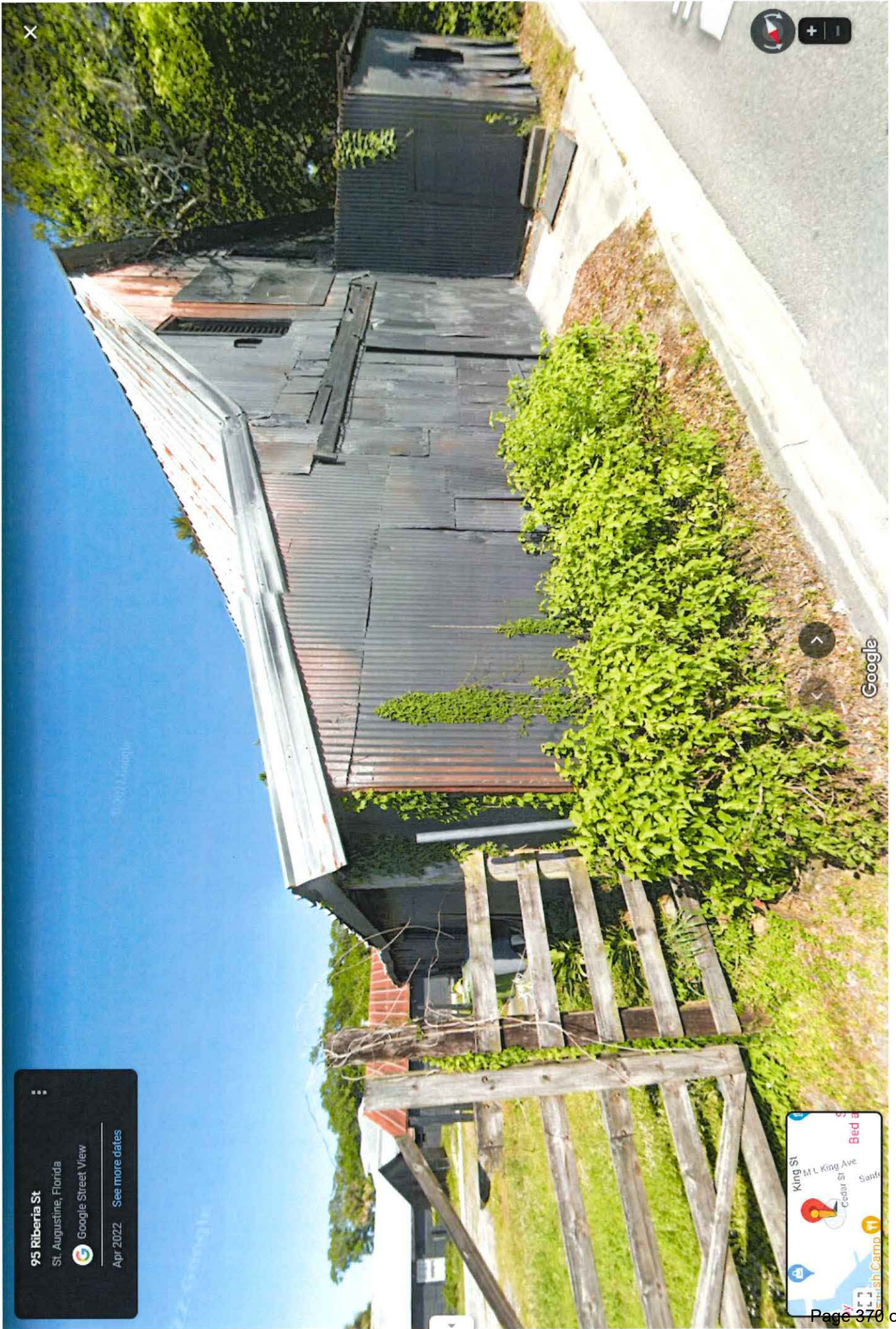
LOCATION: 115 LA QUINTA PL, ST. AUGUSTINE, FL 32084

