



AGENDA

Planning and Zoning Board City of St. Augustine, Florida

Alcazar Room

Tuesday, August 1, 2023, at 1:00 p.m.

Regular Agenda

- 1. Roll Call**
- 2. General Public Comments for Items Not on the Agenda**
- 3. Approval of Minutes**
 - a. Regular Meeting Minutes from June 6, 2023.
 - b. Special Meeting Minutes from June 27, 2023.
- 4. Modification and Approval of Agenda**
- 5. Variance**
 - a. 2023-0062
Marshall Schneider – Applicant
c/o Schneider Consulting LLC
Lester Pelkey – Owner
c/o Pelkey Property Holdings LLC
[8 Perpall Street](#)
To reduce the rear setback to allow for the construction of a second story addition within the Commercial Medium-Two (CM-2) zoning district.
 - b. 2023-0064
Elizabeth Ross – Applicant
Elliot Ross – Owner
[22 Park Terrace Drive](#)
To reduce the side and rear setbacks to allow for the construction of a guesthouse within the Residential Single-Family-One (RS-1) zoning district.

- c. 2023-0065 Ryan Cornelison – Applicant
c/o Cornelison LLC
Ryan & Kimberly Cornelison – Owners
c/o Cornelison LLC
[124 King Street](#)
To approve a reduction of off-street parking requirements within the Commercial Low-Two (CL-2) zoning district.
- d. 2023-0066 Jon Veniard – Applicant
c/o The Local Refillery
Stephanie Hollis – Owner
c/o Solar Stick
[226 W King Street](#)
To approve a reduction of off-street parking requirements within the Commercial Medium-Two (CM-2) zoning district.

6. Use by Exception

- a. 2023-0059 Patrick Ingoldsby – Applicant
c/o iTrip
Brittany Edwards & Alexis Magnan-Callaway – Owners
[24 Fancher Court](#)
To approve one (1) off-site parking space at the Municipal Parking Garage within the Residential Single-Family-Two (RS-2) zoning district as a permitted use by exception.

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

- 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.
- Originally continued from the
June 6th Meeting
- Application has been withdrawn by
applicant

b. 2023-0046
Originally continued from the
June 6th Meeting

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 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.

c. 2023-0038
Originally continued from the
June 6th Meeting

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.

8. Conservation Overlay Zone Development

a. 2022-0057
Continued from the July 5th Meeting

Ryan Carter – Applicant
c/o Carter Environmental Services, Inc.
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
Originally continued from the
April 4th 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.

c. 2023-0035 Robert & Karen Thomas – Applicant & Owners
[Fiddler Crab Lane / PID 158571-9080](#)
Originally continued from the June 6th Meeting 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.

d. 2023-0063 Henry F. Green III – Applicant & Owner
[24 N St. Augustine Boulevard](#)
To approve the modification to an existing bulkhead within Conservation Overlay Zone 2.

9. Rezoning

a. 2023-0057 James G. Whitehouse, Esq. for Ryan Dettra – Applicant
c/o St. Johns Law Group
Continued from the July 5th Meeting 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).

~~b. 2023-0061 Ellen Avery Smith, Esq. – Applicant
c/o Rogers Towers, P.A.
Kasam Hospitality, Inc. – Owner
[24 Cathedral Place / PID 197160-0000 & 197200-0000](#)
To rezone an approximately 1.06-acre property from the established 24 Cathedral Place Planned Unit Development (PUD) to the Amended and Restated 24 Cathedral Place Planned Unit Development (PUD).~~

First hearing has been rescheduled to the September 5th Meeting

10. Other Business

a. Reminder of Special Planning and Zoning Board Meeting in late August.

11. 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.

12. Addendum to Item 7b. for Properties Included in Request

- a. 4 Nesbit Avenue / PID 104270-0020
- b. 6 Nesbit Avenue / PID 104270-0020
- c. 8 Nesbit Avenue / PID 104270-0020
- d. 12 Nesbit Avenue / PID 104375-0140
- e. 56 Chapin Street / PID 104270-0010
- f. 57 Chapin Street / PID 104450-0000
- g. 58 Chapin Street / PID 104270-0010
- h. 59 Chapin Street / PID 104460-0000
- i. 60 Chapin Street / PID 104270-0000
- j. 61 Chapin Street / PID 104460-0000
- k. 61 ½ Chapin Street / PID 104460-0000
- l. 63 Chapin Street / PID 104460-0000
- m. 63 ½ Chapin Street / PID 104460-0000
- n. 27 Smith Street / PID 104376-0040
- o. 29 Smith Street / PID 104376-0030
- p. 30 Smith Street / PID 103426-0040
- q. 31 Smith Street / PID 104376-0020
- r. 33 Smith Street / PID 104376-0010
- s. 43 Smith Street / PID 104310-0000
- t. 35 Palmer Street / PID 104320-0000

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.

Alejandro Burato spoke in favor of the application and noted it was a great asset to

¹ Documents added to packet

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 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 patters 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 to the August 1,2023 meeting 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

² Break from 3:04p.m.-3:17p.m.

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.

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

Planning and Zoning Board Special Meeting June 27, 2023

The Planning and Zoning Board met in formal session Tuesday, June 27, 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
Carl Blow (left at break)
Christina Griggs
Matthew Shaffer
Ashleigh Barnes

Absent: Jon DePreter

City Staff: Amy Skinner, Director, Planning & Building Department
Jacob Fredriksson, Planning & Building Planner
Isabelle Lopez, City Attorney (arrived at 2:18)
Ron Brown, Attorney (left at 2:18)
Reuben Franklin, Assistant City Manager
Julie Courtney, Historic Preservation Officer
Elyse Wiemann, Recording Secretary

2. General Public hearings for Items Not on the Agenda

(None)

Ms. Skinner thanked the Board for their time and dedication. She noted Ron Brown, Attorney was filling in for Ms. Lopez until she could arrive. She asked the Board if they wanted to modify the agenda to hear the parking code prior to the partial demolition recommendation.

There was a brief discussion; however, no objection to the modification.

MOTION

Mr. Blow MOVED to modify the agenda to discuss the City Parking code first and the partial demolition second. The motion was SECONDED by Mr. Pappas.

VOTE ON MOTION:

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

NAYES: NONE

MOTION CARRIED UNANIMOUSLY

3. Discussion and Recommendation Related to Drafted Language Regarding Partial Demolition Code Amendments

Heard after item 4.

Ms. Skinner introduced the topic and provided a brief overview. She said before the Board were the proposed definitions that would be included in the code and the latest addendum and features of the building code. She said they were working on the update to the Architectural Guidelines for Historic Preservation (AGHP).

Ms. Courtney reviewed the topic with the Board and advised the partial demolition ordinance language needed to be

addressed. She said they were in the middle of the Architectural Guidelines for Historic Preservation (AGHP) update; however, there had been delays. She said in the past several years they noticed a shift in the historic buildings due to hurricanes, storm events, and new investors. She provided some different options to the Board to consider and advised they did not want this to be a cumbersome for property owners.

Public Comment was opened:

Melinda Rakoncay said the type of materials used should not be changed as it will change the look and feel of the City. She said people moved here for the charm; however, people should understand preservation was important to the City.

Public Comment Closed.

Board discussion:

- Agreed with keeping the character on the historic homes in the historic districts
- More concerned with the contributing buildings and what the qualifications were
- Did not want to restrict the people who purchased the homes as things changed with modern times
- Felt there were double standards with contributing homes and homes that were not in historic districts for owners
- Demolition by neglect should not be allowed
- Regulated structures could be administratively approved unless there was a more drastic change then they would need HARB approval
- Questioned what was defined as a regulated structure

Ms. Lopez replied a regulated structure was a building or part of a building not located within the Historic Preservation (HP) District but was individually listed as a local or nation landmark or contributing on the National Register.

Mr. Davis asked if a home fifty-one years old in the Fullerwood neighborhood would have to Historic Architectural Review Board (HARB).

Ms. Courtney replied that would depend on the contributing status of the home.

Mr. Davis said there were around 1,600 or 1,700 homes in the City that were contributing with the majority in HP 1 district; however, the concern was the HARB review had been stretch to other neighborhoods that did not have contributing factors but were under that review. He mentioned two past cases and asked why they had to be reviewed by HARB.

Ms. Skinner replied those two homes were contributing and the proposed work was inconsistent with what they were replacing and that was the reason for the review.

Ms. Courtney said the Fullerwood neighborhood had 1950's buildings and earlier, which showed the development pattern. She said the language from the National Register was included on how to apply the National Register criteria for evaluations. She said the criteria noted districts and buildings did not need to be considered eligible if all the components lacked individual distinction, but the grouping was significant as a whole within the historic context. She said historic preservation was more of a philosophical approach and looked at individually to determine if they were contributing.

Mr. Davis his major concern was taking away an owner's property rights.

Ms. Lopez noted if listed as a regulated structure, in Fullerwood, Lincolnville, or another HP district, it was identified as a contributing structure. She said it would be categorized as an architecture feature with limited review. She said this did not mean the owner would have to go to HARB unless there was a change with a significant architectural feature.

Mr. Pappas stated the homes were not historical but were created to be, which made the homes frozen in time and not contributing to the future which could take away the history from the future.

Ms. Skinner said the neighborhood was determined to be a National Register District based on facts and conditions. She said if the National Register District designation was lost that was fine; however, it had benefits such as grants and federal money but only if it was a National Register District.

Mr. Pappas said the National Register District noted the mass and not particular features of the building and thought the designation would not be lost as long as the mass of the buildings were kept.



Ms. Courtney said the National Register language looked at the physical features and did not note the other features as irrelevant. She said it was relevant to the whole district and each individual house would have to be reviewed.

Ms. Skinner said HARB developed the five characteristic that were important to the integrity of a building which were the roof structure, porch, siding, windows, and cladding material. She said that was what helped them agree to this document and if consistent with these important features, staff review or limited review could take place.

Mr. Davis said another issue was if the homeowners had been notified of what was taking place.

Ms. Skinner replied in the affirmative and said letters were sent out.

Ms. Courtney said there were over 4,000 buildings within the City that were over fifty years old, and around 1,659 structures that contributed to the National Register Districts, which would continue to be reviewed; however, some could have items

administratively approved. She noted some buildings that were not contributing went before HARB because historic materials were being removed.

Mr. Pappas said a better job of letting homeowners know what was taking place and what it meant was necessary.

Ms. Skinner said that was the intent of this and once they moved forward to adopt an ordinance, they would put out a big effort to inform everyone.

Board discussion:

- Felt National Historic District designations were very valuable and should protect them
- Unsure if removing the requirements as it could affect status
- Should make the requirements clear and help homeowners understand without making it a burden
- Questioned if most of the buildings in a district would have to be contributing

Ms. Courtney replied to be a National Register District it was normally 50% of the neighborhood. She said these districts had maps with clear boundaries defined. She said if there was a questioned if a home was contributing, that could be provided. She said before, those homes would have had to be reviewed by HARB and now with this new language, there would be a less stringent review or requirement

Board discussion:

- New language did help to improve it, but thought more could be done
- Should provide homeowners with information as to why their home was considered contributing
- In favor of the material change
- Felt the public did not understand if their home was historic or contributing and education should be provided

Ms. Lopez said the Board had options which were stay with the current code of fifty years or compromise and confirm last year's draft amendment, or the Board could direct the staff make it less restrictive or less restrictive than last year's draft.

Board discussion:

- Should preserve the historic integrity of the City but felt education was needed.
- Was a desire to remove some of the administrative cost burden
- Was more in favor of the proposed language with some modifications to include overlays
- Wanted to move forward but questioned what could make it easier to have more items administratively approved
- Problem was property rights for homeowners and not having an appeals process
- Wood today did not last as long as the older wood
- Felt the process should be easier and not a burden
- Leaned towards the staff recommendation

Ms. Courtney noted the proposed new language did not modify the items that had been approved previously but expanded the historic preservation code language to make it more organized. She said she felt materials mattered; however, understood what had been approved was a compromise and was better than not doing anything. She noted they would try and be more proactive with educating the public. She said this was to narrow down how many houses were affected.

Mr. Pappas asked if there was concern if this were recommended, the contributing buildings would not be considered by the National Historic District and that was the reason for the ordinance pertaining to contributing buildings.

Ms. Courtney said what was difficult was if all the material were replaced with new, would it

still be considered a historic house, and if the massing and overall elements were still present could it be considered a contributing building. She said she thought overtime it could be a look and feel change to the district.

Mr. Davis said each neighborhood was different in age, type of structures, and demographic.

Ms. Skinner advised surveys of other neighborhoods were being done and there was a list of potential contributing buildings. She said the Mayor had asked them to submit two grants regarding Mid-Century Modern contributing buildings, and they were continuing to identify history.

MOTION

Mr. Pappas MOVED Readopt August 2022 Historic Preservation Code Language to include the partial demolition ordinance language and the addendum included as part of the Architectural Guidelines for Historic Preservation. The motion was SECONDED by Mr. Shaffer.

VOTE ON MOTION:

AYES: Pappas, Shaffer, Barnes, Griggs, Davis

NAYES: NONE

MOTION CARRIED UNANIMOUSLY¹

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

Ms. Skinner introduced the topic and briefly reviewed the parking survey. She noted the different options available which were as follows:

- Keep the current code and make no changes
- Proceed with the parking plan drafted by Jonathan Paul, NUE New Urban Concepts

¹ Carl Blow left after parking discussion

- Staff proposal- hybrid between current code and added in other options available
- Staff proposal- changing minimum to maximum

4. (a). Review of the Survey Results of the recently conducted Parking Code Survey focused on Input from the Business Community and Comparison to the Previous Results

Ms. Skinner introduced the topic and said the surveys sent out were tailored more towards the business community. She noted there were 266 survey responses and the information was provided in the packet. She said after reviewing the responses there were similar concerns and responses as before.

4 (b). Discussion and Recommendations 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

Mr. Fredriksson reviewed the proposed parking code updates and how it would relate to the 2040 Comprehensive Plan. He discussed the history of the parking code over the last 90 years and noted the last time the parking code was updated was 1988. He went in depth regarding the options available to help address the parking code.

Public comment was open:

Melinda Rakoncay asked where cars would be pushed to if there was a change in the parking requirements. She said it was great to encourage garages and shuttles to limit the number of vehicles. She said if the density were increased for housing the number of vehicles would be increased causing more traffic.

Bryan Lieberman spoke concerned with parking and hoped the requirements would change as downtown businesses did not have the same the requirements as he did at

his current location. He said this needed to change in the West King area to help his and other businesses thrive.

Public Comment was closed.

4 (c). Planning and Zoning Board discussion

Staff and Board discussion:

- In favor of shared parking, however, concerned with the reduction in parking and unsure of where the vehicles would go
- Current parking code encouraged large surface lot development
- Questioned the parking fees and how that could take place
- Formula had not been developed; however, the proposed fees would help pay the difference in having the spaces for use and not having the physical space
- Collected funds would go towards building other parking facilities or updating the parking locations near the businesses
- If parking requirements were not reduced, then centralizing parking and shuttles would not be viable
- Hoped to reduce the congestion and the pressure on the neighborhoods
- Opposed to reducing the parking requirements
- Could reduce the parking space size and structure for drive isles which would increase the amount of parking available
- Questioned what it meant by reduction according to the San Marco Design Standards

Ms. Skinner replied in the San Marco Design Standards, there were some residential structures used for commercial use and written into the parking code to help maintain the residential nature to reduce the parking requirement by twenty-five percent to avoid parking in the front yard. She said this was a proposal to expand the theory into other

neighborhoods that were commercially zoned.

Discussion continued:

- Not in favor of parking once; however, in favor of encouraging multi-model transit, shared parking, mobility hubs, and valet parking
- Not opposed to the parking fee but did not like the loss of parking spaces
- Did not want to reduce parking east of US1 but open to a reduction to the west
- No issues with reducing parking as that could help cure the 100-year problem
- Neighborhood stores parking could be reduced as less was needed
- Could identify areas in the City where parking could be eliminated
- In favor of the parking fee if it went to the mobility fee
- Parking was not a new issue in St. Augustine
- ITE manual trend was less than what was in the current code; however, it was updated regularly
- Should not require more parking than the actual need of the business
- Requirements for downtown should be kept the same but other neighborhoods should be reviewed individually
- Should work with West Augustine regarding parking as it was a growing business area
- Understood the parking fee in lieu of a parking space; however, unsure how much it should be and how it could affect small infill development
- In favor of shared and reduced parking and how it could fit into the standards
- In favor of encouraging biking but did not want a bike rack to take up a parking space
- Should protect private property values and homestead exempt properties
- Had two type of visitors in the city day trippers and overnight visitors; should be more concerned with overnight visitors as they spend more

- Unsure if encouraging people to use the shuttle services would reduce the economic activity
- Questioned how ride-share was affecting parking
- Felt ride-share decreased the number of vehicles on the road
- Questioned how parking was viewed downtown
- Suggested people may not be aware of available parking even though that was being addressed by the City through an app
- Parking fees made sense; however, thought more options should be made available to the property owners
- In favor of parking once and using the multi-model transportation options
- In favor of the setback reduction if the landscaping standards were met as long as it did not change the floor area ratios where imperious area went up
- Like the idea of reducing parking by region or neighborhood as all were different
- Needed a solution that aggressively dealt with the parking issues
- In favor of the more progressive mobility ideas
- Felt this was a way to provide access for residents

Mr. Davis asked if option three was the one the Board was leaning towards.

Mr. Blow replied in the affirmative and noted from experience any time a fee was charged in lieu of something the difficulty was making sure the monies collected would be spent correctly. He said mitigation fees should be clearly defined and used for purpose it represented.

Mr. Pappas advised the mobility fee was reviewed every year.

Mr. Shaffer understood the concept of the fee but thought other finance options should be explored to have access to these options now. He said residents wanted more of a

livable City. He said the ITE standards showed the trends for less parking; however, that was not the case here and that should be addressed later.

Mr. Pappas said parking was not changing but changing the parking requirements for buildings in the future. He agreed option three was the best fit even though it was not a one size fits all and each neighborhood should be reviewed separately.

Mr. Davis noted another issue was parking on Anastasia Island, and he felt it needed to be addressed. ²

5. Adjournment

Having no further business, Mr. Davis adjourned the meeting at 4:05 P.M.³

Mike Davis, Chairperson

² Break from 2:34p.m.-2:42p.m.

³ Transcribed by Elyse Wiemann

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: August 1, 2023

RE: **VARIANCE 2023-0062**

AGENDA ITEM 5(a)

APPLICANT Marshall Schneider
c/o Schneider Consulting LLC

OWNER Lester Pelkey
c/o Pelkey Property Holdings LLC

LOCATION 8 Perpall Street / PID 156490-0000

REQUEST To reduce the rear setback to allow for the construction of a second story addition within the Commercial Medium-Two (CM-2) zoning district.

LAND USE Commercial Medium Intensity

ZONING Commercial Medium-Two (CM-2)

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 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

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.

Yard means a required open space other than a court unoccupied and unobstructed by any structure or portion of a structure from thirty (30) inches above the general ground level of the graded lot upward; provided, however, that fences, walls, poles, posts and other customary yard accessories, ornaments and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility.

Yard, front, means a required yard extending between side lot lines across the front of a lot adjoining a public or private street. In the case of through lots, unless the prevailing front yard pattern on adjoining lots indicates otherwise, front yards shall be provided on all frontages. Where one (1) of the front yards that would normally be required on a through lot is not in keeping with the prevailing yard pattern, the building inspector may waive the requirement for the normal front yard and substitute therefor a special yard requirement, which shall not exceed the average of the yards provided on adjacent lots. **In the case of corner lots, a front yard of the required depth shall be provided on one (1) frontage and a front yard half the required depth shall be provided on the other.** Depth of a required front yard shall be measured at right angles to a straight line joining the foremost points of the side lot lines. The foremost point of the side lot line, in the case of rounded property corners at street intersections, shall be assumed to be the point at which the side and front lot lines would have met without such roundings. Front and rear yard lines shall be parallel. Where lots in residential districts comprising forty (40) percent or more of the frontage on one (1) side of a street between intersecting streets are developed with structures having an average front yard with a variation of not more than six (6) feet, no building thereafter erected shall project beyond the average line so established. This provision applies in all residential districts.

Yard, side, means a yard extending from the rear line of the required front yard to the rear lot line, or in the absence of any clearly defined rear lot line, to the point on the side lot line involved which is farthest from the intersection of such line with the public street. In the case of through lots, side yards shall extend from the rear lines of front yards required. **In the case of corner lots, yards remaining after front yards have established on both frontages shall be considered side yards.** Width of a required side yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations with its inner edge parallel with the side lot line.

Yard, rear, means a yard extending across the rear of the lot between inner side yard lines. In the case of through lots and corner lots, there will be no rear yards, but only front and side yards. Depth of a required rear yard shall be measured in such a manner that the yard established is a strip of the minimum width required by district regulations, with its inner edge parallel with the rear lot line.

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

Sec. 28-29. – 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: 1) for school, church and governmental agency uses and 2) to provide for handicapped accessibility for buildings constructed prior to December 19, 2019. No variance shall be granted unless the applicant shall show and the board shall find that:
 - a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
 - b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
 - c. This disadvantage does not exist because of conditions created by the owner or applicant; and
 - d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.

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

Within the historic preservation zoning districts 1, 2 and 3 and national register districts, the board may grant a request for variance for architectural or historic reasons, provided that the variance is necessary for the construction or reconstruction of buildings or structures in the appropriate historic architectural style or form, based upon review of the historic architectural review board's recommendations. The board shall find that granting the variance will not be contrary to the public interest; will not adversely affect other property and structures in the district; and will be in harmony with the spirit, intent and purpose of this section.

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

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

Intent. 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. It is not intended that this district become or be used for strip commercial purposes.

(1) *Permitted uses and structures.* As for CM-1 (section 28-208), and in addition:

- a. Retail outlets for the sale of general merchandise excluding new or used automobiles, trucks, boats and tractors (but not automobile wrecking or storage yards, junkyards, or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nursery, lumber and building supplies, supermarkets and convenience stores and similar products.
- b. Service establishments of all kinds including automobile service station or truck stop (see section 28-338) excluding businesses where automotive vehicles are offered for rent or sale, repair and service garage, motor vehicle body shop, auto laundry, drive-in restaurant, laundry or dry cleaning establishments, veterinarian or animal boarding kennels in soundproof building, pest control, carpenter or cabinet shop, home equipment rental, ice delivery station, job printing or newspaper, marina, radio or television broadcasting transmitter, antenna, office and studio facilities, banks and financial institutions, video rentals, funeral homes, travel agencies, electronic equipment/TV repair shop, employment offices, upholstering, furniture refinishing and similar establishments.
- c. Establishments or facilities for the retail sale and service of all alcoholic beverages, either for on-premises or off-premises consumption, or both.
- d. Any type of wholesale, jobber or distributorship business where the total operation does not require more than four thousand (4,000) square feet of floor space; no vehicle is used in excess of one-and-one-half-ton capacity; all merchandise is stored within an enclosed building; and no heavy machinery or manufacturing is located on the premises.
- e. Hotels and motels with or without kitchenettes.
- f. 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.
- g. Multifamily dwellings as for RG-1.**
- h. Colleges.
- i. Shopping plaza or shopping center.
- j. Intermediate care facilities.
- k. Home office, private.
- l. Agricultural market, outdoor or indoor.
- m. Special event venue as per section 28-347(8).
- n. Craft alcohol industry. See also section 28-209(1)d. for limitations on any type of wholesale, jobber or distributorship business.

(2) *Permitted accessory uses.* See section 28-348.

(3) *Permissible uses by exception:*

- a. As provided in section 28-347.
 - b. Wholesale, warehouse, or storage use, to include mini warehouses, and self-storage facilities.
 - c. Building trades contractor with outside storage yard and heavy construction equipment.
 - d. Boatyard.
 - e. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating and candy manufacturing.
 - f. Bulk storage yards, including bulk storage of flammable liquids.
 - g. Open air theaters, but not drive-in theaters.
 - h. Commercial, recreational and entertainment facilities such as museums, carnival or circus, shooting gallery, skating rink, pony ride, go-cart track, athletic complexes, arena, auditorium, convention center, dance hall, indoor theater and similar uses; provided, however, such uses do not have temporary facilities which exceed more than thirty-five (35) feet in height for more than thirty (30) days in any calendar year. For the purpose of this section, exceeding the height at any time during a twenty-four-hour period constitutes a day.
 - i. Palmist, astrologist, psychics, clairvoyants, phrenologists and similar uses.
 - j. Businesses that offer for sale new or used automobiles, trucks, boats and tractors.
 - k. Uses and structures as for RG-1 (section 28-163).
 - l. Facilities for sales, trade, gift, display, storage, delivery or on-site commercial consumption of legally available marijuana.
- (4) *Minimum lot requirements (width and area):*
- a. Minimum lot width, one hundred (100) feet.
 - b. Minimum lot area, fifteen thousand (15,000) square feet; except as specifically required for certain uses.
- (5) *Maximum lot coverage of all buildings.* Seventy-five (75) percent.
- (6) *Minimum yard requirements:*
- a. Front, zero feet minimum, thirty (30) feet maximum, except for property abutting U.S. Highway No. 1 for which the front yard requirements shall be ten (10) feet minimum and no 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. Minimum yard requirements for the San Marco Avenue Design Standards. Development within the San Marco Avenue Design Standards entranceway corridor area including the use of the residential typology requires a front setback fifteen (15) feet minimum, thirty (30) feet maximum. Development within the San Marco Avenue Design Standards entranceway corridor area including the use of the traditional

- commercial typology requires a front setback zero feet minimum, ten (10) feet maximum, and zero feet side setback consistent with the chart in the design standards.
- (7) *Maximum height of structures:* Thirty-five (35) feet.
- (8) *Vehicular access:* Facilities for sales, trade, gift, display, storage, delivery or on-site commercial consumption of legally available marijuana shall require a condition of direct vehicular access to a roadway functional classification of principal arterial-urban U.S. Highway 1.

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

The request made at 8 Perpall Street is for a variance to the minimum side yard setback requirement to allow for the construction of an additional dwelling unit on the property. The minimum side yard requirement, per Residential General-One (RG-1), is ten (10) feet and the location of the existing garage is only a side yard of three (3) feet. The size of the property, approximately 0.12 acres, allows for two (2) dwelling units under the Commercial Medium Intensity future land use category. The proposed dwelling unit is to be located above the existing garage and have a gross floor area of seven hundred and two (702) square feet.

The applicant has provided a survey and proposed floor plan of the additional dwelling unit as part of this application.



Figure 1. This aerial photograph shows the property at 8 Perpall Street. Located on the left side of the photograph is the existing garage where the proposed second floor addition is to take place.

The property at 8 Perpall Street is just narrower than fifty (50) feet wide and has an area of approximately 5,227 square feet.

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;

Staff analysis: The minimum lot requirements for the RG-1 zoning district are fifty (50) feet wide and five thousand four hundred fifty (5,450) square feet large, this property does not meet either of these requirements. Additionally, there is an existing garage on the property that the owner proposes to add a second story to, however the location of the garage does not meet setback requirements for habitable space uses.

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

Staff analysis: The disadvantages of an undersized property and physical location of an existing garage do not allow the property owner to add a second dwelling unit while also meeting setback requirements.

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

Staff analysis: Based on the architectural style of the existing garage staff believes that it may have been constructed before the City's current zoning code which would not have taken into account the potential addition of a second dwelling unit. The current owner purchased the property in 2009, well after the property was created and structures were built.

- 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.

Staff analysis: Granting a variance would not adversely affect neighboring properties due to the nature of the request and will add to the City of St. Augustine's currently limited housing supply.

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 request to reduce the side yard setback requirements of 10 feet to 3 feet at 8 Perpall Street / PID 156490-0000 to allow for the construction of a second story dwelling unit.



Jacob Fredriksson, CNU-A
Senior Planner
Planning and Building Department



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

RECEIVED

JUN 30 2023

Planning/Building Dept.

Application Fee: \$350 (plus advertising costs) Project Number: PZ B2023-0062

Receipt Number: 2666770 Meeting Date: August 1, 2023

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

1. NAME OF APPLICANT: MARSHALL SCHNEIDER Contact Number: 904-315-6703

Business (if applicable): SCHNEIDER CONSULTING LLC

Address: 1093 AIA BEACH BLVD #406 City: ST AUGUSTINE State: FL Zip: 32080

E-Mail Address: MARSHX SCHNEIDER@YAHOO.COM

2. NAME OF PROPERTY OWNER: LESTER PELKEY Contact Number: 802-878-5766

Business (if applicable): PELKEY PROPERTY HOLDINGS LLC 100%

Address: PO BOX 8282 City: ESSEX State: VT Zip: 05451

E-Mail Address: LFMC22@AOL.COM

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 6 Block: 9 OR3246/426

Subdivision: SANCHEZ & JELISON Parcel Number: 1564900000

1-110 SANCHEZ SUB WHITE CITY

4. PROJECT STREET ADDRESS: 8 PER FALL ST

5. SPECIFIC PROPOSED USE: SINGLE FAMILY RESIDENCE

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☒ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: THE HOMEOWNER IS REQUESTING A REAR SETBACK VARIANCE TO ALLOW FOR A CONSTRUCTION OF A SECOND STORY ADDITION.

THE ADDITION WOULD MEET ALL CURRENT BUILDING CODES

8. JUSTIFICATION FOR ACTION REQUESTED: THE PROPERTY WAS PURCHASED IN 2009. LATER IT WAS DISCOVERED THAT THE GARAGE NORTH CORNER WAS NOT ON THE PROPERTY. THIS WAS CORRECTED IN 2019 REQUIRING SIGNIFICANT MONIES. NOW THEY ARE FACING A REAR SETBACK ISSUE. THE AREA IS CLEAR OF OTHER BUILDINGS AND THERE IS A SCRUB BUSH TREE GROWING THRU THE FENCE. THIS REQUEST WOULD HAVE ZERO IMPACT ON NEIGHBORS. PROPERTY. (SEE ATTACHED SURVEY & PHOTOS)

04/18/2019

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

- (a) Does the property because of size, shape, topography or other physical conditions, suffer singular disadvantage, which disadvantage does not apply to other properties in the vicinity: THE GARAGE STRUCTURE WAS EXISTING WHEN PROPERTY WAS PURCHASED IN 2009
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: THE OWNER RECENTLY CORRECTED THE PROPERTY IN 2019. THE CORNER OF THE GARAGE WAS ON THE NEIGHBORS PROPERTY
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: THE PROPERTY WAS PURCHASED IN 2009 AS AS IT IS CURRENTLY CONSTRUCTED, NO ALTERATIONS HAVE BEEN MADE TO THE GARAGE
- (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: ATTACHED ARE 8 PICTURES THAT SHOW SURROUNDING PROPERTIES. THERE ARE MANY 2 STORY BUILDINGS.

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.

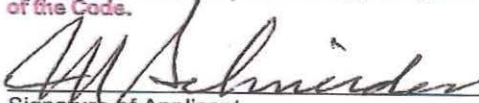
11. AGREEMENT:

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

6/27/2023
Date


Signature of Property Owner

6/28/2023
Date

04/18/2019



Owner's Authorization For Agent

Marshall Schneider is/are hereby authorized TO ACT ON BEHALF
OF Lester Pelkey, 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:
8 Perpal Street, St Augustine

BY: 
Signature of Owner
Lester A Pelkey
Print Name of Owner
✓ 802-878-3930
Telephone Number

State of Vermont

County of Chittenden

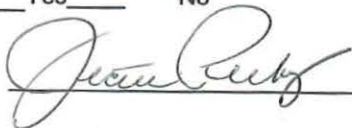
Signed and sworn before me on this 27th day of June, 2023.

By Lester A. Pelkey

Identification verified:

Oath sworn: X Yes No

Notary Signature:



My Commission expires: 1/31/2027

Rev:022117

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.

8 Perpall Street, St Augustine

Project Address: _____
Marshall Schneider

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

Lester A Pelkey

Owner's Name: _____ Owner's Signature: Lester A Pelkey



**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.

MARSHALL SCHNEIDER

Print name of applicant

Marshall Schneider
Signature of applicant

6/27/2023
Date

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

Sales Questionnaire Form

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

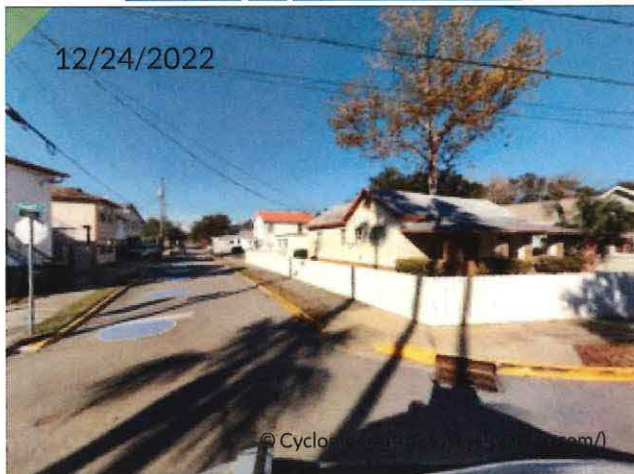
[Sales Questionnaire](#)

2022 TRIM Notice

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

Summary

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Parcel ID	1564900000
Location Address	8 PERPALL ST SAINT AUGUSTINE 32084-0000
Neighborhood	Sanchez & Jellison (698)
Tax Description*	1-110 SANCHEZ SUB WHITE CITY LOT 6 & S'LY TRI PT OF LOT 5 BLK 9 BEING ALL LOT 5 (EX N'LY PT IN OR2396/531) OR3246/426 & 5017/592 <i>*The Description above is not to be used on legal documents.</i>
Property Use Code	Single Family (0100)
Subdivision	Sanchez Land, Plat of Section 45 & 46 Tp
Sec/Twp/Rng	45-7-30
District	City of St Augustine (District 452)
Millage Rate	18.9763
Acreage	0.120
Homestead	N

Owner Information

Owner Name	Pelkey Property Holdings LLC 100%
Mailing Address	PO BOX 8282 ESSEX, VT 05451-0000

Map



Valuation Information

	2023
Building Value	\$105,408
Extra Features Value	\$7,371
Total Land Value	\$130,625
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$243,404
Total Deferred	\$108,548
Assessed Value	\$134,856
Total Exemptions	\$0
Taxable Value	\$134,856

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	\$88,335	\$14,005	\$127,680	\$0	\$0	\$230,020	\$122,596	\$107,424	\$122,596
2021	\$56,421	\$14,005	\$76,000	\$0	\$0	\$146,426	\$111,451	\$34,975	\$111,451
2020	\$42,533	\$14,005	\$57,000	\$0	\$0	\$113,538	\$101,319	\$12,219	\$101,319
2019	\$40,203	\$3,509	\$57,000	\$0	\$0	\$100,712	\$93,118	\$7,594	\$93,118
2018	\$40,769	\$3,509	\$40,375	\$0	\$0	\$84,653	\$84,653	\$0	\$84,653
2017	\$41,902	\$4,303	\$30,780	\$0	\$0	\$76,985	\$76,985	\$0	\$76,985
2016	\$42,469	\$4,377	\$30,780	\$0	\$0	\$77,626	\$77,626	\$0	\$77,626
2015	\$43,035	\$4,449	\$30,780	\$0	\$0	\$78,264	\$76,099	\$2,165	\$76,099
2014	\$35,094	\$3,307	\$30,780	\$0	\$0	\$69,181	\$69,181	\$0	\$69,181
2013	\$36,157	\$3,505	\$30,780	\$0	\$0	\$70,442	\$70,442	\$0	\$70,442
2012	\$36,689	\$3,705	\$30,780	\$0	\$0	\$71,174	\$71,174	\$0	\$71,174
2011	\$37,752	\$3,905	\$34,200	\$0	\$0	\$75,857	\$75,857	\$0	\$75,857
2010	\$38,284	\$4,105	\$38,000	\$0	\$0	\$80,389	\$80,389	\$0	\$80,389

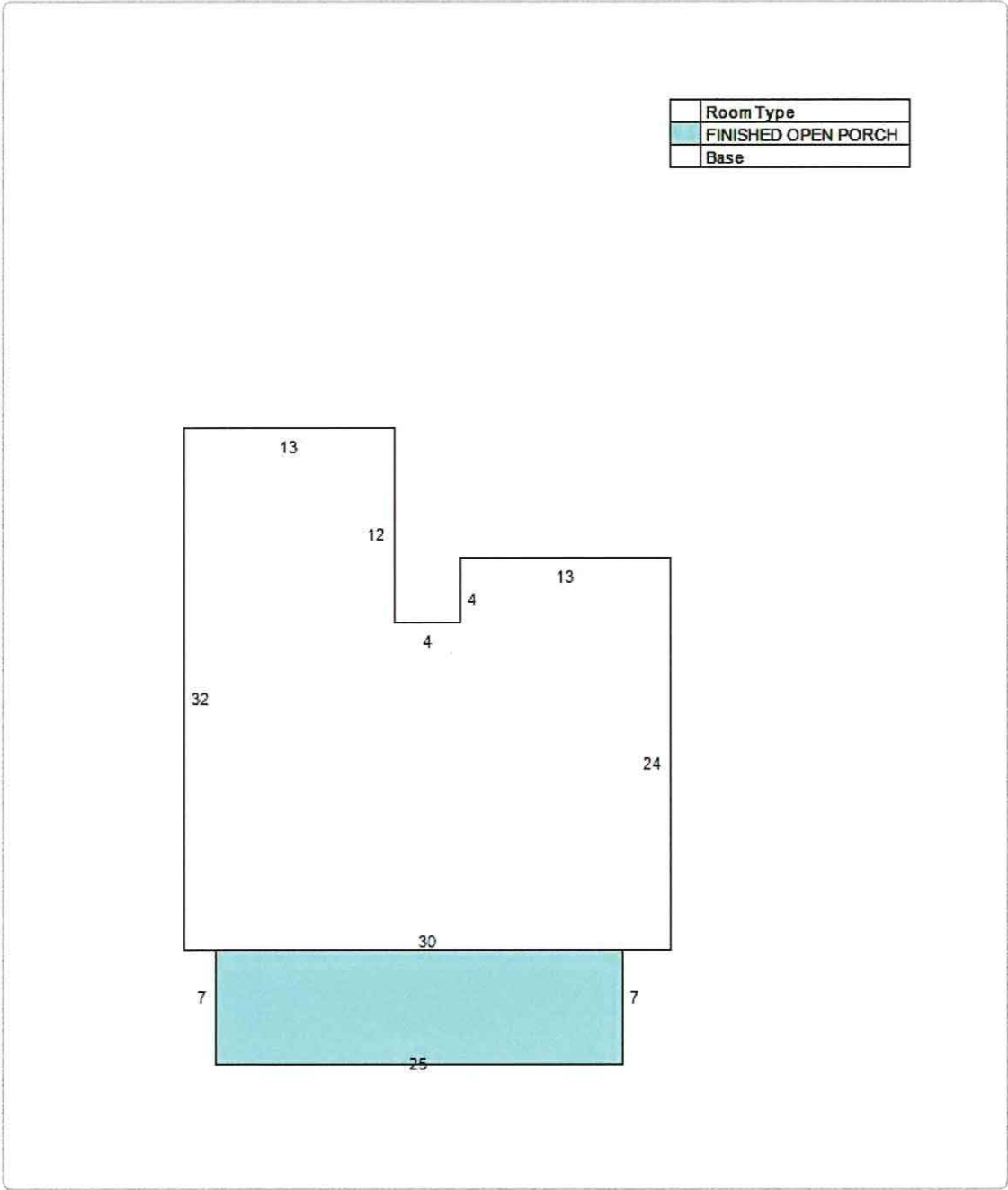
Building Information

Building	1
Year Built	1915
Actual Area	983
Conditioned Area	808
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Aluminum Vinyl, Brick 2

Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Sheet Vinyl, Pine Wood
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	0
Baths	

Description	Square Footage
BASE AREA	808
FINISHED OPEN PORCH	175
Total SqFt	983

Sketch Information

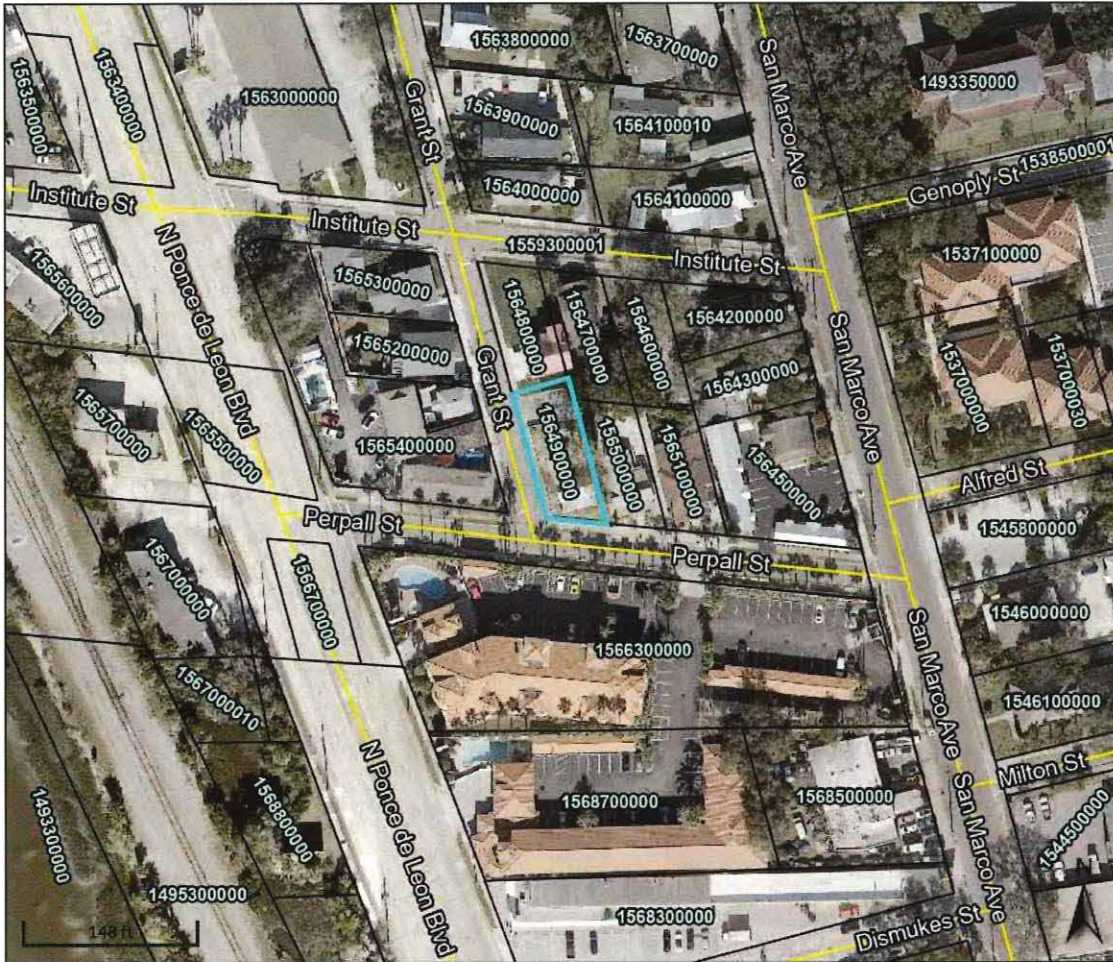


Extra Feature Information

Code Description	Status	Value
Garage - Average (Mix)		7371

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	50	110	50	EF	\$130,625



Overview



Legend

□ Parcels

Parcel ID	1564900000	Physical Address	8 PERPALL ST SAINT AUGUSTINE	Building Value	\$105,408	Last 2 Sales			
Property Class	0100 - Single Family	Mailing Address	PELKEY PROPERTY HOLDINGS LLC	Extra Feature Value	\$7,371	Date	Price	Reason	Qual
Taxing District	City of St Augustine	Address	PO BOX 8282	Total Land Value	\$130,625	8/14/2020	\$10000	30	U
Acres	0.12		ESSEX VT 05451-0000	Just Value	\$243,404	10/1/2009	\$140000	36	U
				Total Deferred	\$108,548				
				Assessed Value	\$134,856				
				Total	N/A				
				Exemptions					
				Taxable Value	\$134,856				

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: 6/30/2023
Last Data Uploaded: 6/29/2023 11:43:10 PM

Developed by  Schneider
GEOSPATIAL

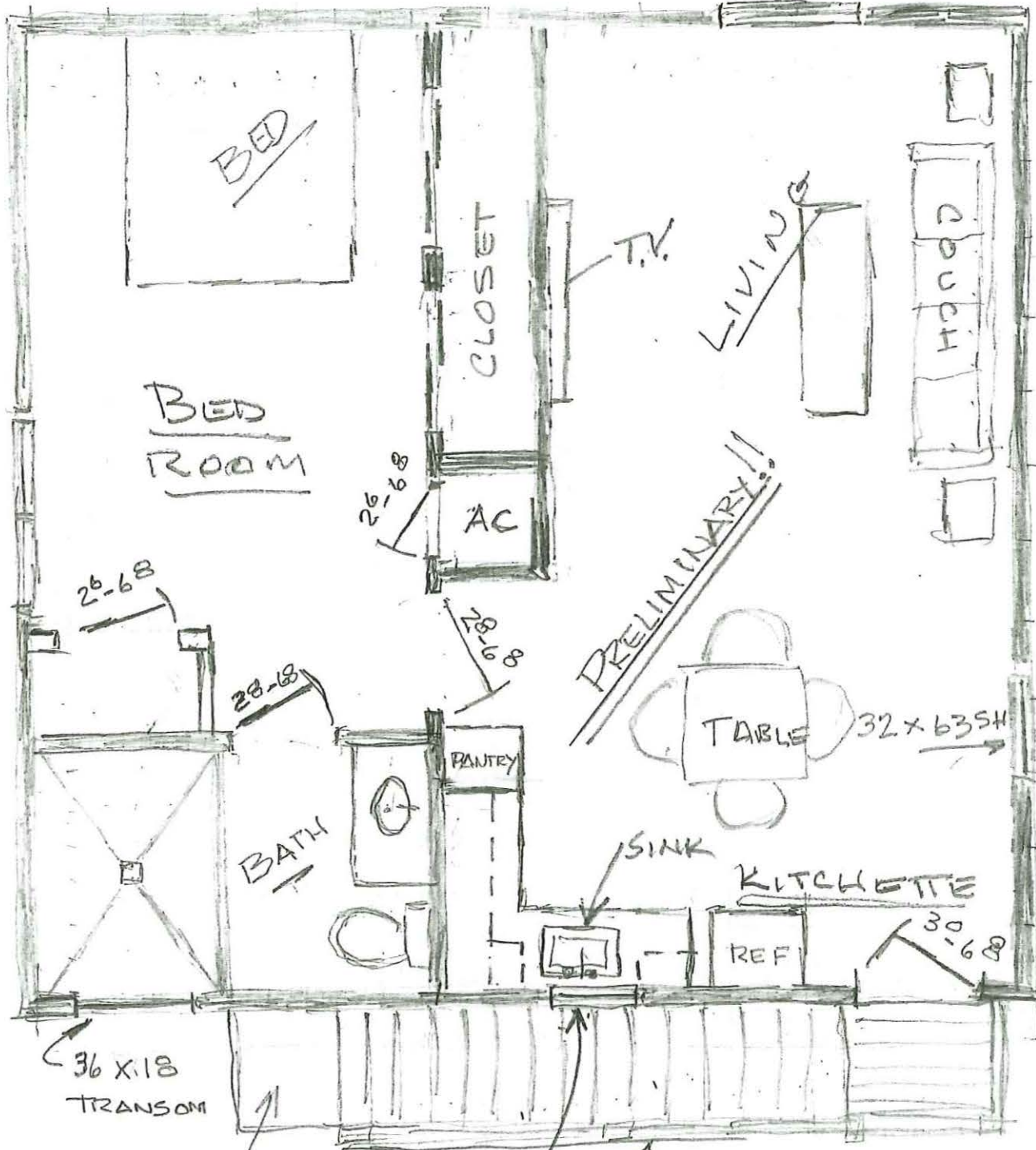
7/23/2023

SCALE $\frac{1}{4}" = 1'-0"$

NORTH



36 X 18 TRANSOM



PRELIMINARY!!

TABLE 32 X 63 SH

KITCHETTE

REF

30-68

RAIL

30 X 30 SH

3' X 3' LANDING

36 X 18 TRANSOM

PLAN FOR

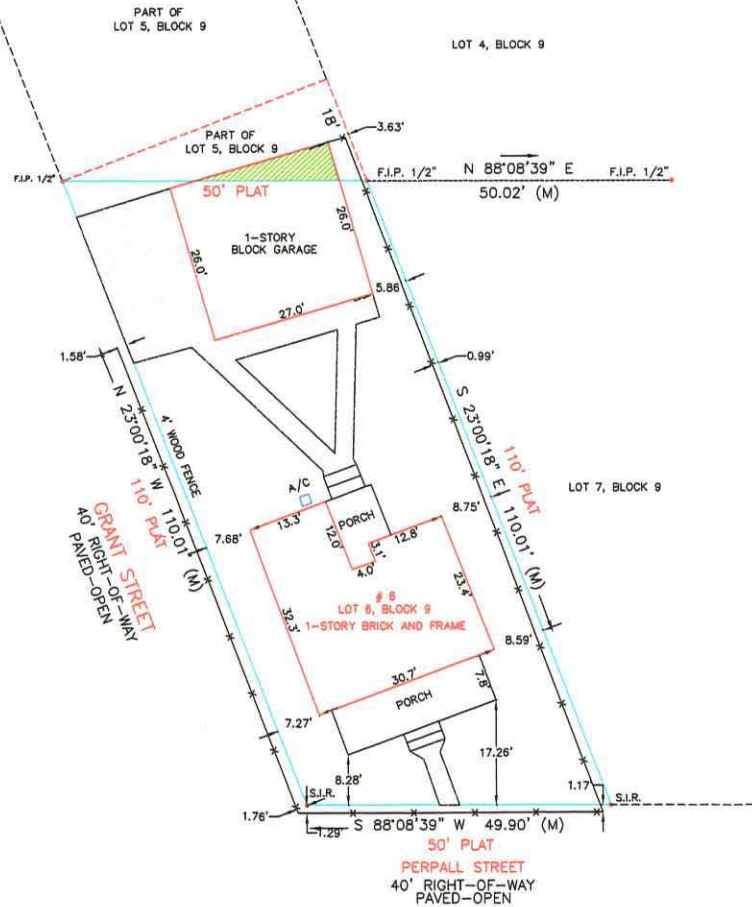
PELKEY RESIDENCE ABOVE GARAGE

8 PEPALL-ST.

SCHNEIDER CONSULTING
904-315-6703

BOUNDARY SURVEY OF:

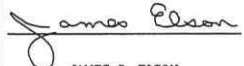
LOT 6, BLOCK 9, PLAT OF W.J. SANCHEZ LAND, AS RECORDED IN MAP BOOK 1, PAGE 110, PUBLIC RECORDS OF SAINT JOHNS COUNTY, FLORIDA



NOTE:
PART OF GARAGE ON TO LOT 5, BLOCK 9

ACRES 0.1175



ABBREVIATION LEGEND	SYMBOLS LEGEND	SURVEYOR'S NOTES:		JAMES D. ELSON FLORIDA PROFESSIONAL SURVEYOR & MAPPER # 6270 2765 HILLTOP ROAD LOT 11 ST. AUGUSTINE, FLORIDA 32086 OFFICE: (904) 770-5046 EMAIL: JIMLANDSURVEYOR@OUTLOOK.COM	MAP SCALE: 1" = 20' LAST FIELD DATE: 4/15/19 SIGNATURE DATE: 4/15/19  JAMES D. ELSON FLORIDA PROFESSIONAL SURVEYOR & MAPPER # 6270
A/C - AIR CONDITIONER F.I.R. - FOUND IRON ROD F.I.P. - FOUND IRON PIPE F.C.M. - FOUND CONCRETE MONUMENT L.B. - LICENSED BUSINESS L.S. - LICENSED SURVEYOR O.R. - OFFICIAL RECORD P.B. - PLAT BOOK P.C. - PAGE P.L.S. - PROFESSIONAL LAND SURVEYOR R.O.P. - RIGHT OF WAY (R) - RECORD (M) - MEASURED S.I.R. - SET 1/2" IRON ROD P.S.M. 6270	HATCH LEGEND  WOOD DECK  CONCRETE FENCE LINE TYPE LEGEND  CHAIN LINK FENCE  WOOD FENCE	THIS SURVEY MAP AND COPIES THEREOF ARE INVALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES.			

Owned by Patrick T. and Dawn A. Canan

109.7
S0E

50.00
N68°48'10"W

-90
91.62

-90
46.62

Owned by Canan Enterprises, LLC

50.00
N68°48'10"W
Garage Encroaches on this Lot only

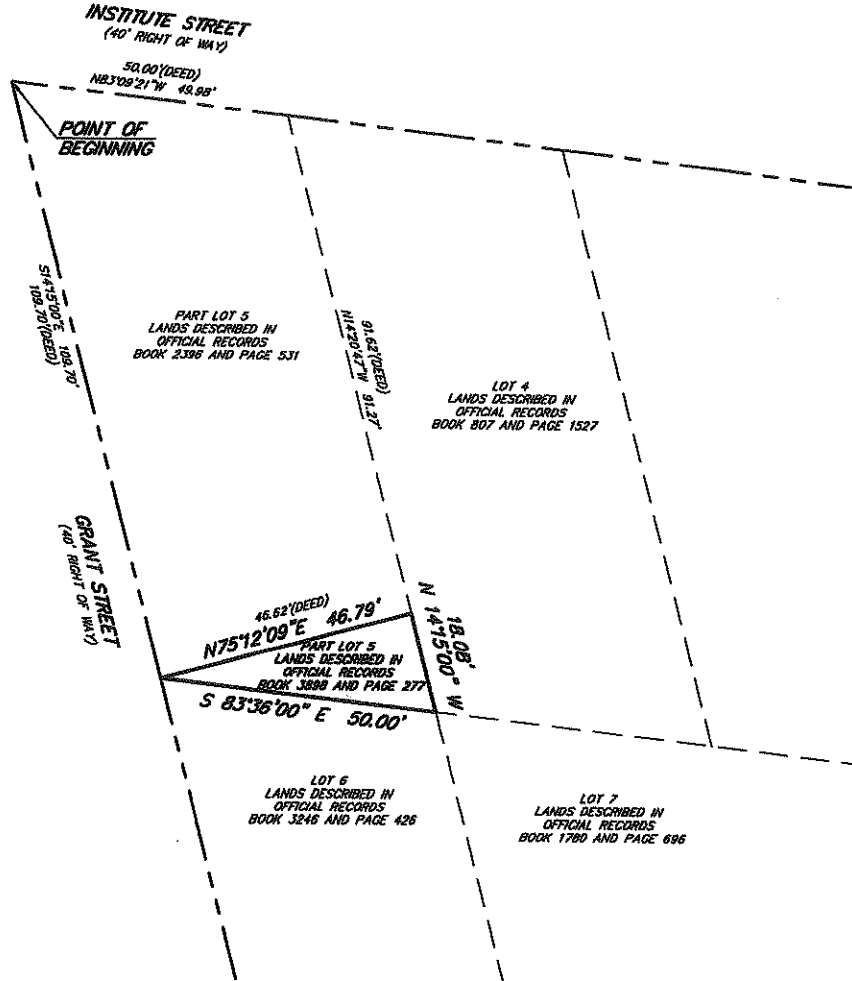
18.08
S0E

MAP SHOWING SURVEY OF

LOT 5, BLOCK 9, SANCHEZ SUBDIVISION OF THE PERPALL GRANT, ACCORDING TO MAP OR PLAT THEREOF FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, MAP BOOK 1, PAGE 110, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A PART OF LOT 5, BLOCK 9, PLAT OF W.J. SANCHEZ LAND, AS RECORDED IN MAP BOOK 1, PAGE 110, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; SAID PART OF LOT 5 BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5 AT THE INTERSECTION OF THE SOUTH LINE OF INSTITUTE STREET WITH THE EAST LINE OF GRANT STREET; THENCE SOUTHERLY ON THE WEST LINE OF SAID LOT 5 AND THE EAST LINE OF GRANT STREET 108.70 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EASTERLY PERPENDICULAR TO SAID WEST LINE OF LOT 5 A DISTANCE OF 46.62 FEET TO THE EAST LINE OF SAID LOT 5 AT A POINT 18.08 FEET NORTHERLY FROM THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTHERLY ON EAST LINE OF SAID LOT 5 A DISTANCE OF 91.62 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE WESTERLY ON THE NORTH LINE OF SAID LOT 5 AND ON THE SOUTH LINE OF INSTITUTE STREET 50

CERTIFIED TO:
PATRICK CANAN & DAWN CANAN
CANAN ENTERPRISES



LEGEND

A/C	- AIR CONDITIONER PAD	RES	- RESIDENCE
ID	- IDENTIFICATION	C	- CENTERLINE
N.A.V.D.	- NORTH AMERICAN VERTICAL DATUM	+	- DENOTES NOT TO SCALE
sq. ft.	- SQUARE FEET	W	- WATER METER
I.P.(F)	- IRON PIPE FOUND	CC	- EXPOSED CONCRETE
I.R.(F)	- IRON ROD FOUND	CA	- COVERED AREA
I.R.(S)	- 5/8" IRON ROD SET (PSM #4620)	W	- WELL
CP	- WOOD POWER POLE	OE	- OVERHEAD ELECTRIC
		CD	- CLEANOUT

AREA = 0.01 ± ACRES
OR 423 ± sq. ft.

GRAPHIC SCALE



1" = 20'

GENERAL NOTES

- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished in this firm except as shown.
- This certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded status of title, easements or restrictions. This surveyor shall not be held liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor. Nothing herein shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All easements hereunder shall be readied by binding subdivision in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities or foundations were located or determined by this survey.
- For building setbacks call the appropriate county notice enforcement office.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Easements as shown herein are only those above ground, visible objects observed by the surveyor.

- This survey is certified to the best field data.
- This survey does not reflect or determine ownership.
- The specific rights implied by this survey are not transferable.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTE

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

- According to the Federal Emergency Management Agency FEMA Map No. 125745-0112J effective date: 12/01/2008, the property described herein appears to be in Zone AE 6'
- Basis of bearing structure: REFER TO SURVEY

DATE	LAST MOD. DATE	SCALE	1/8" = 1" AS SHOWN	DATE BY	DATE BY
20-04-20	04/20/20	1" = 20'	700/20	HALF	R.M.

TWO SKETCH OF DESCRIPTION

COPYRIGHT 2020, ALL RIGHTS RESERVED.

NICHOLAS H. FRANKLIN
8170 A1A SOUTH #318
ST. AUGUSTINE, FLORIDA 32085
(904) 471-6877 FAX (904) 471-6878

See note without the signature and the original record copy of a Florida Licensed Surveyor and Engineer. Falsification or alterations to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

NICHOLAS H. FRANKLIN, P.L.S. 4820
FOR LANDTECH AND ASSOCIATES

LAND TITLE

of America

Prepared by:

Antoinette Bonafede

Land Title of America Group

3700 U.S. Highway 1 South

St. Augustine, Florida 32086-7150

L36084

Parcel Account Number: 156490-0000

(Space above for recording information)

WARRANTY DEED

THIS INDENTURE made this 1st day of October, 2009 BETWEEN COLESE SOLANO MASTERS, a married woman, conveying her separate non-homestead property GRANTOR*, whose post office address is 3375 Old Moultrie Road, Lot D, Saint Augustine, Florida 32086, and PELKEY PROPERTY HOLDINGS, LLC a Vermont limited liability company, GRANTEE*, whose post office address is P.O. Box 8282, Essex, Vermont 05451.

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Saint Johns, State of Florida, to-wit:

Lot 6, Block 9, Plat of W. J. Sanchez Land, as recorded in Map Book 1, Page 110, public records of Saint Johns County, Florida.

SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS and RESERVATIONS of record, if any; However, this reference does not operate to reimpose same: SUBJECT TO Zoning Ordinances that may affect subject property; SUBJECT TO Taxes for the year 2009 and Subsequent Years.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES

Cristal Batista
Witness: Cristal Batista

Antoinette Bonafede
Witness: ANTOINETTE BONAFEDE

Colese Solano Masters
COLESE SOLANO MASTERS

COUNTY OF SAINT JOHNS
STATE OF FLORIDA

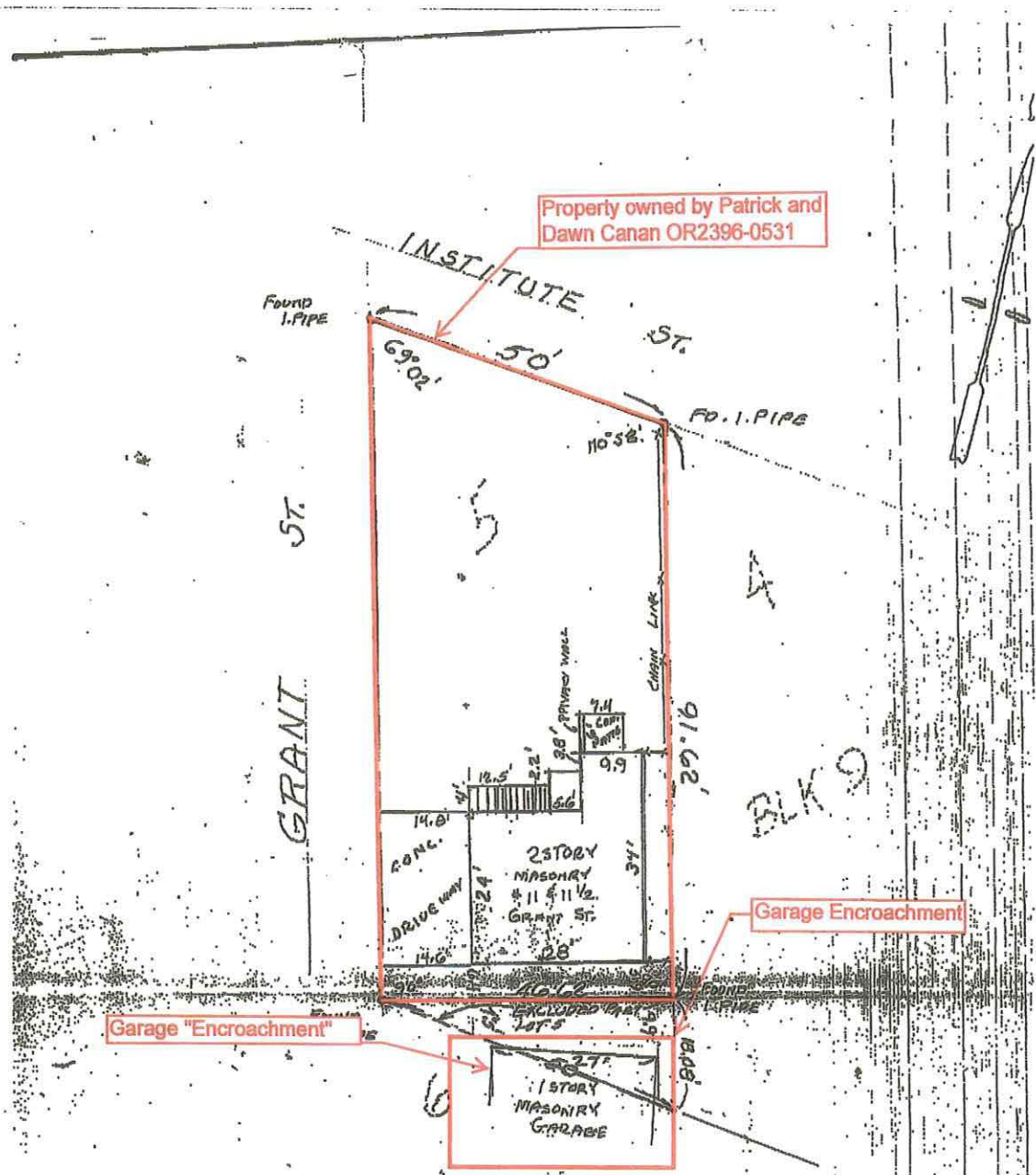
THE FOREGOING INSTRUMENT was acknowledged before me on October 1st, 2009 by COLESE SOLANO MASTERS, a married woman who are personally known to me or have produced Driver's Licenses as identification.

[Seal]



ANTOINETTE BONAFEDE
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD 724164
My Comm. Expires Oct. 13, 2011

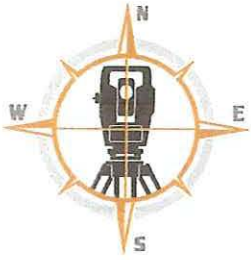
Antoinette Bonafede
Notary Public: ANTOINETTE BONAFEDE
My commission expires: Oct. 13, 2011



PROPERTY LOCATED IN FLOOD ZONE A-5"

BOUNDARY SURVEY-BUILDING LOCATION

A part of Lot 5, Block 9, Plat of W. J. Sanchez Land, as recorded in Map Book 1, page 110, public records of St. Johns County, Florida; said part of Lot 5 being more fully described as follows:
Beginning at the Northwest corner of said Lot 5 at the intersection of the South line of Institute Street with the East line of Grant Street; thence Southerly on the West line of said Lot 5 and the East line of Grant Street 109.7 feet to the Southwest corner of said Lot 5; thence Easterly perpendicular to said West line of Lot 5 a distance of 46.52 feet to the East line of said Lot 5 at a point 18.08 feet Northerly from the Southeast corner of said Lot 5; thence Northerly on East line of said Lot 5 a distance of 91.62 feet to the Northeast corner of said Lot 5; thence Westerly on the North line of said Lot 5 and on the South line of Institute Street 50 feet to the point of beginning,



INVOICE

James Elson

Florida Land Surveyor # 6270
2765 Hilltop Road Lot 11
Saint Augustine, Florida 32086
United States

Phone: 904-770-5046
Mobile: 904-615-3057

BILL TO

Pelkey Property Holdings LLC
PO BOX 8282
ESSEX, Vermont 05451
United States

802-878-3930
LFMCSS@AOL.COM

Invoice Number: 279

Invoice Date: April 23, 2019

Payment Due: April 23, 2019

Amount Due (USD): \$425.00

Services	Quantity	Price	Amount
Boundary Survey 8 PERPALL ST SAINT AUGUSTINE 32084-0000	1	\$425.00	\$425.00
Total:			\$425.00
Amount Due (USD):			\$425.00

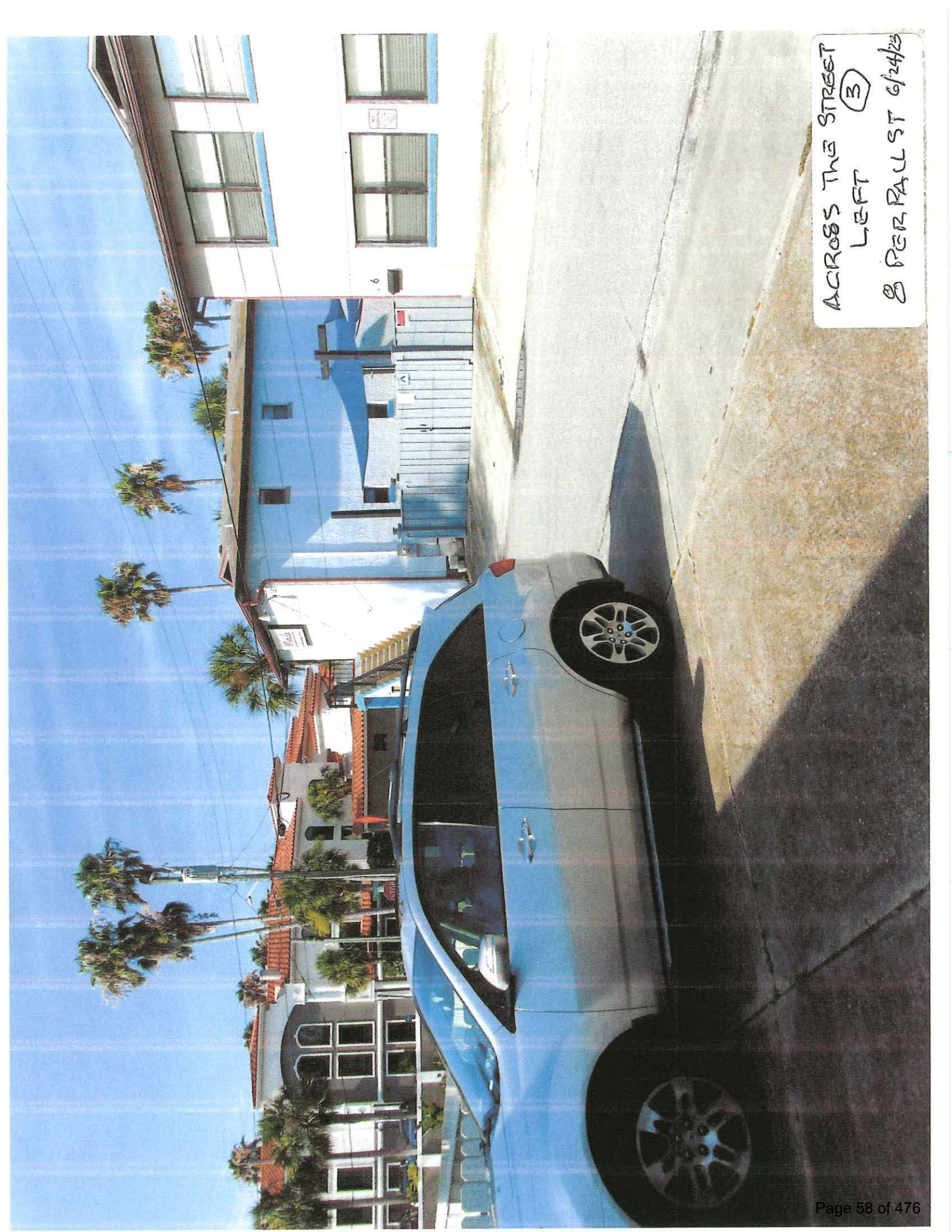
Notes

TD BANK INFO
JAMES ELSON
ACC# 4482-3300-3781-2161



FRONT VIEW ①
GARAGE
8 PERDALL ST 6/24/2023

ACROSS THE STREET
LEFT (B)
8 PERPAUL ST 6/24/23



BUILDING NEXT TO
GARAGE
8 PERALL ST (5)
6/24/2023



ACROSS THE STREET
RIGHT (4)
8 PER PAC ST.
6/24/2023

ACROSS THE STREET
CENTER ②
8 PERPAYL ST
6/24/2023



BACK SIDE OF
GARAGE ⑦
8 PER FALL ST
8/24/2023



Garage Tree



Fence Line

8 PER RAIL HOME
YELLOW (6)
6/24/2023

PROPERTIES BEHIND
GARAGE ③
8 PERPAL ST
6/24/2023



07/14/2023 14:57

NOTICE
A PUBLIC HEARING CONCERNING
THIS PROPERTY WILL BE HELD BY THE
BOARD
OF THE CITY OF ST. AUGUSTINE
ON TELEPHONE 925.1865
INFORMATION ON A



LEGAL NOTICE OF PUBLIC HEARING



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

NOTICE IS HEREBY GIVEN OF A PUBLIC HEARING TO BE HELD BY THE PLANNING AND ZONING BOARD OF THE CITY OF ST. AUGUSTINE, TO BE HELD **TUESDAY AUGUST 1, 2023**. THE MEETING BEGINS AT **1:00 P.M. IN THE ALCAZAR ROOM**, 1ST FLOOR, WEST WING, CITY HALL, 75 KING STREET, ST. AUGUSTINE, FLORIDA, AT WHICH TIME COMMENTS ARE INVITED ON THE FOLLOWING MATTER:

VARIANCE

TO REDUCE THE REAR SETBACK TO ALLOW FOR THE CONSTRUCTION OF A SECOND STORY ADDITION WITHIN THE COMMERCIAL MEDIUM-TWO (CM-2) ZONING DISTRICT.

PROPERTY ADDRESS: 8 PERPALL STREET

DESCRIBED BY THE ST. JOHNS COUNTY PROPERTY APPRAISER BY LEGAL DESCRIPTION AS: 1-110 SANCHEZ SUB WHITE CITY LOT 6 & S'LY TRI PT OF LOT 5 BLK 9 BEING ALL LOT 5 (EX N'LY PT IN OR2396/531) OR3246/426 & 5017/592

APPLICANT'S NAME: MARSHALL SCHNEIDER C/O SCHNEIDER CONSULTING LLC
 PROPERTY OWNER: LESTER PELKEY C/O PELKEY PROPERTY HOLDINGS LLC
 APPLICATION NUMBER: 2023-0062
 PARCEL IDENTIFICATION: 1564900000

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

To obtain additional information regarding this application, contact the Planning and Building Department at 904-209-4331. Please mail this response form to the Planning and Building Department, City of St. Augustine, 75 King Street, P.O. Box 210, St. Augustine, FL 32085-0210, OR email the form to PZB@citystaug.com. This form is to be received no later than Monday, July 31, 2023. Board packet information will be available online at <https://citystaug.com> when finalized.

SURROUNDING PROPERTY OWNER

RESPONSE FORM

_____ IN FAVOR OF APPLICATION

_____ OPPOSED TO APPLICATION

COMMENTS: _____

SIGNATURE

PRINT NAME

ADDRESS

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: August 1, 2023

RE: **VARIANCE 2023-0064**

AGENDA ITEM 5(b)

APPLICANT Elizabeth Ross

OWNER Elliot Ross

LOCATION 22 Park Terrace Drive / PID 164560-0000

REQUEST To reduce the side and rear setbacks to allow for the construction of a guesthouse within the Residential Single-Family-One (RS-1) zoning district.

LAND USE Residential Low Density

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

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

Future Land Use Element Goals, Objectives and Policies

FLUE Policy 6.4.3 Residential Low Density

This district is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low density single-family uses such as churches, child care centers, public and institutional uses, including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate so as to create and maintain a stable low intensity residential character.

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

APPLICABLE CODES/ORDINANCES

Sec. 28-2. – Definitions

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

Home-based business means a business that operates, in whole or in part, from a residential property and meeting all the criteria as established in F.S. § 559.955, as may be amended.

Home occupation means a home-based business as that term is defined in F.S. § 559.955.

Home office, private, means a home-based business as that term is defined in F.S. § 559.955.

Lot means a parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage and area, and to provide such yards and other open spaces as are herein required, provided that certain nonconforming lots of record ("non-conforming lots of record"), at the effective date of this chapter (April 29, 1975), or any amendment to the zoning atlas of the city increasing the dimensional requirements of lots within the zoning district in which the lots are located, are exempted from certain of its provisions under the terms of this chapter (see section 28-119). Such lot shall have frontage on a public or private street and may consist of a single lot of record; a portion of a lot of record; a combination of complete lots of record, or complete lots of record and portions of lots of record, or of portions of lots of record; or a parcel of land described by metes and bounds; provided, that in no case of division or combination shall any residual lot or parcel be created which does not meet the requirements of this chapter. As of the effective date of this article, any two or more nonconforming lots of record located in single-family residential districts RS-1 and RS-2 on which a residential or commercial structure exists, excluding accessory structures as defined by section 28-348 of this Code, are considered combined and may not thereafter be divided into nonconforming lots by the removal or destruction of the structure or any portion thereof by any means whatsoever. Such lots, however, may be replatted so long as the replatted lots conform to the requirements of this chapter.

Lot measurements, width, means width of a lot shall be considered to be the distance between straight lines connecting front and rear lot lines at each side of the lot, measured across the rear of the required front yard or at the building restriction line, whichever is located the greater distance from the street; provided, however, that width between side lot lines at their foremost points (where they intersect with the street line) shall not be less than eighty (80) percent of the required lot width **except in the case of lots on the turning circle of a cul-de-sac, where the eighty (80) percent requirements shall not apply.**

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: 1) for school, church and governmental agency uses and 2) to provide for handicapped accessibility for buildings constructed prior to December 19, 2019. No variance shall be granted unless the applicant shall show and the board shall find that:

- a. The particular property, because of size, shape, topography or other physical conditions, suffers singular disadvantage through the operation of this section, which disadvantage does not apply to other properties in the vicinity; and
- b. Because of this disadvantage, the owner is unable to make reasonable use of the affected property; and
- c. This disadvantage does not exist because of conditions created by the owner or applicant; and
- d. Grant of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this section.

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

Within the historic preservation zoning districts 1, 2 and 3 and national register districts, the board may grant a request for variance for architectural or historic reasons, provided that the variance is necessary for the construction or reconstruction of buildings or structures in the appropriate historic architectural style or form, based upon review of the historic architectural review board's recommendations. The board shall find that granting the variance will not be contrary to the public interest; will not adversely affect other property and structures in the district; and will be in harmony with the spirit, intent and purpose of this section.

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

Sec. 28-119. - Nonconforming lots of record.

Notwithstanding limitations imposed by the provisions of this chapter, any single lot or lots of record which were so recorded on or before the effective date of adoption of this chapter [April 29, 1975] may be used in accordance with the following:

- (1) A single-family dwelling may be constructed on any such lot, lots or portion of a lot or lots which are located in a district where such use is permitted or permitted by exception.
- (2) A multiple-family dwelling containing not more than two (2) dwelling units may be constructed on any lot or lots which are not less than fifty (50) feet in width, not less than five thousand (5,000) square feet in area, and located in a district where such use is permitted or permitted by exception.
- (3) A multiple-family dwelling containing not more than four (4) dwelling units may be constructed on any such lot or lots which are not less than fifty (50) feet in width, not less than seventy-five hundred (7500) square feet in area, and located in a district where such use is permitted or permitted by exception.
- (4) An existing single-family dwelling constructed prior to the effective date of this chapter on a nonconforming lot of record may be converted to a duplex or to accessory apartments on any such lot or lots which are not less than fifty (50) feet in width, not less than five thousand (5,000) square feet in area, and located in a district where such use is permitted or permitted by exception.
- (5) The minimum lot width requirement shall be waived by the planning and building department if the overall square footage of the nonconforming lot of record is above the minimum required for each multiple-family dwelling within the project. The intent of this section is to give the developer some flexibility in the total site plan. This section shall not apply to conforming lots of record, as described in section 28-2.
- (6) The above uses are also subject to the following:
 - a. **No side yard shall be less than ten (10) percent of the width of the lot, provided such side yard is not less than four (4) feet.**
 - b. On a corner lot, the exterior yard adjoining the secondary street shall be considered a side yard but the width of the side yard shall not be less than eight (8) feet.
 - c. The front yard shall meet the requirements of the district where such use is permitted or permitted by exception unless the lot is subject to one (1) of the conditions as specifically modified elsewhere herein (see "yard, front," section 28-2).

(Code 1964, § 33-138; Ord. No. 03-20, § 1, 9-8-03)

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

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

- (1) *Permitted uses and structures.* Single-family dwelling; home office, private.
- (2) ***Permitted accessory uses and structures.* See section 28-348.**
- (3) *Permissible uses by exception.* See section 28-347.
- (4) *Minimum lot requirements (width and area):*
 - a. Minimum lot width, seventy-five (75) feet.
 - b. Minimum lot area, one-quarter acre (10,890 square feet).

(5) *Maximum lot coverage by all buildings and structures.* Twenty-five (25) percent.

(6) *Minimum yard requirements:*

a. Front, twenty (20) feet minimum.

b. Side, fifteen (15) feet minimum.

c. **Rear, twenty (20) feet minimum.**

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

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

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

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

(1) Accessory uses and structures shall not be located in required front or side yards, or within three (3) feet of rear property lines, in any residential district except as follows:

a. On multiple-frontage lots, through lots and corner lots, accessory uses and structures may be located in any required side yard but not less than three (3) feet from any side lot line.

b. **Accessory structures for residential purposes** such as guesthouses **shall not be located in any required yard.**

c. Detached accessory structures (other than as in subsection (2) above or as otherwise specified elsewhere in this section) which are separated from the main structure by not less than ten (10) feet may be located in a required side or rear yard, but not less than three (3) feet from any lot line.

d. Air conditioning compressors serving central systems (other than window units) or other mechanical equipment designed to serve the main structure may be located in any required rear yards, but not in any required front yard, and not less than ten (10) feet from any side lot line, except in the following instances:

1. When a compressor is proposed within a yard and is enclosed by a masonry wall at least five (5) feet high, it may be located within two (2) feet of any side lot line.

2. When a compressor is proposed within a yard and is enclosed by a solid board fence at least five (5) feet high, it may be located within five (5) feet of any side lot line.

e. Tennis courts may be located in a required side or rear yard but not in any required front yard (see subsection (5)).

(2) Household pets are a permitted accessory use in all residential districts provided the number of such pets over ten (10) weeks in age shall not exceed four (4).

(3) Accessory uses and structures in any residential district shall include noncommercial greenhouses and plant nurseries; guest- houses; carports; private garages and boathouses or shelters (provided boathouses or shelters shall not exceed six hundred (600) square feet in area); tool, storage and garden sheds; swimming pools and similar water features; tennis, basketball and similar recreational courts; barbecue pits; facilities for security guards and

caretakers; children's playhouses; gazebos; skateboard ramps; compost area; workshops or studios; structures for hot tubs or saunas; satellite dishes and other antennas; aboveground fuel tanks; and similar uses and structures which:

- a. Do not involve the conduct of business of any kind.
- b. Are of a nature not likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood.
- c. Do not involve operations or structures not in keeping with the character of a residential neighborhood.

(Code 1964, § 33-104)

F.S. § 559.955 Home-based businesses; local government restrictions. —

- (1) Local governments may not enact or enforce any ordinance, regulation, or policy or take any action to license or otherwise regulate a home-based business in violation of this section.**
- (2) A home-based business that operates from a residential property as provided in subsection (3):**
 - (a) May operate in an area zoned for residential use.**
 - (b) May not be prohibited, restricted, regulated, or licensed in a manner that is different from other businesses in a local government's jurisdiction, except as otherwise provided in this section.**
 - (c) Is only subject to applicable business taxes under chapter 205 in the county and municipality in which the home-based business is located.**
- (3) For purposes of this section, a business is considered a home-based business if it operates, in whole or in part, from a residential property and meets the following criteria:**
 - (a) The employees of the business who work at the residential dwelling must also reside in the residential dwelling, except that up to a total of two employees or independent contractors who do not reside at the residential dwelling may work at the business. The business may have additional remote employees that do not work at the residential dwelling.**
 - (b) Parking related to the business activities of the home-based business complies with local zoning requirements and the need for parking generated by the business may not be greater in volume than would normally be expected at a similar residence where no business is conducted. Local governments may regulate the use of vehicles or trailers operated or parked at the business or on a street right-of-way, provided that such regulations are not more stringent than those for a residence where no business is conducted. Vehicles and trailers used in connection with the business must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surfaces at the residence. Local governments may regulate the parking or storage of heavy equipment at the business which is visible from the street or neighboring property. For purposes of this paragraph, the term "heavy equipment" means commercial, industrial, or agricultural vehicles, equipment, or machinery.**
 - (c) As viewed from the street, the use of the residential property is consistent with the uses of the residential areas that surround the property. External modifications**

made to a residential dwelling to accommodate a home-based business must conform to the residential character and architectural aesthetics of the neighborhood. The home-based business may not conduct retail transactions at a structure other than the residential dwelling; however, incidental business uses and activities may be conducted at the residential property.

- (d) The activities of the home-based business are secondary to the property's use as a residential dwelling.**
- (e) The business activities comply with any relevant local or state regulations with respect to signage and equipment or processes that create noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors. Any local regulations on a business with respect to noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors may not be more stringent than those that apply to a residence where no business is conducted.**
- (f) All business activities comply with any relevant local, state, and federal regulations with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids. Any local regulations on a business with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids may not be more stringent than those that apply to a residence where no business is conducted.**
- (4) Any adversely affected current or prospective home-based business owner may challenge any local government action in violation of this section. The prevailing party in a challenge may recover reasonable attorney fees and costs incurred in challenging or defending the action, including reasonable appellate attorney fees and costs.**
- (5) The application of this section does not supersede:**
 - (a) Any current or future declaration or declaration of condominium adopted pursuant to chapter 718, cooperative document adopted pursuant to chapter 719, or declaration or declaration of covenant adopted pursuant to chapter 720.**
 - (b) Local laws, ordinances, or regulations related to transient public lodging establishments, as defined in s. 509.013(4)(a)1., that are not otherwise preempted under chapter 509.**

History.—s. 1, ch. 2021-202.

STAFF SUMMARY AND ANALYSIS

The request from the applicant is for a rear yard setback reduction to allow for the construction of a residential use in an accessory building for the establishment of a home-based business.

This application was advertised as a guesthouse prior to this public hearing, after further review staff has determined that the proposal is for a professional office that is regulated by Florida State Statute 559.955.

The property at 22 Park Terrace Drive is a non-conforming lot of record which means the side setback requirement for this lot is 10% of the lot width, the proposed home office accounts for this in the proposed site plan.

The variance request before the Planning and Zoning Board is to reduce the rear setback requirement of twenty (20) feet down to five (5) feet. A reduction of this suburban type setback requirement would allow for the construction of a two hundred and forty (240) square foot accessory structure to accommodate a home based business.

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;

Staff analysis: The minimum lot width requirement in the RS-1 zoning district is seventy-five (75) feet, this causes a disadvantage for a property with only 44 feet of width to adhere to the excessive RS-1 setback requirements.

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

Staff analysis: The disadvantage of having a lot that does not meet minimum width requirements causes undue hardship towards the property owner when trying to meet the excessive suburban type setbacks of the RS-1 zoning district to construct a reasonably sized two hundred and forty square foot home office.

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

Staff analysis: This lot was created and zoned RS-1 before the current owner purchased the property.

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

Staff analysis: Granting a variance would not adversely affect neighboring properties due to the nature of the request.

STAFF RECOMMENDATION

Based on a review of Section 28-29, and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a variance to the rear yard setback at 22 Park Terrace Drive / PID 164560-0000 to only be five (5) feet rather than the required twenty (20).

A handwritten signature in black ink, appearing to read "J Fredriksson". The signature is fluid and cursive, with the first letter of the last name being a large, stylized 'F'.

Jacob Fredriksson, CNU-A
Senior Planner
Planning and Building Department



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$350 (plus advertising costs) Project Number: 2023-0064

Receipt Number: 2664459 Meeting Date: Aug. 1, 2023

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

1. NAME OF APPLICANT: Elizabeth Ross Contact Number: (904) 347-8470

Business (if applicable): _____

Address: 22 Park Terrace Dr City: St. Augustine State: FL Zip: 32080

E-Mail Address: elizabeth.ross.904@gmail.com

2. NAME OF PROPERTY OWNER: Elliot Ross Contact Number: (352) 682-3889

Business (if applicable): _____

Address: 22 Park Terrace Dr City: St. Augustine State: FL Zip: 32080

E-Mail Address: sseross@yahoo.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: _____

Subdivision: _____ Parcel Number: _____

4. PROJECT STREET ADDRESS: 22 Park Terrace Dr, St. Augustine, FL 32080

5. SPECIFIC PROPOSED USE: Backyard accessory unit / home office

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☒ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: I am requesting a variance to the required yard sizes & setbacks in order to add an accessory unit / home office to the backyard. Please see attached typed answer, floorplan, & survey for more information.

8. JUSTIFICATION FOR ACTION REQUESTED: Because of the required yard sizes & setbacks, it is not possible to add an accessory unit / home office to the backyard.

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

7/5/23
Date


Signature of Property Owner

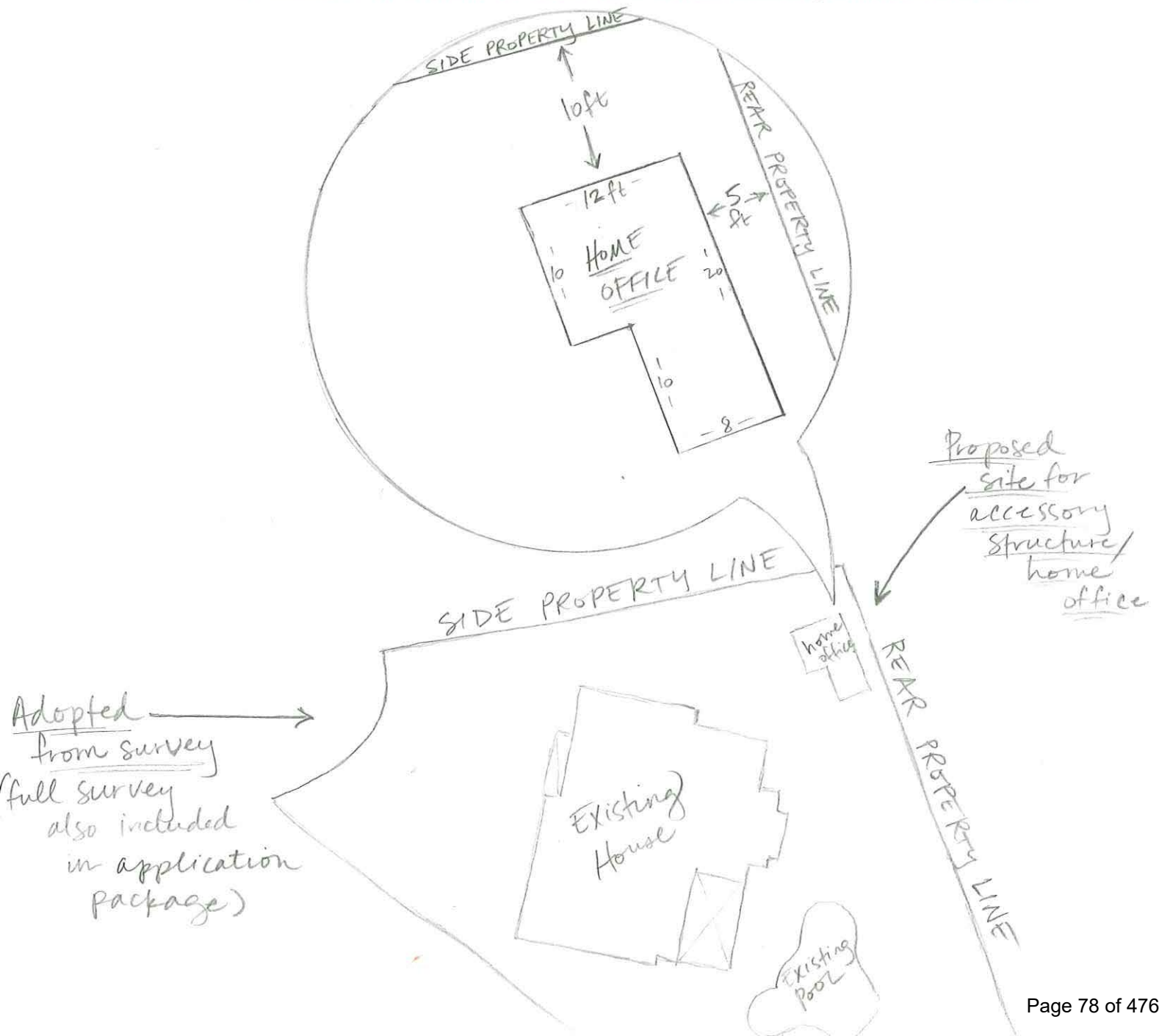
7/5/23
Date

7. DESCRIPTION OF ACTION REQUESTED:

Section 28-348 (1)b. Accessory structures for residential purposes such as guesthouses shall not be located in any required yard.

The accessory structure we would like to add to our backyard will be used as a home office, which I believe qualifies as a residential purpose. I am requesting a variance to our yard requirements. For RS1, our side yard requirement is 15 feet, and our backyard requirement is 20 feet. I am requesting a variance for the **side yard to be 10 feet**, and for the **backyard to be 5 feet**.

Please refer to the attached survey and this rough floorplan for more information on where exactly on our property we would like to add the accessory structure/home office.



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:

The property suffers 2 related disadvantages that do not apply to other properties in the vicinity. The first disadvantage is that the property is located on a sharp curve in the road, and is therefore wedge-shaped. The second, related disadvantage is that the house is placed far back from the front property line.

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

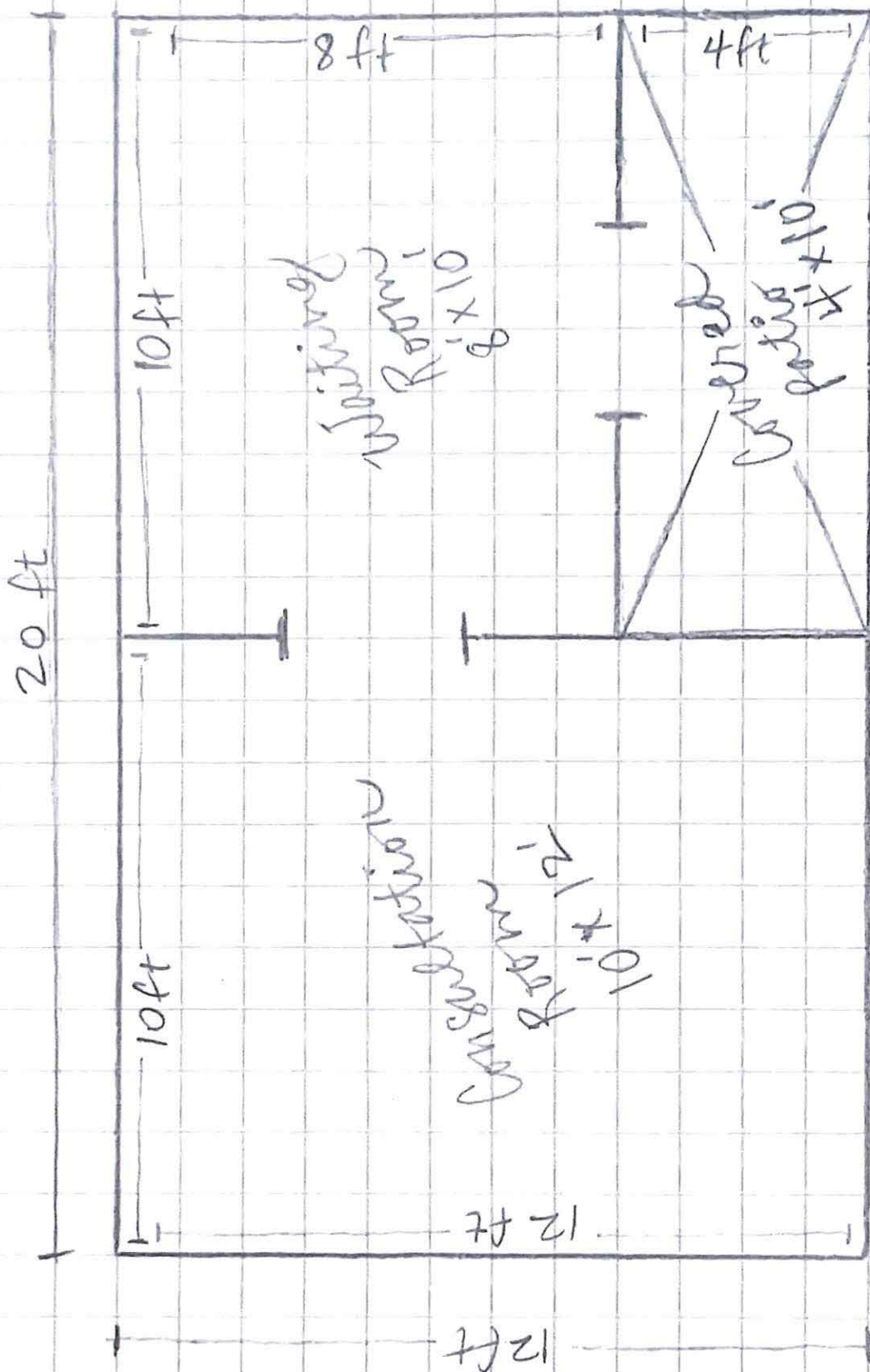
The combination of the 2 disadvantages outlined in (a) creates a backyard space that is irregular and shallow on the side where we wish to add the accessory unit/home office. If the lot had a more regular shape, and/or the house was placed closer to the front property line, reasonable use based on total square footage of the lot (0.28 acres, or 12,041 square feet) would allow for an accessory unit/home office in the backyard.

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

The disadvantages exist because of 1) the property being located on a sharp curve in the road and 2) the house being placed far back from the front property line, not because of conditions created by the owner or the applicant.