PREPARED BY: RYAN DETRA

DATE: 06-20-2023

PHONE: 904.824.1334 • **FAX:** 904.824.4517

EMAIL: INFO@MDCMC.COM



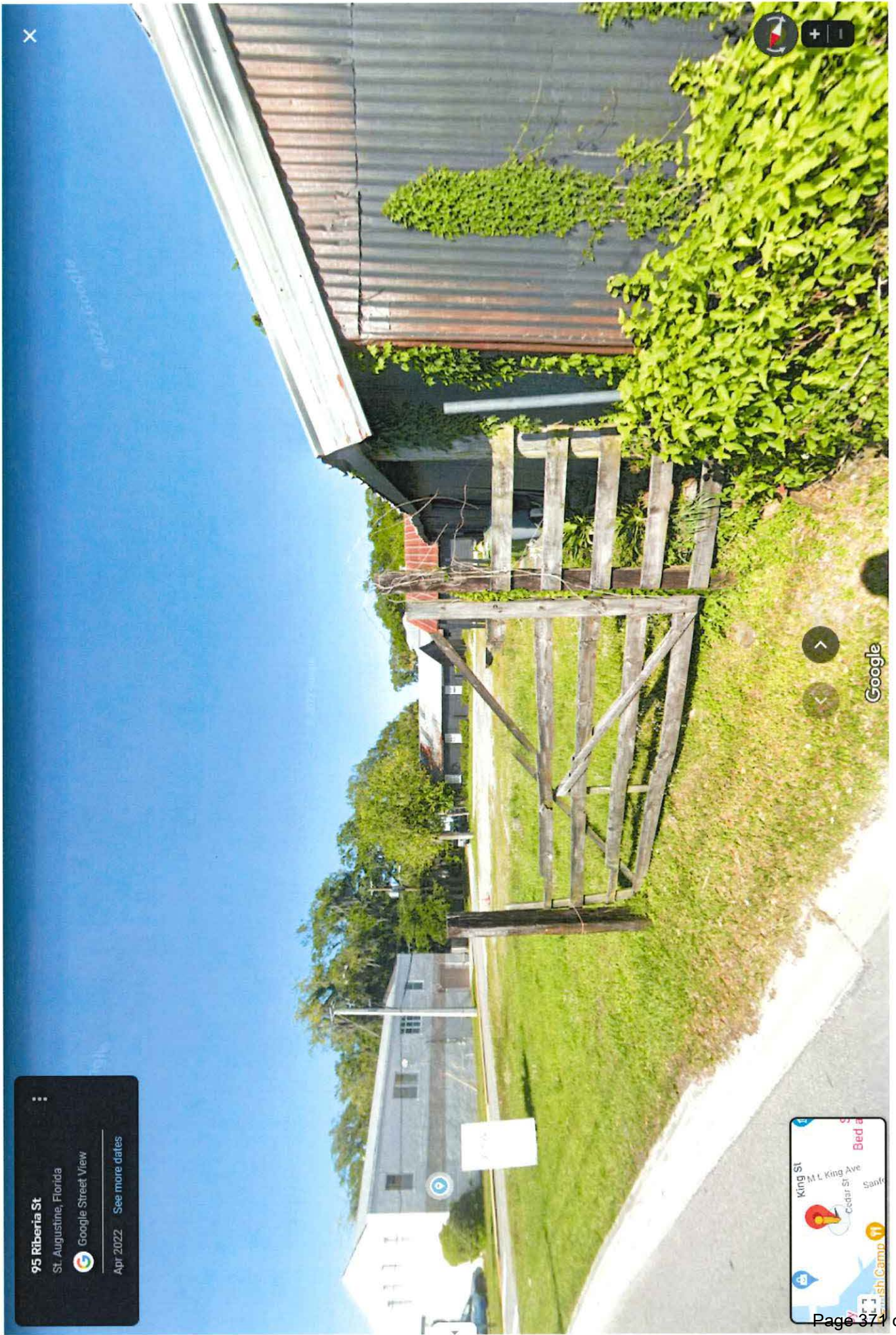
95 Ribertia St

St. Augustine, Florida

Google Street View