- d) Can you establish that granting 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:

If this variance is granted, we plan to add an accessory unit/home office within our fully privacy-fenced backyard. Because of the fence, the old growth tree canopy, and the situation of the lot, the unit will not be visible from the road. The unit will be used as a home office for our family's purposes. The backyard property lines of 2 other lots (Lot 47 and Lot 48), and the sideyard property line of 1 other lot (lot 26) all coalesce in the same spot where we plan to add the unit (see attached survey). Lot 47 is currently vacant with no house built on it, but we have discussed the potential project with the people who live at and own Lot 48 and Lot 26, and they are all supportive. For all of these reasons, we believe the 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. **Also, please note, this accessory unit/home office will not be used for short term rental.**



Proposed Office
Floor Plan

total square footage: 240sf



**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.

Elizabeth Ross

Print name of applicant



Signature of applicant

7/5/2023

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

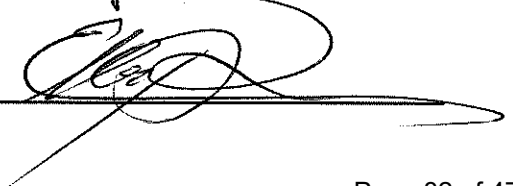
If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

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

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

Project Address: 22 Park Terrace Dr, St. Augustine, FL 32080

Applicant's Name: Elizabeth Ross Applicant's Signature: 

Owner's Name: Elliot Ross Owner's Signature: 

St. Johns County, FL

Apply for Exemptions

[Apply for Exemptions](#)

2022 TRIM Notice

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

Summary

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Parcel ID 1645600000
Location Address 22 PARK TERRACE DR
 SAINT AUGUSTINE 32080-0000
Neighborhood Park Terrace (716)
Tax Description* PT OF F X SANCHEZ GRANT LOT 25 OF UNREC PARK TERRACE OR4642/1448
**The Description above is not to be used on legal documents.*
Property Use Code Single Family (0100)
Subdivision Park Terrace Unplatted
Sec/Twp/Rng 59-7-30
District City of St Augustine (District 452)
Millage Rate 18.9763
Acreage 0.290
Homestead Y

Owner Information

Owner Name Ross Elliot M, Elizabeth M 100%
[Ross Elizabeth M](#) 100%
Mailing Address 22 PARK TERRACE DR
 SAINT AUGUSTINE, FL 32080-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



Valuation Information

	2023
Building Value	\$501,951
Extra Features Value	\$0
Total Land Value	\$133,702
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$635,653
Total Deferred	\$239,751
Assessed Value	\$395,902
Total Exemptions	\$50,000
Taxable Value	\$345,902

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

Historical Assessment Information

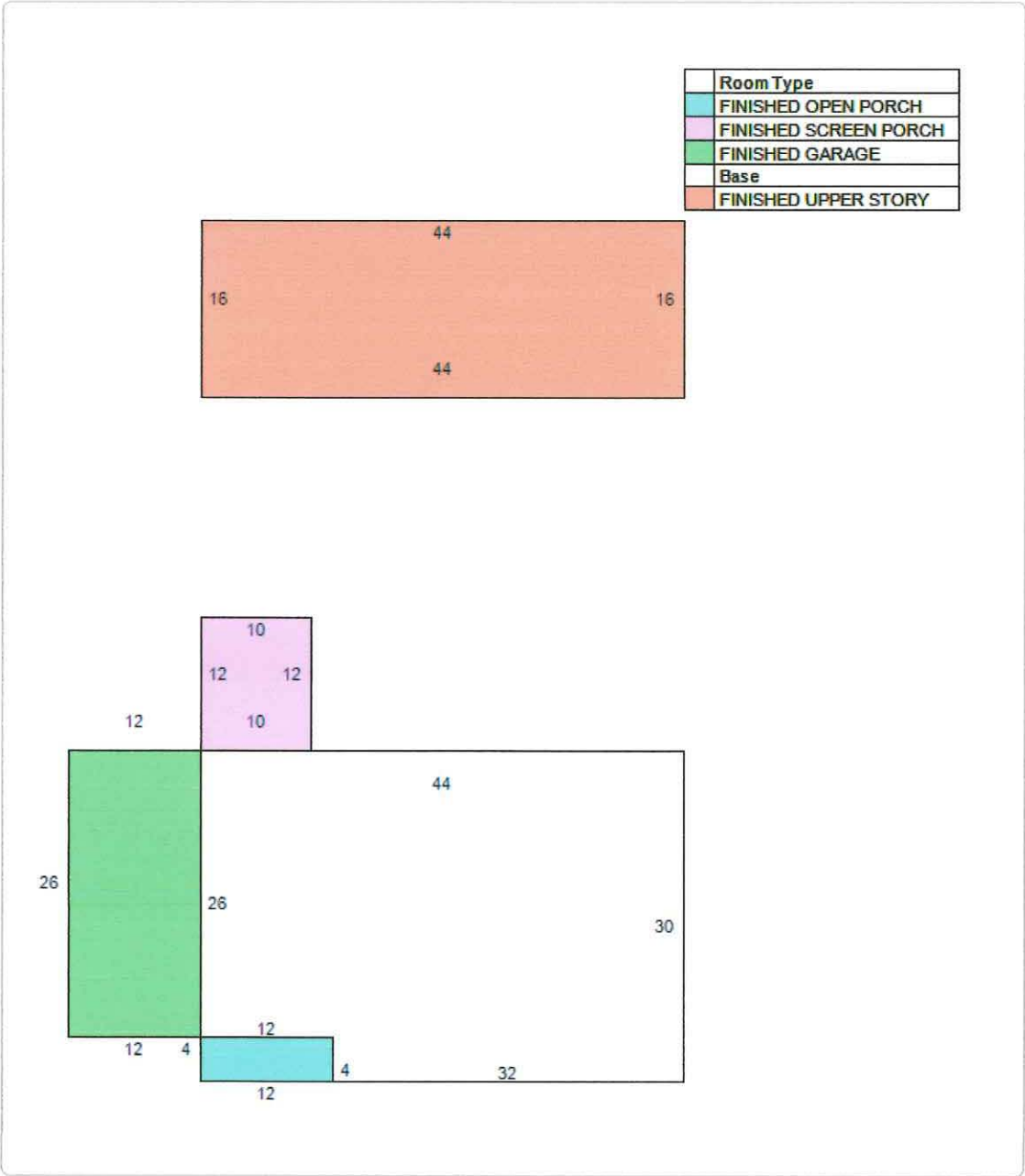
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2022	\$431,429	\$3,360	\$133,702	\$0	\$0	\$568,491	\$384,371	\$234,120	\$334,371
2021	\$262,021	\$3,520	\$107,635	\$0	\$0	\$373,176	\$373,176	\$50,000	\$323,176
2020	\$223,469	\$3,680	\$86,108	\$0	\$0	\$313,257	\$313,257	\$0	\$313,257
2019	\$211,569	\$2,650	\$86,108	\$0	\$0	\$300,327	\$300,327	\$0	\$300,327
2018	\$189,272	\$0	\$74,366	\$0	\$0	\$263,638	\$263,638	\$50,000	\$213,638
2017	\$195,291	\$0	\$74,366	\$0	\$0	\$269,657	\$269,657	\$50,000	\$219,657
2016	\$197,536	\$0	\$74,366	\$0	\$0	\$271,902	\$271,902	\$50,000	\$221,902
2015	\$88,767	\$0	\$56,753	\$0	\$0	\$145,520	\$141,260	\$54,260	\$91,260
2014	\$86,078	\$0	\$56,753	\$0	\$0	\$142,831	\$140,139	\$52,692	\$90,139
2013	\$87,343	\$0	\$50,725	\$0	\$0	\$138,068	\$138,068	\$50,000	\$88,068
2012	\$98,313	\$0	\$50,725	\$0	\$0	\$149,038	\$149,038	\$50,000	\$99,038
2011	\$104,782	\$0	\$56,362	\$0	\$0	\$161,144	\$127,222	\$83,922	\$77,222
2010	\$115,258	\$0	\$62,624	\$0	\$0	\$177,882	\$125,342	\$102,540	\$75,342

Building Information

Building	1	Roof Cover	Composite Shingle
Year Built	1981	Roof Structure	Gable Hip
Actual Area	2456	Interior Flooring	Hardwood, Ceramic Tile
Conditioned Area	1976	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Air Conditioning	Central
Class	N	Bedrooms	5
Exterior Wall	Concrete Stucco	Baths	3

Description	Square Footage
FINISHED UPPER STORY	704
BASE AREA	1272
FINISHED GARAGE	312
FINISHED SCREEN PORCH	120
FINISHED OPEN PORCH	48
Total SqFt	2456

Sketch Information



Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	76	132	76	EF	\$133,702

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/19/2018	11/15/2018	\$415,000.00	WARRANTY DEED	4642	1448	Q	I	LONG WILLIAM D JR	ROSS ELLIOT M,ELIZABETH M
9/4/2018	9/4/2018	\$0.00	CORRECTIVE DEED	4607	33	U	I	VREELAND MIMI C ETAL	LONG WILLIAM D JR
4/30/2015	4/22/2015	\$345,000.00	WARRANTY DEED	4021	322	Q	I	VREELAND MIMI C & VREELAND MILDRED CAROLINE	LONG WILLIAM D JR
10/21/2011	10/14/2011	\$175,000.00	WARRANTY DEED	3485	1643	Q	I	SINK PHOEBE K TRUSTEE & INDIV	VREELAND MIMI C & VREELAND MILDRED CAROLINE
10/21/2011	2/19/2011	\$0.00	DEATH CERTIFICATE	3485	1630	U	I	SINK THEODORE W(DEC D 2/19/11) & PHOEBE K	SINK PHOEBE K TRUSTEE
	5/13/1997	\$100.00	LIFE ESTATE	1263	1740	U	I	SINK THEODORE W & PHOEBE K	SINK THEODORE W & PHOEBE K ***
	12/19/1994	\$125,000.00	WARRANTY DEED	1088	403	Q	I	OLIVER ELIZABETH KIMBALL	SINK THEODORE W,PHOEBE K
	5/1/1986	\$98,000.00		705	1872	Q	I		OLIVER ELIZABETH KIMBALL
	1/1/1980	\$13,500.00		459	582	U	V		

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

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

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[Last Data Upload: 7/12/2023, 11:44:14 PM](#)

Contact Us

Developed by



LOT 25, PARK TERRACE UNRECORDED PART OF THE F.X. SANCHEZ GRANT, SECTION 59, TOWNSHIP 7 SOUTH, RANGE 30 EAST, CITY OF ST AUGUSTINE, ST JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT, BEING THE INTERSECTION OF
WITH THE WEST LINE OF THE ST. JOHNS ELECTRIC RIGHT OF WAY, THEN
NORTH 87° 00' 00" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING
IN MAP BOOK 8, SECTION 58, BEING ALSO THE NORTH LINE OF HIGHLAND
IN MAP BOOK 8, PAGE 9, PUBLIC RECORDS OF SAID COUNTY, A DISTANCE
BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PLOT
8070' WEST, ON SAID SOUTH LINE OF SECTION 58, A DISTANCE OF 80
135.46 FEET TO THE SOUTH LINE OF PARK TERRACE DRIVE, THENCE
NORTH 87° 00' 00" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF
THENCE, ON SAID CURVE, ON THE SOUTHEAST LINE OF PARK TERRACE
17920', AN ARC DISTANCE OF 27.69 FEET, THENCE NORTH 8072' EAST,
EAST, 108.14 FEET TO THE POINT OF BEGINNING

Total square footage of lot per survey =	12,641 sq ft
Maximum buildable lot coverage =	3,010 sq ft (23%)
Existing lot coverage =	2,526 sq ft (21%)
Total square footage of proposed accessory unit =	240 sq ft
Lot coverage with proposed accessory unit =	2,766 sq ft (23%)
Maximum impervious surface ratio =	6,420 sq ft (70%)
Existing impervious surface ratio =	2,860 sq ft (24%)
Impervious surface ratio with proposed accessory unit =	3,100 sq ft (27%)



SAT JUL 01 12:52:31 2023

NORTHING	EASTING	ANGLE	DISTANCE	DEFLECTION
1.3649.9050	-51121.7886	S 29°37'50" W	24.6800	
1.3628.5150	-51133.9549	S 72°21°00" E	165.6628	101°59'10"
1.3578.3012	-50978.0856	N 20°17'20" W	54.9260	127°55'59"
1.3629.8194	-50995.1313	N 67°44'55" W	47.0141	47°27'26"
1.3647.6244	-51028.6434	N 88°25'44" W	83.1760	204°03'9"
1.3649.9050	-51121.7882			

TOTAL	J/5 3869
-------	----------

CLOSURE ERROR DISTANCE> 0.000455 ERROR BEARING> N 83°54'05" W
CLOSURE PRECISION> 1 IN 825550.1 TOTAL DISTANCE> 375.3869
AREA NOT CALCULATED BECAUSE POLYLINE NOT CLOSED

A/C	=	AIR CONDITIONER PAD
I.D.	=	IDENTIFICATION
N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM
IR (f)	=	IRON ROD FOUND
IP (f)	=	IRON PIPE FOUND
IR (S)	=	5/8" IRON ROD SET (PSM# 4620)
P.C.	=	POINT OF CURVATURE
P.T.	=	POINT OF TANGENCY
(N)	=	NELL
W	=	WOOD POWER POLE
⊕	=	DEVOTES NOT TO SCALE
-EHE-	=	OVERHEAD ELECTRIC
CONC	=	CONCRETE

sq. ft.	-	SQUARE FEET
R	-	RADIUS
Δ	-	DELTA
L	-	ARC LENGTH
T	-	TANGENT
CD	-	CHORD DISTANCE
CB	-	CHORD BEARING
	-	EXPOSED CONCRETE
	-	COVERED AREA
TYP	-	TYPICAL
	-	WATER METER
	-	BRICK PAVERS
	-	FIRE HYDRANT
	-	WATER VALVE

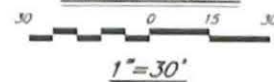
LINE TABLE			
LINE	BEARING	DISTANCE	
1/1	N60°20'00"E	18.41'	
1/2	N60°20'00"E	16.41'	

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
CT	20.00'	27.69'	79°7'54"
CMD	20.00'	27.69'	79°7'54"

CHORD BEARING			CHORD LENGTH
N20°20'13"E			23.53'
N20°20'13"E			25.53'

AREA = 0.28 ± ACRES
OR 12,041 ± sq. ft.

GRAPHIC SCALE

[illegible]

This survey is subject to the usual data risks.
This survey does not reflect or determine consensus.
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This survey is a liability shield and cannot be used or abused by the surveyor.

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According to the Federal Emergency Management Agency (FEMA) memo to: 12047-108
 effective from 12/07/2008 the primary identification number appears to be a 2008
 date of mailing structure REFUGEE TO STATE

TABLE 1.1					
DATE	TIME	LOCATION	WIND	WAVE	SEA
1998-08-10	08:00	10°N, 105°E	10	2m	10

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NICHOLAS H. FRANKLIN
6170 A14 SOUTH #316
ST AUGUSTINE, FLORIDA 32086
(904) 471-5877 FAX (904) 471-5879

Not valid without the signature and the original name and address of a Florida taxpayer and the original signature and address of a taxpayer in any other state. To allow this, the original name and address of the taxpayer in any other state must be provided. Without the original name and address of the taxpayer in any other state, the original name and address of the taxpayer in any other state must be provided.

Nicholas H. Franklin

NICHOLAS H. FRANKLIN, P.L.S. 4620

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: August 1, 2023

RE: **VARIANCE 2023-0065**

AGENDA ITEM 5(c)

APPLICANT Ryan Cornelison
c/o Cornelison LLC

OWNER Ryan & Kimberly Cornelison
c/o Cornelison LLC

LOCATION 124 King Street / PID 204750-0000

REQUEST To approve a reduction of off-street parking requirements within the Commercial Low-Two (CL-2) zoning district.

LAND USE Commercial Low Intensity

ZONING Commercial Low-Two (CL-2)

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

Future Land Use Element Goals, Objectives and Policies

Overall Goal Ensure that the character, density, intensity and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment to enhance the quality of life for all residents of the City of St. Augustine.

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 6.1.5 The City shall maintain in the land development code procedures and standards for planned developments to encourage mixed-use projects, to encourage traditional neighborhood development, and to encourage and allow innovative site design and development approaches.

FLUE Policy 6.5.1 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 Objective 8.1

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

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 3

Preserve and protect the historic and authentic character of St. Augustine to minimize the demolition of older, historic buildings and structures.

HP Goal 5	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 Policy 5.4.1	Provide design and planning assistance to encourage revitalization of the major thoroughfares and other, smaller commercial connectors in a manner that recognizes the unique character of these areas to preserve broader aspects of the city's authentic heritage.
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.

Transportation and Mobility Element Goals, Objectives and Policies

Overall Goal	The City will encourage accessible, energy efficient, sustainable and economically viable transportation options that meet the needs of residents, employers, employees and visitors through a variety of innovative methods that are sensitive to the environmental, historical, and cultural resources of the City of St. Augustine.
TME Policy 1.3.3	The City shall continue to discourage urban sprawl and encourage efficient, compact, infill and redevelopment within the existing "urban" area of the city including existing commercial corridors.
TME Policy 1.3.6	The City may require new development and redevelopment to support alternative modes of transportation through such measures including, but not limited to, the provision of sidewalks, bikeways, transit stops or other facilities that support alternative modes of transportation, such as parking management systems and park-and-ride facilities.

TME Policy 1.3.7

The City may require developers of commercial property to provide for convenient and safe access to bicyclists and pedestrians and may provide a secure location for the storage of bicycles on-site.

TME Policy 1.3.10

The city shall further support pedestrian, bicycle, and a community circulator or transit use by:

- Considering an increase in residential density and non-residential intensity in locations that serve to help meet the goals of the Comprehensive Plan;
- Planning for an appropriate mix of residential, commercial, educational, recreational, institutional and other complimentary uses allowing residents and visitors to meet their daily needs more efficiently while minimizing travel distances;
- Requiring that sites be designed in a manner that provide safe, and convenient access for pedestrians, cyclists and circulator or transit users;
- Increasing sidewalk connectivity to reduce trip lengths and create a more walkable system of short blocks; and
- Providing complete streets that foster neighborhood connectivity to nearby commercial retail areas.

TME Policy 3.1.3

Mobility Plan projects within the City's multimodal district shall prioritize walking and bicycling and the provision of safe, visible, connected and convenient ADA compliant facilities to encourage people walking and bicycling.

CITY OF ST. AUGUSTINE MOBILITY PLAN & MOBILITY FEE TECHNICAL REPORT
DATED FEBRUARY 2022

Overview

The Mobility Plan, adopted in 2020 through amendments to the City's Comprehensive Plan, **promotes the continued transition from a transportation system focused on moving cars towards a multimodal system focused on providing people with enhanced mobility choices to walk, bike, ride a trolley, or use new forms of transportation to move about the City.** The amendments also encourage the continuance of innovative parking management strategies to provide City's residents with enhanced access to business and services, while also seeking to reduce the impact of traffic on neighborhood streets.

APPLICABLE CODES/ORDINANCES

Sec. 28-2. – Definitions

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.

Within the historic preservation zoning districts 1, 2 and 3 and national register districts, the board may grant a request for variance for architectural or historic reasons, provided that the variance is necessary for the construction or reconstruction of buildings or structures in the appropriate historic architectural

style or form, based upon review of the historic architectural review board's recommendations. The board shall find that granting the variance will not be contrary to the public interest; will not adversely affect other property and structures in the district; and will be in harmony with the spirit, intent and purpose of this section.

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

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

(d) *Minimum spaces required:*

	Use	1 Space Per Gross Floor Area (sqft.)	1 Space Per Rates Patron Capacity	Units, Seats, Rooms, Spaces	Special Requirements
(27)	Restaurant	75 patron area (nonfixed seating)	or 4 patrons (fixed seating)		and 1 per 200 sqft. nonpatron area
(41)	Business, commercial, or service establishments	300			

STAFF SUMMARY AND ANALYSIS

The variance request at 124 King Street is for the elimination of off-street parking requirements as they relate to the proposed use of a café to be operated by Southern Grounds & Company. 124 King Street is located within the King Street Entry Corridor and is adjacent to other commercial uses within the Commercial Low-Two (CL-2) zoning district. These commercial uses include a multi-modal vehicle rental establishment, taco shop, retail stores, and an art gallery all located in the immediate vicinity.

In 2019 the property at 124 King Street was purchased by the applicant and was subsequently renovated with the goal of operating a mixed-use commercial and residential establishment. On the first floor is a proposed café to occupy the space while on the second floor there is a short-term rental, which provides its required off-street parking on-site.

The request for a variance to the off-street parking requirements at 124 King Street is because of the impracticality of adhering to the City of St. Augustine's off-street parking requirements when converting a residential structure built in the early 20th century to a mixed-use structure in 2023.

In Sec. 28-207. – Commercial Low-Two (CL-2) of the City of St. Augustine's Code of Ordinances the intent of the zoning district is as follows: **This district is intended to apply to areas where low intensity commercial uses may be located to serve one (1) or more neighborhoods. The CL-2 district is not intended for use by medium intensity commercial uses but low traffic generating commercial uses are encouraged.** The intention when the CL-2 zoning district was established was to encourage more low intensity, neighborhood uses, such as a 2-bedroom apartment and café, as opposed to higher intensity uses that serve a larger number of people.

The proposed café at 124 King Street has thirty-five (35) seats and roughly one thousand (1,000) square feet of non-patron area. This proposal is required to provide fifteen (15) off-street parking spaces based on the current parking code. This structure does have a credit for two (2) parking spaces based on the previous residential use; therefore, thirteen (13) off-street parking spaces still need to be provided.

In 2019 the applicant received approval from the Planning and Zoning Board for variances to parking facility sizing requirements, this was to allow for the two on-site parking spaces, as well as a use by exception for off-site parking within four hundred (400) feet at the First United Methodist Church at 118 King Street. The coffee shop that was to occupy the first floor at 124 King Street during that time was smaller and had less seats than the current proposed café business; with this change the number of required parking spaces has increased and the previous approval no longer provides all of the required parking. **The applicant currently has an agreement at 118 King Street for six (6) off-site parking spaces leaving them seven (7) spaces short, the variance request is to eliminate the requirement for seven (7) spaces.**



Figure 1. This aerial photograph shows the property at 124 King Street in the upper lefthand corner, and the First United Methodist Church where the applicant will be providing six (6) off-site off-street parking spaces near the center of the aerial.

The applicant has contacted businesses within the area in efforts to find additional parking to no avail and has also explored providing parking on-site however the Florida Department of Transportation has denied this request to allow access from King Street. The variance request to eliminate the remaining seven (7) required parking spaces is the applicant's final request. An approval of this request would allow a pedestrian oriented commercial use within the CL-2 zoning district to adaptively reuse, preserve and maintain this early 20th century structure at 124 King Street.

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

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

Applicant submittal: Yes, it does. There is no room for parking. This building is over 100 years old, adjoins two streets with a very busy intersection. There is also a perimeter wall enclosing it as well as a 48" 300-year-old oak tree in the front yard.

Staff analysis: The location of this property, the northwest corner of the heavily used Riberia and King Street intersection, and existing structure, one that is at least ninety years old, are

physical conditions that cause disadvantages of meeting the City's off-street parking requirements.

Plans to reuse the existing structure as a mixed-use building have been stalled by the City of St. Augustine's off-street parking requirements that were adopted on June 27th, 1988 and still used today.

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

Applicant submittal: Yes. The cost of taxes, insurance and maintenance of a wood historic building in a high traffic commercial area cannot sustain itself with parking as a requirement.

Staff analysis: The disadvantages of being located at this intersection, making on-site parking unattainable, and being an existing historic structure, limiting space to provide on-site parking does not allow the owner to operate a low intensity mixed-use commercial and residential enterprise.

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

Applicant submittal: This building was constructed before the widespread use of vehicles. I purchased it in 2019. St. Augustine has grown around this building for 100 years. 124 King Street as here first and it cannot compete with any other similar properties because of its age.

Staff analysis: This lot was created, and the existing building was built before the current owner purchased the property. Additionally, the existing structure was in poor condition when it was purchased by the owner. The City's Comprehensive Plan encourages adaptive reuse of older buildings and a mix of uses within buildings and districts.

- 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.

Applicant submittal: Yes, we believe offsite parking is one of the many causes of vehicular traffic congestion in the corridor and having no parking requirements promotes pedestrian traffic through the corridor and would help relieve congestion. Also, our tenant use has a proven track record of successfully operating in other pedestrian only areas of Florida. We feel that our tenant's business model would cater to all potential pedestrians already enjoying their time within the City and give more of a reason for visitors to walk westward or hop off a sightseeing train and spend more time and money in the corridor helping all current businesses along King Street.

Staff analysis: Granting a variance would not adversely affect neighboring properties due to the nature of the request, would enhance the commercial environment of King Street, and contribute to the resiliency of the St. Augustine local economy.

STAFF RECOMMENDATION

The approval of the variance request regarding off-street parking requirements at 124 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 variance to the off-street parking requirements of seven (7) parking spaces at 124 King Street / PID 2040750-0000.

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, CNU-A
Senior Planner
Planning and Building Department



CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$350 (plus advertising costs) Project Number: 2023-0065

Receipt Number: 2665000 Meeting Date: Aug. 1, 2023

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

1. NAME OF APPLICANT: Ryan Cornelison Contact Number: 904-347-6166

Business (if applicable): Cornelison LLC

Address: 21 Marion Street City: St. Augustine State: FL Zip: 32084

E-Mail Address: ryan@cornerconstruction.net

2. NAME OF PROPERTY OWNER: Ryan & Kimberly Cornelison Contact Number: 904-347-6166

Business (if applicable): Cornelison LLC

Address: 21 Marion Street City: St. Augustine State: FL Zip: 32084

E-Mail Address: ryan@cornerconstruction.net

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: Portions of Lots 29 and 30 Block: G2

Subdivision: Model Land Co's Subdivision Of Block G Parcel Number: 2047500000

4. PROJECT STREET ADDRESS: 124 King Street

5. SPECIFIC PROPOSED USE: Commercial (coffee shop)

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☒ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Eliminate parking requirement for downstairs coffee shop

8. JUSTIFICATION FOR ACTION REQUESTED: This building was built in the early 1900's and parking was not

planned for during the original development. In the 1930's the Catholic Church created
an addition over the only usable parking area. We have since restored the building to its
historic form and also constructed a perimeter wall around the property at the City's
request to create an even further Historic feel and look. We believe the building is
worthy of granting this variance so that we can operate a business out of the space that
will allow every historic detail to remain and be enjoyed for another 100 years.

- (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, it does. There is no room for parking. This building is over 100 years old, adjoins two streets with a very busy intersection. There is also a perimeter wall enclosing it as well as a 48" 300-year-old oak tree in the front yard.

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

Yes. The cost of taxes, insurance and maintenance of a wood historic building in a high traffic commercial area cannot sustain itself with parking as a requirement.

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

This building was constructed before the widespread use of vehicles. I purchased it in 2019. St. Augustine has grown around this building for 100 years. 124 King St. was here first and it cannot compete with any other similar properties because of its age.

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

Yes, we believe offsite parking is one of the many causes of vehicular traffic congestion in the corridor and having no parking requirements promotes pedestrian traffic through the corridor and would help relieve congestion. Also, our tenant use has a proven track record of successfully operating in other pedestrian only areas of Florida. We feel that our tenants business model would cater to all potential pedestrians already enjoying their time within the City and give more of a reason for visitors to walk westward or hop off a sightseeing train and spend more time and money in the corridor helping all current businesses along King Street.



**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.

Cornelison LLC

Print name of applicant

A blue ink handwritten signature, appearing to be 'Cornelison', written over a horizontal line.

Signature of applicant

7/6/2023

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

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

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

Project Address: 124 King St.

Applicant's Name: Cornelson LLC Applicant's Signature: [Signature]

Owner's Name: Ryan + Kim Cornelson Owner's Signature: [Signature]

**Cornelison LLC
21 Marion Street
St. Augustine, Florida 32084**

June 5, 2023

Dear Property Owner,

My wife and I own the property at 124 King Street and we are excited to announce that we are planning to open a coffee shop in the downstairs portion of the building. 124 King Street is a historic building built in the early 1900's and has been restored to its original glory. The restoration was a success but because of the building size, placement on the lot and because there is a site wall that runs the length of the property lines adjoining Riberia and King Street we are left with no onsite parking capabilities.

The City has granted us the ability to use off site parking and this letter has been sent to you in the hopes that you would be willing to lease us some of your parking. Our need is for between 5 and 15 spots. If you have any excess parking spots and are willing to discuss lease terms for those spots, please let me know.

Thank you so much for your time and consideration. I can be reached through email at ryan@cornerconstruction.net or by cell at 904-347-6166.

Sincerely,

Ryan Cornelison
President

My wife, Kim and I were born and grew up in St. Augustine. We met in elementary school; we both left this area after high school and started our adult lives in Central Florida. We married and move back to St. Augustine in our mid 20's. We started a small business here in town and have since enjoyed raising our children in this beautiful town we are proud to call home.

Kim was the first generation of her family born here in Saint Augustine, and mine dates back much further. My mother's maiden name is Andreu, and her ancestry in St. Augustine dates back to 1777 and was one of the original Minorcan families that settled here from New Smyrna. My grandfather was born here in the early 1920s. His father and mother lived at 134 King St. and operated a Rooming house business at that address all the way up until my great grandmother passed away in 1996 at the age of 98. My grandfather said it was a great place to grow up at that time. He loved this town, even though most of his childhood was during the great depression and soon after High School, Pearl Harbor happened. He enlisted in the armed forces and survived the War as a bombardier flying 35 successful missions over Europe. He came back from war and went to the University of Florida. The G.I. Bill paid for his college and then law school and after, moved back to St. Augustine. He started a law firm, later served as the city attorney and ended up as a circuit court judge for many years here in St. John's County, Robert A. Andreu. He was an impressive person, a big personality, he loved his family, the University of Florida and St. Augustine. My mom would say he was the unofficial ambassador of the town.

I tell you all this, so that you understand a bit of my background. The business my wife and I started in 2007 was a construction company. I've had the opportunity to build, remodel, renovate and repair many houses and buildings around town. All the time doing this, I've enjoyed doing my part to help keep St. Augustine a beautiful place, one that can be enjoyed for many generations after this one.

It was with this sentiment and posture; my wife and I purchased 124 King St. in 2019. It was built around the same time as 134 King St. I'm sure my grandfather played in the yard there. When I was born in 1980, I came back from Flagler Hospital (on the bayfront then) to 134 King St. where my family lived in the garage apartment behind the main structure. I remember 124 King St., when my great grandmother and I would walk to the IGA Grocery store, which is where the New Flagler College bookstore is, I remembered the big white beautiful building on the corner. There were always friendly people there, and I have memories of my grandmother stopping to chat with them on the sidewalk. However, in 2019, 124 King Street was a wreck. It had been owned by the Catholic Church for decades, but when they no longer had a need for a gathering place in the middle of town, it turned into storage and rental apartments above. At some point in the early 2000s it caught fire upstairs and sat vacant and dilapidated for several years.

When the Catholic Church listed it for sale, there were multiple offers on the table. The realtor told the Catholic sisters, that I was the one most likely to take good care of the property and would likely restore the building to its original form. It was for this reason alone, they gave us the contract. Once the purchase was complete, we knew how to fix it, but didn't know what to do with it afterwards. It's too busy at that corner for it to be a viable residential option, so after studying the area, we landed on a vacation rental for the upstairs and coffee shop downstairs. At the time, there were very few breakfast or coffee options in the Corridor, so we thought this would be a good fit for the area and would allow us to have a commercial rental downstairs and upstairs. With the property taxes and insurance, we'd be able to produce the income necessary to keep and maintain a historic building in downtown St. Augustine. It was my true and sincere belief that this scenario would be a win-win for all parties everywhere. All the visitors who come through the Corridor would be able to see the beautiful building that I remembered as a child, visitors could then stay upstairs and enjoy the city from that position and

have coffee and breakfast downstairs. Also, all the other people enjoying St. Augustine would be able to walk over and enjoy the beautiful building while having food and coffee in that space. This concept would benefit the surrounding Corridor business owners by bringing more foot traffic westward, while also improving property values for those already in operation. This might also inspire others to invest in their somewhat run-down Corridor buildings and really create a reason for people to walk west, and even further west from that intersection all the way to West King. Or, give people who start in West King a reason to walk through the Corridor all the way to the Historic part of town. It would also give downtown businesses and offices another viable lunch and coffee option while they're at work. It would give the Hotels, BNB's and other VR's a place to send people in the Corridor. Lastly, it would also give locals a place where they could have a staycation, enjoy a cup of coffee and be in a beautiful place in the middle of their wonderful town.

Once we established the concept, we developed construction plans and brought the idea to the PZB in January of 2020. Because the building was built in or around 1917 with zero parking in mind, we knew we'd have a tough time creating a parking lot on site. The structure was a wreck, but the entire footprint was intact and what was left was a small yard adjoining King Street with a 48", 300-year-old oak tree in the front, with not much land otherwise. The Catholic Church had created an addition on the original structure in the early 1930s. They used the addition as a meeting hall. It was a large room with a stage at one end. It is an interesting space, but it completely blocked any potential large parking lot. We did explore creating a small lot with what land we did have while maintaining the tree's integrity. We created the plan and brought it to FDOT for review. They would not allow any vehicular access into the property with it being in such close proximity to the intersection at King Street and Riberia. They would however, allow a small driveway off of Riberia Street, enough for two parking spots. We felt that would be perfect to service the upstairs apartment, which we could then create an entrance for, off of Riberia while not disturbing the King Street side elevation. For the downstairs coffee shop, we would need help from the PZB to allow us to have offsite parking. We first needed to secure the parking and that, at the time, was no problem. We reached out to the Methodist Church, and they gladly gave us parking spots to lease. The only problem was, Flagler college had control of the parking spots during business hours while school was in session. So, we reached out to Flagler College, they also were happy to do business with us at the time. We could sublease from them during the school year for as many spots as we needed. We created a three-year lease with the church and with Flagler College for 10 parking spots. We did all of this prior to the PZB meeting to make sure that the concept worked. We had not begun any construction at that point and we did not have any tenants in mind. All we had was a building in disrepair, an idea, agreements with the church and Flagler College and next we needed the PZB's blessing to grant us the mixed use for the building and allow us offsite parking for the downstairs. We went to the meeting in January 2020 and asked the PZB for the correct use for the building and to grant us offsite parking at the church.

Our request was granted, we started construction soon thereafter, and also started paying rent on our 10 parking spots to Flagler college at \$100 per spot. We paid \$100 a spot for 10 spots, it was a great deal for the church during summer time, since Flagler only paid \$25 per spot per month. We didn't mind paying \$100 per spot to Flagler college during the school year, even though they were only paying \$25, because we were just grateful to have them. We used the parking spots a little during construction, but not at all after for nearly 3 years.

If you know the timeframe of our start, January 2020, it was right at the start of the pandemic. There were no potential pre-lease options during the time of construction, but we continued to pay for the parking spots to keep them in place. We finished construction in late 2020 and had a potential Tenant for the downstairs in place in early 2021. We negotiated for a while, but we could not reach terms. That business moved on to a different building in downtown St Augustine and their buildout is currently under construction. We had another lease in place in early 2022 with a different potential tenant. We

went all the way through design and plan review for the buildout, but after speaking with the city about their concerns with that person's business model not fitting with the approved use, we cut ties with them in early 2022 before the build-out began. Soon after we were approached by Southern Grounds. Southern Grounds is a coffee shop that was started a few years ago in Jacksonville. It's worth mentioning that their location in Jax beach does not have any dedicated parking and their business has proven extremely successful without it. They have a reputable brand, and are well known for their good food and coffee. We were excited about bringing their concept to town. After a quick negotiation over terms, we came to agreement, and they hired Joe Cronk with Cronk Dutch Architects to design their plan. We submitted our plans to the city for review and we were all very excited to get started. The architectural plans are in keeping with historic preservation of the building, and once completed, would be a wonderful addition to the King Street Corridor and all of downtown. The plans, as submitted call for 35 seats for patrons, which we mistakenly understood 10 parking spots would be enough to service. After two rounds of comments, the third round of comments brought up that we need 5 more parking spots, 15 needed not 10.

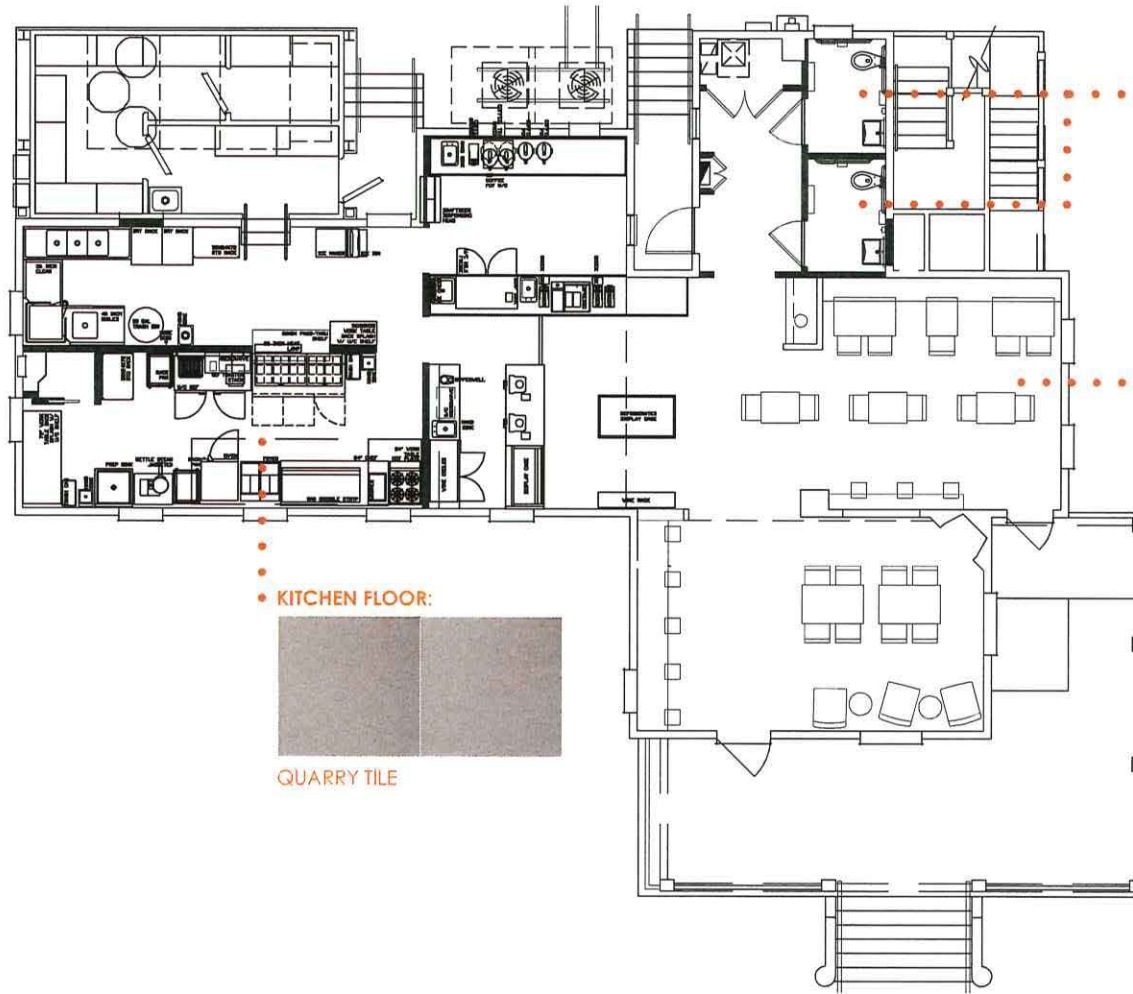
We honestly were not worried, we reached out to Flagler to negotiate 5 more spots within the church parking lot. The first response from Flagler was encouraging, they said no problem, they are looking for ways to help the community and would be in touch. A few days later, Flagler reached back out to our attorney and advised us that not only would they not be negotiating any more parking spots, they would also be terminating our existing sublease. We did everything possible to initiate further discussions with Flagler College, but apparently, they are no longer interested in speaking to us in regards to the church parking lot. It seems they have permanent interest in the church property moving forward, and we are not included in future development discussions. We petitioned all the way up to the board level, but have been turned away. The church is not speaking about their relationship with Flagler either. Flagler has taken control over the property and it's clear that the new administration does not have any interest in speaking further about the matter. We diligently paid \$100 a spot, per month to Flagler during their school session and they cashed every check.

We immediately reached out to numerous property owners within the Corridor and beyond. We have not been successful in finding any other viable options. Most of them are not interested in long-term parking leases because they have aspirations for future development. We have since written letters and mailed them to owners of all other potential options in the area and are awaiting response but it does not look promising.

It's clear that based on the limitations of our particular property, parking on-site will never be a possibility. It was built in an era that didn't require it. During renovations, we were instructed by HARB to adhere to very particular aesthetic requirements, which we were more than happy to do. Additionally at the time, the city had developed new Corridor guidelines, which required us to construct a perimeter wall that further limited parking feasibility. Again, we love this building and desire to bring it back to its former glory. Our building closely resembles many of those within the City's HP District, but does not enjoy the benefits of no parking requirement as other historic buildings just several hundred feet away do. As it stands, we have two permanent spots on-site which services the upstairs unit appropriately. We have a tenant in place who has a proven track record of success without dedicated parking. We sincerely feel that the future of downtown St. Augustine is more pedestrian and less vehicular. We feel current parking requirements are outdated and shouldn't be applicable to 124 King Street in particular. Our request, if granted, will allow 124 King Street to remain a historic asset to the City of St. Augustine and help the other businesses in the King Street corridor become more of a pedestrian destination for those patrons living or visiting our beautiful city.

Thank you all for your consideration.



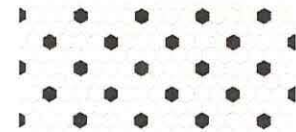


• KITCHEN FLOOR:



QUARRY TILE

• RESTROOM FLOOR:



BLACK AND WHITE
PATTERNED TILE

• RESTAURANT FLOOR:



EXISTING STAINED WOOD



surface mount light



paint

floor stain



fireplace stain



• EXISTING
HARDWOOD
TO BE STAINED

• EXISTING BRICK
TO BE EXPOSED

• FIREPLACE
SURROUND
TO BE REFINISHED

• PAINTED
TONGUE AND
GROVE CEILING



Southern Grounds King St

DINING AREA 03

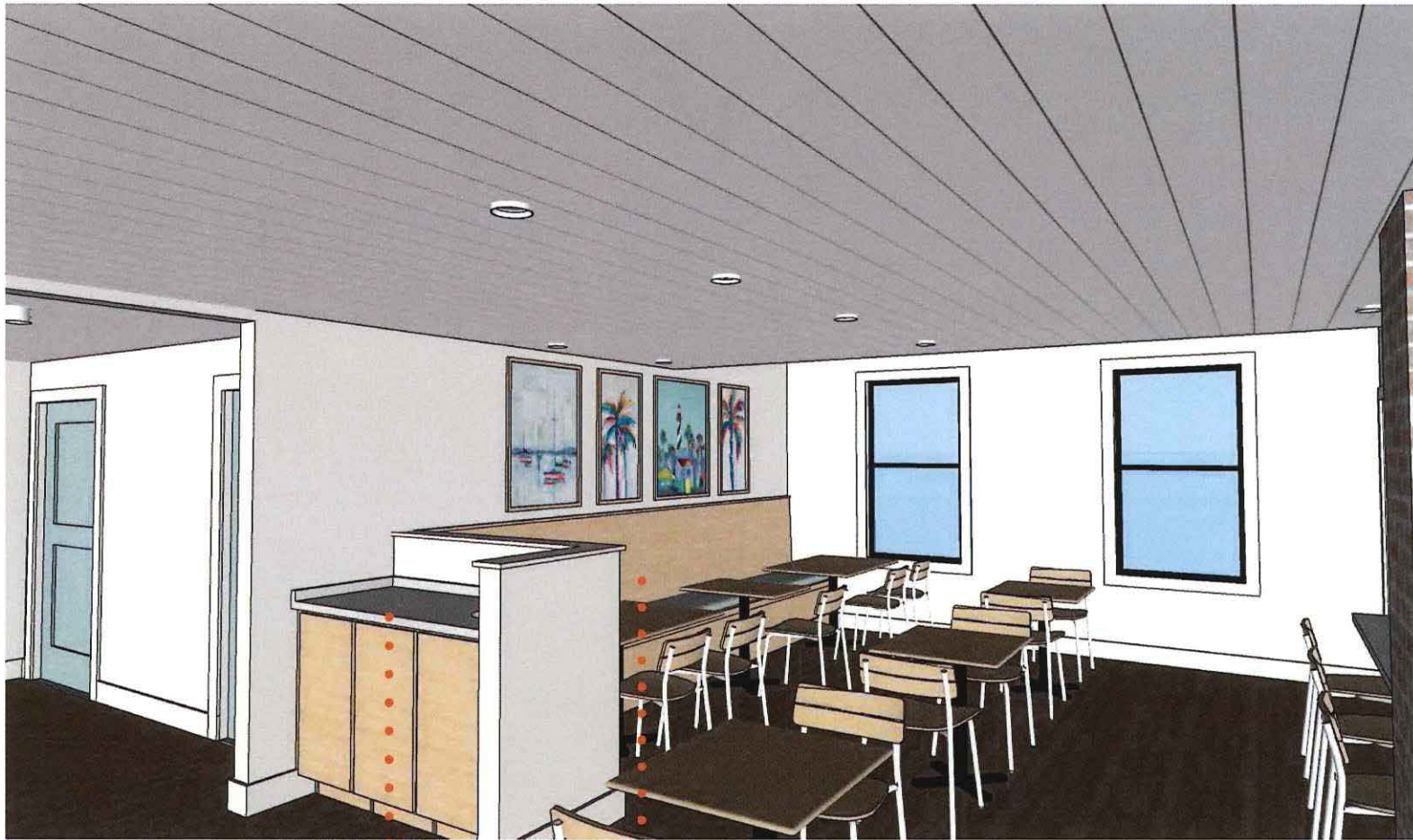
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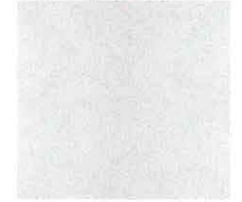
• DINING HEIGHT
COUNTER



door paint



countertop



millwork



banquette cushion



• BUS
STATION

• WOODEN
BANQUETTE WITH
UPHOLSTERED SEAT
CUSHION



Southern Grounds King St

DINING AREA 06

03.24.2023

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barista countertop



countertop



barista millwork



wood veneer



• RETAIL AND WINE DISPLAY

• WOOD VENEER IN VERTICAL PLANKS

• BLACK PAINTED NICKELBOARD



Southern Grounds King St

DINING AREA 08

03.24.2023

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wall tile



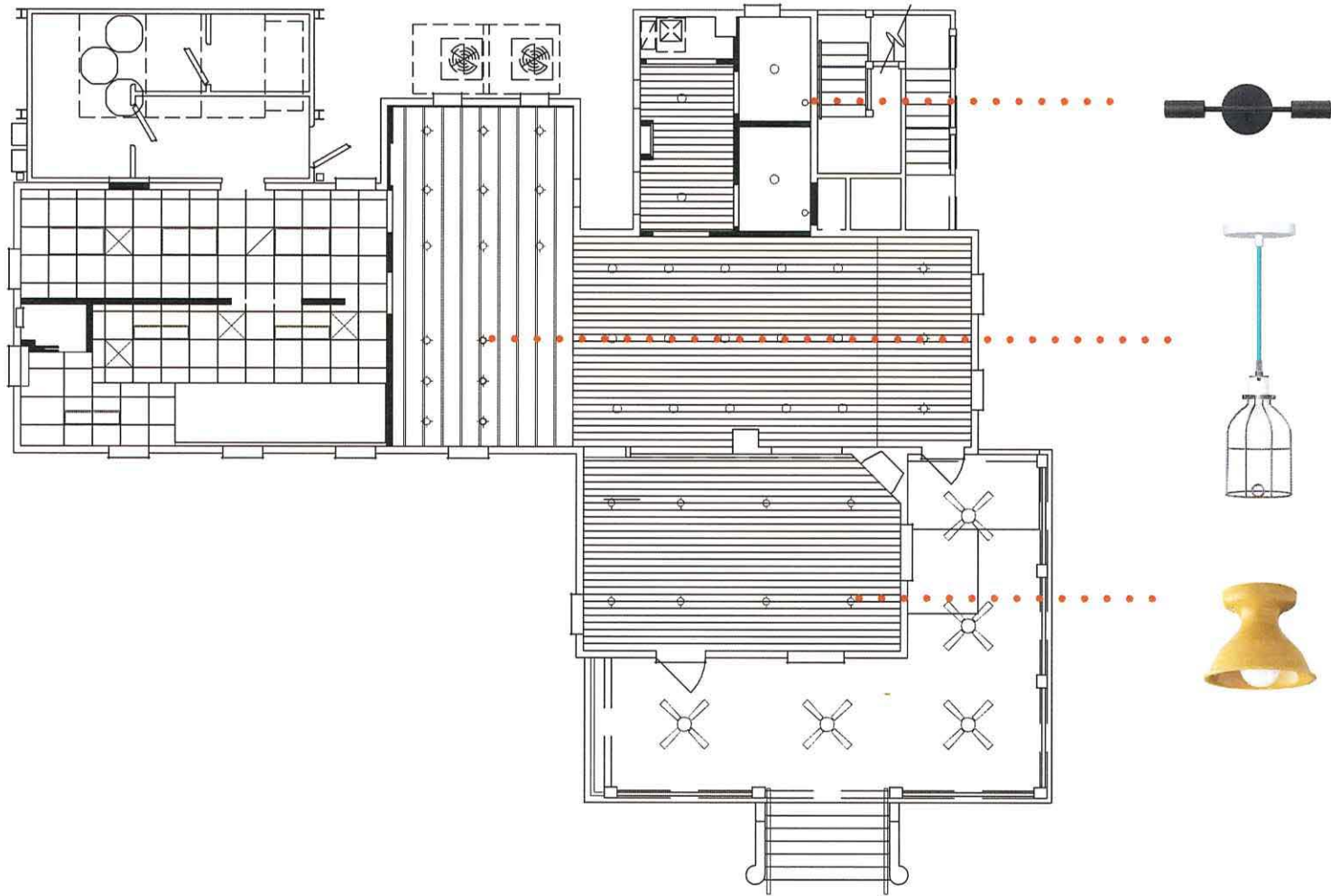
floor tile



vanity mirror



sink and faucet



SOUTHERN GROUNDS

Background:

Southern Grounds (aka "SoGro") is a "Chef driven coffee house". We believe that a great cup of coffee connects people, starts conversations and creates communities. We have created a concept that allows the community to **gather together** in a relaxing environment with great food. A coffee shop is more than a restaurant: it's a community hub. We are a lifestyle brand committed to providing our guests a home away from home with a seasonal approach to our food and drink offerings. The quality of our coffee, food, ambience, and hospitality become the outstanding experience we are known for. We take particular care to assure our food offerings are sustainably grown and practice mindful nutrition and kindness in hospitality.

Mission:

Nourish, nurture and inspire healthy community life by giving back.

- Discuss our charitable giving's program and the charities we have worked with (Beaches go Green, Peace of Hearts Communities, Jay Fund, Ronald McDonald House, etc.) ...

Talking Points:

1. Popular Florida coffee house expands into a licensing agreement with HMSHOST, www.hmshost.com world's largest concessionaire, and Jacksonville Aviation Authority
2. Building a business focused on others. Find opportunities to engage the guest with anticipatory service and kindness
3. Franchising opportunities launching Feb 1, 2022. Plan to sell franchises into 12 Southern States (Our initial territory will be Georgia, North Carolina, South Carolina, Virginia, Texas, Louisiana, Maryland, Tennessee, Kentucky, Alabama, Mississippi and select markets in Florida) Jacksonville International Airport opening - Jan 10th. We are looking for experienced franchise partners with a track record of success. Multi-unit operators who already have franchises or proven independents who want to diversify their portfolio with a proven concept. Operators who have been in the business and understand the nuances of running a hospitality company.

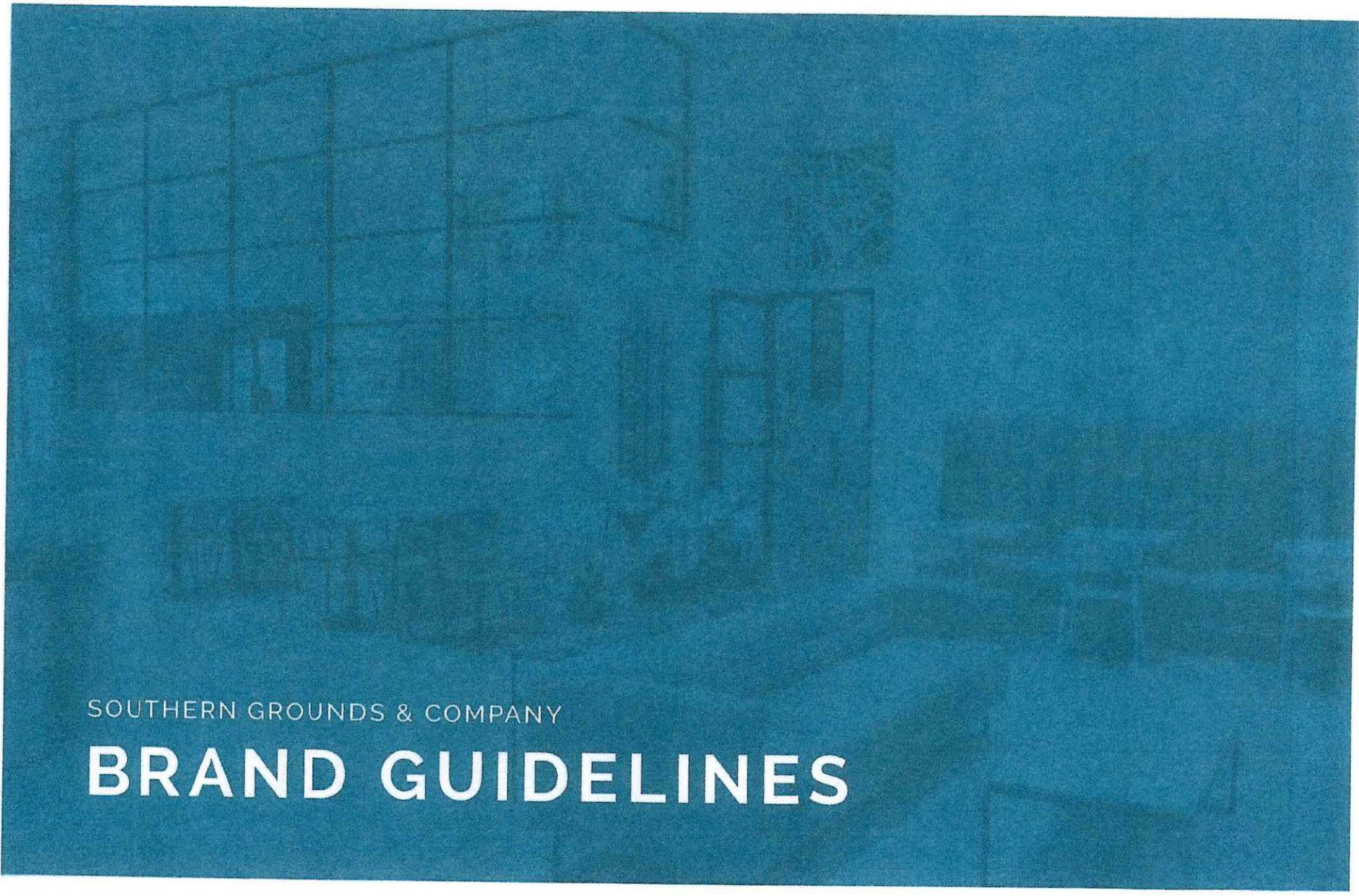
4. Since its inception SG has been changing the way we experience our morning brew. A modern coffee house pairing sustainable chef driven food with impeccably grown, sourced & roasted coffee. SG selected Intelligentsia in Chicago as its roasting partner for its corporate stores and franchise expansion. Intelligentsia is the pioneer of direct trade coffee. www.intelligentsia.com
5. Over the past 6 years, SG has refined and elevated the guests experience through unwavering commitment to quality and hospitality. (Discuss our food program and our farmers):
6. There are several things that make Southern Grounds different from other coffee shops. We are a chef-driven coffee house offering an array of products to conscious consumers that reach beyond the cup. Our brand thrives on providing healthful food offerings while building up our community. We are not only passionate about bringing whole, nutritious, and sustainably sourced food and beverage offerings, we do so while caring for the environment and reducing waste. Our brand disrupted the industry's standard supply chain for coffee houses by reducing plastic product consumption in our model by over 50%. We have demanded sustainable farming practices of our suppliers, reduced environmental impact of vendors we used and used green building products in our building and interior design. While these only make small dents in status quo currently, we believe, as we rapidly grow these changes would be significant. We have effectively set the bar higher for the hospitality industry. In addition, we are actively involved in charitable organizations within our community.
7. We are the proud recipients of the Slow Food Movement award (<https://www.slowfood.com/>). "In the first few years building the company we were looking everywhere for our identity; in books, magazines, the internet, we believed that looking out we would understand who we were. Then we started looking at the products: stone ground grits, seasonal produce, Haas Avocados sustainable salmon, heirloom tomatoes, local jam, grass fed beef, open blue cobia, organic coffee, European butter, Belgium chocolate, etc..... Those ingredients took us to the markets, the markets took us to the farmers, and the farmers took us to our roots and made us passionate about our food quality for each and every guest. We take great pride in creating a memory every time a guest visits one of our coffee shops. Hospitality is our product then we serve amazing sustainable food and drink. The farmer's story has become ours.
8. The consumer base for specialty coffee drinkers continues to grow. Our model provides a tried and tested concept that has a high AUV as compared to other coffee brands. We

subscribe to the 'buy local' concept which supports both jobs and the community in which we live. Our partnership with Intelligentsia delivers premium coffee augmented by responsibly and locally sourced food. The operating model is what makes our concept more viable in this saturated market space. Food is culture, community, and life. It is hospitality, kindness, and warmth. It is what binds us, even when we are divided. It is the glue, the fabric, the how, and the why people come together. Food is one of the reasons we travel to places. Think about your hometown, your city, your community, and I think you will agree that restaurants are key to its vibrancy, its economic development, and its social infrastructure. For these reasons we feel there is no better time than to launch our new modern coffee house as a franchise and community model to other aspiring restaurateurs.

9. Sourcing is a high-priority that impacts everything we do at SG. Many ingredients are organic and/or locally grown. Our burger is sourced from [Brasstown Beef](#) in North Carolina, where cattle are grass-fed and humanely raised to third party Global Animal Partnership (GAP) standards. Our cobia is sourced from [Open Blue](#). Our Salmon is Verlasso Salmon from Patagonia. In addition to serving simple, whole, unprocessed food, we have also expanded our definition of "healthy" to include a larger philosophy that embraces things like giving back to the community, cultivating a culture of kindness and supporting vendors and farms who are mindful of our environment.
10. **Our coffee concept and hospitality is not only centered around our product but around our people. While not every restaurant can reward its team members with corporate stock options or college tuition expenses like Starbucks we decided as business leaders that we can offer our employees and opportunity to buy into the company as shareholders. As leaders we feel it is very important to give back not only to the community but to the people that help you build your organization.**
11. **Each SG is unique and supports its neighborhood.**
12. We are a third wave or 4th wave coffee shop: the third wave of coffee disrupts the more commodity-focused trade of coffee and prioritizes taste quality, unique flavors, and equitable relationships over low prices and standardizations in flavor. Increasing coffee quality, more direct trade, a greater emphasis on sustainability, lighter roasts, innovative brewing methods – these are all intrinsic to third wave coffee. We chase sweetness complexity, and distinctiveness in our brews. And we are happy to pay more for this quality. This is a movement led by both consumers and manufacturers to consume, enjoy, and appreciate high-quality coffee. This movement considers coffee an artisanal food, like wine, whose

consumption experience can be enhanced with greater education, connoisseurship, and sensory exploration beyond just a cup of coffee. While all coffee comes through a similar value stream, third wave coffee seeks to highlight the unique characteristics that result from the diversity of coffee bean cultivars, growing and cultivation methods, processing methods, roasting techniques, etc. For these reasons there was no other choice than to pick Intelligentsia the creator of the artisan coffee movement. Intelligentsia has more direct farming relationships than any other roaster. "Thanks to direct trade, we baristas and roasters can tell consumers the stories behind the coffee beans. "Fourth wave coffee is a **marriage between stellar coffee products and truly worthwhile social consciousness**. It relies on sourcing only the highest-quality beans in small batches for a truly artisan coffee experience.

13. While all these terms are thrown around in the industry, we wanted to bring another aspect to the movement. We wanted our coffee house to be a focal point in the community that leads to gentrification and new energy. We wanted to talk about our food the same way these artisans were talking about their craft.
14. We think there is something magical about founding a business that aspires to bring people together - GATHER TOGETHER. Those two words drive everything we do. We feel our brand changed not only the "quality" conversation about coffee and sustainable food but our purpose as restaurateurs. Our core mission is to nourish, nurture and inspire healthy community life by giving back and creating value
15. With a belief that restaurants are a key to a community's vibrancy, economic development, and social infrastructure we designed each SG as a modern coffee house that acts as a community focal point. We are a chef driven fourth wave coffee house that disrupted the more commodity focused trade of coffee and prioritized taste, quality, unique flavors and equitable relationships over low price and standardization of flavors. Social consciousness, giving back and quality all became standard practices in our model.
16. Unwavering commitment to quality and hospitality. We subscribe to "buy local concept" whenever possible which supports both jobs and community we live in
17. Our brand thrives on providing whole, nutritious and sustainable sourced food and beverage offerings to our guests.
18. We work with preservation architects to design our buildings so they fit naturally into each and every community we enter.



SOUTHERN GROUNDS & COMPANY

BRAND GUIDELINES

SOUTHERNGROUNDS & COMPANY

BRAND GUIDELINES

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6 *Colors*

8 *Technical Requirements*

9 *Logo Variations*



BRAND GUIDELINES

Introduction

Founding Principles:

Southern Grounds is dedicated to developing a set of shared attitudes, values, goals and practices that will support our mission to serve our community. Our brand focuses on health and well-being while giving back to our community. Kindness is our culture!

Mission: To exceed the expectations of each of our guests and support, nourish and develop the people who deliver our services

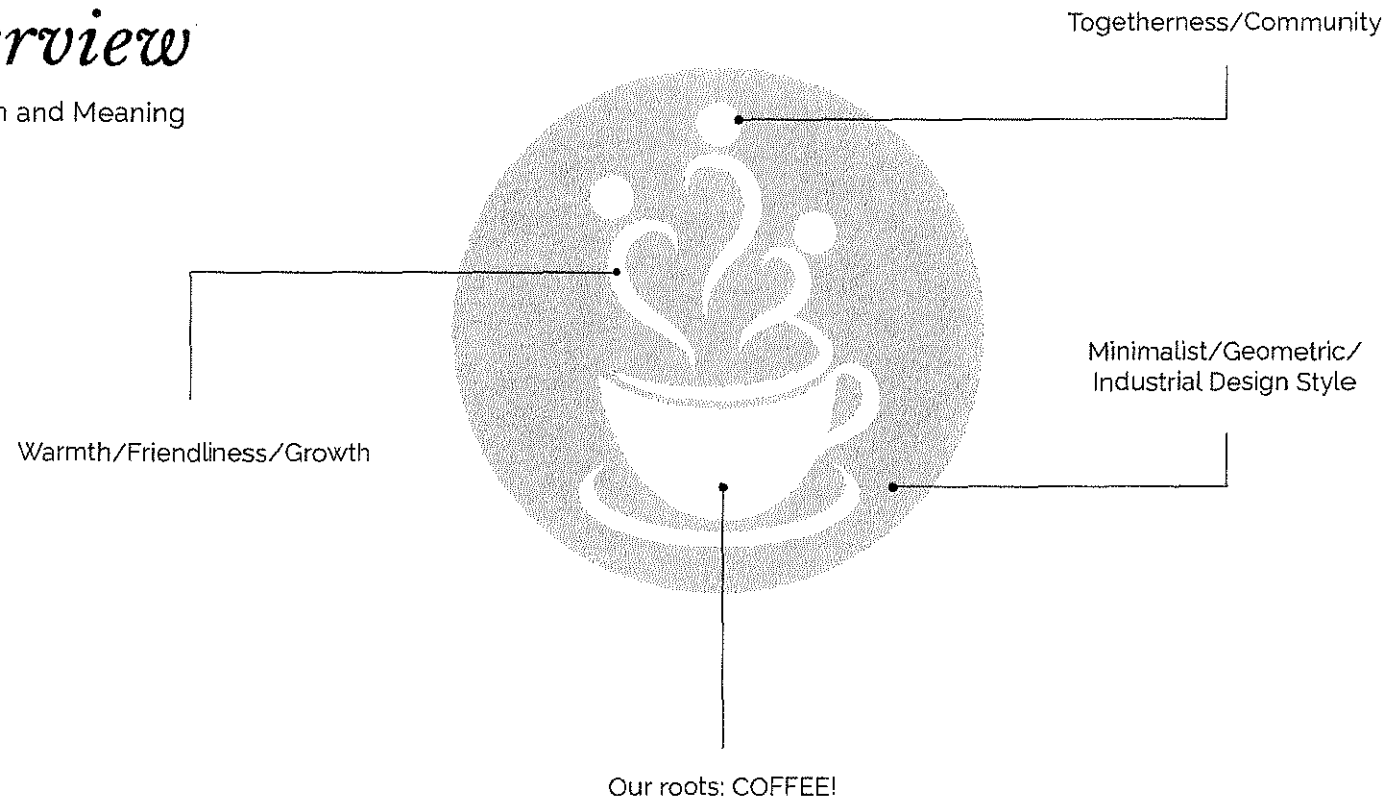
1. Incorporate Family values into our business
2. Have integrity in all we do. Build Trust & Communicate
3. Strive for excellence
4. Exhibit teamwork and support others. We believe a team approach will accomplish more than a group of individuals. Teamwork and communication are vital for long term success
5. We strive to create a work place where everyone brings passion, energy and a positive attitude to work every day.
6. Think critically and be open to change in pursuit of improvement.
7. Believe in an entrepreneurial spirit and want each team member to have an ownership mentality
8. We believe that "catching people doing something right" is the best way to breed success in our coffee bars
9. Always do your best and push to find your potential
10. Others first!

SOUTHERN GROUNDS & COMPANY

BRAND GUIDELINES

Overview

Inspiration and Meaning



SOUTHERN GROUNDS & COMPANY

BRAND GUIDELINES

Overview

NOTE: See page XX for all logo variations

SOUTHERN GROUNDS MAIN LOGO



INCORRECT USAGE EXAMPLES



Don't recreate type



Don't stretch or alter logo in any way



Don't overlap on other graphics



Always use wordmark straight on



Do not rearrange wordmark in any way

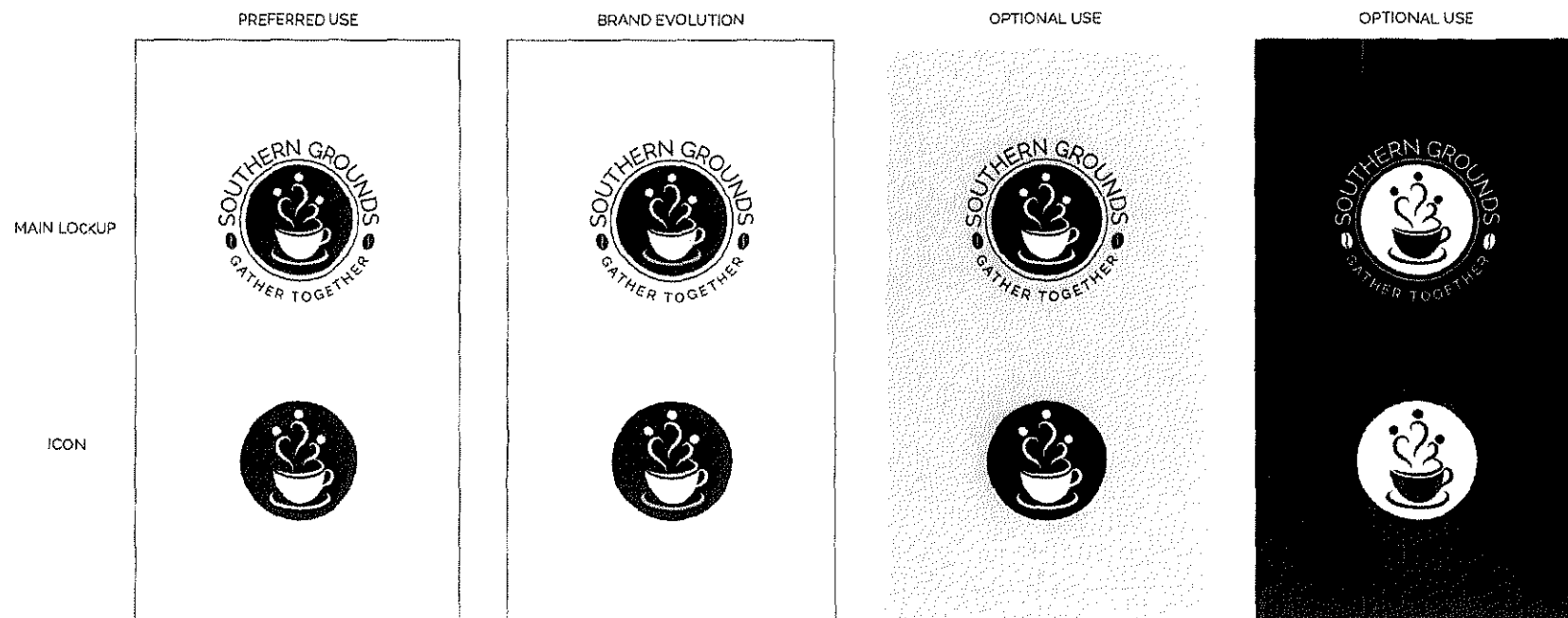


Do not combine or add to wordmark

SOUTHERN GROUNDS & COMPANY
BRAND GUIDELINES

Colors

Logo variations



SOUTHERN GROUNDS & COMPANY
BRAND GUIDELINES



Colors

Supplemental



SOUTHERN GROUNDS & COMPANY

BRAND GUIDELINES

Technical Requirements

CLEAR SPACE



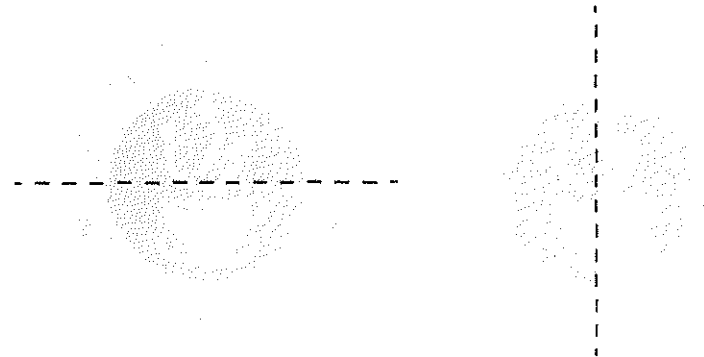
50% of the coffee cup

MINIMUM SIZE



1 inch

CROPPING
(always on halves)



SOUTHERN GROUNDS & COMPANY

BRAND GUIDELINES

Logo Variations

NOTE: Do not use these variations on coffee cups or any other collateral unless otherwise directed

WALL DECALS

NOTE: ALWAYS UPPERCASE
FONTS: Ostrich Sans Bold and Black

SOUTHERN GROUNDS
SOUTHERN GROUNDS

NOTE: ALWAYS SENTENCECASE
FONTS: Emblem One

**Gather
Together**

BRAND GUIDELINES

Logo Variations

NOTE: Do not use these variations on coffee cups or any other collateral unless otherwise directed

RETAIL

SOGRO



LOCATIONS

SOGRO
SOUTHERN GROUNDS
NEPTUNE BEACH

SOGRO
SOUTHERN GROUNDS
SAN MARCO

SOGRO
SOUTHERN GROUNDS
AVONDALE

SOGRO
SOUTHERN GROUNDS
NEPTUNE BEACH

SOGRO
SOUTHERN GROUNDS
SAN MARCO

SOGRO
SOUTHERN GROUNDS
AVONDALE

GIFT CARD & OTHER

SOGRO
SOUTHERN GROUNDS
— GATHER TOGETHER —

Logo Variations

FONTS: Airbnb Cereal App Book

blueberry
artisan • bakery

blueberry
artisan • bakery

blueberry
artisan • bakery



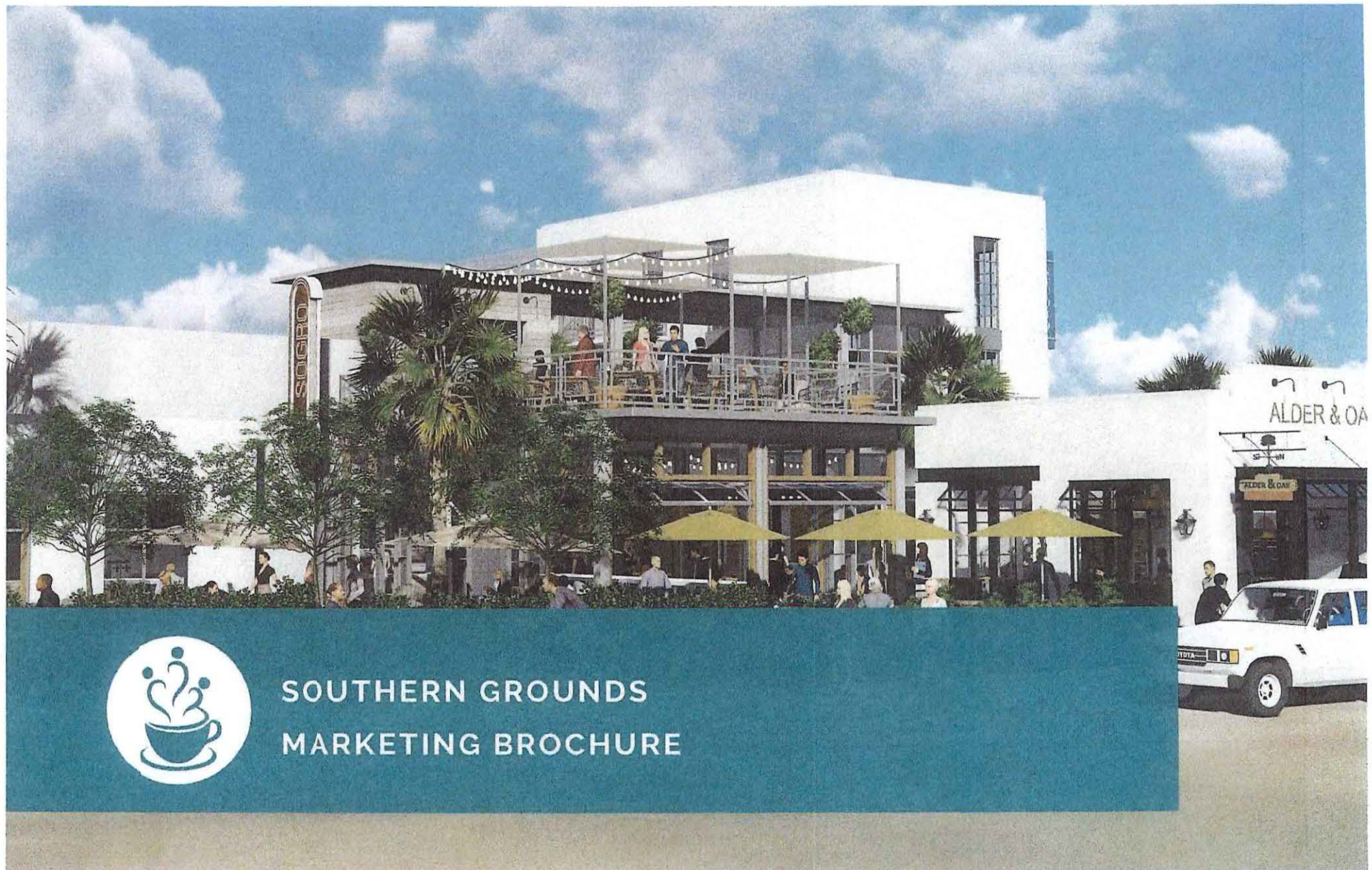
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#F9EFE3



SOUTHERN GROUNDS
MARKETING BROCHURE

CONTENTS

- *The Southern Grounds Story*
- *About Southern Grounds: Our Mission*
- *What makes Southern Grounds Different*
- *The Southern Grounds Space*
- *Southern Ground Interior Design*
- *Southern Grounds Partnerships*
- *Southern Grounds Food*
- *Southern Grounds Drinks*
- *Southern Grounds Franchisee Program and Franchisor Support*
- *Blueberry Bakery*
- *Why is Southern Grounds Franchising*
- *Southern Grounds Menu*



SOUTHERN GROUNDS: Chef-Driven and Design-Enhanced

Recent years have taught all of us the importance of connection and community. We have all realized the need for a “sense of place” and the importance of quality space and how it makes us feel. This sense of place is established by connection among people and a strong role within the community. Finding the ideal site that meets the mission of Southern Grounds equals implementing architecture and design to prioritize connection among individuals and community.

As a result, we developed our chef-driven and design-enhanced coffee house: Southern Grounds.





OUR MISSION

Our core mission is to nourish, nurture and inspire healthy communities by giving back and creating value. We are a chef-driven coffee house, offering an array of products to conscious consumers beyond the standard cup of joe. Our brand thrives on providing healthy food and beverages while fostering community. We are not only passionate about bringing whole, nutritious, and sustainably sourced food and beverage offerings, we care deeply about the environment and reducing waste. We feel our brand has changed not only the "quality" conversation about coffee and sustainable foods but also our purpose as restaurateurs.

Our brand challenges the industry's standard supply chain for coffee houses by reducing plastic product consumption in our model. We have demanded sustainable farming practices of our suppliers, reduced environmental impact of vendors we used, and implemented green building products in our building and interior design. While these changes might only make small dents in the current status quo, we believe that as we expand, they will become significant.

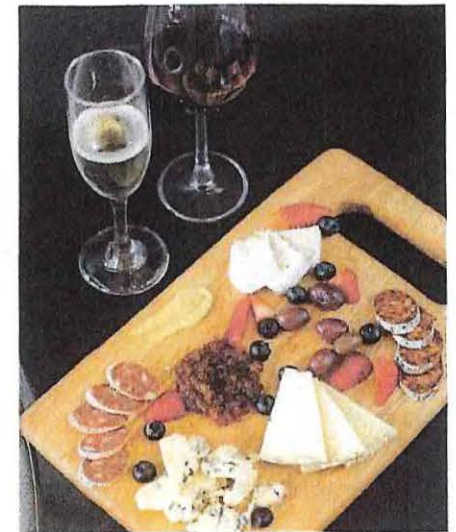
WHAT MAKES SOUTHERN GROUNDS DIFFERENT

We believe there is something absolutely magical about founding a business that aspires to bring people together. GATHER TOGETHER: those two words inspire everything we do.

At Southern Grounds, friends, neighbors and colleagues can sit down over coffee or tea, enjoy wholesome foods and connect with each other. But it doesn't happen without the right factors – nutritious food, quality beverages and an environment that prioritizes connection are all part of the puzzle.

We are a fourth wave coffee shop, which disrupts the more commodity-focused trade of coffee and prioritizes taste, quality, unique flavors, and equitable relationships over low prices and standardizations in flavor. Increased coffee quality, more direct trade, a greater emphasis on sustainability, lighter roasts, innovative brewing methods – these are all intrinsic to fourth wave coffee. Fourth wave coffee is a marriage between stellar coffee products and truly worthwhile social consciousness.

Our model provides a tried-and-tested concept that has a high AUV compared to other coffee brands. We subscribe to the 'buy local' concept, which supports both jobs and the local community. In addition to serving simple, whole, unprocessed food, we have also expanded our definition of "healthy" to a larger philosophy, encompassing things like giving back to the community, cultivating a culture of kindness, and supporting farms who are mindful of our environment.



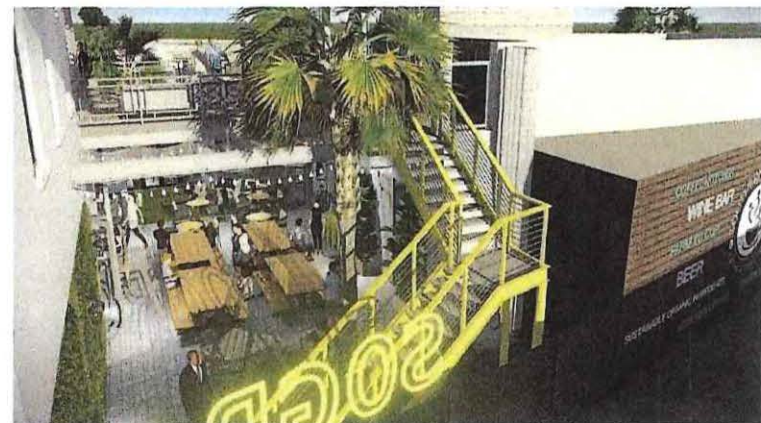
THE SOUTHERN GROUNDS SPACE

With a belief that restaurants are the key to a community's vibrancy, economic development, and social infrastructure, we designed each Southern Grounds as a modern coffee house that acts as a community focal point. At its core, architecture is designing spaces that create community.

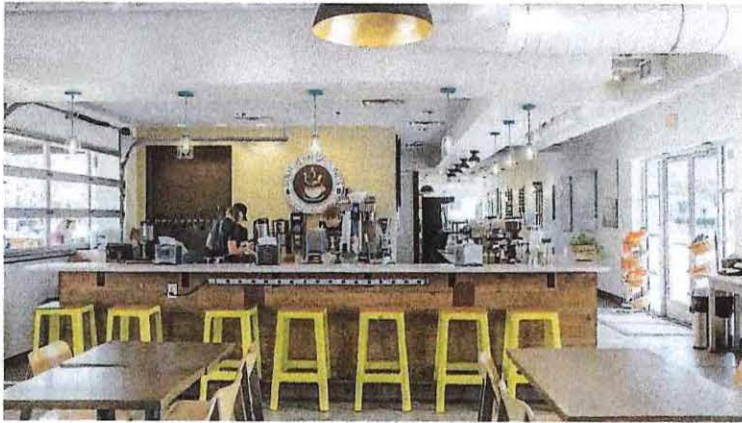
To illustrate our passion about this, we hired interior designers and architects at Group 4 Design and Cronk Duch to help us create our community coffee house.

We aim to create a vibrant, light-filled and inviting environment that provides positive energy to support and uplift the community. Our coffee houses are distinct, unique, and supportive of each specific location. We use preservation architects and interior designers to honor the buildings and communities we move into. The renovation of a historic property is often a starting point and anchor for the redevelopment of a block, street, or district. A historic building or district can be tangible proof of a community's interest in honoring its heritage, valuing its character, getting the most out of infrastructure and development, and encouraging growth in already-developed areas.





THE SOUTHERN GROUNDS SPACE



SOUTHERN GROUNDS INTERIOR DESIGN

Working with the nationally recognized, award-winning design team Group 4 Design Inc., we are able to perfect the interior design, look and feel of every Southern Grounds Coffee House. Providing a warm welcoming place for people to “Gather Together” was the driving design concept for Southern Grounds. It was important to keep the floor plan open and inviting while creating pockets of intimate meeting space for the various reasons people choose a neighborhood coffee shop as their go-to place. Whether meeting with friends for a weekly catch-up, establishing a location for a business meeting or working quietly on a solo project, we provide an intentional place for those purposes.

The flow within the coffee shop allows the front façade to be a bustle of activity with quieter zones tucked into back areas and lots of outdoor spaces to connect to the activity of the neighborhood. Custom metalwork creates airy dividers, balanced with banquettes that introduce softness and color. In a departure from the typical dark moody coffee shop, Southern Grounds is fresh, modern, bright and friendly. The interior color scheme has a backdrop of crisp white, allowing sunny yellows and calming aquas to accent the space, with shades of gray mixed in for contrast. This neutral base allows our rotating display of artwork to add visual interest and support local artists showcasing their talents. Using classic materials and minimalist design details, the team designed an expansive coffee shop that is grand in scale yet still allows for intimate moments, becoming the go-to neighborhood gathering spot.

SOUTHERN GROUNDS DESIGN



SOUTHERN GROUNDS LICENSING

Southern Grounds received international recognition through a licensing agreement with HMSHOST, the world's largest concessionaire. We are incredibly proud to partner with HMSHOST and meet the demands of international airport travelers. Our Southern Grounds brand resonates with HMSHOST, as our brand gives the International Airport system the opportunity to create a sense of place and showcase a regional brand that serves great coffee and has healthy, sustainable food offerings.





blueberry

artisan • bakery

Blueberry Bakery is Southern Grounds' very own bakery. Years of struggling to find a gourmet bakery in Florida to fit our needs led us to the creation of Blueberry Bakery. We're proud to have a boutique, artisan bakery that was built on a simple premise: scratch-made is better. Everything is made by hand with care and the freshest possible ingredients.

We have designed the Southern Grounds Franchising Program so that every 8 Southern Grounds Coffee Houses will have a designated Blueberry Bakery. As our commitment to high quality resonates throughout, the Blueberry Bakery will deliver cakes, baked goods and treats, made from fresh ingredients, to Southern Grounds locations multiple times a week.

Whether clients are planning an intimate dinner party, black-tie gala or corporate gathering, our team works to design delicious, customized desserts for any occasion.

The Blueberry Bakery also offers vegan and gluten-free products, in addition to specialty items. A visit to the Blueberry Bakery will result in the option of everything, from cakes and cheesecakes to cookies, muffins, tarts, eclairs, bite-sized treats and seasonal favorites.



"From artisan breads to delectable desserts, Blueberry Bakery has something for everyone. Come try our goods at any Southern Grounds and be amazed by the freshness and seasonal flavors."

SOUTHERN GROUNDS FOOD

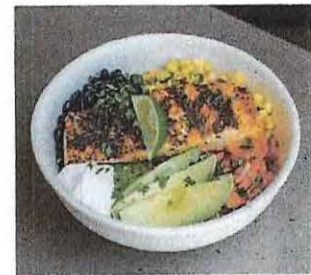
We are the proud recipients of the Slow Food Movement award. In the first few years of building Southern Grounds, we were looking everywhere for our identity — books, magazines, the internet. We believed that by looking around, we could understand who we are and who we aren't. We started looking at the products: stone ground grits, seasonal produce, fresh avocados, sustainable salmon, heirloom tomatoes, local jam, grass fed beef, open blue cobia, organic coffee, European butter, Belgium chocolate ...and the delicious list goes on!

Those ingredients took us to the markets, the markets took us to the farmers, and the farmers eventually took us to our roots. This is how we became passionate about our food quality for each and every guest.

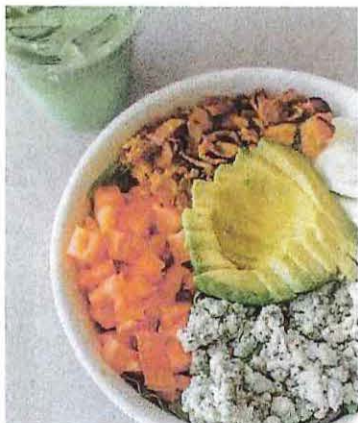
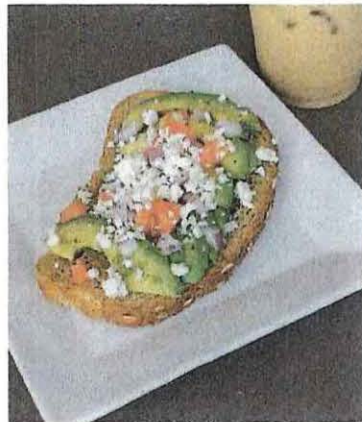
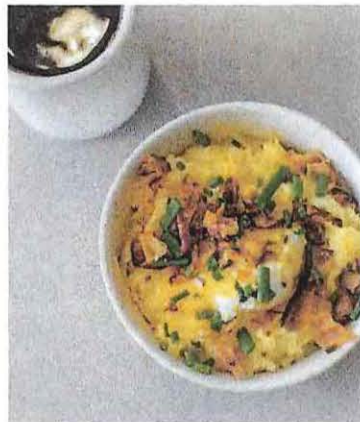
Today, we take extraordinary pride in creating a culinary memory every time a guest visits one of our coffee shops.

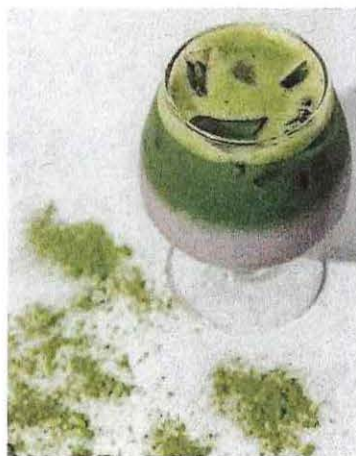
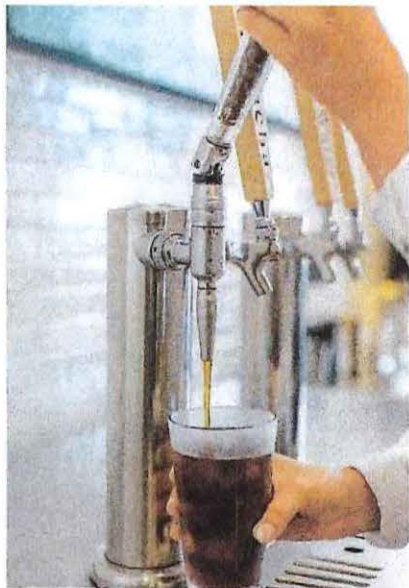
Over the past 6 years, Southern Grounds has refined and elevated the guests experience through unwavering commitment to the highest quality food and hospitality available.

- Southern Grounds salmon is the highest quality available: Verlasso Salmon from Patagonia.
- We use Logans Turnpike Mill fresh-ground grains from local farmers in the Southeast.
- Our oatmeal and organic prized flour is from Bob's Red Mill. Organic lettuce by Trader Hill Aquaponics Farm
- We use the highest quality European butter, Plugra Premium Butter, in our baked goods.
- Southern Grounds sources all seasonal offerings directly from Saturiwa Trading Company, including local berries, mushrooms, beef, honeycomb, microgreens, black figs, purple broccoli and more.
- Our ground beef is sourced from Brassstown Beef in North Carolina, where cattle are grass-fed and humanely raised to third party Global Animal Partnership (GAP) standards.



SOUTHERN GROUNDS FOOD





SOUTHERN GROUNDS DRINKS

Whether you are looking for a fancy latte, morning cup of joe, a smoothie, a craft beer, a mimosa or a nice glass of wine, Southern Grounds has you covered.

At Southern Grounds, we serve the finest quality coffee, locally sourced Kefir, Kombucha, craft beer and wine favorites.

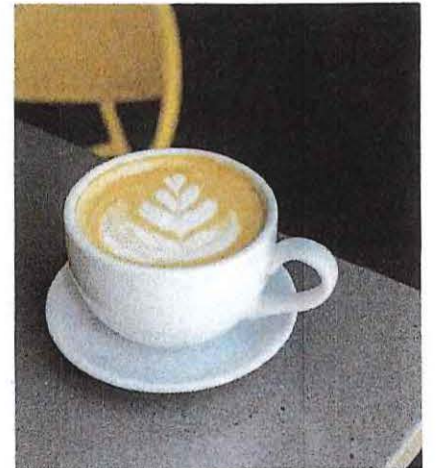
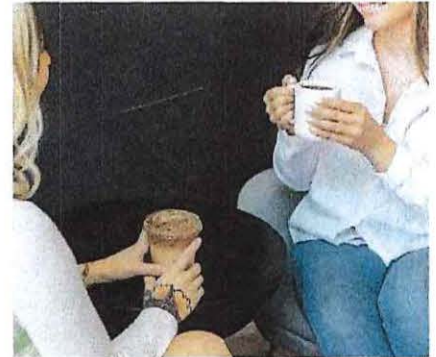
- Our Coffee beans are direct trade from Intelligentsia. There is no higher standard for our coffee procurement. At Southern Grounds, we pride ourselves on bringing the most exquisite, highest quality direct-trade coffee offerings to our guests. We take pride in our coffee beans, which are hand-picked and evaluated from bean genetics through the meticulous post-harvest roasting process at Intelligentsia. The idea of serving the best cup of coffee every time is our primary focus. As a result of our dedication to perfection, we proudly pour a desirable, balanced, dynamic cup of coffee every time.
- Our Matcha Tea is shade grown Japanese Matcha.
- Our Kefir is crafted by a local manufacturer, using only the highest quality ingredients.
- Our Kombucha, Gnarbucha, is made locally in Jacksonville, Florida.
- A variety of Southern Grounds beer is crafted from a partnership with King Maker Brewing Company.

SOUTHERN GROUNDS COFFEE

Our coffee is sourced from Intelligentsia Coffee, offering direct trade coffee. Intelligentsia has more direct farming relationships than any other roaster, nationwide. Thanks to direct trade, baristas and roasters can tell consumers the story behind the coffee beans. Direct trade coffee relies on sourcing only the highest-quality beans in small batches for a truly artisan coffee experience.

Intelligentsia considers coffee an artisanal food, like wine, with a consumption experience to be enhanced with greater education, connoisseurship, and sensory exploration beyond just a cup of coffee.

While all coffee comes through a similar value stream, we seek to highlight the unique characteristics that result from the diversity of coffee bean cultivars, growing and cultivation methods, processing methods, roasting techniques and more. For these reasons, we opted to work with Intelligentsia, the creator of the artisan coffee movement.





OUR PARTNERSHIP WITH LA MARZOCCO

We have used La Marzocco machines since our inception in all our cafes and our homes. In the first quarter of the last century, several attempts at manufacturing machines to make “espresso” coffee were carried out in Italy. They may rightfully be considered the progenitors of espresso machines in production today. They were equipped with hot water and steam generators, and tall vertical boilers.

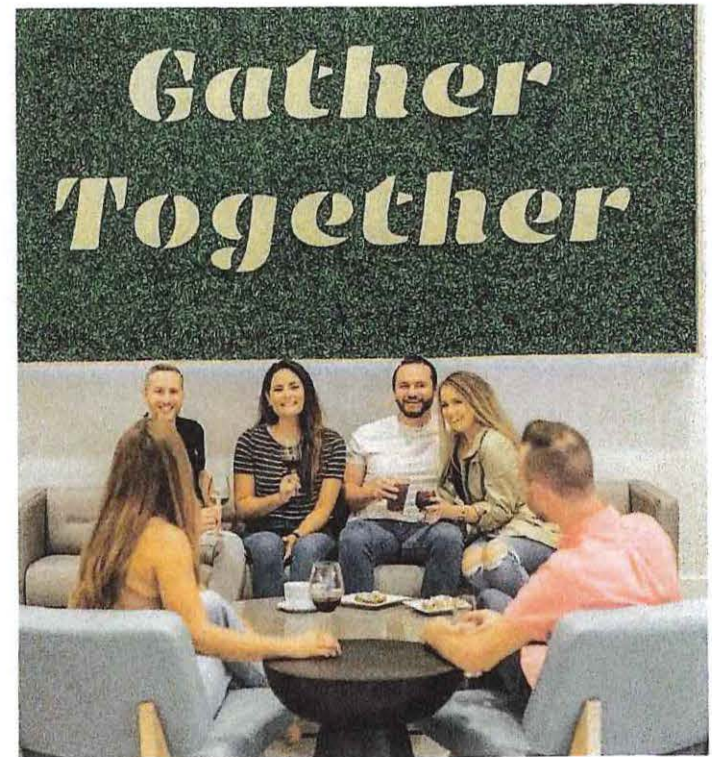
The manufacturers, in addition to being skilled craftsmen, were pioneers considering the difficulties they faced at the time. Giuseppe Bambi was a member of this small group of pioneers. His strong personality and desire to create something of his own eventually led to establishing a small workshop and business.

FRANCHISEE PROGRAM SUPPORT

We are creating a boutique franchise offering of curated community coffee houses. Upon becoming a Franchisee of Southern Grounds, our network of highly trained, experienced, award-winning professionals is available to help you succeed.

Franchising Southern Grounds has always been part of our growth strategy. We have a leadership team that has ensured we built the resources and processes necessary to support ALL franchisees. Before launching the franchising initiative, we wanted our brand to be successful in numerous communities. From our humble beginning in Neptune Beach, Florida, to our stores in San Marco, Florida and the Avondale community in Jacksonville, we have built a great customer base and a history of strong financial performance. This provides new franchisees a much-needed boost of confidence and ensures their own success in each respective community.

Upon partnering with the very mature global restaurateur HMSHOST (Autogrill Group), we grew tremendously as a company. The process of licensing and training with HMSHOST provided the Southern Grounds leadership team the knowledge and confidence to roll out our Southern Grounds franchise program. We are now in the process of opening 2 more corporate locations, as well as our second International Airport location with HMSHOST. Finally, we awarded our first Franchise Territory of 9 units and anticipate the opening of 6-7 more stores in the next year. Our franchisees have access to all our designers, so each Southern Grounds location will be unique and memorable.



WHY SOUTHERN GROUNDS FRANCHISING?

Food is culture, community, and life. It is hospitality, kindness, and warmth. It is what binds us, even when we are divided. It is the glue, the fabric, the how and the why people come together. Food is one of the reasons we travel to other places. Think about your hometown, your city and your community — we believe you will agree restaurants are the key to a community's vibrancy, its economic development, and its social infrastructure.

For all these reasons, we feel there is no better time than to launch our new modern coffee house as a franchise and community model to other aspiring restaurateurs.

We have selected 12 Southern states and select markets in Florida as our initial franchising areas, including: Georgia, North Carolina, South Carolina, Virginia**, Texas, Louisiana, Maryland**, Tennessee, Kentucky, Alabama, Mississippi and select markets in Florida (including Orlando, the panhandle and the West coast).

We are looking for experienced franchise partners with a track record of success. This includes multi-unit operators who already have franchises or proven independents who want to diversify their portfolio with a proven concept. We look forward to working with operators who have been in the business and understand the nuances of running a hospitality company.

**coming soon

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: August 1, 2023

RE: **VARIANCE 2023-0066**

AGENDA ITEM 5(d)

APPLICANT Jon Veniard
c/o The Local Refillery

OWNER Stephanie Hollis
c/o Solar Stick

LOCATION 226 W King Street / PID 111340-0000

REQUEST To approve a reduction of off-street parking requirements within the Commercial Medium-Two (CM-2) zoning district.

LAND USE Commercial Medium Intensity

ZONING Commercial Medium-Two (CM-2)

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

Future Land Use Element Goals, Objectives and Policies

Overall Goal Ensure that the character, density, intensity and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment to enhance the quality of life for all residents of the City of St. Augustine.

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 6.1.5 The City shall maintain in the land development code procedures and standards for planned developments to encourage mixed-use projects, to encourage traditional neighborhood development, and to encourage and allow innovative site design and development approaches.

FLUE Policy 6.5.2

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 Objective 8.1

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

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 3

Preserve and protect the historic and authentic character of St. Augustine to minimize the demolition of older, historic buildings and structures.

HP Goal 5	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 Policy 5.4.1	Provide design and planning assistance to encourage revitalization of the major thoroughfares and other, smaller commercial connectors in a manner that recognizes the unique character of these areas to preserve broader aspects of the city’s authentic heritage.
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.

Transportation and Mobility Element Goals, Objectives and Policies

Overall Goal	The City will encourage accessible, energy efficient, sustainable and economically viable transportation options that meet the needs of residents, employers, employees and visitors through a variety of innovative methods that are sensitive to the environmental, historical, and cultural resources of the City of St. Augustine.
TME Policy 1.3.3	The City shall continue to discourage urban sprawl and encourage efficient, compact, infill and redevelopment within the existing “urban” area of the city including existing commercial corridors.
TME Policy 1.3.6	The City may require new development and redevelopment to support alternative modes of transportation through such measures including, but not limited to, the provision of sidewalks, bikeways, transit stops or other facilities that support alternative modes of transportation, such as parking management systems and park-and-ride facilities.

- TME Policy 1.3.7** The City may require developers of commercial property to provide for convenient and safe access to bicyclists and pedestrians and may provide a secure location for the storage of bicycles on-site.
- TME Policy 1.3.10** The city shall further support pedestrian, bicycle, and a community circulator or transit use by:
- Considering an increase in residential density and non-residential intensity in locations that serve to help meet the goals of the Comprehensive Plan;
 - Planning for an appropriate mix of residential, commercial, educational, recreational, institutional and other complimentary uses allowing residents and visitors to meet their daily needs more efficiently while minimizing travel distances;
 - Requiring that sites be designed in a manner that provide safe, and convenient access for pedestrians, cyclists and circulator or transit users;
 - Increasing sidewalk connectivity to reduce trip lengths and create a more walkable system of short blocks; and
 - Providing complete streets that foster neighborhood connectivity to nearby commercial retail areas.
- TME Policy 3.1.3** Mobility Plan projects within the City’s multimodal district shall prioritize walking and bicycling and the provision of safe, visible, connected and convenient ADA compliant facilities to encourage people walking and bicycling.

CITY OF ST. AUGUSTINE MOBILITY PLAN & MOBILITY FEE TECHNICAL REPORT
DATED FEBRUARY 2022

Overview

The Mobility Plan, adopted in 2020 through amendments to the City’s Comprehensive Plan, **promotes the continued transition from a transportation system focused on moving cars towards a multimodal system focused on providing people with enhanced mobility choices to walk, bike, ride a trolley, or use new forms of transportation to move about the City.** The amendments also encourage the continuance of innovative parking management strategies to provide City’s residents with enhanced access to business and services, while also seeking to reduce the impact of traffic on neighborhood streets.

APPLICABLE CODES/ORDINANCES

Sec. 28-2. – Definitions

Parking facility means a structure or lot used for the storage of more than three (3) vehicles.

Parking space, compact, means a space at least eight (8) by eighteen (18) feet into which vehicles park, most commonly where spaces are assigned or turnover is minimal.

Parking space, off-street, means a space adequate for parking a standard-sized automobile with room for opening doors on both sides. Such space shall measure not less than nine and five-tenths (9.5) feet by nineteen (19) feet (180.5 square feet) excluding paved area necessary for access and maneuvering. Such space shall also be paved with erosion resistant material in accordance with city specifications.

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.

Within the historic preservation zoning districts 1, 2 and 3 and national register districts, the board may grant a request for variance for architectural or historic reasons, provided that the variance is necessary for the construction or reconstruction of buildings or structures in the appropriate historic architectural style or form, based upon review of the historic architectural review board's recommendations. The board shall find that granting the variance will not be contrary to the public interest; will not adversely affect other property and structures in the district; and will be in harmony with the spirit, intent and purpose of this section.

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

Sec. 28-368. – Design standards.

- (g) Interior driving aisles and maneuverability. The minimum width of interior driving aisles and maneuverability space within parking facilities shall be related to the angle of the parking spaces and the use of one-way or two-way traffic as follows:

Parking Space Angle in Degrees	One-Way Traffic Aisle Width/Maneuverability Space in Feet	Two-Way Traffic Aisle Width/Maneuverability Space in Feet
0 (Parallel)	13	24
30	13	24
45	13	24
60	18	24
90	24	24

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

(d) *Minimum spaces required:*

	Use	1 Space Per Gross Floor Area (sqft.)	1 Space Per Rates Patron Capacity	Units, Seats, Rooms, Spaces	Special Requirements
(26)	Professional/business office	400			
(41)	Business, commercial, or service establishments	300			

STAFF SUMMARY AND ANALYSIS

The variance request at 226 W King Street is for the elimination of eight (8) required off-street parking spaces, a reduction of the interior maneuverability requirements, and the elimination of one (1) off-street loading space.

The property at 226 W King Street is located within the King Street Entry Corridor, has a zoning designation of Commercial Medium-Two (CM-2), and currently has three separate commercial structures on-site. The business that is operated by the applicant is a retail store and office space in a two-story building, there is a personal office located directly behind them, and lastly there is a professional office also located in the rear of the property.

The reason for this variance request is because the applicant converted what was once 2,190 square feet of office space, which requires five (5) required off-street parking spaces, into now 1,290 square feet of retail space with 900 square feet of offices, which requires six (6) off-street parking spaces. The change of 1,290 square feet of office to retail use now requires the applicant to provide an additional off-street parking space.

This request is also unique in that instead of just seeking a variance approval for the two-story structure that fronts W King Street, the request is for the property at 226 W King Street as a whole. An approval for the site as a whole would be beneficial for future additional or changing businesses moving to 226 W King Street. Eliminating the need to apply for parking variances up to a point.

Sec. 28-273. – Required off-street parking states that business, commercial, or service establishments are required to provide one (1) off-street parking space for every 300 square feet of gross floor area; offices are required to provide one (1) space for every 400 square feet of gross floor area. The breakdown of parking requirements for the property at 226 W King Street is outlined below.

Square footage calculations are based on information from the St. Johns County Property Appraiser's website.

- Building 1: The Local Refillery
 - o 1,290 square feet of retail use is required to provide 4 parking spaces.
 - o 900 square feet of office use is required to provide 2 parking spaces.
- Building 2, Professional Office:
 - o 816 square feet of office use is required to provide 2 parking spaces.
- Building 3, Professional office:
 - o 912 square feet of office use is required to provide 2 parking spaces.



Figure 1. This aerial photograph shows the property at 226 W King Street which is currently occupied by three (3) separate buildings and a non-conforming parking facility.