Apr 2022 See more dates





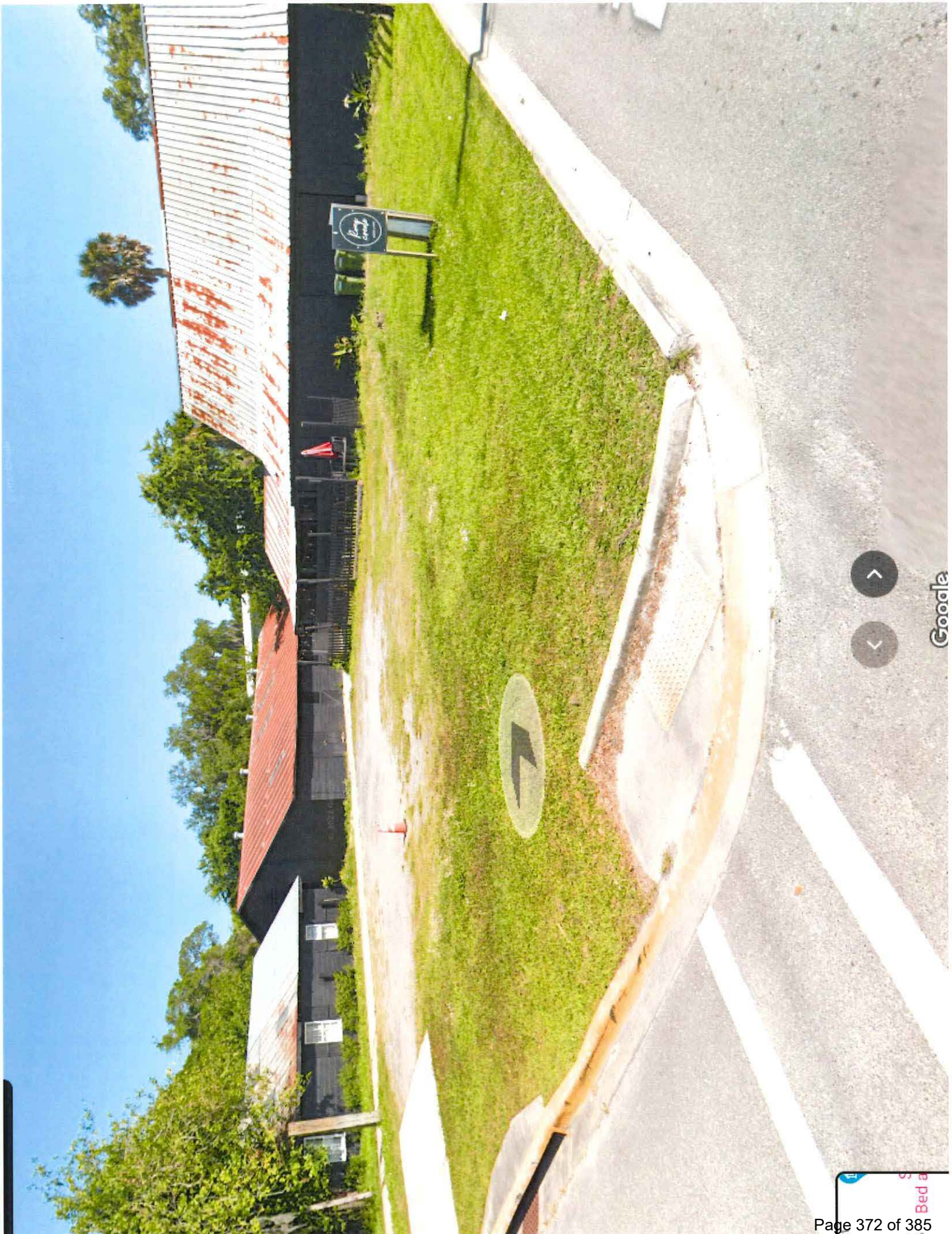
95 Riberia St