The current uses at 226 W King Street would be required to provide ten (10) off-street parking spaces based on the City's current parking requirements. Classifying all of the structures under general commercial use would require a total of thirteen (13) off-street parking spaces on-site, currently five (5) non-conforming vehicle parking spaces are provided on-site.

The variance request today is for an elimination of the eight (8) required off-street parking spaces, a reduction to the required twenty-four (24) foot drive aisle requirement, and an elimination of the required one (1) off-street loading space required for retail or service establishments. The applicant has supplied a parking plan for the property as part of this application. An approval of these variances would decrease the likelihood of future PZB variance applications to off-street parking requirements at 226 W King Street for a combination of uses that would add up to a total 13 parking spaces (5 on-site and a potential variance for the reduction of 8 spaces).

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;

Staff analysis: The approximately 7,840 square foot property at 226 W King Street with three longstanding commercial buildings causes a disadvantage in providing the required ten (10) off-street parking spaces.

The ten required parking spaces would amount to a total of 1,805 square feet of parking area, not including drive aisles, this amount of parking would take up over twenty-three (23) percent of the property at 226 W King Street.

The location of the existing structures makes it impossible to provide ten off-street on-site parking spaces.

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

Staff analysis: The disadvantages of a commercial property being under eight thousand square feet in size and existing structures that predate the City's zoning and parking codes causes the owner the inability of reasonable use at 226 W King Street.

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

Staff analysis: This lot was created, and the existing buildings were built before the current tenants leased structures on the property.

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

Staff analysis: Granting a variance would not adversely affect neighboring properties due to the nature of the request, but would enhance the commercial environment of W King Street while making the local economy of St. Augustine that much more resilient.

STAFF RECOMMENDATION

The approval of the variance request in regard to off-street parking requirements at 226 W King Street promotes not only a more sustainable economic environment but also 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 variance to the off-street parking requirements of eight (8) parking spaces, a reduction of interior maneuverability requirements, and the elimination of one (1) off-street loading space at 226 W King Street / PID 111340-0000.

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, CNU-A
Senior Planner
Planning and Building Department



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Jon Veniard Contact Number: 904-495-8948

Business (if applicable): The Local Refillery

Address: 226 West King St. City: St. Augustine State: FL Zip: 32084

E-Mail Address: thelocalrefillery@gmail.com

2. NAME OF PROPERTY OWNER: Stephanie Hollis Contact Number: 1.800.793.4364 Ext. 151

Business (if applicable): Solar Stick

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

E-Mail Address: _____

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____ Block: _____

Subdivision: _____ Parcel Number: _____

4. PROJECT STREET ADDRESS: _____

5. SPECIFIC PROPOSED USE: _____

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☒ Exception ☐ Land Use Plan Amendment

☐ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: We are requesting a use by exception for our 6th

required parking space. We have 5 on-site, however we also own 3rd Wave Coffee and have at least one guaranteed parking
space across the street at 215 West King Unit 3. The 3rd Wave Coffee roastery is only used for manufacturing and is NOT open to
the public, so customer parking for that business is also not a concern.

8. JUSTIFICATION FOR ACTION REQUESTED: _____

We are guaranteed at least one spot at 215 West King, Unit 3 for our coffee roasting
business. We are not open to the public at that location, so customer parking is not
a concern.

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:_____

One such disadvantage is the telephone pole within our driveway and also our building is older than some surrounding buildings and was built before the parking code existed.

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

Due to the age of the property, space was not allocated for the amount of parking that is currently required.

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

This problem was not an issue when the original building was constructed in 1910 because owning a car was far from common.

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

We are proud to be part of the West King community of businesses and already work in collaboration with many other businesses in the area. Our daily customer volume is also fairly small compared to other types of businesses, therefore additional parking doesn't seem to be needed and we don't feel that it will negatively impact any neighboring businesses.

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.

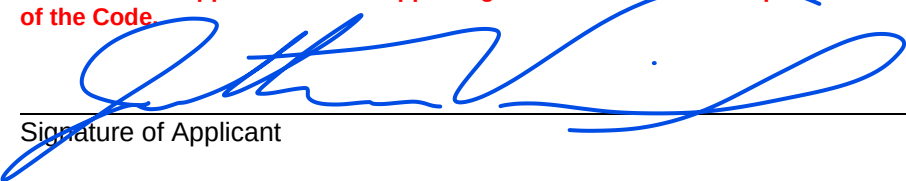
11. AGREEMENT:

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

6/29/2023

Date

Signature of Property Owner

Date



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

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

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

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

Jonathan Veniard

Print name of applicant


Signature of applicant

6/29/2023

Date



Owner's Authorization For Agent

JONATHAN VENIARD is/are hereby authorized TO ACT ON BEHALF
OF STEPHANIE HOLLIS SOLAR STICK PROPERTIES, 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:

226 W. KING ST, ST AUGUSTINE, FL 32084

BY: [Signature], MANAGER
Signature of Owner

STEPHANIE HOLLIS
Print Name of Owner

904-315-8765
Telephone Number

State of FL

County of St. Johns

Signed and sworn before me on this 7th day of July, 2023

By Hannah Parnofello

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature:

[Signature]

My Commission expires:

12/26/2026



HANNAH PARNOFELLO
Commission # HH 340262
Expires December 26, 2026



Owner's Authorization For Agent

Livia Ammar is/are hereby authorized TO ACT ON BEHALF
OF Ammar Enterprises 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:

BY: Livia Ammar MGR
Signature of Owner

Livia Ammar
Print Name of Owner

(904) 806-3163
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 7 day of July, 2023

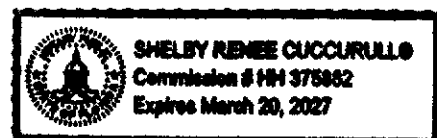
By Livia Fay Ammar

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature: [Signature]

My Commission expires: March 20, 2027



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: 226 W. KENG ST.

Applicant's Name: Jonathan Venia Applicant's Signature: [Signature]

Owner's Name: STEPHANIE HALLS Owner's Signature: [Signature]
(SOLARSTK PROPERTIES) MANAGER

Parking Variance Narrative

We are submitting a variance request for our parking situation at 226 West King St. Our building holds significant historical value as it was constructed in 1910, predating the widespread use of automobiles and the subsequent need for parking. However, the current parking code in St. Augustine was established in the 1970s and has not been updated since 1988, failing to account for the significant changes that have taken place in our town since then.

Over time, our town has transformed into a thriving community that embraces its rich history, including its historical structures and sites. We have also cultivated a unique shopping experience that encourages customers to explore and support multiple businesses within the West King area, as opposed to being scattered across large parking lots. This approach fosters a more intimate and collaborative experience for both shoppers and businesses.

In our present location, we have made provisions to accommodate parking needs. Our establishment offers five on-site parking spots, along with an additional off-site parking spot for an owner associated with another business we own in West King. Moreover, we have installed eight bike racks and designated several spots for motorcycles and scooters. As a business, our mission is to provide an eco-friendly experience for our customers, encouraging them to opt for biking or walking whenever possible.

Considering our current volume, which averages around ten customers per day, we have determined that this translates to less than two occupants per hour on average. With the combination of our available parking spaces, bike racks, and walking options, our customers are still afforded the necessary means to visit our shop and engage in a seamless shopping experience.

By granting us this variance, the city of West King St. Augustine would support our commitment to preserving our town's historic character, promoting a vibrant multi-business shopping environment, and encouraging sustainable transportation options. We believe this variance will not only benefit our business but also contribute positively to the overall appeal and vitality of the West King area. Thank you for considering our request.

100002

1113600000

1113400000

12 x 20 Parking Spot

12 x 20 Parking Spot

Turn-Around
ONLY

12 x 20 Parking Spot

12 x 20 Parking Spot

12 x 20 Parking Spot

N Leonard St

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: August 1, 2023

RE: **USE BY EXCEPTION 2023-0059**

AGENDA ITEM 6(a)

APPLICANT Patrick Ingoldsby c/o iTrip

OWNER Brittany Edwards and Alexis Magnan-Callaway

LOCATION 24 Fancher Court / PID 160890-0000

REQUEST To approve one (1) off-site parking space at the Municipal Parking Garage within the Residential Single-Family-Two (RS-2) zoning district as a permitted use by exception.

LAND USE Residential Low Density

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

APPLICABLE CODES/ORDINANCES

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

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

(a) Zoning exceptions:

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

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

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

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

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

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

STAFF SUMMARY AND ANALYSIS

The approval of short-term rental registration is contingent upon being able to provide.

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

- (iv) There are a total of three (3) bedrooms at 24 Fancher Court. The property consists of a single-family home which was built in 1957.
- (v) 3 parking spaces are required for a short-term rental with 3 bedrooms being offered for rent.
- (vi) There are two parking spaces available on the property, leaving them one (1) parking space short of the requirement.

Parking Requirements Summary

- 1) Use by exception for off-street parking (within 400 feet per Sec. 28-371).
 - a. *The property is surrounded by single family residences. The applicant has not provided any documentation to meet off-street parking within 400 feet of the premises.*
- 2) Parking permits to the municipal parking garage.
 - a. *The applicant is requesting one (1) parking space within the municipal parking garage.*
- 3) On-street parking permits within established Residential Permit Program Areas.
 - a. *There is no established residential parking permit program on Fancher Court for the use of short-term rentals.*

Information Only: As of the date of this report the Planning & Zoning Board has approved 39 offsite parking spaces within the municipal parking garage.

STAFF RECOMMENDATION

Based on a review of Section 28-29, and without the support of evidence to the contrary, staff finds that the Board can **APPROVE** a use by exception for one (1) short term rental offsite parking space in the municipal parking garage for 24 Fancher Court / PID 160890-0000.

Based on a review of Section 28-29, and without the support of evidence to the contrary, staff finds that the Board can **CONTINUE** a use by exception for one (1) short term rental offsite parking space in the municipal parking garage for 24 Fancher Court / PID 160890-0000 to give the applicant time to reach out to businesses in the general area of their property to obtain a lease agreement for one (1) parking spot and reapply to PZB for a use by exception for off-street parking within four hundred (400) feet of the premises. The applicant also would need a variance to the 400 feet if the proposed off-street parking is greater than 400 feet away.

Tracey Mullins

Tracey Mullins
Planner II
Planning and Building Department



CITY OF ST AUGUSTINE

APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$250 (plus advertising costs)

Project Number: 2023-0059

Receipt Number: 2655435

Meeting Date: August 1, 2023

Advertising Costs: \$ _____

Paid On: _____

Receipt Number: _____

1. NAME OF APPLICANT: Patrick Ingoldsby Contact Number: 904-780-6978

Business (if applicable): iTrip

Address: 116 Greenbrier Estates Dr City: St Johns State: FL Zip: 32259

E-Mail Address: patrick.ingoldsby@itrip.net

2. NAME OF PROPERTY OWNER: Britt and Alexis Edwards Contact Number: 978-998-1127

Business (if applicable): N/A

Address: _____ City: Saint Aug. State: FL Zip: _____

E-Mail Address: brittedwardsdc@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: _____

Block: _____

Subdivision: _____

Parcel Number: 1608900000

4. PROJECT STREET ADDRESS: ~~short term rental~~ 24 Francher Ct

5. SPECIFIC PROPOSED USE: short term rental

6. ACTION REQUESTED:

☐ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☐ Variance

☐ Rezoning

☒ Other: parking spot in city garage for short term rental

7. DESCRIPTION OF ACTION REQUESTED: We want a parking spot to meet the city regulations of one spot per bedroom

8. JUSTIFICATION FOR ACTION REQUESTED: We only have 2 spots now, and are willing to purchase a spot as permitted by the saint augustine STR website.

(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: _____

NA

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

NA

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

NA

(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: _____

NA

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.

Patrick Ingoldesby

Signature of Applicant

6/22/23

Date

BA

Signature of Property Owner

6/22/23

Date



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

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

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

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

Patricie Ingoldsby
Print name of applicant

Patricie Ingoldsby
Signature of applicant

6/22/23
Date



ST AUGUSTINE
EST 1565

Owner's Authorization For Agent

Patrick Ingoldsby is/are hereby authorized TO ACT ON BEHALF
OF Brittany Edwards and Alexis Magnan-Callaway 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:
24 Fancher Court Saint Augustine, FL 32080

BY: Britt Edwards
Signature of Owner
Brittany Edwards
Print Name of Owner
9789981127
Telephone Number

State of Florida

County of St Johns

Signed and sworn before me on this 10 day of July, 2023

By Brittany Edwards

Identification verified:

Oath sworn: ☒ Yes ☐ No

Notary Signature:

Paul Basso



Paul Basso
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG955940
Expires 3/4/2024

My Commission expires:

3/4/24

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: 24 Francher Ct

Applicant's Name: Patrick Ingoldsby Applicant's Signature: Patrick Ingoldsby

Owner's Name: Britt and Alexis Owner's Signature: BA

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

[Click Here to Open Cyclomedia Viewer in a New Tab](#)


Parcel ID 1608900000
 Location Address 24 FANCHER CT
 SAINT AUGUSTINE 32080-0000
 Neighborhood Highland Manor (635)
 Tax Description* 8-9 HIGHLAND MANOR LOT 39 OR5098/61
**The Description above is not to be used on legal documents.*
 Property Use Code Single Family (0100)
 Subdivision Highland Manor Unit #1
 Sec/Twp/Rng 21-7-30
 District City of St Augustine (District 452)
 Millage Rate 18.9763
 Acreage 0.150
 Homestead Y

Owner Information

Owner Name [Magnan-Callaway Alexis Rose Et AL](#) 100%
 Edwards Brittany Anne 100%
 Mailing Address 24 FANCHER CT
 SAINT AUGUSTINE, FL 32080-0000

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



Valuation Information

	2023
Building Value	\$412,447
Extra Features Value	\$12,000
Total Land Value	\$133,088
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$557,535
Total Deferred	\$234,342
Assessed Value	\$323,193
Total Exemptions	\$50,000
Taxable Value	\$273,193

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	\$396,648	\$9,137	\$89,435	\$0	\$0	\$495,220	\$313,780	\$231,440	\$263,780
2021	\$216,481	\$8,308	\$79,852	\$0	\$0	\$304,641	\$304,641	\$50,000	\$254,641
2020	\$105,021	\$8,936	\$79,852	\$0	\$0	\$193,809	\$183,897	\$9,912	\$183,897
2019	\$97,880	\$9,347	\$79,852	\$0	\$0	\$187,079	\$167,179	\$19,900	\$167,179
2018	\$93,220	\$9,962	\$48,799	\$0	\$0	\$151,981	\$151,981	\$0	\$151,981
2017	\$76,129	\$8,923	\$44,362	\$0	\$0	\$129,414	\$129,414	\$0	\$129,414
2016	\$79,236	\$8,828	\$44,362	\$0	\$0	\$132,426	\$126,020	\$6,406	\$126,020
2015	\$71,597	\$8,956	\$34,011	\$0	\$0	\$114,564	\$114,564	\$0	\$114,564
2014	\$59,440	\$8,969	\$28,096	\$0	\$0	\$96,505	\$71,700	\$72,005	\$24,500
2013	\$61,601	\$9,096	\$28,096	\$0	\$0	\$98,793	\$70,640	\$74,293	\$24,500
2012	\$63,762	\$9,223	\$28,096	\$0	\$0	\$101,081	\$69,459	\$76,581	\$24,500
2011	\$64,198	\$9,351	\$31,941	\$0	\$0	\$105,490	\$67,436	\$80,990	\$24,500
2010	\$66,338	\$9,478	\$35,490	\$0	\$0	\$111,306	\$66,439	\$86,806	\$24,500

Building Information

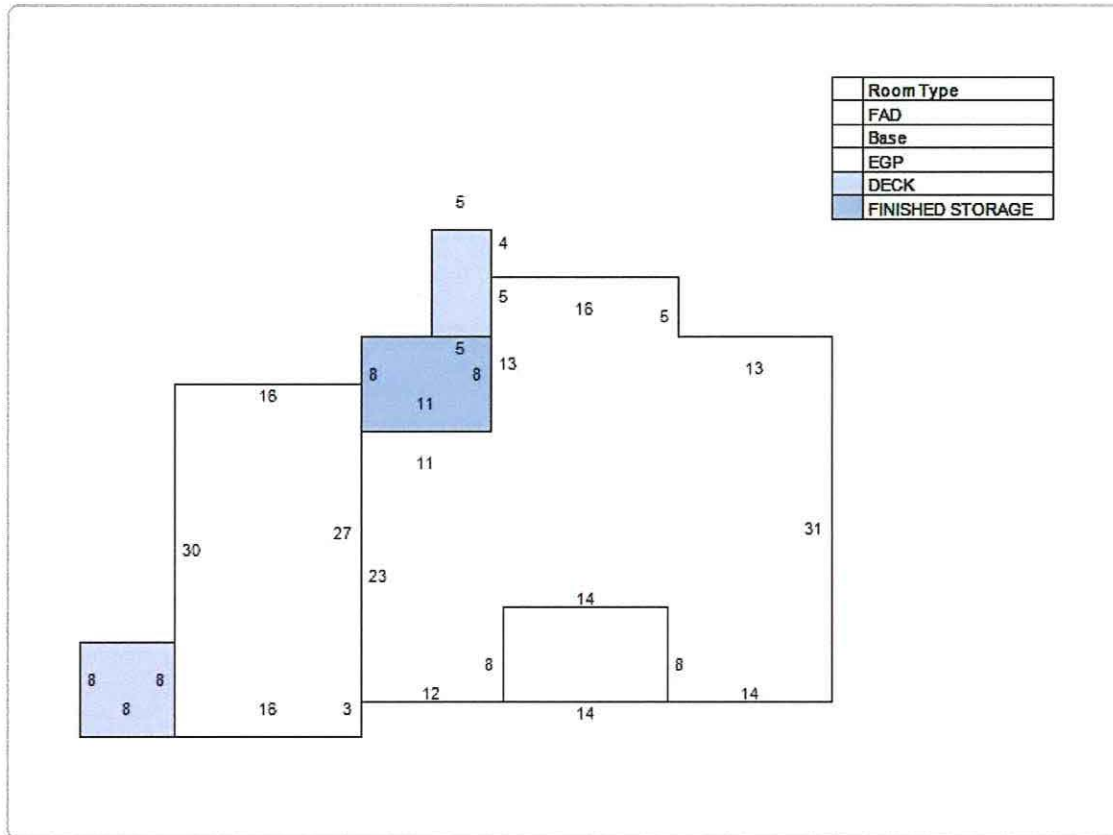
Building 1
 Year Built 1957
 Actual Area 1909
 Conditioned Area 1600
 Use Single Family Residence
 Style 01
 Class N
 Exterior Wall Concrete Block, Aluminum Vinyl

Roof Cover Composite Shingle
 Roof Structure Gable Hip
 Interior Flooring Hardwood
 Interior Wall Drywall
 Heating Type Air Duct
 Air Conditioning Central
 Bedrooms 3
 Baths 2

Description	Square Footage
BASE AREA	1120
FINISHED DECK	45
FINISHED STORAGE/UTILITY	88
UNFINISHED ENCLOSED PORCH	112

Description	Square Footage
ADDITION	480
FINISHED DECK	64
Total SqFt	1909

Sketch Information



Extra Feature Information

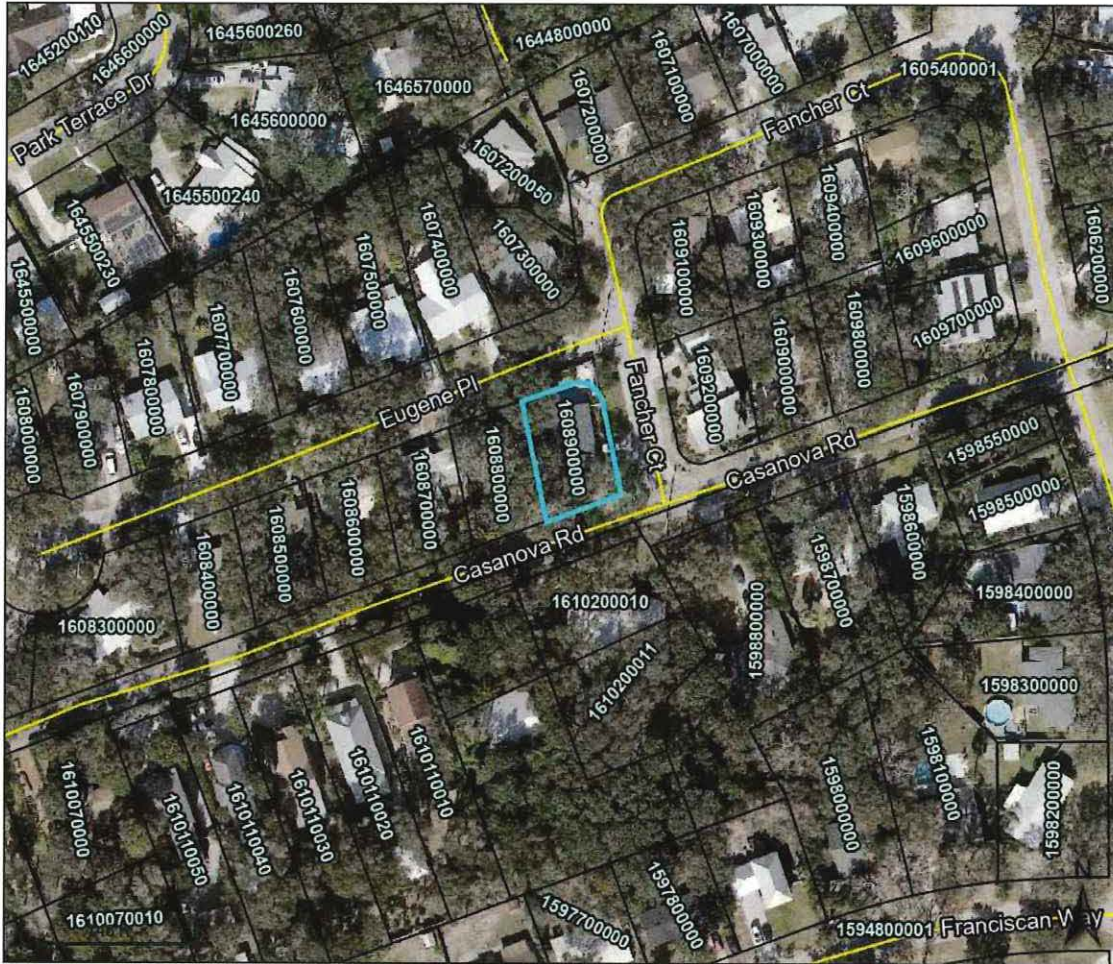
Code Description	Status	Value
Pool - Low (RES)		12000

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	65	100	65	EF	\$133,088

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
11/13/2020	10/23/2020	\$365,000.00	WARRANTY DEED	5098	61	Q	I	CATAMOUNT PROPERTIES 2018 LLC	MAGNAN-CALLAWAY ALEXIS ROSE ET AL
4/3/2020	4/3/2020	\$195,100.00	CERTIFICATE OF TITLE	4916	194	U	I	MARCEY ELMER E, MARY TRUST	CATAMOUNT PROPERTIES 2018 LLC
10/17/2017	10/13/2017	\$0.00	LIS PENDENS	4449	593	U	I	RMAC TRUST SERIES 2016-CTT	MARCEY ELMER E, MARY TRUST
12/1/2017	2/2/2014	\$0.00	DEATH CERTIFICATE	4470	117	U	I	MARCEY MARY LYNN (DECD)	MARCEY ELMER E, MARY TRUST
	1/4/2007	\$0.00	DEATH CERTIFICATE	3061	130	U	I	MARCEY ELMER E (DECD 1/4/07)	MARCEY ELMER E, MARY TRUST
	2/15/2006	\$100.00	QUIT CLAIM DEED	2660	1662	U	I	MARCEY ELMER E & MARY LYNN	MARCEY ELMER E & MARY LYNN TRUSTEES
	4/1/1990	\$0.00		853	1745	U	I	MARCEY MARY LYNN	MARCEY ELMER E, MARY LYNN
6/4/1969	6/2/1969	\$0.00	WARRANTY DEED	149	42	U	I	FARNELL WALTER ESTATE	BAUMGARDNER MARY LYNN



Overview



Legend

□ Parcels

Parcel ID	1608900000	Physical	24 FANCHER CT	Building Value	\$412,447	Last 2 Sales			
Property	0100 - Single	Address	SAINT AUGUSTINE	Extra Feature	\$12,000	Date	Price	Reason	Qual
Class	Family	Mailing	MAGNAN-CALLAWAY ALEXIS	Value		10/23/2020	\$365000	01	Q
Taxing	City of St	Address	ROSE ET AL	Total Land	\$133,088	4/3/2020	\$195100	18	U
District	Augustine		24 FANCHER CT	Value					
Acres	0.15		SAINT AUGUSTINE FL 32080-0000	Just Value	\$557,535				
				Total Deferred	\$234,342				
				Assessed	\$323,193				
				Value					
				Total	\$50,000				
				Exemptions					
				Taxable Value	\$273,193				

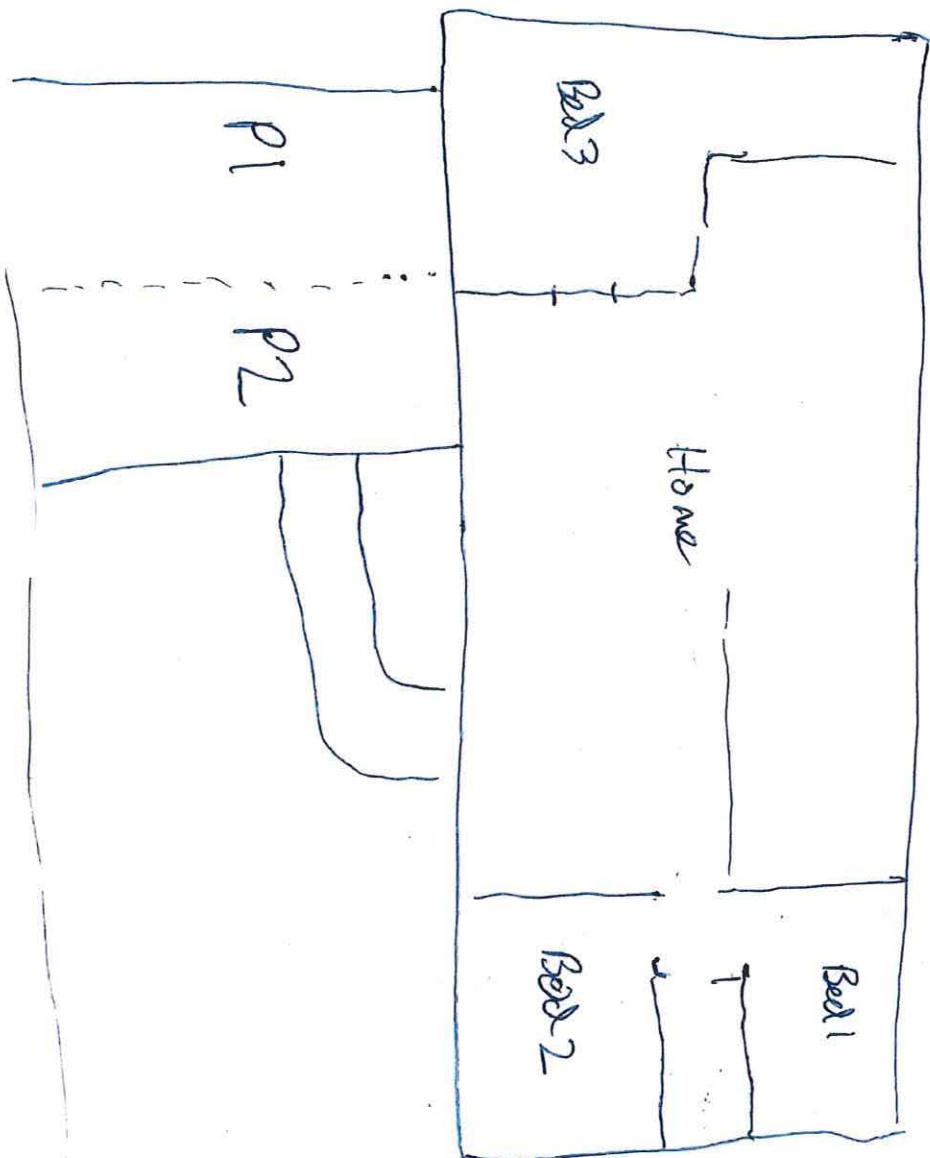
The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Date created: 6/23/2023

Last Data Uploaded: 6/22/2023 11:49:56 PM

Developed by  Schneider
GEOSPATIAL

24 Fancher Ct



Jacob Fredriksson

From: Patrick Ingoldsby <patrick.ingoldsby@itrip.net>
Sent: Monday, July 17, 2023 11:12 AM
To: Jacob Fredriksson
Cc: Amy Skinner; Tracey Mullins
Subject: Re: Short Term Rental Parking at 24 Fancher Court

Jacob, see the write up below. Do you need this in a particular format? Is there any further explanation you feel would be helpful?

We have applied for a city garage parking permit because we feel it is best for the neighborhood. We also think due to the nature of the corner lot, this is the best approach. Our reasoning follows:

1. The lot is a corner lot with a wide easement. Most of the space in front of the house is part of the easement. We do have plenty of room and even a gravel area on the lot, but that is in the easement, so we believe it is best not to use that as a parking space. We also have some trees and large root systems that we do not want to disturb from an environmental perspective.
2. Second, we want to be respectful to neighbors and keep the cars at a minimum. Our plan is to allow for parking of cars on the driveway and the downtown spot can be used if they have an extra car they need to park. Many of our guests will only have one or two cars, but those that have a third, the garage will be a place for them to store that car. The parking instructions will be sent to the guests before they come, and texted to them the day they arrive. We plan to implement clear parking guidelines and a fine for parking violations. Again, the goal is to be a good citizen of the community and keep things respectable.

Based on our review of the property and regulations we believe this parking set up is the best approach.

Best,

Patrick Ingoldsby, CPA
CFO | iTrip Vacations St. Augustine

On Fri, Jul 14, 2023 at 10:34 AM Patrick Ingoldsby <patrick.ingoldsby@itrip.net> wrote:
As discussed a few seconds ago, I will send you more information. Thank you for reaching out.

Best,

Patrick Ingoldsby, CPA
CFO | iTrip Vacations St. Augustine
M: 904.814.9447

On Fri, Jul 14, 2023 at 10:16 AM Jacob Fredriksson <jfredriksson@citystaug.com> wrote:

Good morning,

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: August 1, 2023

RE: **VARIANCE AND CONSERVATION OVERLAY ZONE DEVELOPMENT
2023-0046**

AGENDA ITEM 7(b)

APPLICANT Matthew Lahti, P.E.
c/o Gulfstream Design Group, LLC

OWNER Emergency Services and Homeless Coalition of St.
Johns County, Inc.
c/o Jeanne Moeller, ESHC Board President

LOCATION 62 Chapin Street / PID 104270-0000
4 Nesbit Avenue / PID 104270-0020
6 Nesbit Avenue / PID 104270-0020
8 Nesbit Avenue / PID 104270-0020
12 Nesbit Avenue / PID 104375-0140
56 Chapin Street / PID 104270-0010
57 Chapin Street / PID 104450-0000
58 Chapin Street / PID 104270-0010
59 Chapin Street / PID 104460-0000
60 Chapin Street / PID 104270-0000
61 Chapin Street / PID 104460-0000
61 ½ Chapin Street / PID 104460-0000
63 Chapin Street / PID 104460-0000
63 ½ Chapin Street / PID 104460-0000
27 Smith Street / PID 104376-0040
29 Smith Street / PID 104376-0030
30 Smith Street / PID 103426-0040
31 Smith Street / PID 104376-0020
33 Smith Street / PID 104376-0010
43 Smith Street / PID 104310-0000
35 Palmer Street / PID 104320-0000

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

CURRENT LAND USE Residential Low Density & Commercial Low Intensity

CURRENT ZONING Residential Single-Family-Two (RS-2) & Commercial
Low-One (CL-1)

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

Future Land Use Element Goals, Objectives and Policies

Overall Goal	Ensure that the character, density, intensity and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment to enhance the quality of life for all residents of the City of St. Augustine.
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 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 5.5.2	The City's mobility plan encourages alternative forms of transportation including public, and other lower emissions forms of mobility by encouraging the development of bicycle and pedestrian ways.
FLUE Policy 6.1.5	The City shall maintain in the land development code procedures and standards for planned developments to encourage mixed-use projects, to encourage traditional neighborhood development, and to encourage and allow innovative site design and development approaches.
FLUE Objective 6.4	Residential Categories: The residential categories are established to provide for the preservation of existing, predominantly residential neighborhoods. These categories allow a range of housing types of single-family low, single-family medium, multi-family and residential mixed-use.
FLUE Policy 6.4.1	Promote a residential land use pattern that contributes to quality housing, livable neighborhoods and a variety of housing types and prices.

FLUE Policy 6.4.2 Preserve the character of the existing residential areas of the City through maintaining established standards for residential densities, and traditional building patterns, maintenance and traffic circulation.

FLUE Policy 6.4.3 Residential Low Density

This district is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low density single-family uses such as churches, child care centers, public and institutional uses, including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate so as to create and maintain a stable low intensity residential character.

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

FLUE Policy 6.4.7 Performance standards for residential uses shall include, but are not limited to, the following:

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

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.

Conservation and Coastal Management Element Goals, Objectives and Policies

Overall Goal

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

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

Protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources. (Adopted June 2011 Ord #2011-02)

- CCM Policy 1.1.3** The City shall promote the reduction of fossil fuel emissions by considering adoption of the following concepts:
- a. Encourage developments such as infill, redevelopment, clustered and mixed-use developments;
 - b. Require vegetative and landscape buffers, and where appropriate, street trees along transportation corridors to buffer land uses;
 - c. Encourage non-motorized, and alternative forms of transportation by establishing and maintaining a multi-modal Mobility Plan including bicycle paths, trails, sidewalks and pedestrian ways, and alternative forms of transportation where feasible; and
 - d. Establish policies that promote interconnectivity via safe pedestrian crossings, bicycle and walkable complete streets, including encouraging grid patterns, multiuse paths and trails in existing and new development.
- CCM Policy 1.5.4** Whenever possible, native trees, shrubs and ground cover will be maintained on development sites to prevent soil erosion.
- CCM Policy 1.7.6** The City shall encourage new developments to protect existing native vegetation in common areas and buffer zones and shall encourage additional planting of native plant species to enhance sparse vegetation in common areas and buffer zones.
- CCM 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.

Transportation and Mobility Element Goals, Objectives and Policies

- Overall Goal** The City will encourage accessible, energy efficient, sustainable and economically viable transportation options that meet the needs of residents, employers, employees and visitors through a variety of innovative methods that are sensitive to the environmental, historical, and cultural resources of the City of St. Augustine.
- TME Policy 1.3.3** The City shall continue to discourage urban sprawl and encourage efficient, compact, infill and redevelopment within the existing “urban” area of the city including existing commercial corridors.

- TME Policy 1.3.6** The City may require new development and redevelopment to support alternative modes of transportation through such measures including, but not limited to, the provision of sidewalks, bikeways, transit stops or other facilities that support alternative modes of transportation, such as parking management systems and park-and-ride facilities.
- TME Policy 1.3.10** The city shall further support pedestrian, bicycle, and a community circulator or transit use by:
- Considering an increase in residential density and non-residential intensity in locations that serve to help meet the goals of the Comprehensive Plan;
 - Planning for an appropriate mix of residential, commercial, educational, recreational, institutional and other complimentary uses allowing residents and visitors to meet their daily needs more efficiently while minimizing travel distances;
 - Requiring that sites be designed in a manner that provide safe, and convenient access for pedestrians, cyclists and circulator or transit users;
 - Increasing sidewalk connectivity to reduce trip lengths and create a more walkable system of short blocks; and
 - Providing complete streets that foster neighborhood connectivity to nearby commercial retail areas.
- TME Policy 3.1.3** Mobility Plan projects within the City’s multimodal district shall prioritize walking and bicycling and the provision of safe, visible, connected and convenient ADA compliant facilities to encourage people walking and bicycling.

Housing Element Goals, Objectives and Policies

- Overall 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 Objective 1.1** The city shall assist the private sector in providing adequate housing to meet current and future needs.

- 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 Objective 1.4** The city shall strive to provide adequate sits for very low, low, and moderate income households.
- H Policy 1.4.2** The city shall seek to disperse affordable housing throughout the city and avoid overconcentration in any single area.
- H Objective 1.7** Provide adequate and affordable housing opportunities to accommodate households with special housing needs.
- H Policy 1.7.3** The city shall participate in the efforts of the St. Johns County Homeless Coalition and other non-profit private agencies in the development of transitional housing for the homeless.
- H Policy 2.2.3** To encourage workforce housing, the city should consider exempting workforce housing units from mobility fees related to vehicles and parking requirement reductions in the land development code.

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 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>Ulmus parvifolia</i>	elm, drake	10
<i>Ulmus alata</i>	elm, winged	10
<i>Ulmus Americana</i>	elm, American	18
<i>Quercus virginiana</i>	oak, live (southern live oak)	18
<i>Carya illinoensis</i>	pecan	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.

- (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.

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) inch
.....1 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)

Sec. 28-2. – Definitions.

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

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

(b) Variances:

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

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

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

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

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

(d) *Minimum spaces required:*

	Use	1 Space Per Gross Floor Area (sqft.)	1 Space Per Rates Patron Capacity	Units, Seats, Rooms, Spaces	Special Requirements
(25)	Multifamily residential/apartments				
	1 bedroom			1.5 per unit	
	2 bedrooms			2 per unit	
	3 or more bedrooms			2.25 per unit	
(30)	Single-family/duplex			2 per unit	

STAFF SUMMARY AND ANALYSIS

The requests made by the applicant for the various properties within the Emergency Services and Homeless Coalition (ESHC) campus located in West City stem from efforts to increase housing supply for a population within our community that faces significant housing challenges.

The first request is for Conservation Overlay Zone 3 Development and the removal of eleven (11) significant trees, the applicant has provided documentation in the form of a Master Site Plan and Tree Removal Plan. The second request is for a reduction in required off-street parking in the form of a variance request, a Proposed Parking Exhibit and Existing Parking Exhibit has been included in this packet.

Below is a table of individual parcels with the proposed trees to be removed and staff analysis.

Property Address	Parcel ID	Trees to be Removed (dbh” - Species - ID #) Significant trees in bold	Questionable Status
4 Nesbit Ave	104270-0020		
6 Nesbit Ave.	104270-0020		
8 Nesbit Ave.	104270-0020		
12 Nesbit Ave.	104375-0140	24” Pecan (41) 22” Pecan (42) 14” Oak (44) 20” Oak (47) shown to be removed but the reasoning is unclear.	18” Pecan (43) shown to remain but located very close to new drive aisle. 14” Oak (45) shown to remain but located in footprint of new parking area.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

		14" Pecan (48) 14" Pecan (49) 16" Palm (50) 28" Pecan (53)	
56 Chapin St.	104270-0010	14" Palm (110)	
58 Chapin St.	104270-0010		
57 Chapin St.	104450-0000		
59 Chapin St.	104460-0000		
61 Chapin St.	104460-0000		
61 ½ Chapin St.	104460-0000		
63 Chapin St.	104460-0000		
63 ½ Chapin St.	104460-0000		
60 Chapin St.	104270-0000	28" Magnolia (79) 30" Oak (80) 14" Camphor (81) 10" Cherry (82) 13" Elm (83) 10" Oak (84) 36" Cedar (85) 6" Oak (86) 12" Elm (106)	18" Pecan (105) shown to remain but located very close to new drive aisle. 14" Palm (109) shown to remain but located very close to new drive aisle and parking area.
27 Smith St.	104376-0040		
29 Smith St.	104376-0030		
30 Smith St.	103426-0040		
31 Smith St.	104376-0020		
33 Smith St.	104376-0010		
43 Smith St.	104310-0000		36" Oak (4) 15" Oak (5) 10" Oak (6) 14" Elm (33) These four trees are shown to remain and are being counted in tree mitigation calculations, but they appear to be located on the property at 37 Palmer Street which is not owned by the ESHC.
35 Palmer St.	104320-0000	26" Oak (96)	

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

The request for Conservation Overlay Zone 3 Development at the previously mentioned ESHC properties located in West City is for the removal of nineteen (19) trees, eleven (11) of which are significant.

There is no deficit with this proposal due to a multitude of other trees remaining on-site including significant Oak, Southern Red Cedar, and Pecan trees.

The applicant has provided a tree survey but not an arborist report detailing the location or health of the trees proposed to be removed.

Below is a table of individual parcels with parking that is currently provided and parking that is proposed to be provided.

Property Address	Parcel ID	Number of off-street Parking Spaces required	Current number of on-site parking spaces	Proposed number of on-site parking spaces
4 Nesbit Ave	104270-0020	6	4	None
6 Nesbit Ave.	104270-0020			
8 Nesbit Ave.	104270-0020			
12 Nesbit Ave. Interior Parcel	104375-0140 104375-0130	2	3	8
56 Chapin St.	104270-0010	4	None	None
58 Chapin St.	104270-0010			
57 Chapin St.	104450-0000	2	1	1
59 Chapin St.	104460-0000	10	5	2
61 Chapin St.	104460-0000			
61 ½ Chapin St.	104460-0000			
63 Chapin St.	104460-0000			
63 ½ Chapin St.	104460-0000			
60 Chapin St.	104270-0000	4	None	12
27 Smith St.	104376-0040	2	1	1
29 Smith St.	104376-0030	2	1	1
30 Smith St.	103426-0040	2	1	1
31 Smith St.	104376-0020	2	1	1
33 Smith St.	104376-0010	2	1	1
43 Smith St.	104310-0000	2	3	1
35 Palmer St.	104320-0000	2	None	None
Totals		42	21	29

Included in the existing parking exhibit provided by the applicant 37 Palmer Street is shown to currently have one (1) parking space, again this property is not owned by the ESHC.

The variance request for the required off-street parking spaces is for the single-family homes located along Chapin Street, Nesbit Avenue and Smith Street. Of the twenty addresses included in this application there are twenty-one (21) off-street parking spaces, either informal spaces or code compliant ones, provided. As part of the development and redevelopment of the ESHC campus there will be a formal internally located parking facility on the block bound by Smith Street, Nesbit Avenue, Chapin Street, and Palmer Street. In this parking facility there will be an increase of eight (8) parking spaces provided by the ESHC. This proposal consolidates all of the provided off-street parking into one (1) central location effectively reducing or eliminating the parking on each individual property.

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;

Staff analysis: A majority of the existing homes owned by the ESHC were built in 1925, almost fifty (50) years before the City's comprehensive update to the zoning and parking codes. The ability to provide on-site parking for each home, which are on undersized lots, is not practical. Not only is it extremely difficult to provide on-site parking, but the necessity to do so is a factor that does not apply to other properties in the vicinity.

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

Staff analysis: The disadvantages of existing homes built in the early 20th century situated the way that they are makes it difficult to meet the City's parking requirements.

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

Staff analysis: The lots were created, and the existing buildings were built before the current use of the properties in question was in place.

- 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.

Staff analysis: Granting a variance would not adversely affect neighboring properties due to the nature of the request but would provide great relief to a social service within the City of St. Augustine.



Figure 1. This aerial photograph shows the Emergency Services and Homeless Coalition Campus located in West City of St. Augustine.

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 a reduction in parking requirements for the properties included in this application down to the proposed twenty-nine (29) 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 eleven (11) 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 such as an accurate inventory of trees on-site, details regarding the health of the trees in question, and the necessity for removal of trees in question.



Jacob Fredriksson, CNU-A
Senior Planner
Planning and Building Department



CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Matthew H. Lahti, P.E. Contact Number: 904-794-4231

Business (if applicable): Gulfstream Design Group, LLC

Address: 2225 A1A S, Suite A2 City: St. Augustine State: FL Zip: 32080

E-Mail Address: matt@gulfstreamdesign.com

2. NAME OF PROPERTY OWNER: Emergency Services and Homeless Coalition of St. Johns County, Inc Contact Number: 904-819-0059

Business (if applicable): Jeanne Moeller, ESHC Board President

Address: PO Box 3422 City: St. Augustine State: FL Zip: 32085

E-Mail Address: jmoe01@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: Please See Attached

Block: Please See Attached

Subdivision: Please See Attached

Parcel Number: Please See Attached

4. PROJECT STREET ADDRESS: Please See Attached

5. SPECIFIC PROPOSED USE: Costruction of 16-20 homes for low income homeless families adjoining their 5 acre campus on the property.

6. ACTION REQUESTED:

☒ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☐ Variance

☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Gulfstream Design Group requests a conservation zone development within Zone 3. There are existing units that will have upgraded parking and stormwater as well as the addition of office and housing units. Please see attached Tree Removal Plan and Master Conceptual Plan.

8. JUSTIFICATION FOR ACTION REQUESTED: In order to provide additional housing for the homeless and improve facilities, we require a Conservation Development Zone approval for the new development and tree removal within Zone 3.

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.

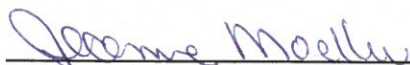
Florida Statute 286.0105 states that a person appealing any decision by this board at any meeting regarding this application may need a verbatim record of the proceedings which includes testimony and evidence upon which the appeal is to be based.

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.

5/16/2023

Signature of Applicant

Date


Signature of Property Owner

05/16/2023
Date



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

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

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

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

Matthew H. Lahti, P.E.

Print name of applicant

Signature of applicant

5/16/2023

Date

PZB APPLICATION FEE SCHEDULE

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

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

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

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

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

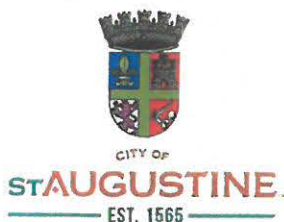
By signing below, I acknowledge responsibility for both the initial application fee and any subsequent costs associated with legal advertising and/or noticing and understand that permits associated with my application may not be issued until such fees are paid.

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

Project Address: Please see attached parcel list

Applicant's Name: Matthew H. Lahti, P.E. Applicant's Signature: _____

Owner's Name: Jeanne Moeller Owner's Signature: Jeanne Moeller



Owner's Authorization For Agent

Gulfstream Design Group, LLC is/are hereby authorized TO ACT ON BEHALF
OF Emergency Services and Homesless
Coalition of St. Johns County, Inc, the owner(s) of those lands described within
☒ the attached application, or ☐ described within the previously filed
Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located at:

BY: Jeane Moeller
Signature of Owner
JEANE MOELLER
Print Name of Owner
904-460-6670
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 16th day of May, 2023

By Jeane Moeller

Identification verified:

Oath sworn: _____ Yes _____ No

Notary Signature: _____

My Commission expires: _____

6/26/26



PZB APPLICATION FEE SCHEDULE

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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
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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.

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Project Address: 3 Nesbit Ave, St. Augustine, FL 32084

Applicant's Name: Matthew H. Lahti, P.E. Applicant's Signature: _____

Owner's Name: Jeanne Moeller Owner's Signature: Jeanne Moeller



Address	Parcel Number	Lot(s)	Block	Subdivision
4 Nesbit Ave	104270-0020	1	9	N/A
6 Nesbit Ave.	104270-0020	1	9	N/A
8 Nesbit Ave.	104270-0020	1	9	N/A
12 Nesbit Ave.	104375-0140	1,2	9	N/A
56 Chapin St.	104270-0010	1	9	N/A
57 Chapin St.	104450-0000	2	9	N/A
58 Chapin St.	104270-0010	1	9	N/A
59 Chapin St.	104460-0000	3, 4	12	N/A
60 Chapin St.	104270-0000	1,2,5,6,7,8	9	N/A
61 Chapin St.	104460-0000	3,4	12	N/A
61 ½ Chapin St.	104460-0000	3,4	12	N/A
63 Chapin St.	104460-0000	3,4	12	N/A
63 ½ Chapin St.	104460-0000	3,4	12	N/A
27 Smith St.	104376-0040	4	N/A	N/A
29 Smith St.	104376-0030	3	N/A	N/A
30 Smith St.	103426-0040	4	A	N/A
31 Smith St.	104376-0020	2	N/A	N/A
33 Smith St.	104376-0010	1	N/A	N/A
43 Smith St.	104310-0000	3	9	N/A
35 Palmer St.	104320-0000	4	9	N/A



Via Electronic Submittal

July 21, 2023

Tracey Mullins
Planner
City of St. Augustine
Planning and Building Department
P.O. Box 210
St. Augustine, FL 32085

RE: **Homeless Coalition**
GDG: **22-087**
Conservation Zone Application
Application Number 2023-0046

Dear Ms. Mullins:

On behalf of my client, please find the following documents in support of a conservation zone application for GDG# 22-087, Homeless Coalition.

- One (1) Executed Application
- One (1) Executed Credit Card Authorization Form
- One (1) Master Site Plan
- One (1) Tree Removal Plan

If you have any questions or require additional information, please do not hesitate to email me at matt@gulfstreamdesign.com.