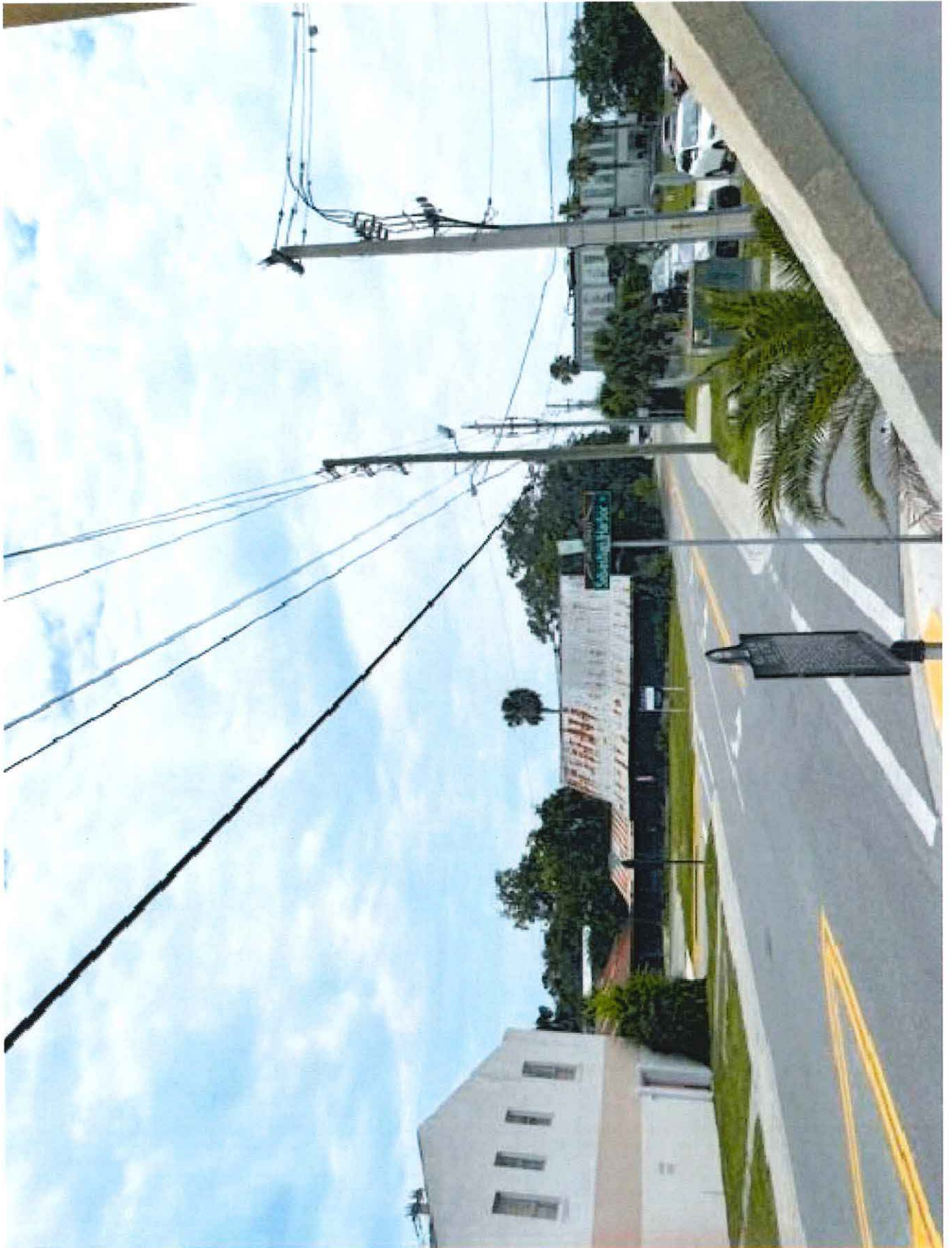
St. Augustine, Florida

Google Street View

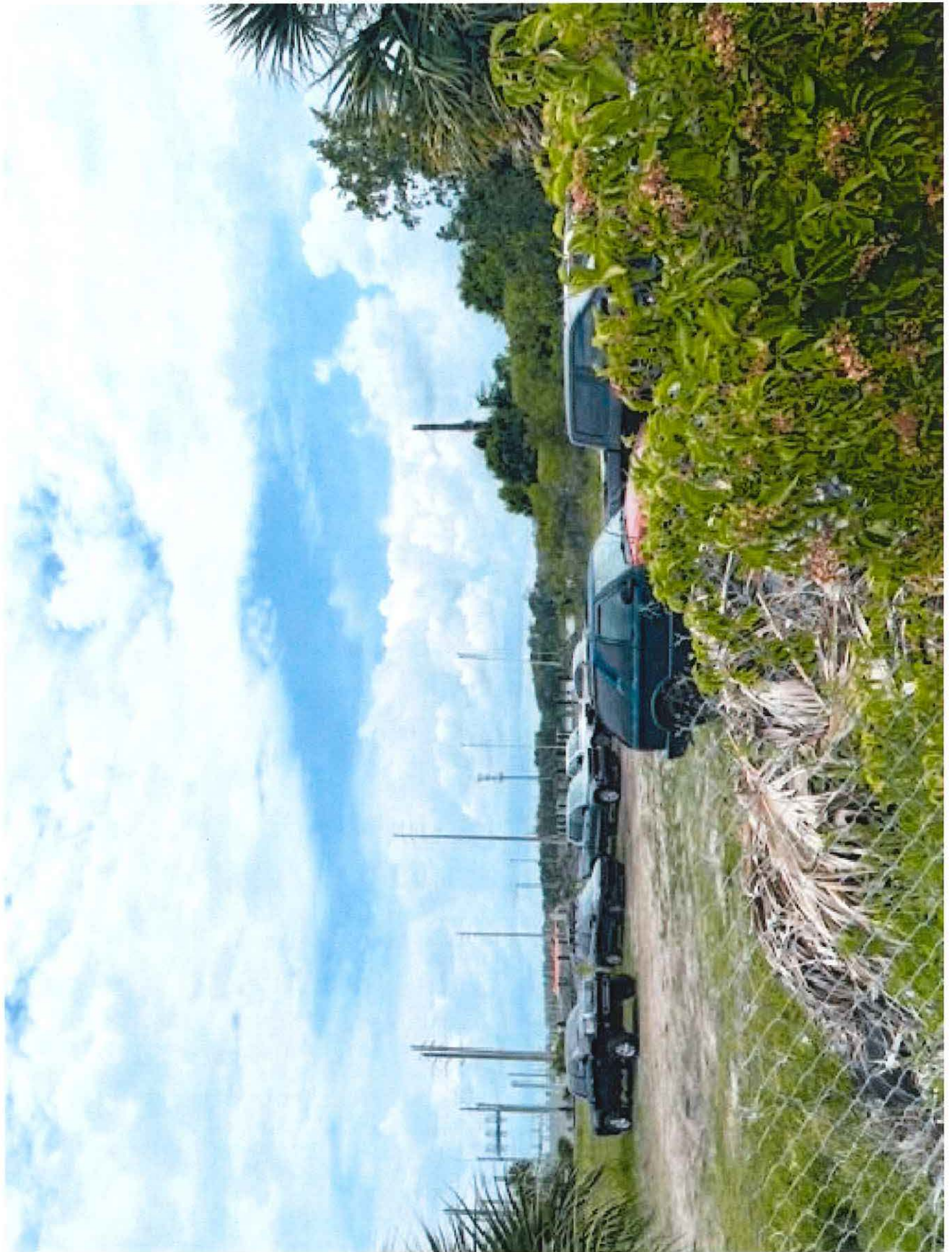
Apr 2022 See more dates



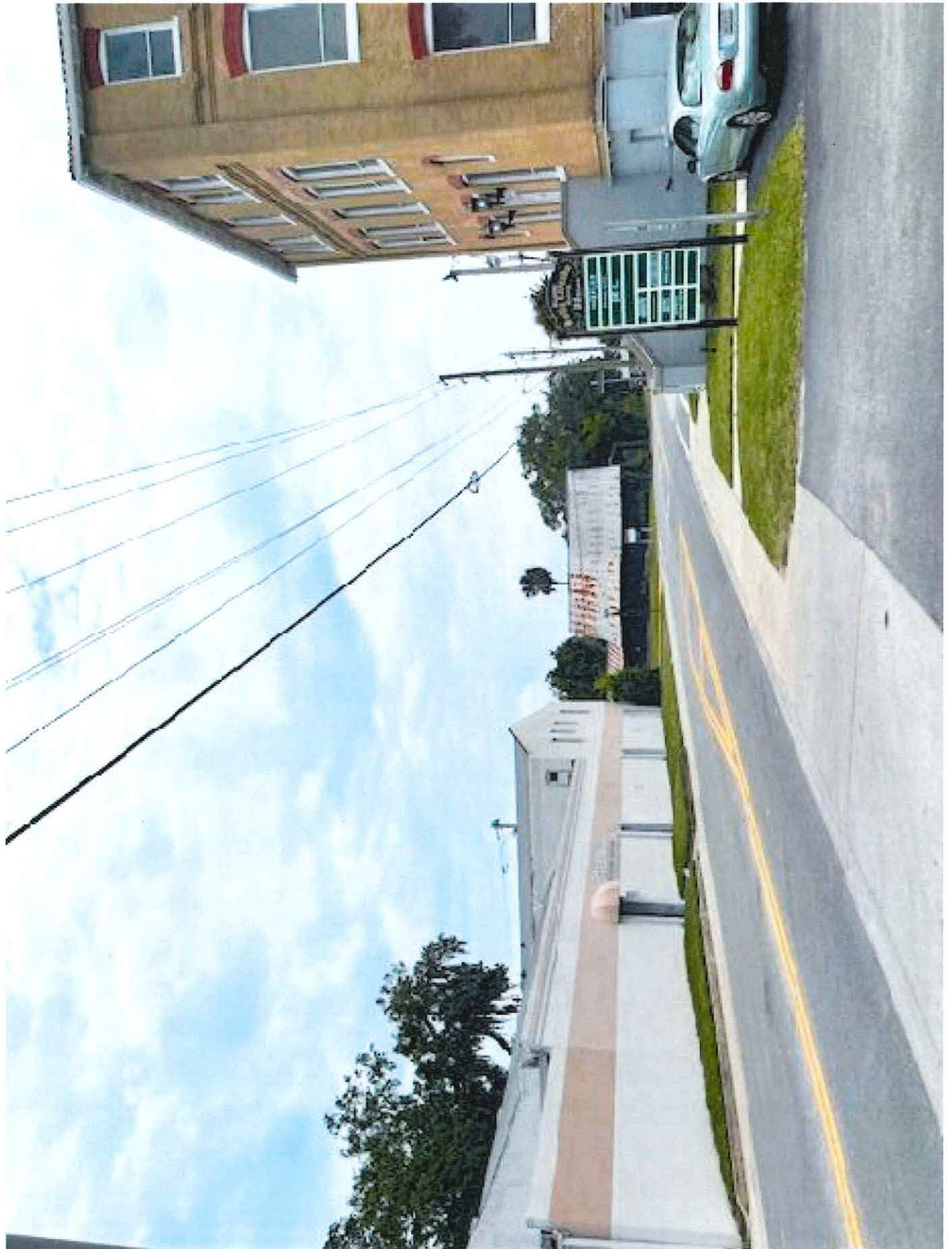


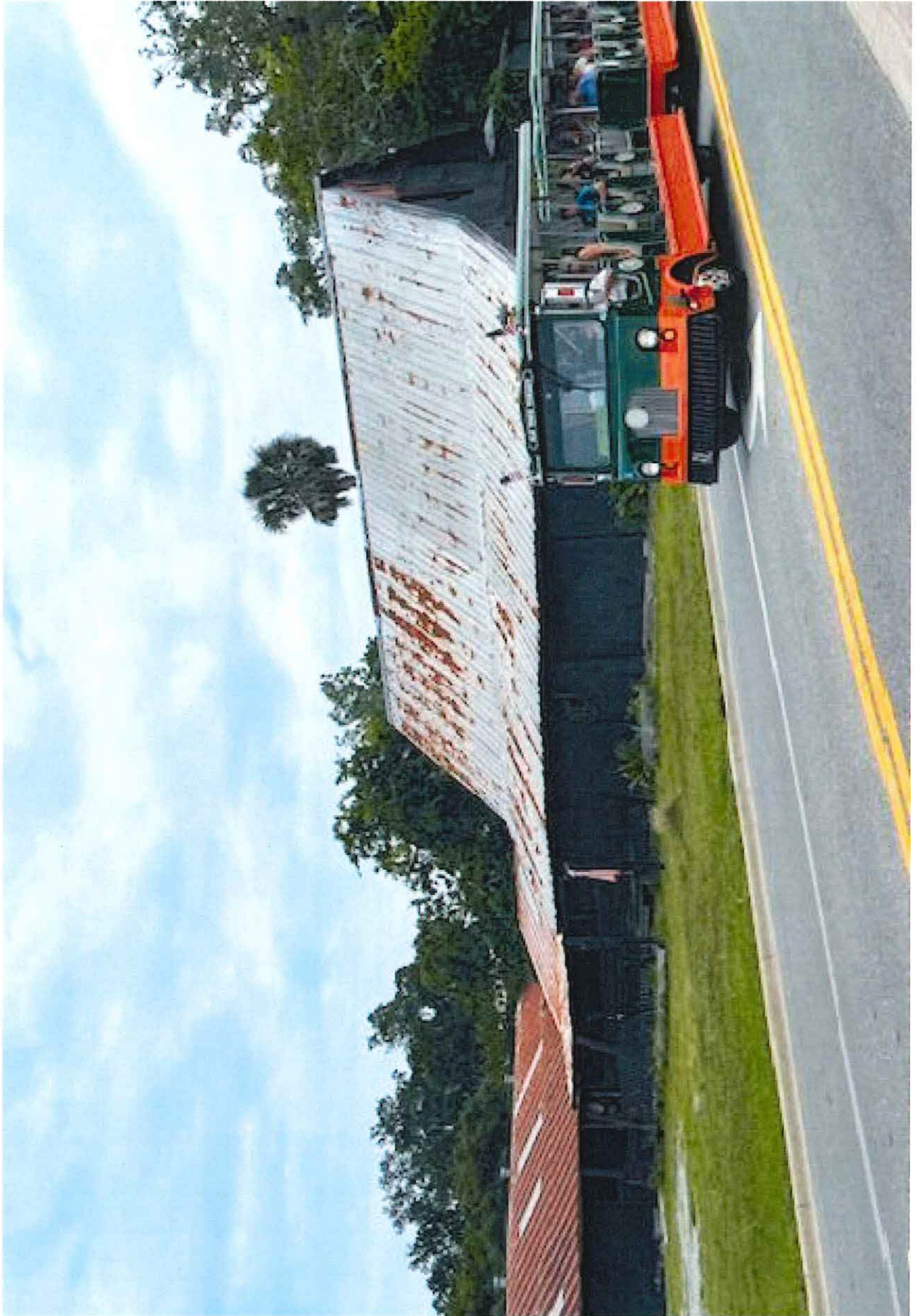