Sincerely,

Matthew H. Lahti, P.E.
President
Gulfstream Design Group, LLC

N:\0101 Gulfstream Design Group\2023\2023-0046 Homeless Coalition Expansion\2023-0046 Tree Removal Plan.dwg, 7/21/2023, 12:00:54 PM, dtd

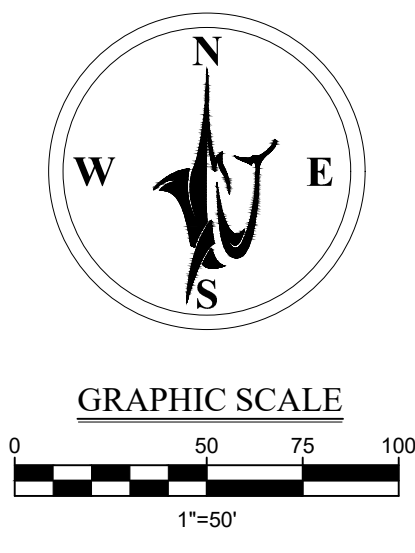


GENERAL TREE PLAN NOTES

1. THIS CONCEPTUAL PLAN HAS BEEN PREPARED FOR THE BENEFIT OF ESTIMATING A DEVELOPMENT PROGRAM FOR MAXIMUM POTENTIAL YIELD OF THE PROPERTY. THE ACTUAL DEVELOPMENT PROGRAM MAY BE DIFFERENT UPON PREPARATION OF DESIGN CALCULATIONS/CONSTRUCTION PLANS, CLIENT CONSTRUCTION BUDGET AND REGULATORY AGENCY REVIEW.
2. ANY IMPROVEMENTS TO BE INCLUDED IN FINAL ENGINEERING PLANS MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATORY AGENCIES LAND DEVELOPMENT CODES, DESIGN STANDARDS, AND REGULATIONS. THE PROPOSED IMPROVEMENTS AS SHOWN INCLUDING BUT NOT LIMITED TO: LOT LINES, BUILDING FOOTPRINTS AND COMPONENTS, PARKING LOT FACILITIES, UTILITY LAYOUTS, LANDSCAPE/AMENITIES AND STORMWATER MANAGEMENT FACILITIES ARE SUBJECT TO CHANGE BASED UPON REGULATORY AGENCY REVIEW.
3. TREE REMOVAL PLAN BASED ON GAI CONSULTANTS SURVEY AND BRYAN MCCLOSKEY ARCHITECTURAL PLANS

TREE DEMOLITION AND MITIGATION NOTES

1. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
2. CONTRACTOR SHALL BE HELD RESPONSIBLE IN THE EVENT THERE IS AN UNAUTHORIZED IMPACT TO THE UPLAND BUFFER(S)
3. TREE DEMOLITION SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF ST AUGUSTINE LAND DEVELOPMENT CODE TREE PROTECTION STANDARDS. THE CONTRACTOR IS TO REVIEW CITY OF ST AUGUSTINE'S TREE AND VEGETATION PROTECTION STANDARDS WITHIN THE CITY OF ST AUGUSTINE LAND DEVELOPMENT CODE.
5. THE CONTRACTOR SHALL PREPARE A TREE DEMOLITION PLAN PRIOR TO ANY CLEARING ACTIVITIES AND SUBMIT THE TREE CLEARING PLAN TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO ANY DEMOLITION ACTIVITIES.
6. IF THE CONTRACTOR FINDS A PROTECTED TREE, SPECIMEN TREE, OR HISTORIC TREE (TREES BASED ON THEIR SIZE, AGE, HISTORIC ASSOCIATION, SPECIES, OR UNIQUE CHARACTERISTICS) THE CONTRACTOR IS TO NOT DEMOLISH THAT TREE AND IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.
7. THE CONTRACTOR IS TO HAVE A PRE-CONSTRUCTION MEETING PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL ENSURE CITY OF ST AUGUSTINE ENVIRONMENTAL STAFF PROVIDES GUIDANCE FOR TREE REMOVAL AND TREE PROTECTION STANDARDS.
8. THE CONTRACTOR IS TO MEET ANY APPLICABLE FEDERAL, STATE, OR LOCAL LAWS APPLICABLE TO THIS PROJECT.



LEGEND (PROPOSED)

- PROPOSED BUILDING OUTLINE
- PROPOSED CHAINLINK FENCE
- PROPOSED CURB & GUTTER
- PROPOSED CENTER LINE
- SETBACK DIMENSION
- BUFFER DIMENSION
- PROPOSED 25' UPLAND BUFFER
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAD
- PROPOSED GRAVEL PARKING
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED FDOT ASPHALT PAVEMENT
- TREE TO BE REMOVED
- TREES TO REMAIN

LEGEND (EXISTING)

- EXISTING PROPERTY LINE
- EXISTING R/W LINE
- EXISTING LOT LINE
- EXISTING BUILDING OUTLINE
- EXISTING FLOOD ZONE LINE
- BUILDING SETBACK (SB)
- LANDSCAPE BUFFER (BUF)
- EXISTING CHAINLINK FENCE
- EXISTING TO BE REMOVED
- EXISTING ASPHALT PAVEMENT
- FLOOD ZONE AE 6 - AE 7
- EXISTING GRAVEL ROAD
- EXISTING CONCRETE SIDEWALK
- TREE DRIPLINE
- EXISTING TREES
- PROJECT LIMITS

APPLICATION #: 2023-0046

REVISIONS		
NO.	DATE	BY
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EXHIBIT FOR
HOMELESS COALITION EXPANSION
MAIN CAMPUS TREE REMOVAL PLAN
CITY OF ST. AUGUSTINE



(NOT) FOR
CONSTRUCTION

GULFSTREAM
DESIGN GROUP, LLC

2225 A1A S, SUITE A2
ST. AUGUSTINE, FLORIDA 32080
904.794.4231
matt@gulfstreamdesign.com

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PROJECT NO:	22-087
ISSUE DATE:	05-26-23
DRAFTED BY:	JMC
DESIGNED BY:	MHL
CHECKED BY:	MHL

NOT VALID WITHOUT SEAL



Via Electronic Submittal

July 21, 2023

Tracey Mullins
Planner
City of St. Augustine
Planning and Building Department
P.O. Box 210
St. Augustine, FL 32085

RE: **Homeless Coalition 22-087**
GDG: **Parking Variance**
Application Number 2023-0046

Dear Ms. Mullins:

On behalf of my client, please find the following documents in support of a driveway variance application for GDG# 22-087, Homeless Coalition.

- One (1) Executed Application
- One (1) Executed Credit Card Authorization Form
- One (1) Proposed Parking Exhibit
- One (1) Existing Parking Exhibit

If you have any questions or require additional information, please do not hesitate to email me at matt@gulfstreamdesign.com.

Sincerely,

Matthew H. Lahti, P.E.
President
Gulfstream Design Group, LLC

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EXHIBIT
FOR
HOMELESS COALITION EXPANSION
EXISTING PARKING EXHIBIT
CITY OF ST. AUGUSTINE



(NOT) FOR
CONSTRUCTION



2225 A1A S, SUITE A2
ST. AUGUSTINE, FLORIDA 32080
904.794.4231
matt@gulfstreamdesign.com

PROJECT NO: 22-087
ISSUE DATE: 07-21-2023
DRAFTED BY: JGD
DESIGNED BY: MHL
CHECKED BY: MHL

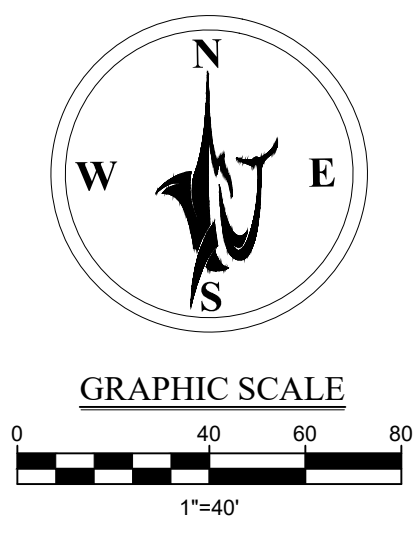
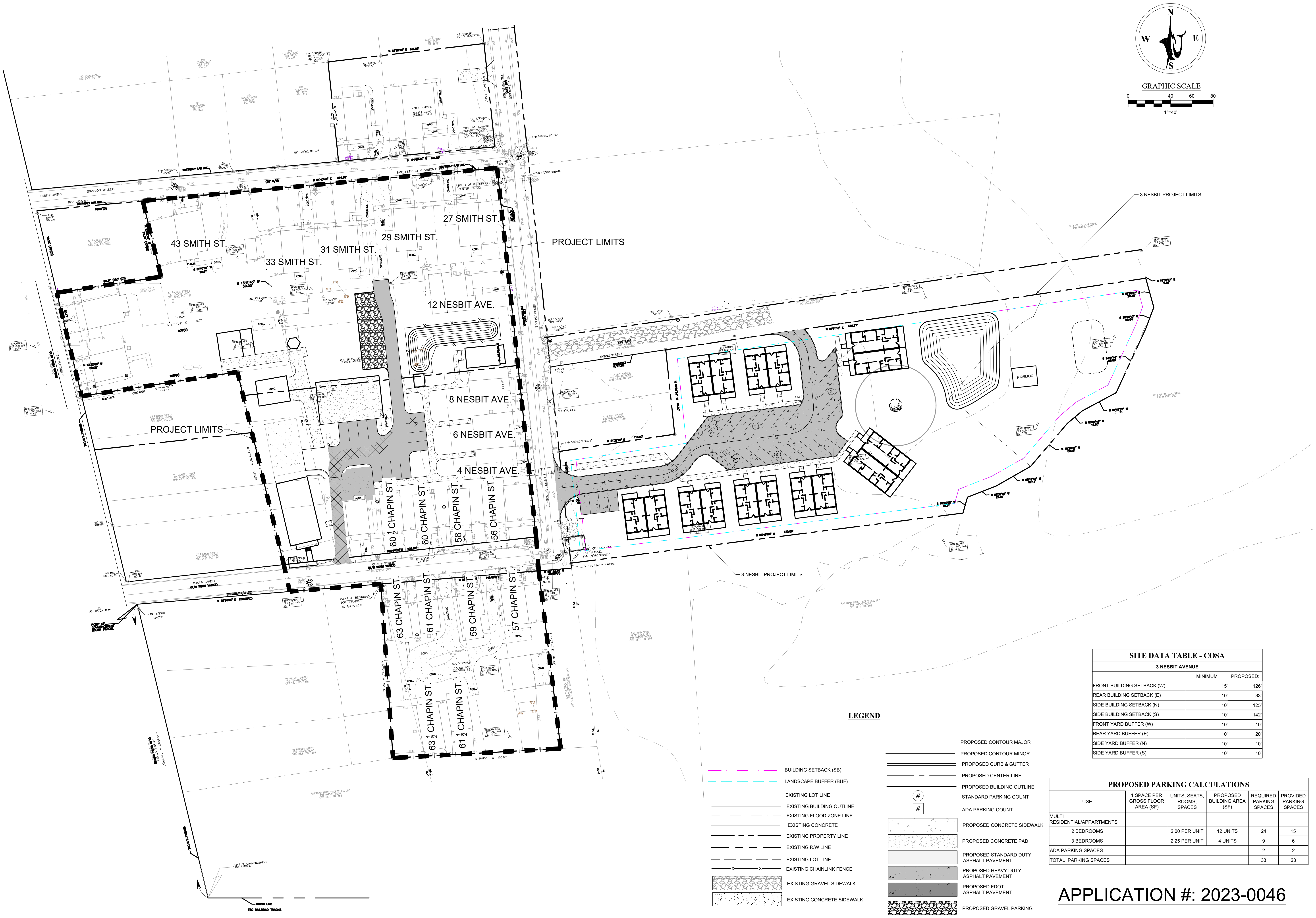
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B

APPLICATION #: 2023-0046

EXISTING PARKING CALCULATIONS				
USE	1 SPACE PER GROSS FLOOR AREA (SF)	EXISTING PARKING SPOTS	EXISTING BUILDING AREA (SF)	EXISTING PARKING SPACES
OFFICE			1800	
CHILDRENS CENTER			640	
MULTI RESIDENTIAL/APARTMENTS				
2 BEDROOMS			14 UNITS	##
3 BEDROOMS			4 UNITS	#
4 BEDROOMS			3 UNITS	#
TOTAL PARKING SPACES				#

N:\0101 Gulfstream Design Group\2023\2023-0046 Homeless Coalition Expansion\2023-0046 Proposed Parking Exhibit.dwg, 7/21/2023, 12:06:11 PM, JGD



- LEGEND**
- PROPOSED CONTOUR MAJOR
 - PROPOSED CONTOUR MINOR
 - PROPOSED CURB & GUTTER
 - PROPOSED CENTER LINE
 - PROPOSED BUILDING OUTLINE
 - STANDARD PARKING COUNT
 - ADA PARKING COUNT
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED CONCRETE PAD
 - PROPOSED STANDARD DUTY ASPHALT PAVEMENT
 - PROPOSED HEAVY DUTY ASPHALT PAVEMENT
 - PROPOSED FDOT ASPHALT PAVEMENT
 - PROPOSED GRAVEL PARKING
 - BUILDING SETBACK (SB)
 - LANDSCAPE BUFFER (BUF)
 - EXISTING LOT LINE
 - EXISTING BUILDING OUTLINE
 - EXISTING FLOOD ZONE LINE
 - EXISTING CONCRETE
 - EXISTING PROPERTY LINE
 - EXISTING RW LINE
 - EXISTING LOT LINE
 - EXISTING CHAINLINK FENCE
 - EXISTING GRAVEL SIDEWALK
 - EXISTING CONCRETE SIDEWALK

SITE DATA TABLE - COSA		
3 NESBIT AVENUE		
	MINIMUM	PROPOSED:
FRONT BUILDING SETBACK (W)	15'	126'
REAR BUILDING SETBACK (E)	10'	33'
SIDE BUILDING SETBACK (N)	10'	125'
SIDE BUILDING SETBACK (S)	10'	142'
FRONT YARD BUFFER (W)	10'	10'
REAR YARD BUFFER (E)	10'	20'
SIDE YARD BUFFER (N)	10'	10'
SIDE YARD BUFFER (S)	10'	10'

PROPOSED PARKING CALCULATIONS					
USE	1 SPACE PER GROSS FLOOR AREA (SF)	UNITS, SEATS, ROOMS, SPACES	PROPOSED BUILDING AREA (SF)	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES
MULTI RESIDENTIAL/APARTMENTS					
2 BEDROOMS		2.00 PER UNIT	12 UNITS	24	15
3 BEDROOMS		2.25 PER UNIT	4 UNITS	9	6
ADA PARKING SPACES				2	2
TOTAL PARKING SPACES				33	23

APPLICATION #: 2023-0046

REVISIONS		DESCRIPTION	
NO.	DATE	BY	DESCRIPTION
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EXHIBIT FOR
HOMELESS COALITION EXPANSION
PROPOSED PARKING EXHIBIT
CITY OF ST. AUGUSTINE



(NOT) FOR CONSTRUCTION

GULFSTREAM
DESIGN GROUP, LLC

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ST. AUGUSTINE, FLORIDA 32080
904.794.4231
matt@gulfstreamdesign.com

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PROJECT NO: 22-087
ISSUE DATE: 07-21-2023
DRAFTED BY: JGD
DESIGNED BY: MHL
CHECKED BY: MHL
NOT VALID WITHOUT SEAL

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: August 1, 2023

RE: **VARIANCE AND CONSERVATION OVERLAY ZONE DEVELOPMENT
2023-0038**

AGENDA ITEM 7(c)

APPLICANT Matthew Lahti, P.E.
c/o Gulfstream Design Group, LLC

OWNER Emergency Services and Homeless Coalition of St.
Johns County, Inc.
c/o Jeanne Moeller, ESHC Board President

LOCATION 3 Nesbit Avenue / PID 104410-0000

REQUEST 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.

CURRENT LAND USE Residential Medium Density

CURRENT ZONING Residential General-One (RG-1)

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

Future Land Use Element Goals, Objectives and Policies

Overall Goal Ensure that the character, density, intensity and location of all
land uses provide a system for orderly growth and development
that achieves a balanced natural, physical and economic
environment to enhance the quality of life for all residents of the
City of St. Augustine.

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 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 5.5.2	The City's mobility plan encourages alternative forms of transportation including public, and other lower emissions forms of mobility by encouraging the development of bicycle and pedestrian ways.
FLUE Policy 6.1.5	The City shall maintain in the land development code procedures and standards for planned developments to encourage mixed-use projects, to encourage traditional neighborhood development, and to encourage and allow innovative site design and development approaches.
FLUE Objective 6.4	Residential Categories: The residential categories are established to provide for the preservation of existing, predominantly residential neighborhoods. These categories allow a range of housing types of single-family low, single-family medium, multi-family and residential mixed-use.
FLUE Policy 6.4.1	Promote a residential land use pattern that contributes to quality housing, livable neighborhoods and a variety of housing types and prices.
FLUE Policy 6.4.2	Preserve the character of the existing residential areas of the City through maintaining established standards for residential densities, and traditional building patterns, maintenance and traffic circulation.
FLUE Policy 6.4.6	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 All Uses a maximum of 16 units per acre.

FLUE Policy 6.4.7

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

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

Conservation and Coastal Management Element Goals, Objectives and Policies

Overall Goal

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

Conservation Goal

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

Protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources. (Adopted June 2011 Ord #2011-02)

- CCM Policy 1.1.3** The City shall promote the reduction of fossil fuel emissions by considering adoption of the following concepts:
- a. Encourage developments such as infill, redevelopment, clustered and mixed-use developments;
 - b. Require vegetative and landscape buffers, and where appropriate, street trees along transportation corridors to buffer land uses;
 - c. Encourage non-motorized, and alternative forms of transportation by establishing and maintaining a multi-modal Mobility Plan including bicycle paths, trails, sidewalks and pedestrian ways, and alternative forms of transportation where feasible; and
 - d. Establish policies that promote interconnectivity via safe pedestrian crossings, bicycle and walkable complete streets, including encouraging grid patterns, multiuse paths and trails in existing and new development.
- CCM Policy 1.5.4** Whenever possible, native trees, shrubs and ground cover will be maintained on development sites to prevent soil erosion.
- CCM Policy 1.7.6** The City shall encourage new developments to protect existing native vegetation in common areas and buffer zones and shall encourage additional planting of native plant species to enhance sparse vegetation in common areas and buffer zones.
- CCM 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.

Transportation and Mobility Element Goals, Objectives and Policies

- Overall Goal** The City will encourage accessible, energy efficient, sustainable and economically viable transportation options that meet the needs of residents, employers, employees and visitors through a variety of innovative methods that are sensitive to the environmental, historical, and cultural resources of the City of St. Augustine.
- TME Policy 1.3.3** The City shall continue to discourage urban sprawl and encourage efficient, compact, infill and redevelopment within the existing “urban” area of the city including existing commercial corridors.

- TME Policy 1.3.6** The City may require new development and redevelopment to support alternative modes of transportation through such measures including, but not limited to, the provision of sidewalks, bikeways, transit stops or other facilities that support alternative modes of transportation, such as parking management systems and park-and-ride facilities.
- TME Policy 1.3.10** The city shall further support pedestrian, bicycle, and a community circulator or transit use by:
- Considering an increase in residential density and non-residential intensity in locations that serve to help meet the goals of the Comprehensive Plan;
 - Planning for an appropriate mix of residential, commercial, educational, recreational, institutional and other complimentary uses allowing residents and visitors to meet their daily needs more efficiently while minimizing travel distances;
 - Requiring that sites be designed in a manner that provide safe, and convenient access for pedestrians, cyclists and circulator or transit users;
 - Increasing sidewalk connectivity to reduce trip lengths and create a more walkable system of short blocks; and
 - Providing complete streets that foster neighborhood connectivity to nearby commercial retail areas.
- TME Policy 3.1.3** Mobility Plan projects within the City’s multimodal district shall prioritize walking and bicycling and the provision of safe, visible, connected and convenient ADA compliant facilities to encourage people walking and bicycling.

Housing Element Goals, Objectives and Policies

- Overall 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 Objective 1.1** The city shall assist the private sector in providing adequate housing to meet current and future needs.

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 Objective 1.4	The city shall strive to provide adequate sits for very low, low, and moderate income households.
H Policy 1.4.2	The city shall seek to disperse affordable housing throughout the city and avoid overconcentration in any single area.
H Objective 1.7	Provide adequate and affordable housing opportunities to accommodate households with special housing needs.
H Policy 1.7.3	The city shall participate in the efforts of the St. Johns County Homeless Coalition and other non-profit private agencies in the development of transitional housing for the homeless.
H Policy 2.2.3	To encourage workforce housing, the city should consider exempting workforce housing units from mobility fees related to vehicles and parking requirement reductions in the land development code.

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 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>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 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

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.

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.

- (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:
- (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.

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)

Sec. 28-2. – Definitions.

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

shall not be considered a variance and is specifically prohibited.

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

(b) Variances:

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

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

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

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

(d) *Minimum spaces required:*

	Use	1 Space Per Gross Floor Area (sqft.)	1 Space Per Rates Patron Capacity	Units, Seats, Rooms, Spaces	Special Requirements
(25)	Multifamily residential/apartments				
	1 bedroom			1.5 per unit	
	2 bedrooms			2 per unit	
	3 or more bedrooms			2.25 per unit	
(30)	Single-family/duplex			2 per unit	

STAFF SUMMARY AND ANALYSIS

The requests for Conservation Overlay Zone 3 Development and reduction of off-street parking requirements at 3 Nesbit Avenue primarily stem from efforts to provide housing for an underserved population within our community.

Plans for development at 3 Nesbit Avenue show sixteen (16) new residential dwelling units configured into eight (8) duplex buildings. Along with these buildings, plans for a pavilion and community garden area are located within Conservation Overlay Zone 2 and do not warrant review by the Planning and Zoning Board.

Within Conservation Overlay Zone 3 a total of fifteen (15) trees are proposed to be removed, five (5) of which are significant. On the submitted 3 Nesbit Tree Removal Plan there is a large amount of trees shown to be preserved, but only sixteen (16) are shown to be located on-site. Below is a table with a summary of details regarding the proposed on-site tree removal and retention at 3 Nesbit Avenue.

Trees to be Removed (Significant Trees are in Bold)			Trees to Remain		
ID	Tree & Size (dbh)	Deficit	ID	Tree & Size (dbh)	Credit
SW Corner of Property	18" Oak	1.5	129	14" Palm	3
SW Corner of Property	12" Unknown	1.5	133	14" Palm	3
116	12" Palm	1.5	151	14" Palm	3
117	12" Palm	1.5	152	14" Palm	3
205	12" Oak	1.5	153	10" Palm	2
206	14" Oak	1.5	154	10" Palm	2
227	42" Oak	2	155	10" Palm	2

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

228	18" Oak	1.5	158	12" Palm	3
229	20" Oak	2	159	12" Palm	3
232	34" Magnolia	2	163	12" Oak	3
233	15" Palm	1.5	164	14" Oak	3
234	15" Palm	1.5	204	48" Oak	4
235	22" D Silk	1.5	226	88" Oak	4
236	15" Palm	1.5	230	15" Palm	3
237	16" Palm	1.5	231	18" Oak	3
			232	34" Magnolia	4
		24 debits			48 credits

The proposed Conservation Overlay Zone 3 development at this property has **28 credits**, 24 for existing tree retention as well as an additional 4 credits for the new planting of an 8" Oak tree on the east side of the proposed parking facility.

The proposed development of sixteen new dwelling units, consisting of both two and three-bedroom units is required to provide thirty-three (33) off-street parking spaces. The variance request for a reduction of ten (10) spaces would leave the development providing twenty-three (23) parking spaces. The provision of 23 spaces would allow for each dwelling unit to have one designated space each and an additional seven spaces beyond that. The applicant and the ESHC believe that providing this number of on-site parking spaces will be an ample amount to serve the proposed development.

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;

Staff analysis: The location of this property, adjacent to the San Sebastian River and its wetlands, reduces the amount of buildable land available. Staff is of the opinion that the request for the reduction of off-street parking spaces is reasonable given the reduction will result in less development within Conservation Overlay Zone 2. The additional difficulty in providing a social service in housing, which does not apply to other properties in the vicinity, is a disadvantage when it pertains to construction costs of parking facilities.

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

Staff analysis: The disadvantage of a reduction in buildable land and efforts to provide stable housing to members of the St. Augustine community very much in need of it does require a relaxation of the City's land development code, specifically off-street parking requirements.

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

This parcel was created and originally zoned Industrial and Warehousing (IW) before the current owner purchased the property. The property has since been rezoned to allow for multi-family uses in efforts to make use of a vacant property within West City.

- 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. Due to the nature of the development an argument can be made that less cars, and the traffic that accompanies them, will reduce the impact on the neighborhood within West City. The intent to maintain a more natural environment, minimize impact to Conservation Overlay Zone 2, and retain trees on the site will also reduce the impact of the development on the neighborhood.

STAFF RECOMMENDATION

Based on a review of section 11-29, staff find that the board can **APPROVE** the request for removal of five (5) significant 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 33 parking spaces to 23 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 ten (10) parking spaces at 3 Nesbit Avenue / 104410-0000.



Jacob Fredriksson, CNU-A
Senior Planner
Planning and Building Department



CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Matthew H. Lahti, P.E. Contact Number: 904-794-4231

Business (if applicable): Gulfstream Design Group, LLC

Address: 2225 A1A S, Suite A2 City: St. Augustine State: FL Zip: 32080

E-Mail Address: matt@gulfstreamdesign.com

2. NAME OF PROPERTY OWNER: Emergency Services and Homeless Coalition of St. Johns County, Inc Contact Number: 904-819-0059

Business (if applicable): Jeanne Moeller, ESHC Board President

Address: PO Box 3422 City: St. Augustine State: FL Zip: 32085

E-Mail Address: jmoe01@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 1 Block: 11

Subdivision: _____ Parcel Number: 1044100000

4. PROJECT STREET ADDRESS: 3 Nesbit Ave, St. Augustine, FL 32084

5. SPECIFIC PROPOSED USE: Costruction of 16-20 homes for low income homeless families adjoining their 5 acre campus on the property.

6. ACTION REQUESTED:

☐ Conservation Zone Development ☐ Appeal of Staff Determination

☐ Exception ☐ Land Use Plan Amendment

☒ Variance ☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Gulfstream Design Group, LLC requests a variance to the City of St. Augustine parking code. We request a reduction of the minimum requirement from 2 spaces per every 2 bedroom unit and of 2.25 spaces per every 3 bedroom unit. Our total reduction is 10 fewer spaces than what is required.

8. JUSTIFICATION FOR ACTION REQUESTED: Based on the existing conditions of the site and historical use of those units we believe that a maximum of 1 parking space per unit will be sufficient to provide the inteded user with the sufficient parking. The customer for the proposed homes will likely have little to no access or intent to use a vehicle.

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: The existing conditions of the existing buildings/parking as well as floodplain and wetlands onsite. Current use of the buildings are maxed out occupancy of homeless housing.
- (b) Can you establish that this disadvantage causes the owner to be unable to make reasonable use of the affected property: The current conditions make any redesign difficult without displacing the existing homeless residents, thus the conditions of the site make it extremely disadvantageous to enforce the maximum parking.
- (c) Can you establish that this disadvantage does not exist because of conditions created by the owner or applicant: The owner's intent is not to max out the site with units, only to provide adequate parking for the intended use. The disadvantage exists because of the existing use.
- (d) Can you establish that granting of the variance will not be contrary to the public interest; will not adversely affect other property in the vicinity; and will be in harmony with the spirit, intent and purpose of this Section. We believe that is in the public's interest to provide homeless disadvantage communities with housing which is in harmony with the existing use.

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:

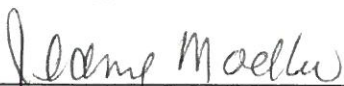
In filing this application, I understand that it becomes a part of Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

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



Signature of Property Owner

5/8/2023

Date



Date



Page 232 of 476



Owner's Authorization For Agent

Gulfstream Design Group, LLC is/are hereby authorized TO ACT ON BEHALF
OF Emergency Services and Homesless Coalition of St. Johns County, Inc, the owner(s) of those lands described within

☒ the attached application, or ☐ described within the previously filed
Application number: _____, and as described in the attached deed or
other such proof of ownership as may be required, in applying to the City
of St. Augustine's Planning & Zoning Board, located at:

BY: Jeanne Moeller
Signature of Owner
Jeanne Moeller
Print Name of Owner
904 460 6670
Telephone Number

State of Florida

County of St Johns

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

By Jeanne Moeller

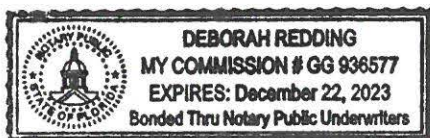
Deborah Redding

Identification verified: Personally known to me

Oath sworn: _____ Yes ☒ No

Notary Signature: Deborah Redding

My Commission expires: 12/22/23



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."

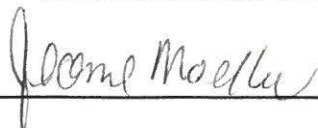
If a Credit Card Authorization Form is used for the payment of fees, the City will maintain the form and automatically charge additional advertising and noticing fees, once determined, to the credit-card account submitted.

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: 3 Nesbit Ave, St. Augustine, FL 32084

Applicant's Name: Matthew H. Lahti, P.E. Applicant's Signature: _____

Owner's Name: Jeanne Moeller Owner's Signature: 



Via Electronic Submittal

July 21, 2023

Tracey Mullins
Planner
City of St. Augustine
Planning and Building Department
P.O. Box 210
St. Augustine, FL 32085

RE: **Homeless Coalition**
GDG: **22-087**
Conservation Zone Application
Application Number 2023-0038

Dear Ms. Mullins:

On behalf of my client, please find the following documents in support of a conservation zone application for GDG# 22-087, Homeless Coalition.

- One (1) Executed Application
- One (1) Executed Credit Card Authorization Form
- One (1) Tree Removal Plan
- One (1) Landscape Plan

If you have any questions or require additional information, please do not hesitate to email me at matt@gulfstreamdesign.com.

Sincerely,

Matthew H. Lahti, P.E.
President
Gulfstream Design Group, LLC



PLANT SCHEDULE NESBIT					
TREES	QTY	COMMON / BOTANICAL NAME		SPECIFICATIONS	% NATIVE
IXE	3	Eagleston Holly / Ilex x attenuata 'Eagleston'		10' - 12' Ht. x 5'-6' spd., 3" caliper, Standard, 5' c.t. minimum	9% native
MLG	4	Little Gem Dwarf Southern Magnolia / Magnolia grandiflora 'Little Gem'		10' - 12' Ht. x 5'-6' spd., 3" caliper, Standard, 5' c.t. minimum	69% native
UP	1	Drake Elm / Ulmus parvifolia 'Drake'		10' - 12' Ht. x 5'-6' spd., 3" caliper, Standard, 5' c.t. minimum	6% native
					100% total native
					19.5 points total
SHRUBS	QTY	COMMON / BOTANICAL NAME	SPACING		
VO	24	Dwarf Walter's Viburnum / Viburnum obovatum 'Dwarf Walter's'	36" o.c.	36" ht. x 24" spd. minimum full & dense	Native % = 100%

LANDSCAPE CALCULATIONS:

TOTAL AREAS:	
ZONING:	RG-1
VIA PUBLIC AREA:	11,948 S.F.
5% VIA REG. LANDSCAPE AREA:	597 S.F.
LANDSCAPE AREA PROVIDED:	1,025 S.F.

PERIMETER AND INTERIOR TREE REQUIREMENT BREAKDOWN	
VIA PUBLIC AREA:	
INTERNAL LANDSCAPE:	
1 TREE / 100 S.F. = 1,025 S.F. / 100 S.F.	
TREES REQUIRED:	11
TREES PROVIDED:	11

PERIMETER TREES/SHRUBS NORTH SIDE:	568 L.F.
N/A	
TREES REQUIRED:	0
TREES PROVIDED:	0
PERIMETER TREES SOUTH SIDE:	372 L.F.
N/A	
TREES REQUIRED:	0
TREES PROVIDED:	0
PERIMETER TREES EAST SIDE:	280 L.F.
N/A	
TREES REQUIRED:	0
TREES PROVIDED:	0

PERIMETER TREES WEST SIDE:	
24" HEDGE ADJACENT TO PARKING AND RIGHT OF WAY	
HEDGE REQUIRED:	
HEDGE PROVIDED:	

ON SITE TREES REMOVED		
TREE LABEL	TREE TYPE	DEFICIT
67	18" OAK	15
68	12" PALM	1
116	12" PALM	1
117	12" PALM	1
206	14" OAK	15
227	42" OAK	2
228	18" OAK	15
229	20" OAK	2
232	34" MAGNOLIA	2
233	15" PALM	1
234	15" PALM	1
235	22" SILK	2
236	15" PALM	1
237	16" PALM	1
TOTAL DEFICIT = 19.5		
TOTAL REQUIRED ON SITE MITIGATION = 19.5		
TOTAL MITIGATION PROVIDED BY PRESERVED TREES = 351 CREDITS		
TOTAL MITIGATION PROVIDED BY PLANTING = 19.5 CREDITS		

NOTE:
• ALL MATERIALS REMOVED FROM SITE TO BE DISPOSED OF PROPERLY OFF SITE.

KEY:
 PROTECTED TREE TO BE REMOVED WITH MITIGATION REQUIREMENTS.

A & K LAND PLANNING & DESIGN INC.

PHONE: 904.698.2222
416 TORTOISE PLACE, SAINT JOHNS, FLORIDA 32259
E-MAIL: AKLANDPLANNING@COMCAST.NET
AK@akplanning.com

HOMELESS COALITION
EXPANSION
3 NESBIT
ST. AUGUSTINE, FLORIDA

REVISIONS :

DATE :	July 13, 2023
PROJECT NO. :	202366
DESIGNED BY :	KSR
DRAWN BY :	KSR
CHECKED BY :	KSR
SCALE :	1" = 30'

SHEET TITLE
PRESENTATION
PLAN



Via Electronic Submittal

July 21, 2023

Tracey Mullins
Planner
City of St. Augustine
Planning and Building Department
P.O. Box 210
St. Augustine, FL 32085

RE: **Homeless Coalition 22-087**
GDG: **Parking Variance - 3 Nesbit**
2023-0038

Dear Ms. Mullins:

On behalf of my client, please find the following documents in support of a driveway variance application for GDG# 22-087, Homeless Coalition.

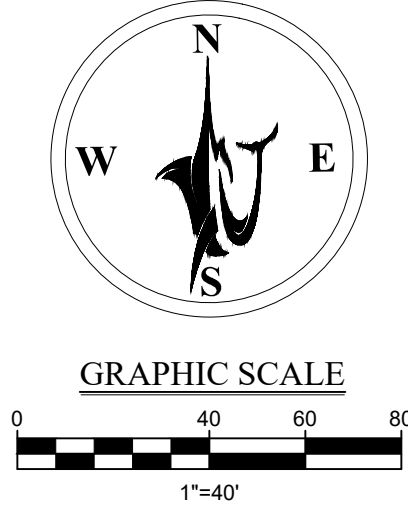
- One (1) Executed Application
- One (1) Executed Credit Card Authorization Form
- One (1) Proposed Parking Exhibit

If you have any questions or require additional information, please do not hesitate to email me at matt@gulfstreamdesign.com.

Sincerely,

Matthew H. Lahti, P.E.
President
Gulfstream Design Group, LLC

N:\0101 Gulfstream Project Files\2023\2023-0038 Homeless Coalition Expansion\Drawings\2023-0038 PROPOSED PARKING EXHIBIT 3 NESBIT.dwg, 7/21/2023, 1:42:34 PM, JGD



- LEGEND**
- BUILDING SETBACK (SB)
 - LANDSCAPE BUFFER (BUF)
 - EXISTING LOT LINE
 - EXISTING BUILDING OUTLINE
 - EXISTING FLOOD ZONE LINE
 - EXISTING CONCRETE
 - EXISTING PROPERTY LINE
 - EXISTING RW LINE
 - EXISTING LOT LINE
 - EXISTING CHAINLINK FENCE
 - EXISTING GRAVEL SIDEWALK
 - EXISTING CONCRETE SIDEWALK
 - PROPOSED CONTOUR MAJOR
 - PROPOSED CONTOUR MINOR
 - PROPOSED CURB & GUTTER
 - PROPOSED CENTER LINE
 - PROPOSED BUILDING OUTLINE
 - STANDARD PARKING COUNT
 - ADA PARKING COUNT
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED CONCRETE PAD
 - PROPOSED STANDARD DUTY ASPHALT PAVEMENT
 - PROPOSED HEAVY DUTY ASPHALT PAVEMENT
 - PROPOSED FDOT ASPHALT PAVEMENT
 - PROPOSED GRAVEL PARKING

SITE DATA TABLE - COSA		
3 NESBIT AVENUE		
	MINIMUM	PROPOSED:
FRONT BUILDING SETBACK (W)	15'	126'
REAR BUILDING SETBACK (E)	10'	33'
SIDE BUILDING SETBACK (N)	10'	125'
SIDE BUILDING SETBACK (S)	10'	142'
FRONT YARD BUFFER (W)	10'	10'
REAR YARD BUFFER (E)	10'	20'
SIDE YARD BUFFER (N)	10'	10'
SIDE YARD BUFFER (S)	10'	10'

PROPOSED PARKING CALCULATIONS					
USE	1 SPACE PER GROSS FLOOR AREA (SF)	UNITS, SEATS, ROOMS, SPACES	PROPOSED BUILDING AREA (SF)	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES
MULTI RESIDENTIAL/APARTMENTS					
2 BEDROOMS		2.00 PER UNIT	12 UNITS	24	15
3 BEDROOMS		2.25 PER UNIT	4 UNITS	9	6
ADA PARKING SPACES				2	2
TOTAL PARKING SPACES				33	23

APPLICATION #: 2023-0038

REVISIONS		DATE	BY	DESCRIPTION
1				
2				
3				
4				
5				
6				
7				
8				
9				

EXHIBIT FOR
HOMELESS COALITION EXPANSION
3 NESBIT AVENUE PROPOSED PARKING EXHIBIT
CITY OF ST. AUGUSTINE



Know what's below.
Call before you dig.

(NOT) FOR
CONSTRUCTION



2225 A1A S, SUITE A2
ST. AUGUSTINE, FLORIDA 32080
904.794.4231
matt@gulfstreamdesign.com

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CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: August 1, 2023

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

AGENDA ITEM 8(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 July 5th 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

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Staff Report and Recommendation

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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. Setbacks shall be 25 feet. Setbacks of less than 25 feet must be consistent with the Conservation Overlay Zone development section of the Comprehensive Plan;
4. The following activities are permitted in wetland setback areas provided:
 - (a) Construction of boardwalks/catwalks, docks, for direct access to water bodies; construction of wildlife management shelters; discharge structures from upland developments; utility crossings; foot bridges; observation decks and similar structures not requiring dredging and/or filling for their placement and maintenance;
 - (b) The City shall include in its land development regulations provisions for mandatory site plan review for all development proposed in State jurisdictional wetlands. The regulations include appropriate standards for mitigation of adverse impacts to wetlands values and the provision that reasonable use of property, restoration of the disturbed wetlands and/or creation of new wetlands will be required in accordance with the rules and criteria of FDEP and SJRWMD.

CCM Policy 1.15.6

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.

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 var</i>	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.

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. There has been no request made for a variance to parking space size requirements although the most recent plans show parking spaces that are nine (9) feet wide and eighteen (18) feet in length. The applicant will need to revise the site plan to reflect the required dimensions.

The request for Conservation Overlay Zone 1 & 3 development are in conjunction with plans to develop thirty (30) multi-family units, as well as five (5) townhomes, on approximately 2.36 acres of developable land bound by Julia Street, Florida Avenue, and Evergreen Avenue.

It is staff's understanding that three companies JBPro, Borton Design Inc., and Carter Environmental Services are the three firms associated with this proposal known as EcoVillage. Below are examples of differences in proposed development plans that are of concern to staff.

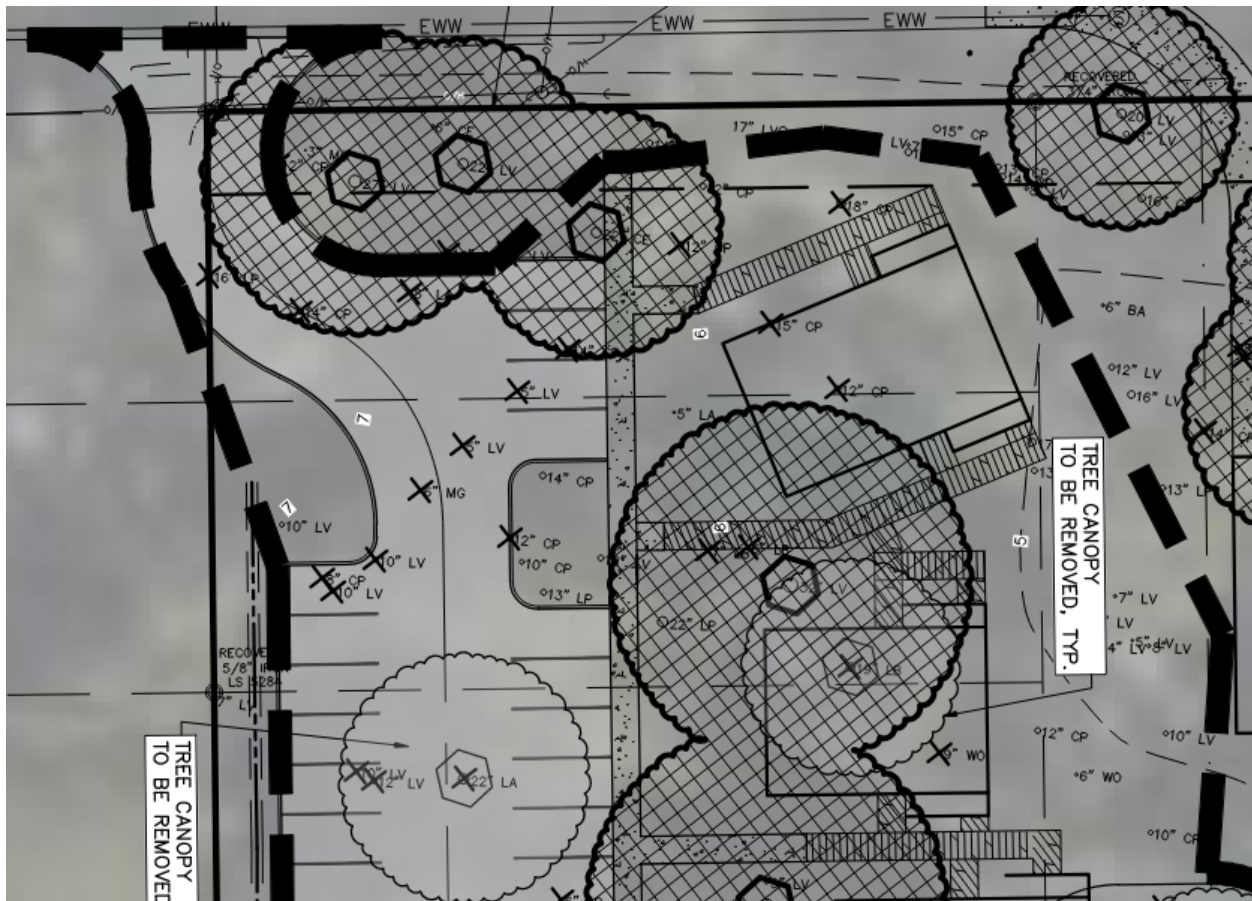


Figure 1. This screenshot of the area of the property adjacent to Julia Street is from the submitted Tree Canopy Exhibit produced by JBPro. In the landscaped area close to the center of the photograph it is shown that three Cabbage Palms are to remain and one to be removed. This is contradicted by the plans produced by Borton Design Inc. which may be found in Figure 2. In the vicinity of the northern most stairwell there are two palm trees of 12 and 18 inches shown to be removed, in the plans from JBPro only one is proposed for removal.

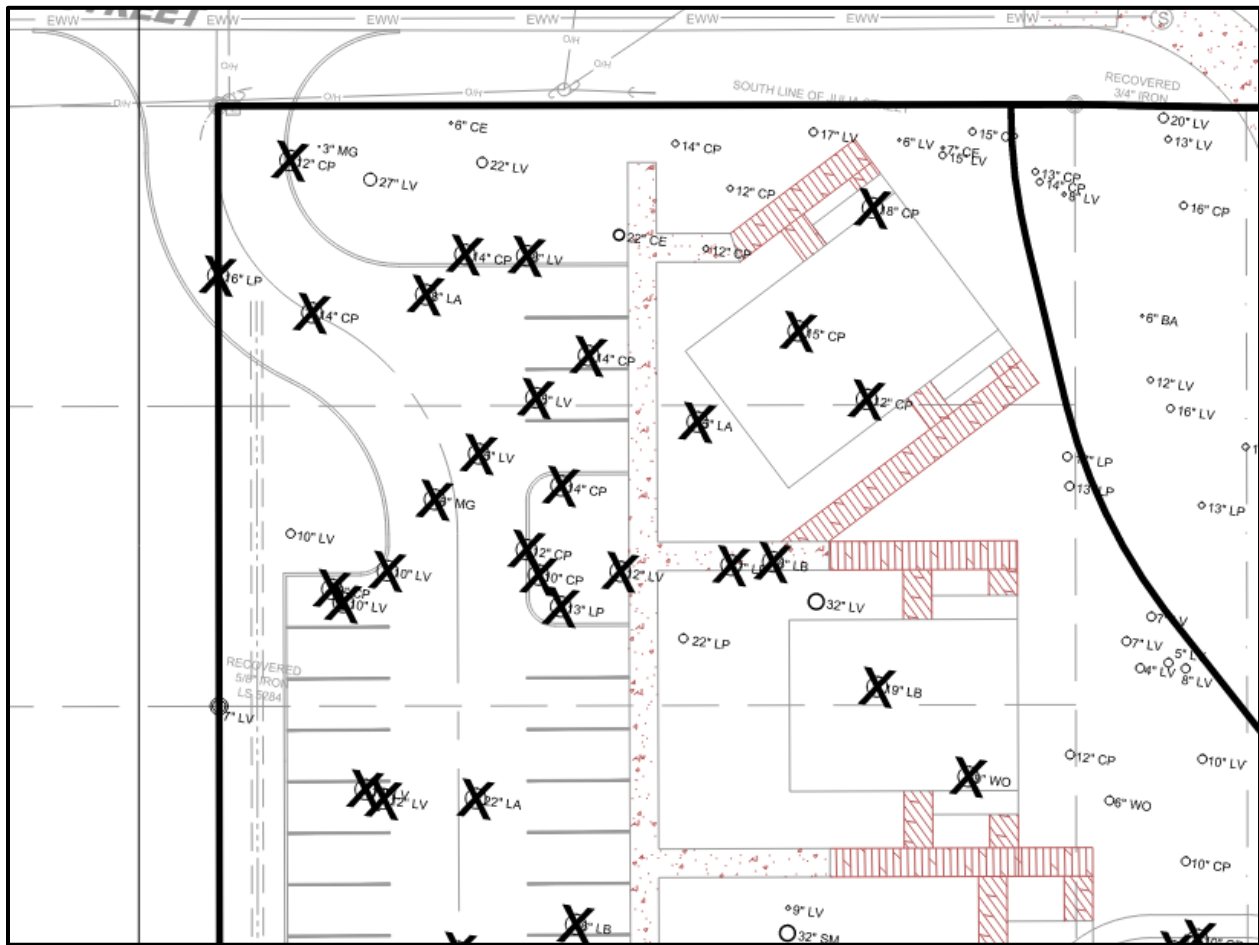


Figure 2. This screenshot is from the Tree Removal Plan supplied by Barton Design Inc. and shows the same area of the property as in Figure 1. The previously mentioned landscaping area within the parking lot, located in the center of the photograph, shows removal of all trees. The previously mentioned palm trees located in the vicinity of the northern most stairwell a 12" palm is shown to remain, even though it is located in the middle of a sidewalk.

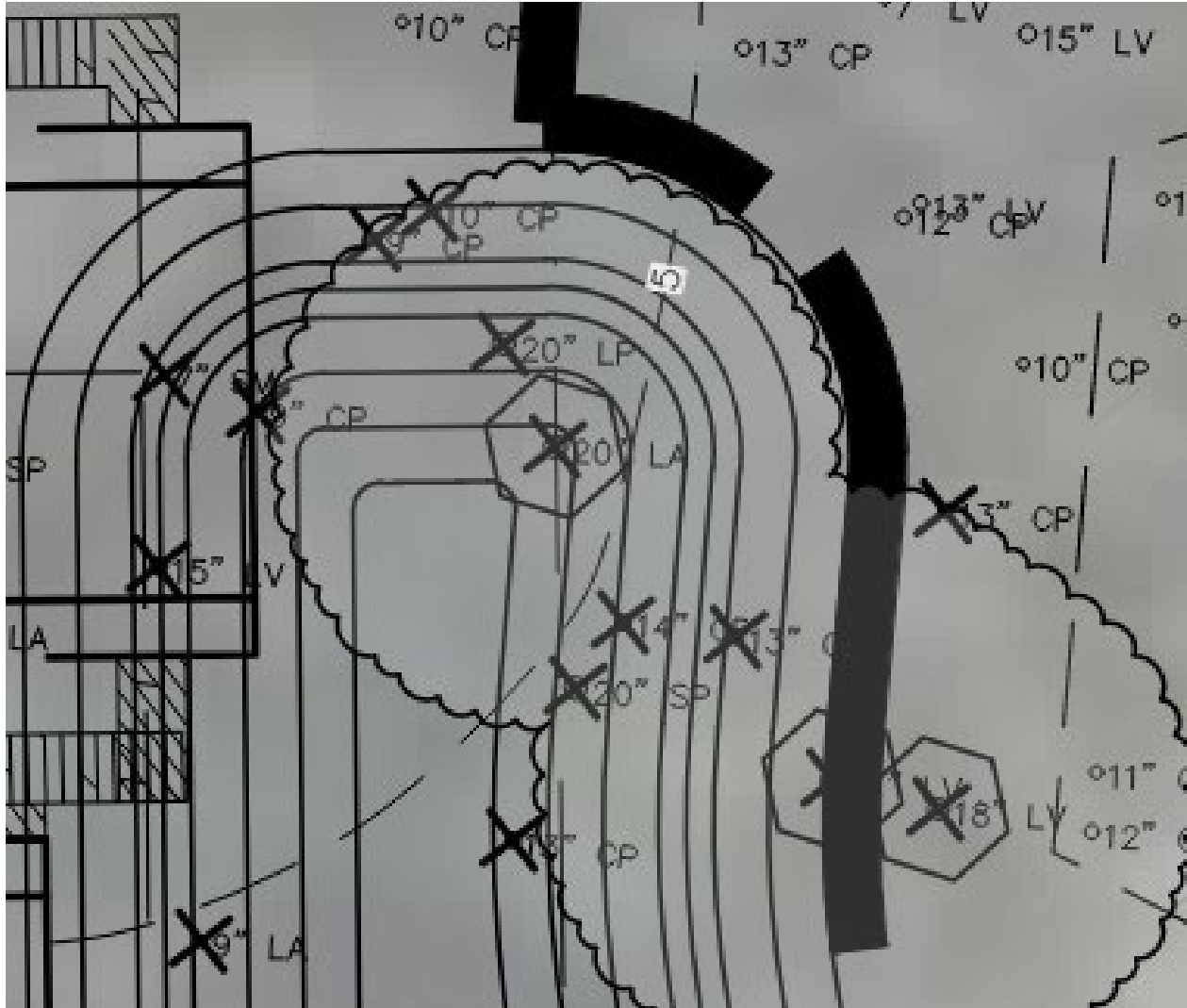


Figure 3. This screenshot from the JBPro engineering submittals shows the northernmost edge of the stormwater retention area. In the bottom right corner of the photograph an 18" Live Oak tree is proposed to be removed, this is not validated by the Tree Removal Plan produced by Borton Design Inc.