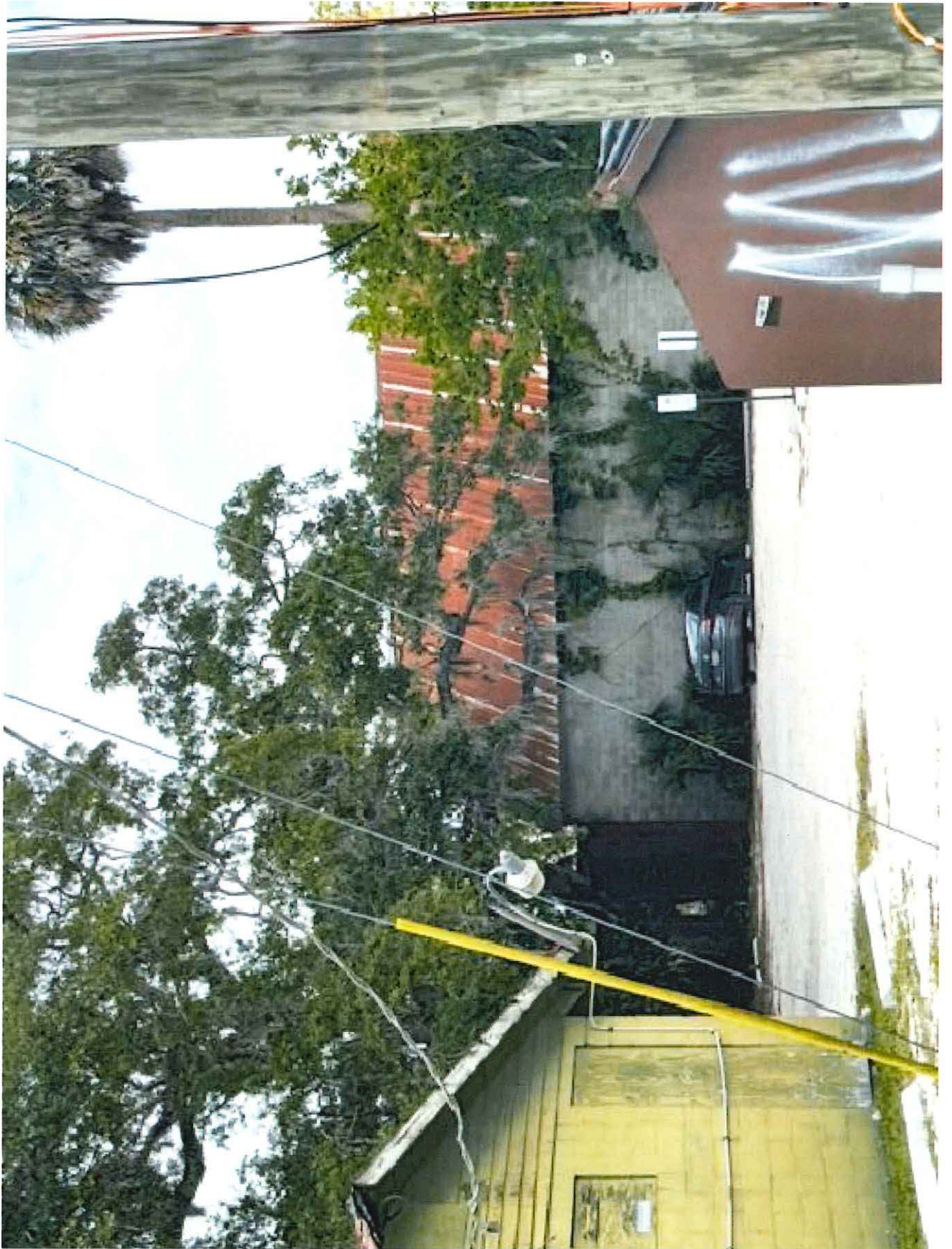












JUN 05 2023

Planning/Building Dept.

95 Riberia Street
THE ST. AUGUSTINE LOCOMOTIVE MUSEUM
Planned Unit Development

Submittal Date:

June 5, 2023

Request:

Request to rezone this historic parcel at 95 Riberia Street to Planned Unit Development (PUD), to allow for renovations and upgrades to this deteriorated property, so it may be utilized in a consistent manner with the surrounding Riberia Street corridor, mixed use properties in the area. This rezoning will allow the owner to maintain and promote the history of this property and area while updating and refreshing the property to provide the proposed mixture of uses, including an interactive locomotive museum, the relocation of a steam locomotive and pullman rail car to the front of the property to allow public viewing and interactive use, with a small, high-end restaurant inside the rail car, and additionally, the slight reconfiguration and renovation of the buildings to provide a market/general store within the stable stall area, a kitchen and takeout facility adjacent and utilization of the large barn for an interactive, craft brewery/distillery. All these uses will interact together to promote the forgotten history of this area and an appreciation for the railroad industry that served our historic city for many years, as Mr. Flagler promoted St. Augustine, and this historic property provided the area for the stables that allowed guest transportation from the rail station into the marvelous cobblestone roads and grand Flagler era hotels downtown. The changes to the property will reflect the historical nature of the area and will include the locomotive museum, including many historical pieces, photographs and documents, as well as historical reflections within the museum and throughout the property describing the property and the area's history. Accordingly, the local market will allow sale of local goods, the kitchen and restaurant will reflect the historical foods associated with the Flagler era rail industry up and down the coast and the craft brewery distillery will add additional historical reflection in kind.

All updates, rehabilitation, additions to or partial taking away of the current structures will meet and exceed all city codes and regulations. This rezoning will allow the applicant to revive this historical property reflecting this historical area, through a complete overhaul of the buildings with the stated intent of creating a mixed use property based upon the railroad's immense contribution to the development and thriving nature of our historic city through the years and how this property served a significant role in that industry and brilliant mode of transportation, including the horses and carriages that carried the many travelers and goods into town and through our tiny streets and historic homes and hotels. This proposed compatible use will establish a sense of place and the large parcel provides sufficient area to offer a number of mixed uses utilizing, through pre-arranged agreement, the parking now existing and future parking garage spaces on the San Sebastian Harbor site. Further, it will work in the depicted trolley stop on the Riberia entrance to promote intermodal exchange, taking cars off our roads, and it will encourage pedestrian use of the historic downtown area as sought by the goals, objectives and policies of our comprehensive plan.

The site is approximately 30,084 gsf (over 2/3 acre) and currently contains several structures, stables and canopies, and these will all be refreshed and renovated, including some additions and partial demolitions, to transform this historic property into the mixed-use venue envisioned herein and depicted on the PUD site plan map. Of note, the property has historically been categorized, assessed and taxed by the SJC Property Appraiser and SJC Tax Collector with a Use Description of “City of St. Augustine Industrial - Warehousing & Distribution Terminals.”

Applicant / Owner:

Ryan Dettra (Purchaser – Applicant) / Paul Meredith, PA (Current Owner)
33 Davis Street
St. Augustine, FL 32084

Authorized Agent for the Applicant / Owner:

James G. Whitehouse, Esq.
St. Johns Law Group
104 Sea Grove Main Street
St. Augustine, FL 32080

Exhibits:

Exhibit A	Application
Exhibit B	Legal Description
Exhibit C	Development Plan Narrative
Exhibit D	Location Map/Aerial
Exhibit E	Proof of Ownership/Deed
Exhibit F	Authorizations
Exhibit G	Master Site Plan

Parcel Identification Number: 201920 0000

Remove X

Tracking Number:

70210950000087442654

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)**Latest Update**

Your item was delivered to an individual at the address at 11:30 am on June 26, 2023 in SAINT AUGUSTINE, FL 32080.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

SAINT AUGUSTINE, FL 32080

June 26, 2023, 11:30 am

Notice Left (No Authorized Recipient Available)

SAINT AUGUSTINE, FL 32080

June 23, 2023, 12:14 pm

Out for Delivery

SAINT AUGUSTINE, FL 32084

June 7, 2023, 8:26 am

Arrived at Post Office

SAINT AUGUSTINE, FL 32084

June 7, 2023, 8:15 am

Departed USPS Regional Facility

JACKSONVILLE FL DISTRIBUTION CENTER

June 6, 2023, 9:25 pm

Arrived at USPS Regional Facility

JACKSONVILLE FL DISTRIBUTION CENTER

June 6, 2023, 12:03 am

Feedback

4592 4428 0000 0950 0000 7021

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☐ Return Receipt (electronic) \$	
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☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent to Neighborhood Council of St. Augustine Street and Apt. No., or P.O. Box No. 52 N. St. Augustine Blvd. City, State, ZIP+4® St. Augustine FL 32080	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	