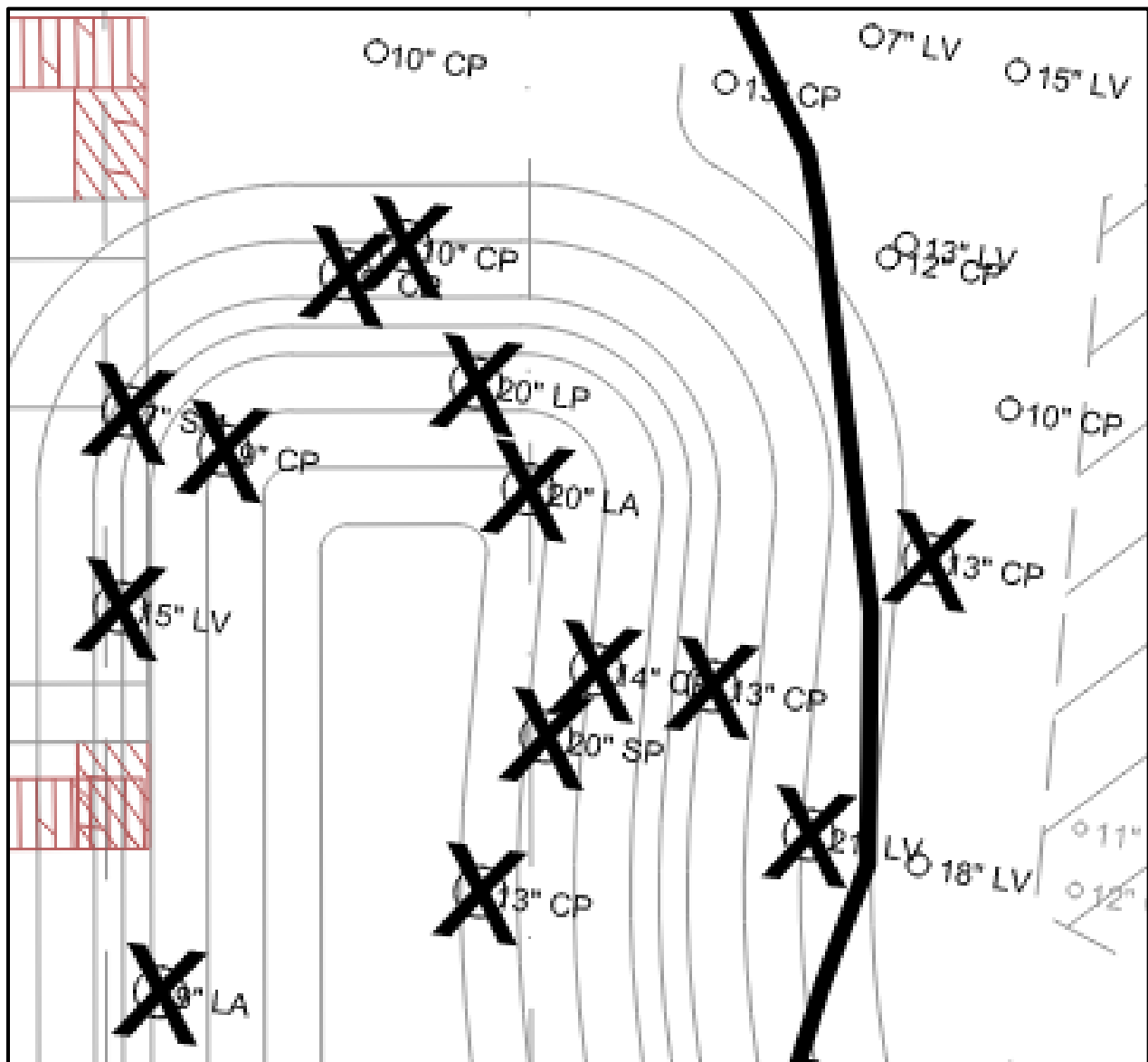


Figure 4. This is a screenshot from the Barton Design Inc. Tree Removal plan showing the northern edge of the stormwater retention area. In the bottom right corner of the photograph an 18" Live Oak, a significant tree as defined in Sec. 11 of the City's Code of Ordinances, is shown to remain even though JBPro plans call for its removal.

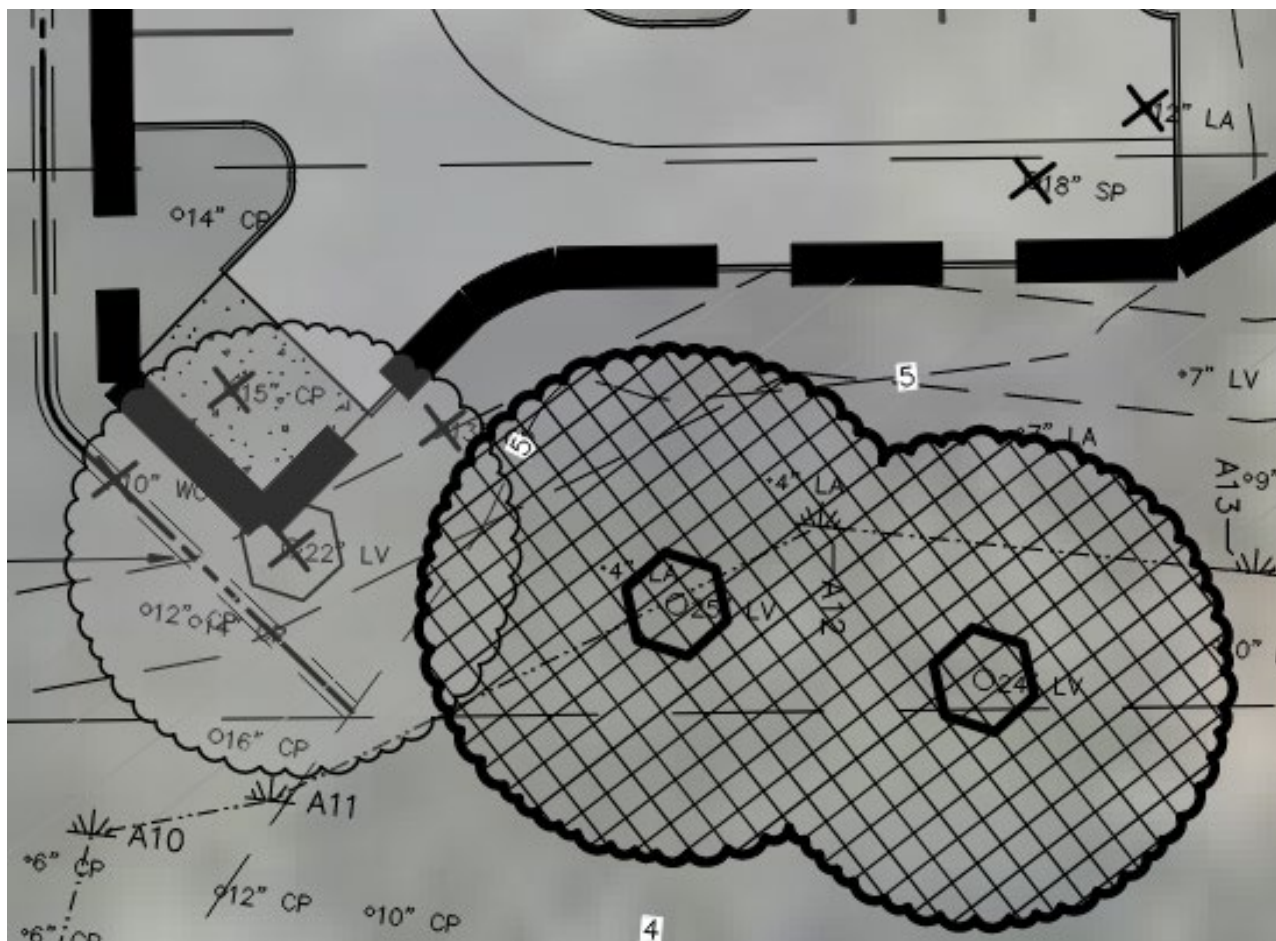


Figure 5. In this screenshot from the JBPro Tree Canopy Exhibit a 22" significant Live Oak tree is proposed to be removed located at the bottom corner of the proposed dumpster enclosure.

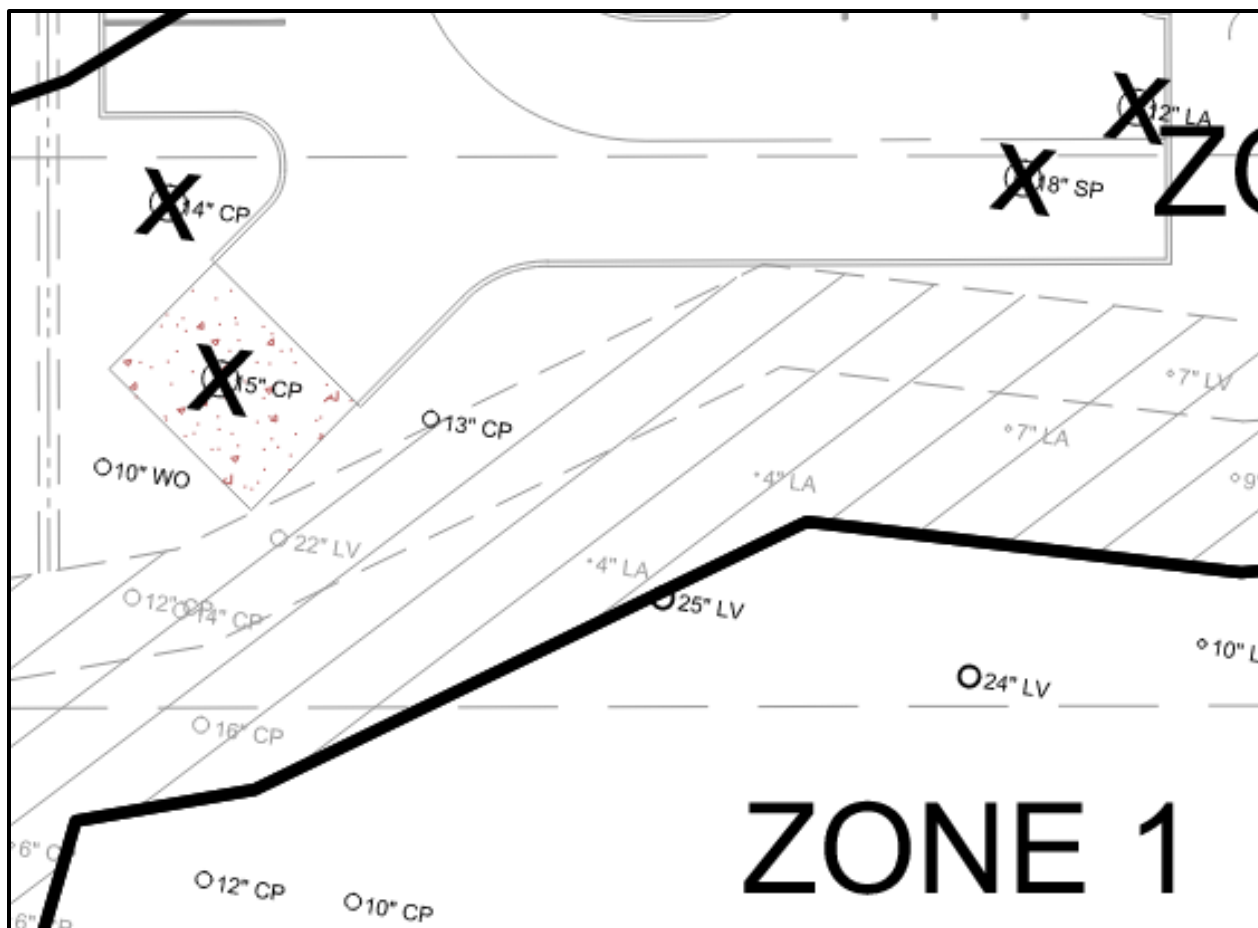


Figure 6. This screenshot shows the same area as that of Figure 5 and is from the Tree Removal Plan submitted by Borton Design Inc. On the bottom corner of the proposed dumpster enclosure a 22" Live Oak tree is documented as to remain on site.

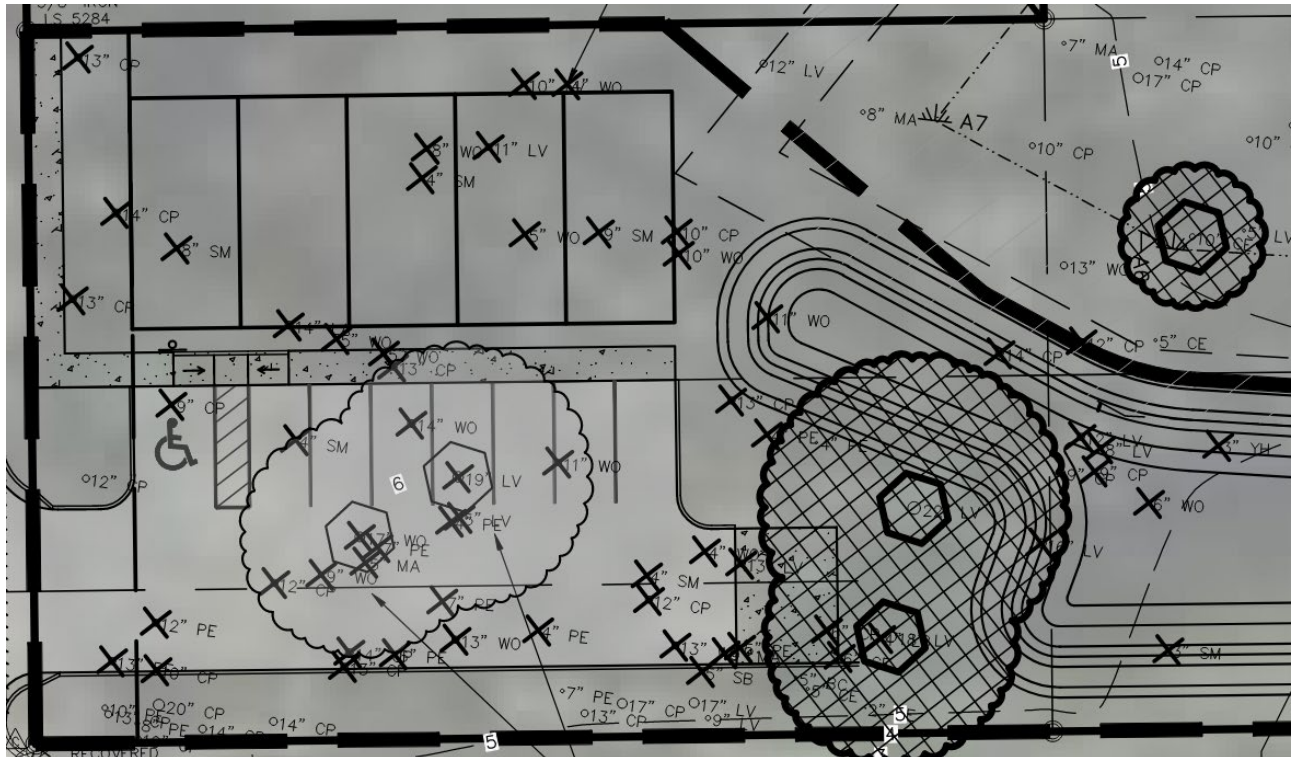


Figure 7. This screenshot from JBPro's Tree Canopy Exhibit is of the proposed townhomes located at the northeast corner of Florida Avenue and Evergreen Avenue. In this screenshot two significant trees within the parking facility are proposed to be removed, while three significant trees are shown to remain.

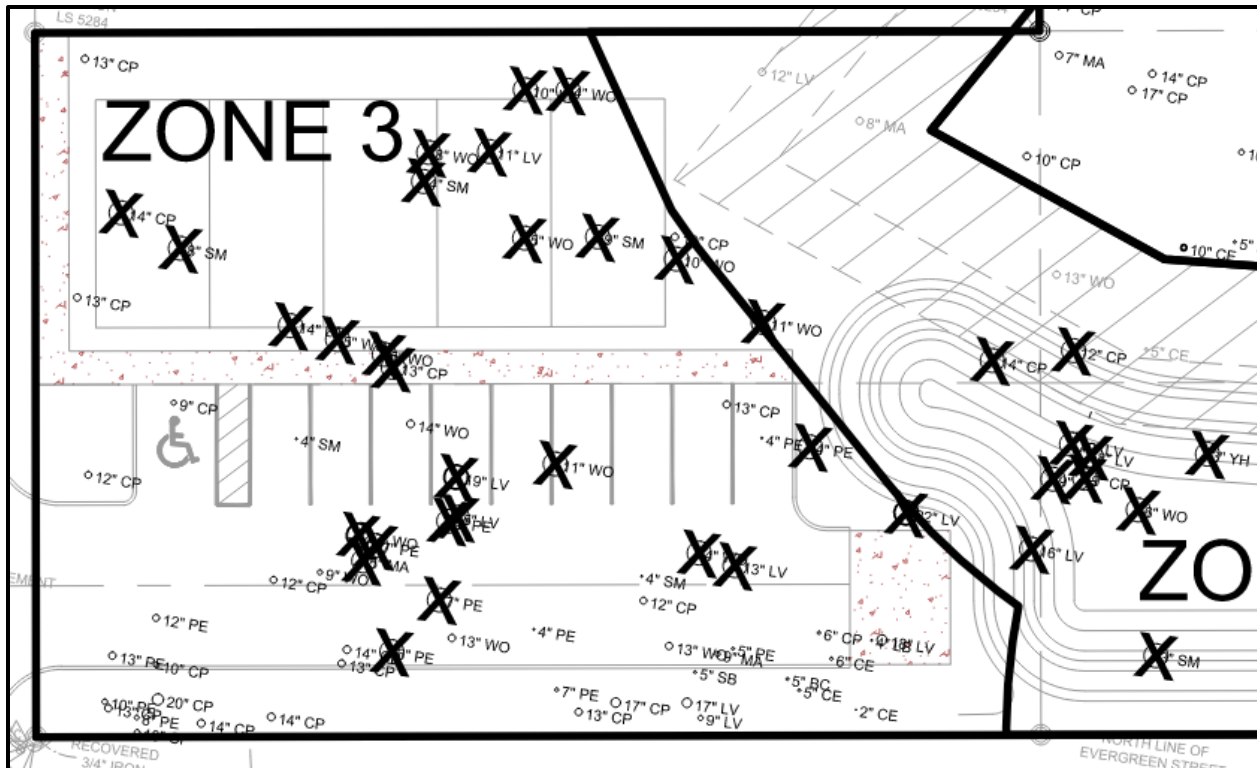


Figure 8. This screenshot from Borton Design Inc.'s Tree Removal Plan is of the proposed townhomes located at the northeast corner of Florida Avenue and Evergreen Avenue. This section of the Tree Removal Plan is where there is concern from the City of St. Augustine's Planning Department staff, there are at least twenty-one (21) trees shown to remain but are located within the footprint of the parking area. One of the previously mentioned 21 trees is an 18" significant Live Oak tree located in the footprint of the proposed dumpster enclosure.

Based on JBPro's Demolition Plan there appears to be eleven (11) significant trees proposed to be removed. After review of Borton Design Inc.'s Tree Table 07-21-2023 there are twelve (12) significant trees to be removed.

JBPro Demolition Plan	Borton Design Inc. Tree Table 07-21-2023
19" LB	10" Cedar
22" Laurel Oak	15" Loblolly Bay
20" Laurel Oak	23" Sweetbay
21" Live Oak	9" Cedar
18" Live Oak	12" Loblolly Bay
9" Cedar	17" Water Oak
15" LB	19" Loblolly Bay
10" Cedar	19" Live Oak
22" Live Oak	20" Laurel Oak
19" Live Oak	21" Live Oak
17" Water Oak	22" Laurel Oak
	22" Live Oak

The original application for this project was reviewed in October of 2022 and was processed and advertised for the October 2022 Planning and Zoning Board meeting. It has been revised and reviewed by the PZB several times over the last nine (9) months.

This project, once fully vetted, will potentially benefit the City of St. Augustine by adding to the City's limited housing supply, carrying out infrastructure improvements in West City, and retaining a vast majority of the tree canopy on a property that is zoned for development. The modifications to the plan avoid development within wetlands and lower the number of units proposed to be built are signs of progress for this project; unfortunately, the lack of clarity in terms of trees to be removed, significant and otherwise, as well as Conservation Overlay Zone 2 development when it comes to connecting the proposed dock to the upland portion of the development leave large question marks.

The passion shown by residents of St. Augustine, most notably those of the Ravenswood Neighborhood, only provide more evidence of the immense care and concern for at least maintaining the current quality of life found in West City, these concerns will remain for as long a plan for development are unclear.

The applicant has provided documents, produced by Borton Design Inc., 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 (COZ) 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 COZ 2 development that is proposed as it pertains to the housing structures.

There is concern regarding COZ 2 in how access to the proposed dock would be done, information has not been provided for COZ 2 development in this regard. 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.

Below are examples from the proposed development where there are concerns for retaining trees and tree removal. Figure 9 illustrates where a landscape island could be moved to possibly save a significant tree.

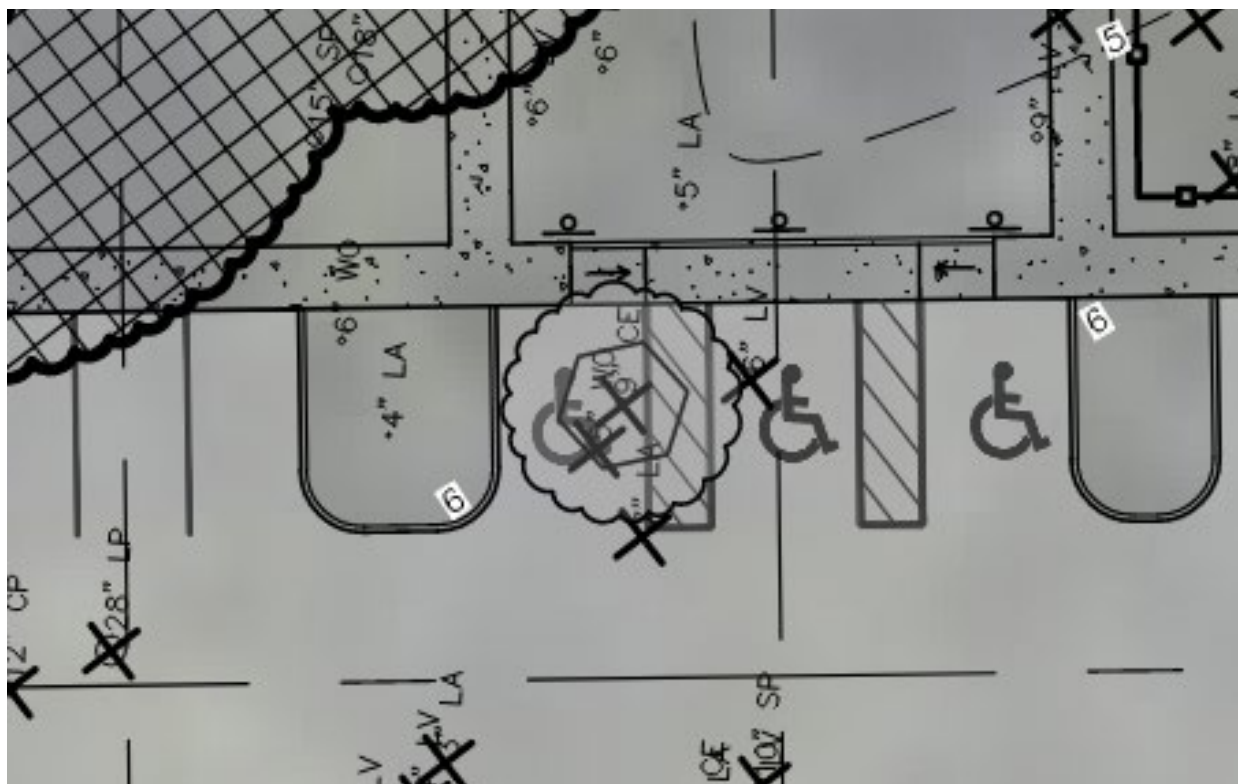


Figure 9. This screenshot from JBPro's Tree Canopy Exhibit shows the removal of a significant Cedar tree as opposed to altering the layout of interior parking facility landscaping.

Figures 10 and 11 below illustrates a question regarding the need to remove the indicated trees.

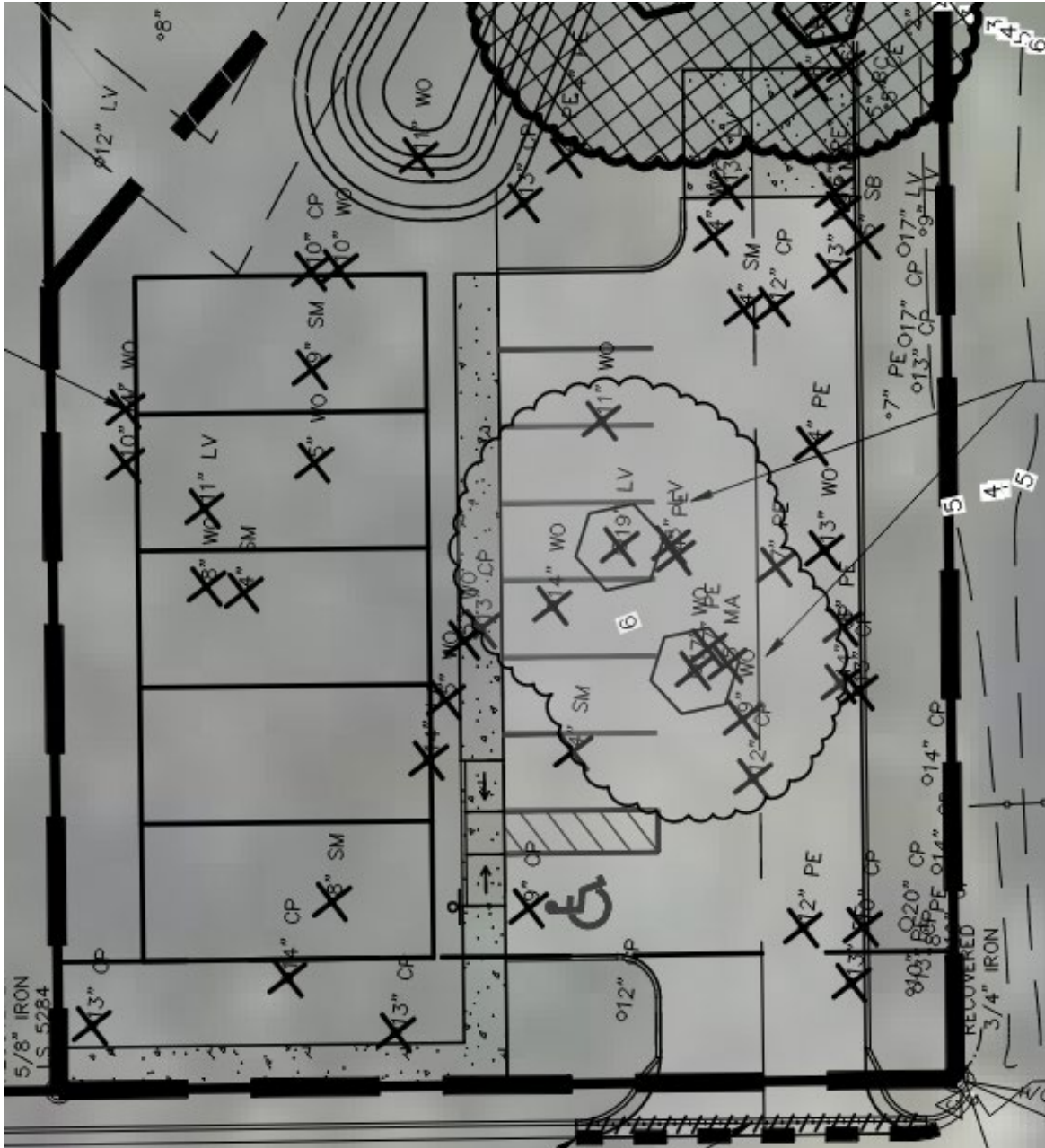


Figure 10. This screenshot from the JBPro Tree Canopy Exhibit shows the proposed townhome development. The rationale for the proposed removal of two 13" Cabbage Palms, bottom left corner, a 13" Cabbage Palm, top middle, and a 4" Pecan tree, top middle, is not clear.

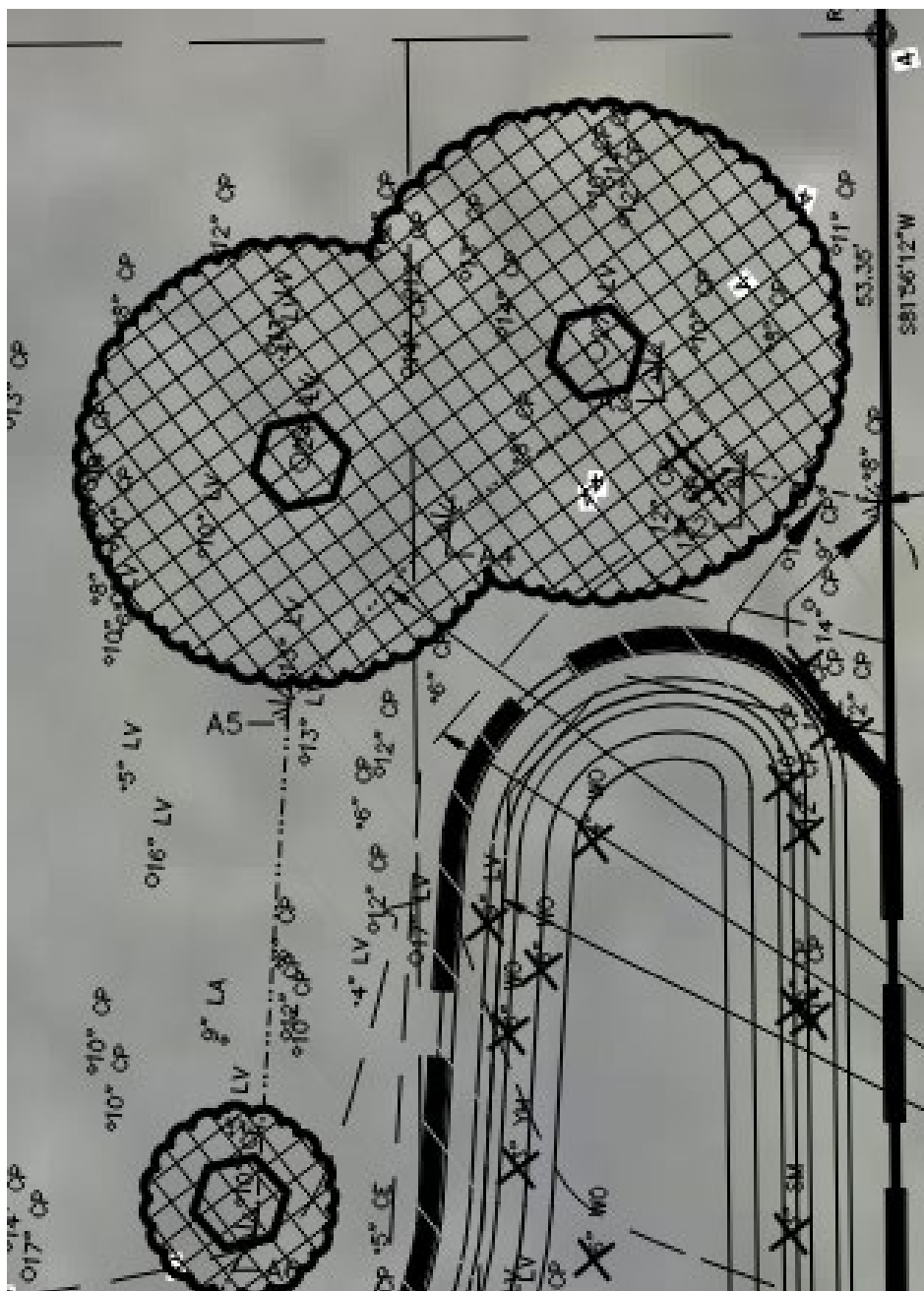


Figure 11. The rationale for removal of a 12" Cabbage Palm and a 13" Cabbage Palm, under the canopy of a 27" Live Oak, is unclear.

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.

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 are 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 by the City's Public Works Department when the time comes.
- (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 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, unfortunately there are numerous differences in the proposed tree retention plans.
- (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

STAFF RECOMMENDATION

Based on a review of section 11-29 staff finds that the board can **DENY** the construction of a new dock within Conservation Overlay Zone 1 and removal of any significant trees within Conservation Overlay Zone 3 at Florida Avenue and Julia Street / PID 107790-0010 & 107790-0110 until additional consistent detailed information can be provided regarding the tree removal, dock detail and parking lot design.

A denial of this application would invoke a minimum one (1) year waiting period before another application regarding the same issues may be made to the Planning and Zoning Board. The applicant may still apply for consideration within one year, but a waiver of this waiting period must be approved by the Planning and Zoning Board before another application may be heard.

Or

The Planning and Zoning Board can deny this application without prejudice which would allow the applicant to reapply within one (1) year for the same issues.

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, CNU-A
Senior Planner
Planning and Building Department



CITY OF ST AUGUSTINE
APPLICATION TO PLANNING AND ZONING BOARD

Application Fee: \$165 (plus advertising costs) Project Number: 2022-0057
Receipt Number: 2445015 Meeting Date: OCT. 4, 2022
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: _____ Contact Number: 407-709-0497
Business (if applicable): SAN SEBASTIAN RIVER, LLC
Address: 2909 FAIRGREEN ST City: ORLANDO State: FL Zip: 32803-5043
E-Mail Address: DPARSONS@CDGFLA.COM

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
Lot: LOTS 1 THRU 10 & 23 & 24 Block: 16 & VACATED SEBASTIAN AVE
Subdivision: RAVENSWOOD Parcel Number: 1077900010

4. PROJECT STREET ADDRESS: INTERSECTION OF FLORIDA AVE. & JULIA STREET, ST. AUGUSTINE, FL

5. SPECIFIC PROPOSED USE: MULTI-FAMILY HOUSING CONSTRUCTION & RECREATION

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

7. DESCRIPTION OF ACTION REQUESTED: Removal of trees, bulkhead construction and proposed
pile-support dock and floating platform

8. JUSTIFICATION FOR ACTION REQUESTED: Access to San Sebastian River

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.

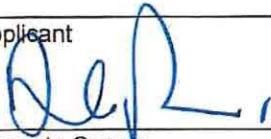
11. **AGREEMENT:**

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.

	8-3-2022
Signature of Applicant	Date
	8-3-2022
Signature of Property Owner	Date



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

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

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

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

Ryan Carter

Print name of applicant

A handwritten signature in black ink, appearing to read "R. A. Carter".

Signature of applicant

8-3-2022

Date



Owner's Authorization For Agent

Carter Environmental Services is/are hereby authorized TO ACT ON BEHALF
OF SAN SEBASTIAN RIVER, 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:

BY: [Signature], mgr.
Signature of Owner

DALE PARSONS MANAGER SAN SEBASTIAN RIVER LLC
Print Name of Owner

407. 709. 0497
Telephone Number

State of Florida

County of Orange

Signed and sworn before me on this 17 day of August, 2022

By Dale Parsons

Identification verified: ✓

Oath sworn: ✓ Yes No

Notary Signature:

[Signature: Aline V. Rodriguez]

My Commission expires:

4/10/26



ALINE V. RODRIGUES
Commission # HH 208477
Expires April 10, 2026



St. Johns County, FL

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Sales Questionnaire Form

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[Sales Questionnaire](#)

2021 TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

Summary

Parcel ID 1077900010
 Location Address FLORIDA AVE
 Saint Augustine 32084-0000
 Neighborhood Ravenswood (485)
 Tax Description* RAVENSWOOD SUB LOTS 1 THRU 10 & 23 & 24 BLK 16 & VACATED SEBASTIAN AVE IN OR312/543 & MARSH TO CHANNEL OR5358/61
 *The Description above is not to be used on legal documents.
 Property Use Code Vacant Residential (0000)
 Subdivision Ravenswood Subdivision
 Sec/Twp/Rng 37-7-30
 District City of St Augustine (District 452)
 Millage Rate 19.3368
 Acreage 6.170
 Homestead N

No Image Available

Owner Information

Owner Name San Sebastian River LLC 100%
 Mailing Address 2909 FAIRGREEN ST
 ORLANDO, FL 32803-5043

Map



Valuation Information

Building Value		2022
Extra Features Value		\$0
Total Land Value		\$0
Agricultural (Assessed) Value		\$348,814
Agricultural (Market) Value		\$0
Just (Market) Value		\$0
Total Deferred		\$348,814
Assessed Value		\$0
Total Exemptions		\$348,814
Taxable Value		\$0
		\$348,814

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
2021	\$0	\$0	\$276,698	\$0	\$0	\$276,698	\$186,278	\$90,420	\$186,278
2020	\$0	\$0	\$198,350	\$0	\$0	\$198,350	\$198,350	\$0	\$198,350
2019	\$0	\$0	\$198,350	\$0	\$0	\$198,350	\$197,857	\$493	\$197,857
2018	\$0	\$0	\$179,870	\$0	\$0	\$179,870	\$179,870	\$0	\$179,870

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	420	150	420	EF	\$212,058
Marshes & Tidal Lands	0	0	248	AC	\$62,000
Vacant Residential	105	300	105	EF	\$60,868
Vacant Residential	0	0	1.24	AC	\$13,888

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/1/2021	8/24/2021	\$367,500.00	WARRANTY DEED	5358	57	U	V	WATTS UP ENTERPRISES LLC	ALTERNATIVE BUILDING SYSTEMS LLC
9/1/2021	8/20/2021	\$100.00	CORRECTIVE DEED	5358	51	U	V	INNOVATED BUILDING SYSTEMS LLC	WATTS UP ENTERPRISES LLC
9/1/2021	8/13/2021	\$690,000.00	WARRANTY DEED	5358	61	U	V	ALTERNATIVE BUILDING SYSTEMS LLC	SAN SEBASTIAN RIVER LLC
11/2/2021	1/5/2021	\$294,000.00	WARRANTY DEED	5149	1740	U	V	INNOVATED BUILDING SYSTEMS LLC	WATTS UP ENTERPRISES LLC
11/22/2017	8/4/2017	\$150,000.00	WARRANTY DEED	4466	1595	U	V	ALTERNATIVE BUILDING SYSTEMS LLC	INNOVATED BUILDING SYSTEMS LLC

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

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[Sales Questionnaire](#)

2021 TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

Summary

Parcel ID 1077900110
 Location Address JULIA ST
 SAINT AUGUSTINE 32084-0000
 Neighborhood Ravenswood (485)
 Tax Description* RAVENSWOOD SUB LOTS 11 & 12 BLK 16 & PT OF VACATED SEBASTIAN AVE IN OR312/543 OR5358/61
 *The Description above is not to be used on legal documents.
 Property Use Code Vacant Residential (0000)
 Subdivision Ravenswood Subdivision
 Sec/Twp/Ring 27-7-30
 District City of St Augustine (District 452)
 Millage Rate 19.3368
 Acreage 0.400
 Homestead N

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Owner Information

Owner Name [San Sebastian River LLC](#) 100%
 Mailing Address 2909 FAIRGREEN ST
 ORLANDO, FL 32803-5043

Map



Valuation Information

Building Value		2022
Extra Features Value		\$0
Total Land Value		\$0
Agricultural (Assessed) Value		\$105,047
Agricultural (Market) Value		\$0
Just (Market) Value		\$0
Total Deferred		\$105,047
Assessed Value		\$0
Total Exemptions		\$105,047
Taxable Value		\$0
		\$105,047

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
2021	\$0	\$0	\$63,478	\$0	\$0	\$63,478	\$52,524	\$10,954	\$52,524
2020	\$0	\$0	\$47,749	\$0	\$0	\$47,749	\$47,749	\$0	\$47,749
2019	\$0	\$0	\$47,749	\$0	\$0	\$47,749	\$47,580	\$169	\$47,580
2018	\$0	\$0	\$43,255	\$0	\$0	\$43,255	\$43,255	\$0	\$43,255

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	105	150	105	EF	\$105,047

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/1/2021	8/24/2021	\$367,500.00	WARRANTY DEED	5358	57	U	V	WATTS UP ENTERPRISES LLC	ALTERNATIVE BUILDING SYSTEMS LLC
9/1/2021	8/20/2021	\$100.00	CORRECTIVE DEED	5358	53	U	V	INNOVATED BUILDING SYSTEMS II LLC	WATTS UP ENTERPRISES LLC
9/1/2021	8/13/2021	\$690,000.00	WARRANTY DEED	5358	61	U	V	ALTERNATIVE BUILDING SYSTEMS LLC	SAN SEBASTIAN RIVER LLC
1/12/2021	1/5/2021	\$55,000.00	WARRANTY DEED	5149	1742	U	V	INNOVATED BUILDING SYSTEMS II, LLC	WATTS UP ENTERPRISES LLC
8/23/2017	8/4/2017	\$100.00	WARRANTY DEED	4425	467	U	V	ALTERNATIVE BUILDING SYSTEMS LLC	INNOVATED BUILDING SYSTEMS II, LLC

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

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Developed by:
 Schneider
 GEOSPATIAL

Version 2.0.2019

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

= 246,921 SF = 5.67 AC

TOTAL DEVELOPABLE AREA

= 102,860 SF = 2.36 AC = 100.00%

BUILDING AREA

= 10,640 SF = 0.24 AC = 11.97%

PAVEMENT & SIDEWALK AREA

= 29,159 SF = 0.67 AC = 29.30%

TOTAL IMPERVIOUS AREA

= 39,799 SF = 0.91 AC = 41.27%

OPEN AREA

= 63,061 SF = 1.45 AC = 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

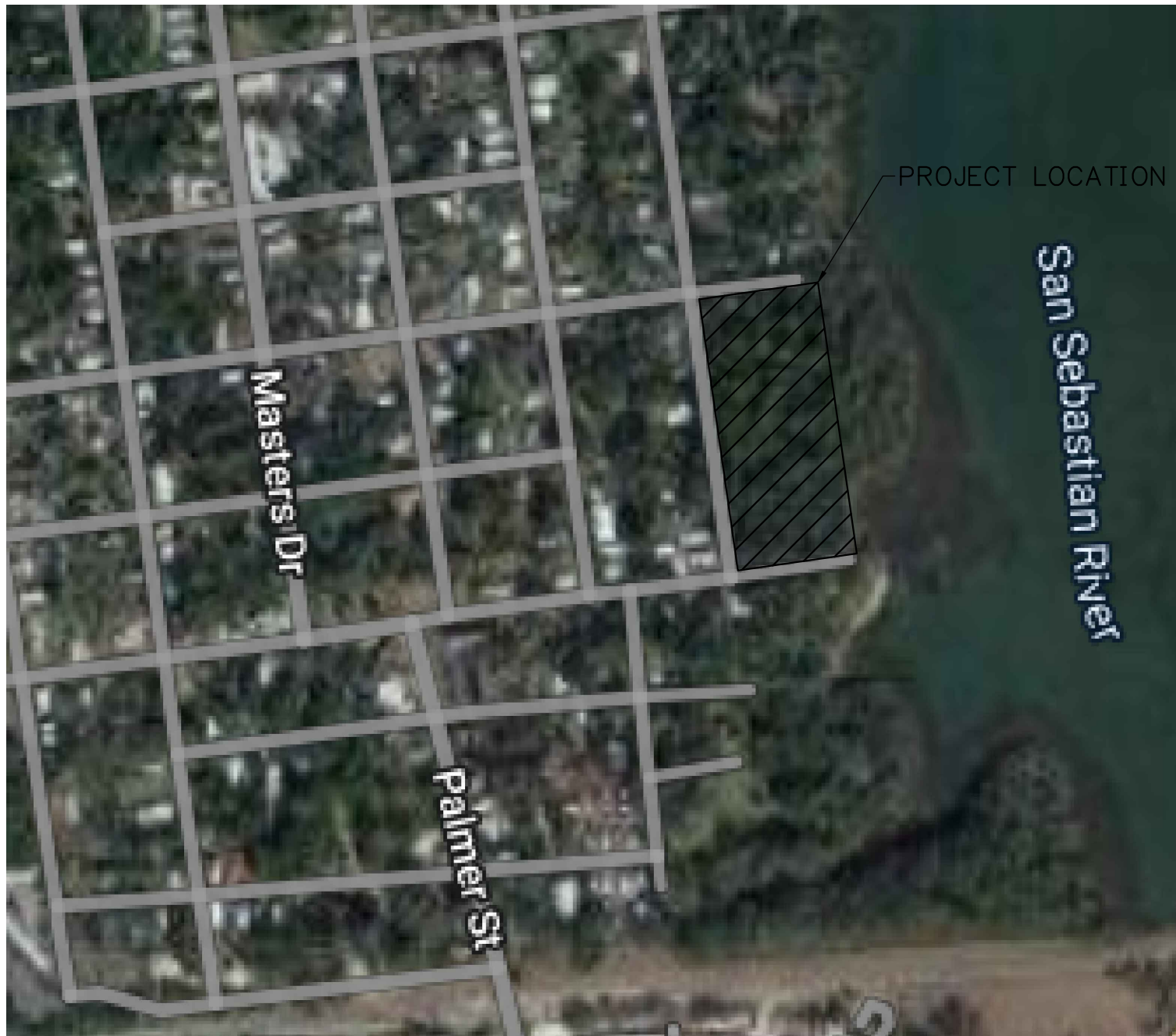
FDEP – WATER & SEWER
8800 BAYMEADOWS WAY, SUITE 100
JACKSONVILLE, FL 32256
CONTACT: JENNIFER LYLES
PHONE: (904) 256-1700

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					ENGINEER OF RECORD:	TIMOTHY J. BOEHLEIN, P.E. FLORIDA LICENSE NO. 96416			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:		DATE:	
NO.	DATE	DESCRIPTION	DRWN	APPR						COVER SHEET		AUGUST 2023	
										CLIENT:		PROJECT:	
										SAN SEBASTIAN RIVER, LLC		ECOVILLAGE	
												SHEET NO:	
												566-22-01	
												SHEET NO:	
												C0.00	

PAVING, GRADING AND DRAINAGE SPECIFICATIONS

1. ALL DRAINAGE CONSTRUCTION, INCLUDING MATERIALS, CONSTRUCTION TECHNIQUES, AND TECHNICAL STANDARDS, SHALL BE IN ACCORDANCE WITH THE LATEST FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE LATEST FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
2. ALL AREAS OF NEW CONSTRUCTION SHALL BE CLEARED AND GRUBBED. SUITABLE TOP SOIL REMAINING ONSITE MAY BE STOCKPILED FOR FINE GRADING IN LANDSCAPED AREAS. THE CONTRACTOR SHALL FURNISH ALL FILL REQUIRED AND DISPOSE OF ALL EXCESS OR UNSUITABLE MATERIAL OFFSITE IN ACCORDANCE WITH ALL REGULATORY REQUIREMENTS. TREES TO REMAIN SHALL BE PROTECTED PRIOR TO STARTING CONSTRUCTION AND SHALL BE PROTECTED THROUGHOUT SITE CONSTRUCTION.
3. ALL NEW ASPHALT PAVEMENT CONSTRUCTION SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
- A. EARTHWORK: FILL MATERIALS SHALL CONFORM TO AASHTO SOIL GROUPS A-1, A-2, A-3, OR A-4 AND SHALL BE PLACED IN 6" - 12" LOOSE LIFTS AND COMPACTED TO 95% DENSITY USING MODIFIED PROCTOR METHOD (AASHTO T-180).
- B. SUBSOIL EXCAVATION: WHERE SUBSOIL EXCAVATION IS REQUIRED, UNSUITABLE MATERIALS SHALL BE REMOVED TO A DEPTH OF 18" BELOW THE LIMEROCK BASE AND BACKFILLED WITH CLEAN FILL.
- C. STABILIZED SUBGRADE: ALL STABILIZED MATERIAL SHALL CONFORM TO SECTION 914 AND PLACED ACCORDING TO SECTION 160 IN ONE 12" MINIMUM COMPACTED LIFT. SUBGRADE SHALL BE STABILIZED TO A MINIMUM LBR VALUE OF 40 PER DESIGN SECTION.
- D. BASE COURSE: ALL MATERIAL SHALL BE LIMEROCK CONFORMING TO SECTION 911 AND PLACED ACCORDING TO SECTION 200 IN ONE 6" (PER DESIGN SECTION) MINIMUM COMPACTED LIFT. ALL BASE MATERIAL SHALL BE COMPACTED TO 98% DENSITY BY MODIFIED PROCTOR METHOD (AASHTO T-180). THE PRIME COAT SHALL CONFORM TO SECTION 300.
- E. 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.
4. ALL CONCRETE USED FOR CONSTRUCTION OF DRAINAGE STRUCTURES, SIDEWALKS, SPILLWAYS, CURBING, ETC. SHALL BE CLASS I CONFORMING TO SECTION 346.
5. SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 522.
6. HIGH PERFORMANCE POLYPROPYLENE PIPE (HP) SHALL CONFORM TO SECTION 449.
7. SILT FENCE SHALL BE TYPE III PER FDOT INDEX NO. 102.

GENERAL CONSTRUCTION NOTES

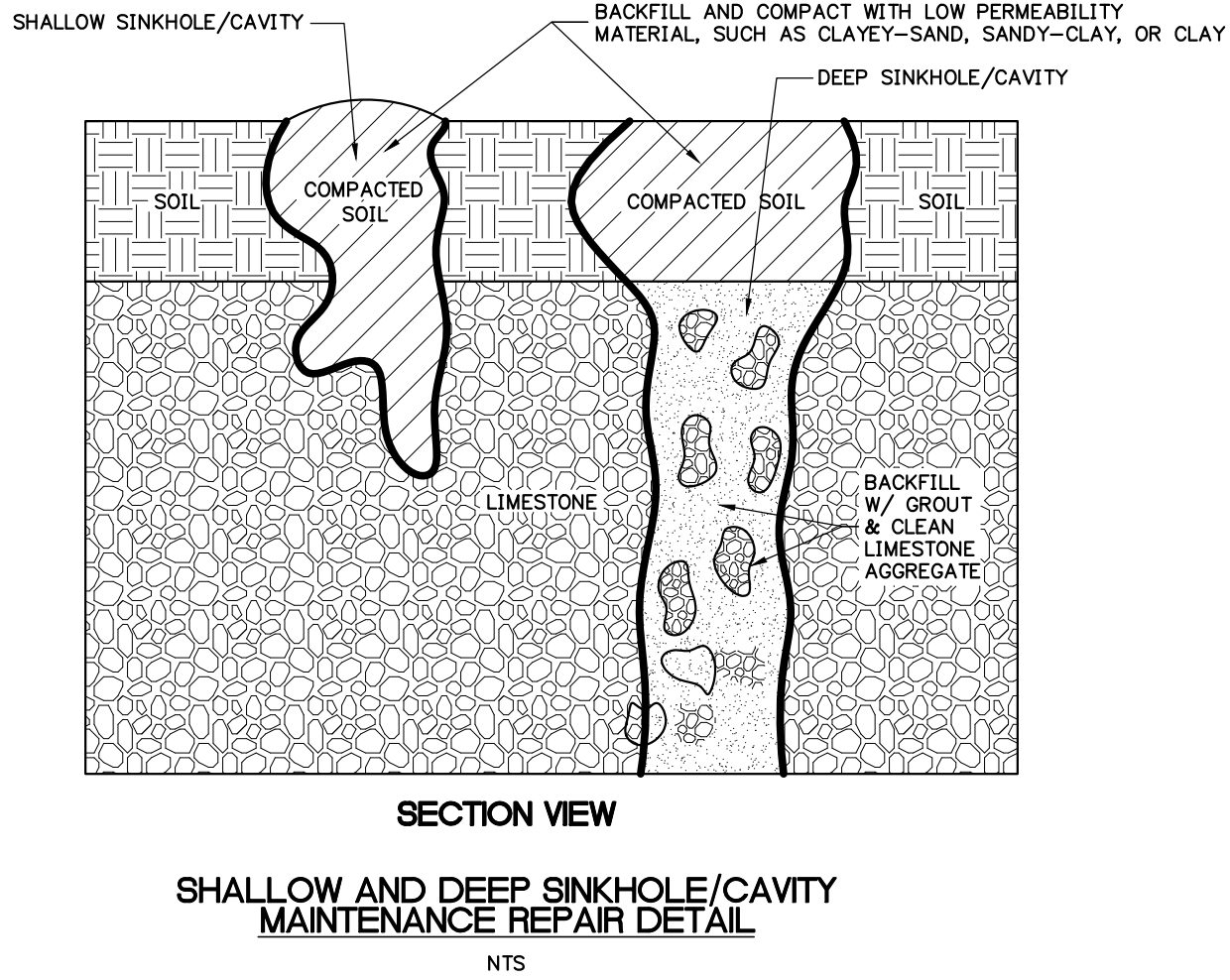
1. TRAFFIC CONTROL WITHIN EXISTING R/W SHALL BE IN ACCORDANCE WITH LATEST MUTCD OR FDOT STANDARDS FOR CONTROL OF TRAFFIC THROUGH WORK ZONES.
2. CITY OF ST. AUGUSTINE SHALL BE NOTIFIED 24 HOURS IN ADVANCE FOR INSPECTION OF PERTINENT STAGES OF CONSTRUCTION WITHIN THEIR R/W. SUCH STAGES INCLUDE SUBGRADE PREPARATION, LIMEROCK PLACEMENT, INSPECTION OF THE SWEPT LIMEROCK BASE PRIOR TO THE PLACEMENT OF ASPHALT, AND OTHERS AS REQUIRED FOR APPROVAL.
3. WHERE SUBSOIL EXCAVATION IS REQUIRED, THE LIMITS OF EXCAVATION SHALL BE A MINIMUM OF 18" BELOW THE LIMEROCK BASE. EXACT LOCATIONS OF SUBSOIL EXCAVATION SHALL BE AS DIRECTED BY CITY OF ST. AUGUSTINE.
4. CONTRACTOR SHALL DISPOSE OF SUBSOIL EXCAVATED MATERIALS (UNSUITABLE FOR FILL) OFF-SITE TO A PERMITTED LOCATION OR PER AN APPROVED DISPOSAL PLAN AND LOCATION SITE.
5. ALL ROADSIDE PUBLIC UTILITY EASEMENTS (PUE'S) ARE TO BE CLEARED AND GRUBBED.
6. TRAFFIC CONTROL AND SIGNING FOR CONSTRUCTION WITHIN OR INTERSECTING EXISTING CITY OR STATE RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH FDOT INDEX No 600 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 B (HIGH INTENSITY, FLASHING) WARNING LIGHT OPERATING AT ALL TIMES.
7. 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 JBPRO AND THE UTILITY PROVIDER TO COORDINATE REMEDIAL ACTION.
8. ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE SEEDED, FERTILIZED, AND MULCHED UNLESS SODDING IS OTHERWISE SPECIFIED. SODDING IS REQUIRED ON ALL SLOPES 3:1 OR STEEPER.
9. CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF ALL FOREIGN DEBRIS AND MATERIAL OFFSITE. DISPOSAL METHODS AND LOCATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND REQUIREMENTS.

EROSION AND SEDIMENTATION CONTROL

1. SEE DEMOLITION AND TREE PROTECTION PLAN FOR SPECIFIC EROSION/SEDIMENTATION CONTROL MEASURES.
2. 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 FDOT INDEX NO. 102.
3. ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL BE INSPECTED AT LEAST ONCE PER WEEK AND AFTER 1/2" OR GREATER RAINFALL.
4. ALL EROSION AND SEDIMENTATION CONTROL STRUCTURES SHALL BE MAINTAINED UNTIL VEGETATION IS FULLY ESTABLISHED.
5. THE STORMDRAIN SYSTEM SHALL BE FLUSHED OUT TO REMOVE ALL ACCUMULATED DEBRIS AND SEDIMENT UPON COMPLETION OF CONSTRUCTION.
6. ALL DISTURBED AREAS IN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED BY COMPLETION OF CONSTRUCTION. GRASS SEEDING RATES AND MIXTURES SHALL BE PER FDOT INDEX NO. 104. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.
7. DEBRIS IN THE ISOLATOR ROWS OF THE EXFILTRATION SYSTEM SHALL BE MANUALLY REMOVED OR VACUUMED UPON COMPLETION OF CONSTRUCTION.

STORMWATER MAINTENANCE NOTES

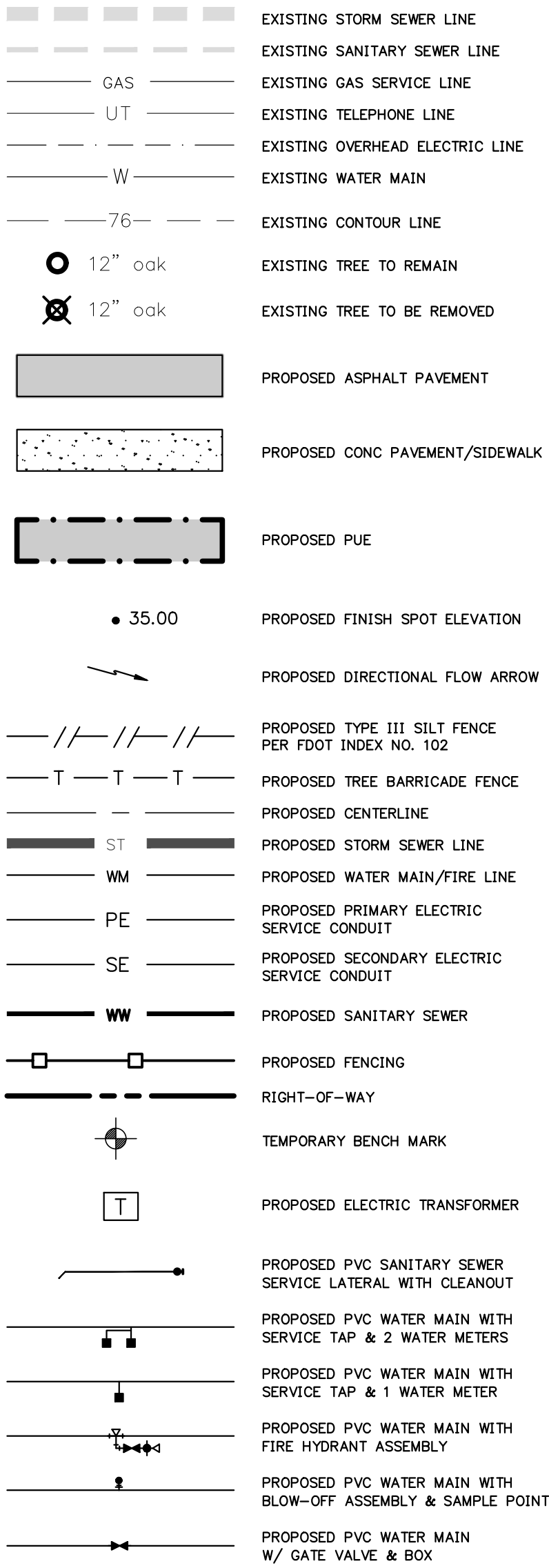
2. MAINTENANCE PLAN:
- A. THE EXFILTRATION SYSTEM SHALL BE INSPECTED MONTHLY AND CLEANED/VACUUMED IF ANY ACCUMULATE SEDIMENT HAS BUILT UP.
- B. THE EXFILTRATION BASIN, STORMPIPES AND DRAINAGE STRUCTURES SHALL BE INSPECTED SEMI-ANNUALLY FOR STRUCTURAL SOUNDNESS AND OPERATIONAL FUNCTION. ANY DEFECTS DISCOVERED SHOULD BE REPAIRED TO ORIGINAL DESIGN CONDITION.
- C. THE STORMPIPES SHALL BE CLEANED OUT OF ANY ACCUMULATED SEDIMENTATION BUILDUP ANNUALLY. IF THE EXFILTRATION SYSTEM IS SHOWING EXCESSIVE SEDIMENT ACCUMULATION, THE EXFILTRATION SYSTEM SHALL BE MANUALLY CLEANED OR VACUUMED OUT MORE OFTEN AS THE CONDITION DICTATES.
- D. 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 SINKHOLES, SOLUTION CAVITIES, CHIMNEYS, 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 (<6" 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 VOID(S) IN THE BEDROCK SHALL BE FLOUGED 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. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) 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 SJRWMD FOR APPROVAL WITHIN 30 DAYS. THE SJRWMD WILL THEN NOTIFY THE RESPONSIBLE PARTY AS TO THE ACCEPTANCE, DENIAL OR NEED FOR MODIFICATION OF THE REPAIR METHOD.



ACPW	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	MITERED END SECTION
BCCMP	BITUMINOUS COATED CORRUGATED METAL PIPE	MH	MANHOLE
BLDG	BUILDING	MIN	MINIMUM
BM	BENCHMARK	MO	MONTH
BOP	BEGINNING OF PROFILE	N	NORTH
BSL	BUILDING SETBACK LINE	N/A	NOT APPLICABLE
C&G	CURB & GUTTER	NE	NORTH EAST
C1	CURVE ONE	NG	NATURAL GRADE
CATV	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	PCPE	PERFORATED CORRUGATED POLYETHYLENE PIPE
CLF	CHAIN LINK FENCE	PE	PROFESSIONAL ENGINEER
CMP	CORRUGATED METAL PIPE	PL	PROPERTY LINE
CMPA	CORRUGATED METAL PIPE ARCHED	PR1	PRIMARY
CMU	CONCRETE MASONRY UNIT	PSI	POUNDS PER SQUARE INCH
CO	CLEAN OUT	PT	PRESSURE TREATED (NON ARSENIC)
COSA	CITY OF ST. AUGUSTINE	PUE	PUBLIC UTILITY EASEMENT
COMM	COMMUNICATIONS	PVC	POLYVINYL CHLORIDE
CONC	CONCRETE	PVMT	PAVEMENT
CPE	CORRUGATED POLYETHYLENE PIPE	R/W	RIGHT OF WAY
CY	CUBIC YARD	R1'	ONE FOOT RADIUS
DBI	DITCH BOTTOM INLET	RB	REACTION BLOCK
DCBP	DOUBLE CHECK BACKFLOW PREVENTER	RCP	REINFORCED CONCRETE PIPE
DEG	DEGREES	REF	REFERENCE
DHWP	DESIGN HIGH WATER LEVEL	RPBFP	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	SF	SQUARE FEET
EL	ELEVATION	SG	SWITCH GEAR
ELEC	ELECTRIC	SI	SURFACE INLET
EOP	END OF PROFILE	SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
EP	EDGE OF PAVEMENT	SPA	SPACE
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE	SPT	STANDARD PENETRATION TEST
EX	EXISTING	SRWMD	SUWANNEE RIVER WATER MANAGEMENT DISTRICT
FC	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
FH	FIRE HYDRANT	SW	SOUTH WEST
FL	FIRE LINE	SWFWM	SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
FLF	FLOW LINE	SY	SQUARE YARD
FM	FORCE MAIN	TBC	TRAFFIC BEARING COVER
FO	FIBER OPTIC	TBM	TEMPORARY BENCHMARK
FP	FLOOD PLAIN	TEL	TELEPHONE
FT	FEET	TMFR	TRANSFORMER
FUT	FUTURE	TV	TELEVISION
GALV	GALVANIZED	TW	TOP OF WALL
GRU	GAINESVILLE REGIONAL UTILITIES	TYP	TYPICAL
GV	GATE VALVE	UD	UNDER DRAIN
HC	HANDICAP	UTIL	UTILITIES
HP	HIGH POINT	VCP	VITRIFIED CLAY PIPE
HR	HOUR	VEH	VEHICLE
INV	INVERT	W	WEST
JBPRO	JBROWN PROFESSIONAL GROUP, INC.	W/	WITH
LF	LINEAR FEET	WM	WATER MAIN
L1	LINE ONE	YR	YEAR

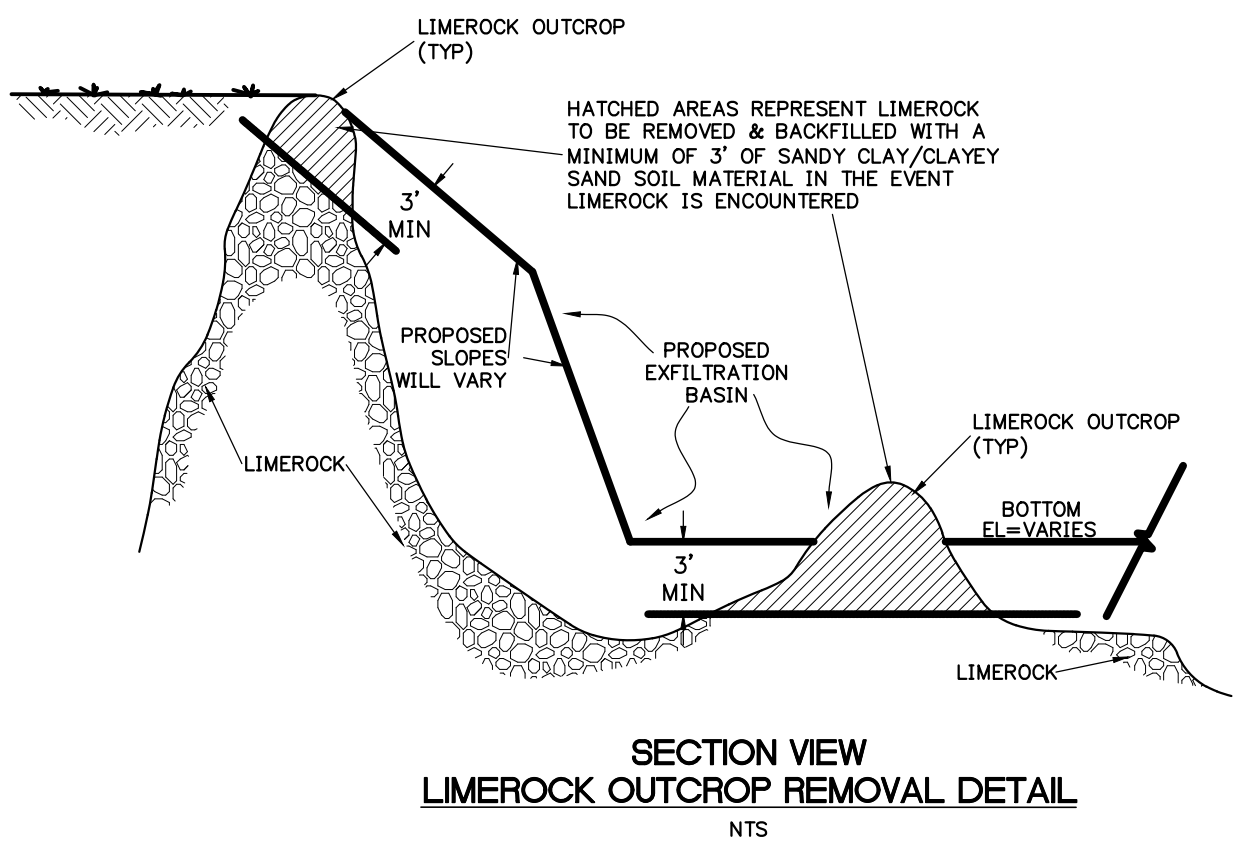
STANDARD ABBREVIATIONS

LEGEND



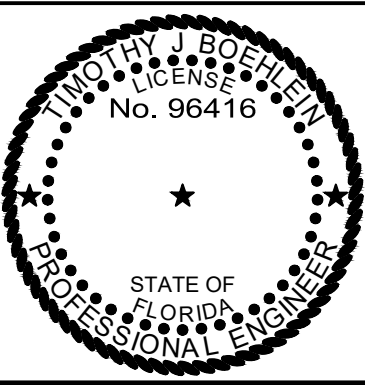
EXFILTRATION BASIN LIMEROCK OUTCROP CONSTRUCTION NOTES

1. 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 - A2) SOILS. A MIXTURE OF THE BACKFILL MATERIAL SHALL BE PLACED IN SIX INCH LIFTS AND ROLLED WITH HEAVILY LOADED RUBBER Tired EQUIPMENT. BOTH SJRWMD AND CITY OF ST. AUGUSTINE SHALL BE NOTIFIED WHEN LIMEROCK OUTCROPS ARE ENCOUNTERED AND PRIOR TO COMMENCING REMEDIAL ACTION.
2. IN THE EVENT THAT ANY KARST FEATURES, SUCH AS SOLUTION CAVITIES, CHIMNEYS, OR SINKHOLES APPEAR IN THE RETENTION BASIN, THE FOLLOWING ACTIONS SHALL BE REQUIRED:
- A. JBPRO, SJRWMD, AND CITY OF ST. AUGUSTINE SHALL BE NOTIFIED WHEN THE FEATURE IS ENCOUNTERED PRIOR TO REMEDIAL ACTION.
- B. 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.
- C. THE GEOTECHNICAL ENGINEERING FIRM SHALL BE REQUIRED TO MONITOR THE REMEDIAL WORK AND SEND A SUMMARY REPORT UPON REPAIR COMPLETION TO JBPRO, SJRWMD, AND CITY OF ST. AUGUSTINE.



REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

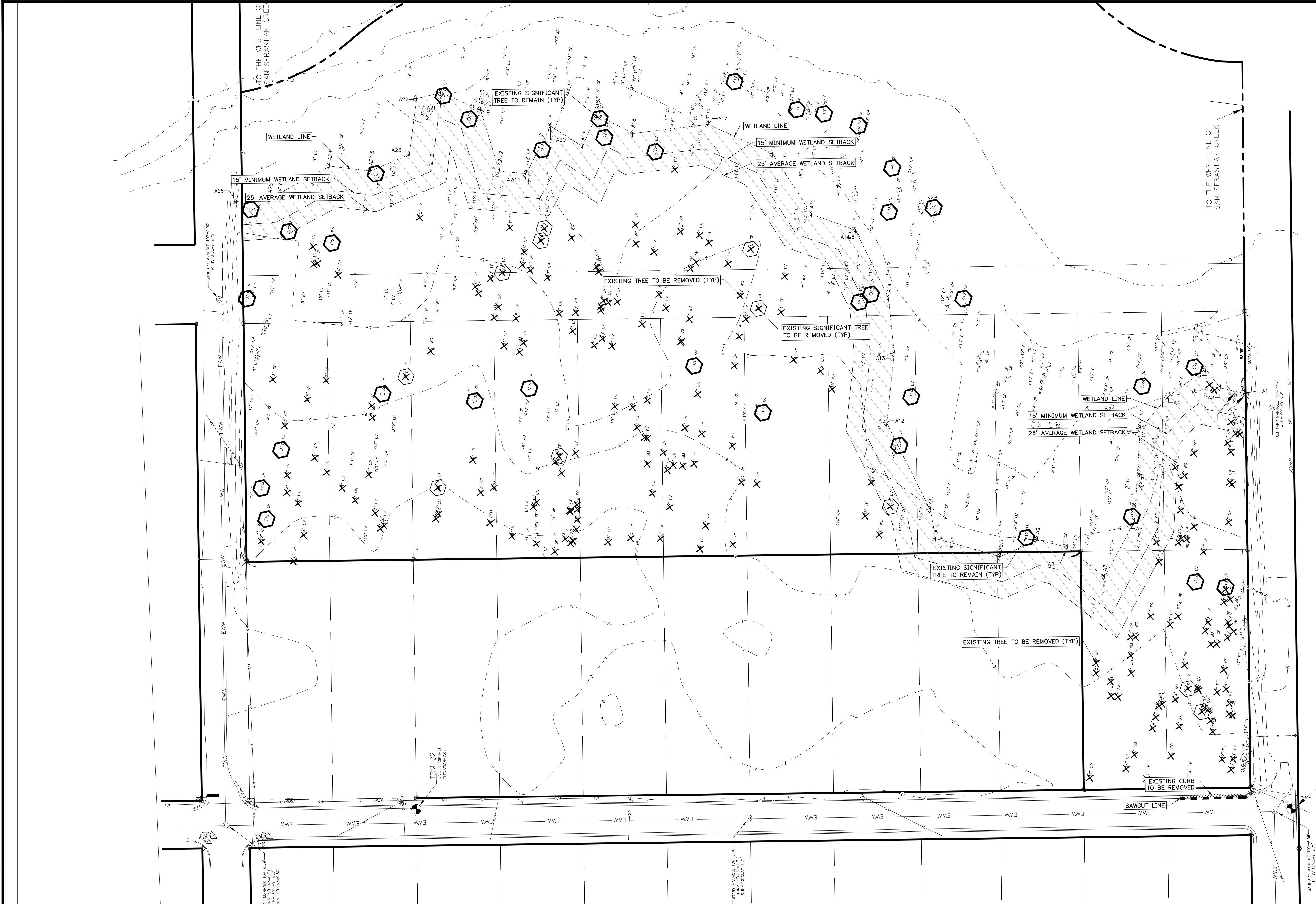
ENGINEER OF RECORD:		TIMOTHY J. BOEHLEIN, P.E. FLORIDA LICENSE NO. 96416



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

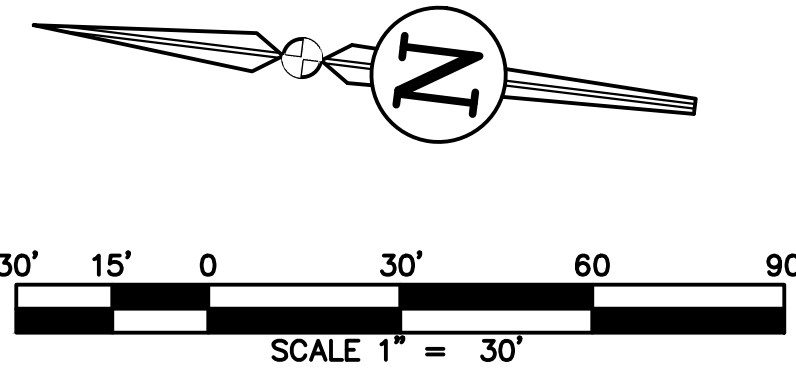
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		AUGUST 2023	
		PROJECT NO:	
		566-22-01	
CLIENT:		SHEET NO:	
SAN SEBASTIAN RIVER, LLC		C0.01	
PROJECT:			
ECOVILLAGE			



DEMOLITION LEGEND

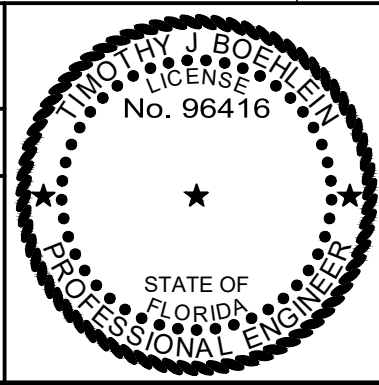
- 22 P1 EXISTING TREE TO BE REMOVED
- EXISTING SIGNIFICANT TREE TO REMAIN
- EXISTING SIGNIFICANT TREE TO BE REMOVED
- 25' AND 15' WETLAND BUFFER
- SAWCUT LINE

- GENERAL DEMOLITION NOTES**
- PRIOR TO DEMOLITION AND CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO VERIFY THE LOCATION OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES TO BE REMOVED OR RELOCATED.
 - CONTRACTOR IS RESPONSIBLE FOR ALL SITE DEMOLITION AND MATERIAL REMOVAL. IN ADDITION TO THE DEMOLITION SHOWN, THE CONTRACTOR SHALL REMOVE ALL MISCELLANEOUS TRASH, DEBRIS, FENCING ETC., IN ORDER TO PROVIDE A CLEAN CONSTRUCTION SITE.
 - CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF ALL DEMOLITION MATERIAL OFF SITE. DISPOSAL METHODS AND LOCATIONS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
 - REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMESTONE, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS IS THE RESPONSIBILITY OF THE SITE WORK CONTRACTOR. SOIL IN AREAS TO BE LANDSCAPED SHALL BE UNCOMPACTED, SUITABLE FOR ROOT GROWTH WITH APPROPRIATE AMOUNTS OF ORGANIC MATTER, AND A PH RANGE OF 5.5 - 6.5.
 - INVASIVE TREE ROOTS SHALL BE REMOVED OR PRUNED IN COMPLIANCE WITH THE NATIONAL ARBORIST ASSOCIATION STANDARDS FOR PRUNING OF SHADE TREES.
 - THE CITY OF ST. AUGUSTINE (C.O.S.A.) STANDARDS AND SPECIFICATIONS DESIGN MANUAL AND DETAILS LATEST EDITION, SHALL PRESIDE; THESE NOTES AND THIS PLAN SET ARE NOT INTENDED TO BE ALL INCLUSIVE WITH REGARD TO ALL POSSIBLE CONSTRUCTION REQUIREMENTS FOR THIS PROJECT.
 - THE C.O.S.A. STANDARDS MANUAL, DETAILS, AND "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS" (LATEST EDITIONS) ARE AVAILABLE ONLINE. LINKS TO THESE ITEMS CAN BE FOUND ON THE "PUBLIC WORKS DOCUMENTS, FORMS AND REPORTS" PAGE OF THE CITY'S WEBSITE. GO TO: WWW.STAUGUSTINEGOVERNMENT.COM --> FORMS, APPLICATIONS & DOCS --> PUBLIC WORKS REQUESTS AND DOCUMENTS.



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NO.	DATE	DESCRIPTION	

DRWN	APPR
ENGINEER OF RECORD: TIMOTHY J. BOEHLEIN, P.E. FLORIDA LICENSE NO. 96416	



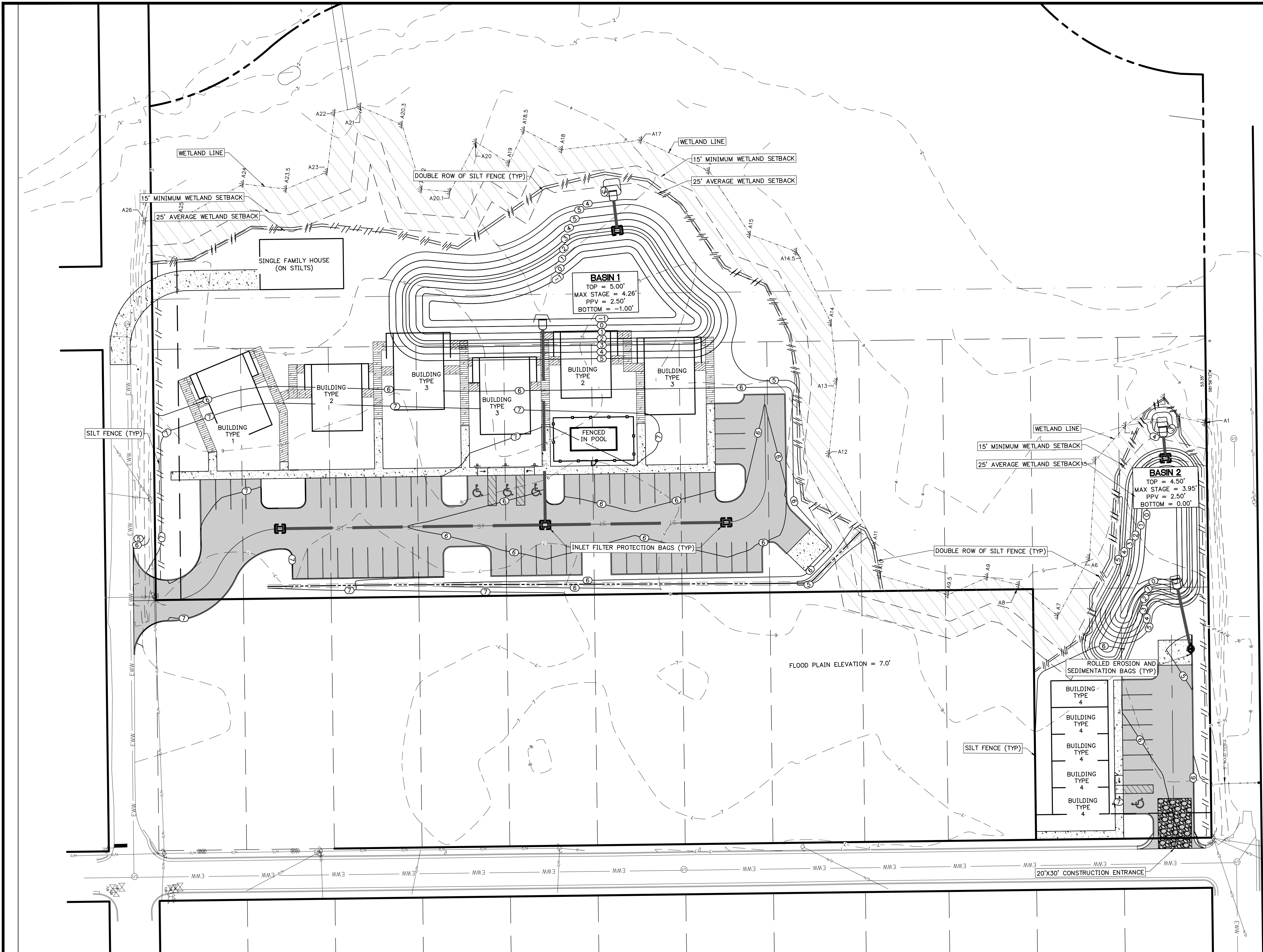
JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

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:
SAN SEBASTIAN RIVER, LLC
CLIENT:

PROJECT:
ECOVILLAGE

DATE:
AUGUST 2023
PROJECT NO:
566-22-01
SHEET NO:
C1.00



EROSION AND SEDIMENTATION CONTROL NOTES

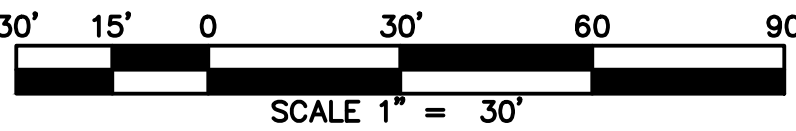
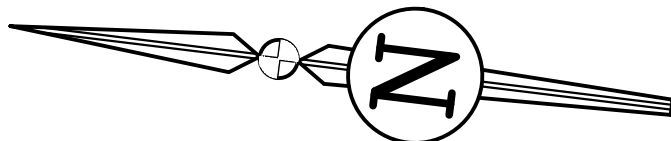
1. THE CONTRACTOR SHALL UTILIZE THE EROSION AND SEDIMENTATION CONTROL PLAN AS A GENERAL GUIDE AND DIRECTION FOR MINIMUM CONTROL MEASURES. CONTRACTOR SHALL UTILIZE EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED TO MINIMIZE EROSION AND SEDIMENTATION BUILDUP ON SITE AND TO PREVENT EROSION 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 GRASSSED 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 EXTEND OF WETLAND BUFFER IMPACT IS THE EXTEND OF THE DOUBLE ROWS OF SILT FENCE.

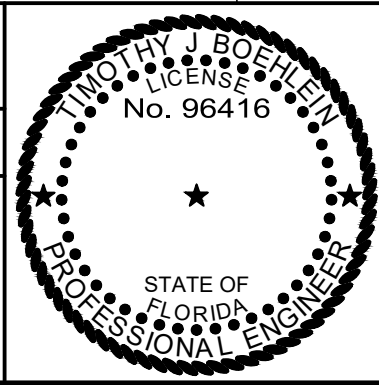
LEGEND

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



REVISIONS				DRWN	APPR
NO.	DATE	DESCRIPTION			

ENGINEER OF RECORD:		TIMOTHY J. BOEHLEIN, P.E. FLORIDA LICENSE NO. 96416
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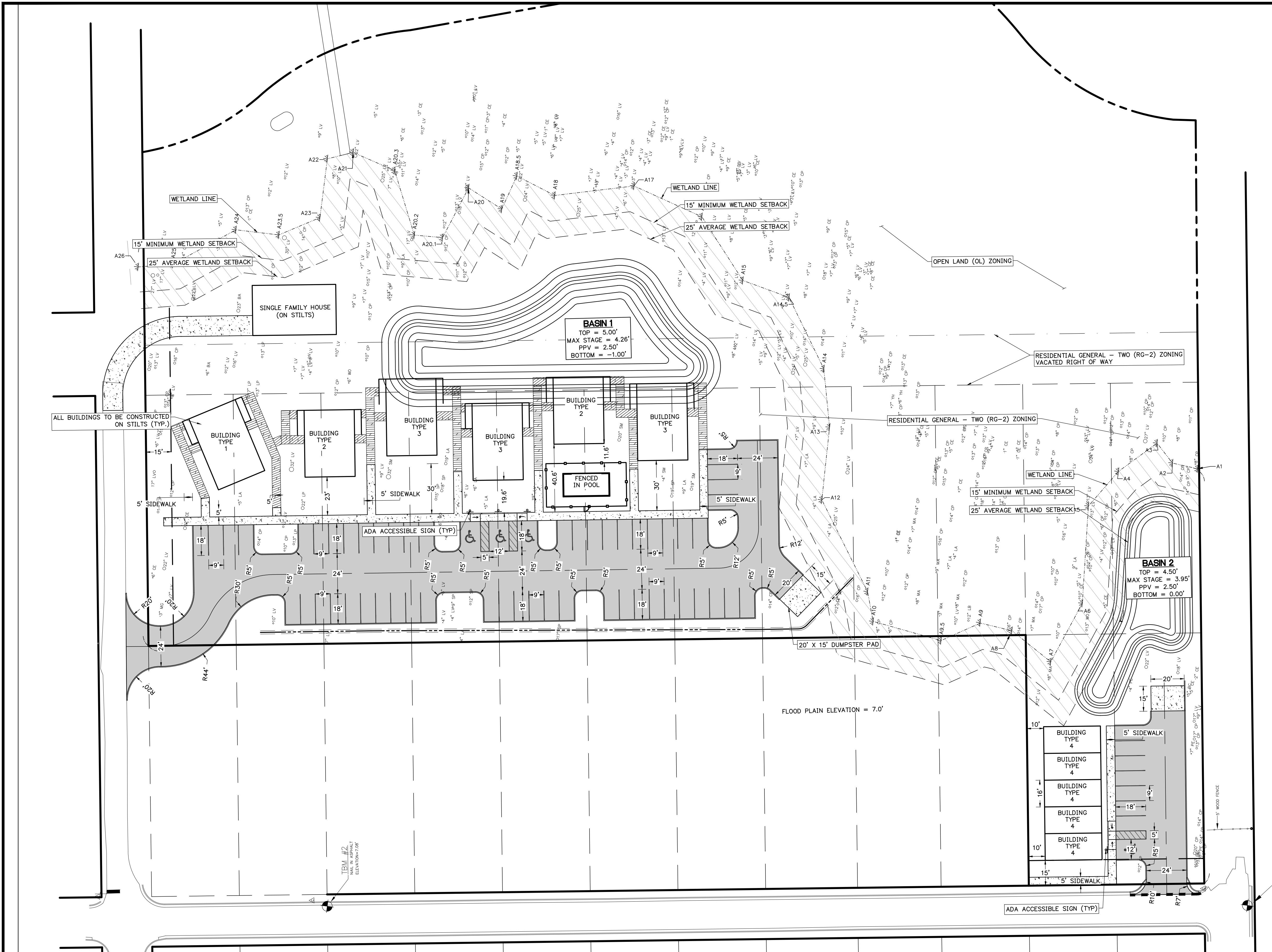
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Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE:
EROSION AND SEDIMENTATION CONTROL PLAN
CLIENT:
SAN SEBASTIAN RIVER, LLC

PROJECT:
ECOVILLAGE

DATE:
AUGUST 2023
PROJECT NO:
566-22-01
SHEET NO:
C1.01

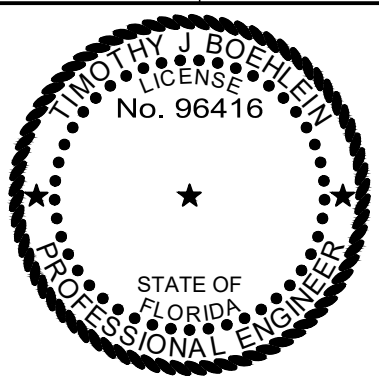


- SITE DATA**
- ZONING: RG-2 RESIDENTIAL
 - FUTURE LAND USE: RESIDENTIAL MEDIUM DENSITY
 - ALLOWABLE DENSITY
TOTAL DEVELOPABLE LAND: = 2.36 ACRES
UNITS ALLOWED: = 16 UNITS / ACRE + 2.36 ACRE = 37.76 UNITS (37 UNITS)
UNITS PROPOSED: = 35 UNITS
 - YARD SETBACKS
FRONT: 15'
SIDE: 10'
REAR: 10'
 - UNIT BREAKDOWN 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
 - 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
 - PARKING CALCULATIONS
MULTI-FAMILY:
1 BEDROOM UNITS = 1.5 SPACES PER UNIT X 8 UNITS = 12 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 = 8 SPACES
ADA REQUIRED = 1
ADA PROVIDED = 1

- LEGEND**
- NEW ASPHALT PAVEMENT
 - NEW CONCRETE SIDEWALK
 - NEW BOARDWALK

REVISIONS			DRWN	APPR
NO.	DATE	DESCRIPTION		

ENGINEER OF RECORD: **TIMOTHY J. BOEHLEIN, P.E.**
FLORIDA LICENSE NO. 96416



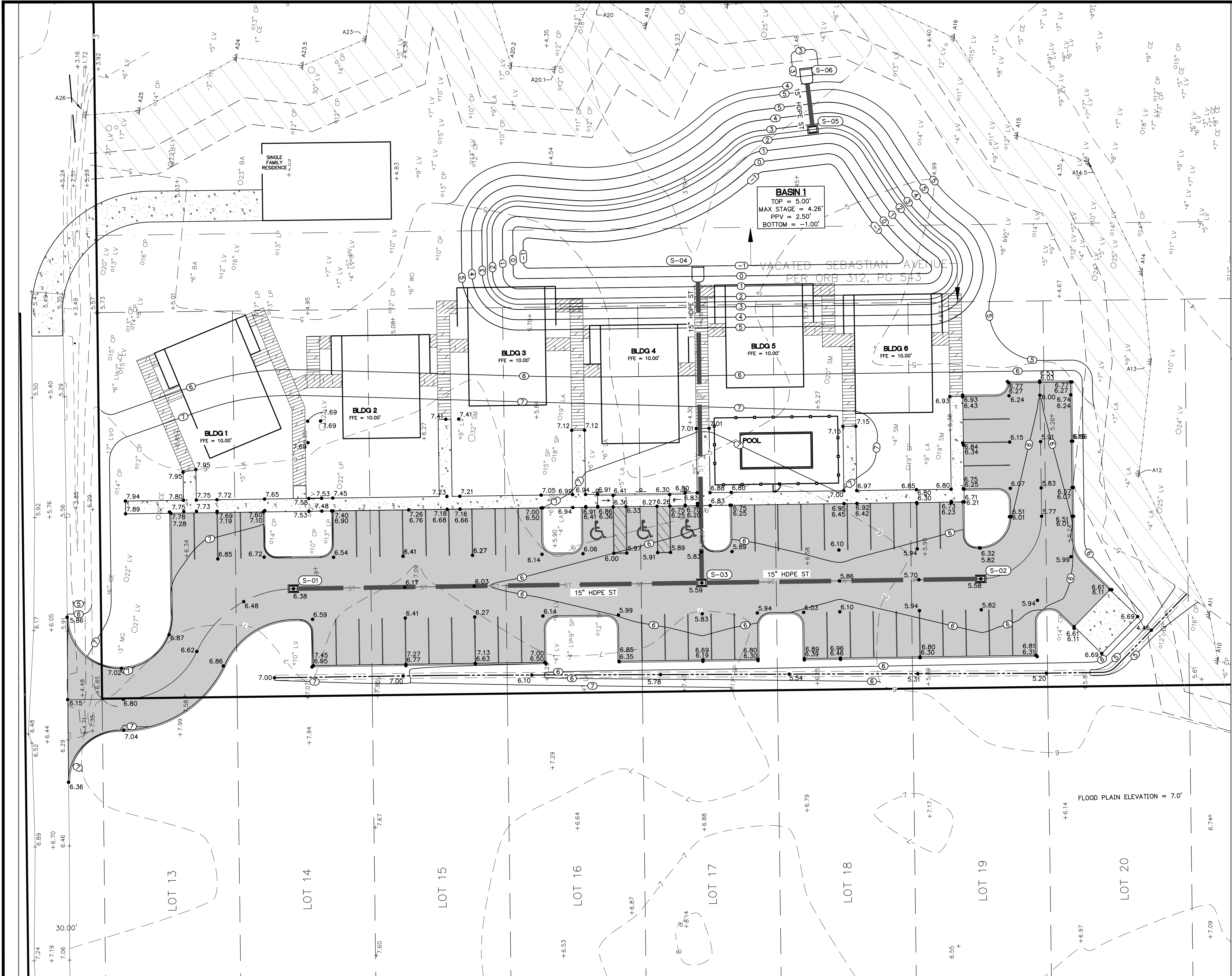
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SHEET TITLE:
SAN SEBASTIAN RIVER, LLC

PROJECT:
ECOVILLAGE

DATE:
AUGUST 2023
PROJECT NO:
566-22-01
SHEET NO:
C2.00



STORM STRUCTURE TABLE

DITCH BOTTOM INLETS

S-01
FOOT INDEX 425-052
TYPE C DBI
GRATE EL = 6.38
S INV EL = 1.90 (15" HDPE)

S-02
FOOT INDEX 425-052
TYPE C DBI
GRATE EL = 5.58
N INV EL = 1.00 (15" HDPE)

S-03
FOOT INDEX 425-052
TYPE C DBI
GRATE EL = 5.59
N INV EL = 1.10 (15" HDPE)
E INV EL = 0.45 (15" HDPE)
S INV EL = 0.45 (15" HDPE)

S-05
FOOT INDEX 425-052
TYPE C DBI
GRATE EL = 5.00
E INV EL = 2.50 (15" HDPE)

STORM PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE & MATERIAL	LENGTH	SLOPE
S-01	S-03	15" HDPE	159'	0.50%
S-01	S-03	15" HDPE	108'	0.51%
S-03	S-04	15" HDPE	119'	1.22%
S-05	S-06	15" HDPE	20'	1.25%

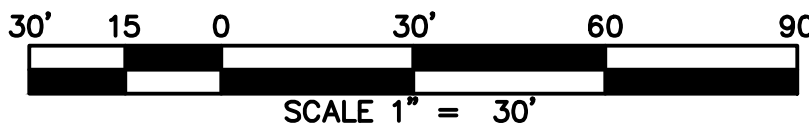
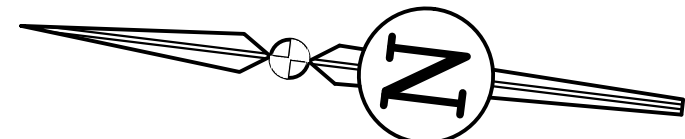
MITERED END SECTIONS

S-04
FOOT INDEX 430-022
MITERED END SECTION
W INV EL = -1.00 (15" HDPE)

S-06
FOOT INDEX 430-022
MITERED END SECTION
W INV EL = 2.25 (15" HDPE)

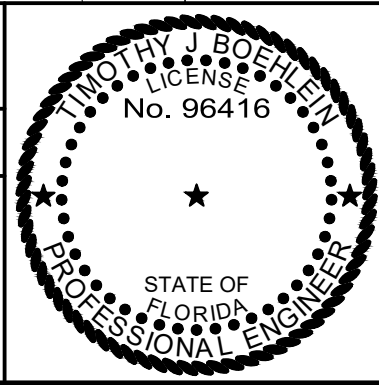
LEGEND

- 25' AND 15' WETLAND BUFFER
- NEW ASPHALT PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW BOARDWALK



REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD:		TIMOTHY J. BOEHLEIN, P.E. FLORIDA LICENSE NO. 96416
DRWN		
APPR		



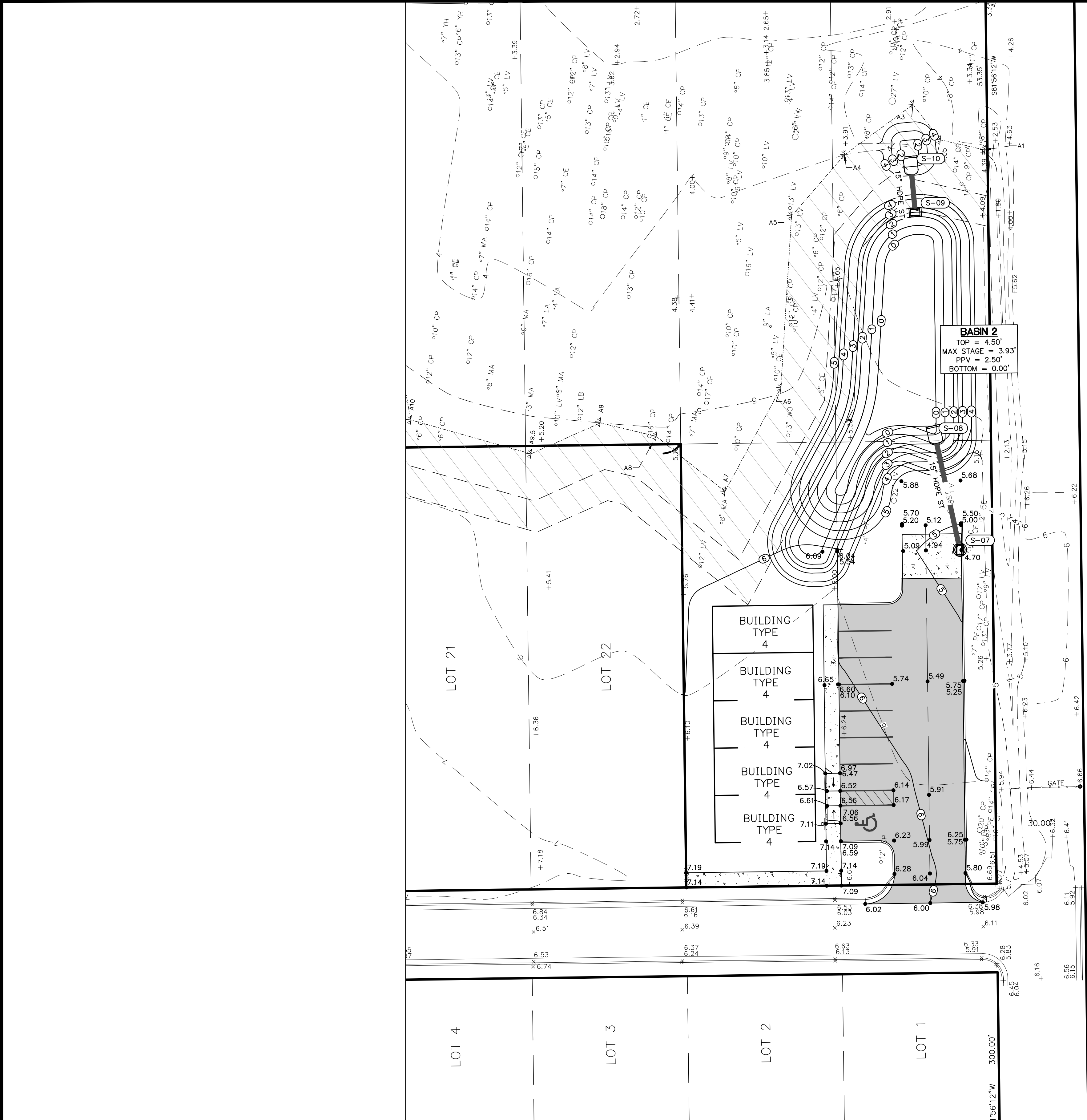
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SHEET TITLE:
PAVING, GRADING, AND DRAINAGE PLAN
CLIENT:
SAN SEBASTIAN RIVER, LLC

PROJECT:
ECOVILLAGE

DATE:
AUGUST 2023
PROJECT NO:
566-22-01
SHEET NO:
C3.00



STORM STRUCTURE TABLE

DITCH BOTTOM INLETS

S-09
FDOT INDEX 425-052
TYPE C DBI
GRATE EL = 4.50
E INV EL = 2.00 (15" HDPE)

CURB INLETS

S-07
FDOT INDEX 425-024
TYPE 9 CURB INLET
PWT EL = 4.70
E INV EL = 0.20 (15" HDPE)

MITERED END SECTIONS

S-08
FDOT INDEX 430-022
MITERED END SECTION
W INV EL = 0.00 (15" HDPE)

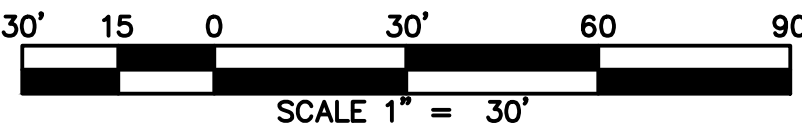
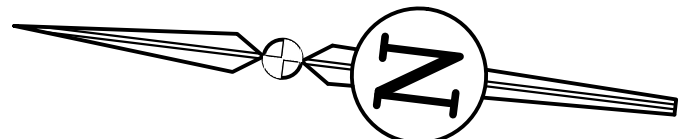
S-10
FDOT INDEX 430-022
MITERED END SECTION
W INV EL = 1.85 (15" HDPE)

STORM PIPE TABLE

UPSTREAM STRUCTURE	DOWNSREAM STRUCTURE	SIZE & MATERIAL	LENGTH	SLOPE
S-07	S-08	15" HDPE	39'	0.51%
S-09	S-10	15" HDPE	15'	1.00%

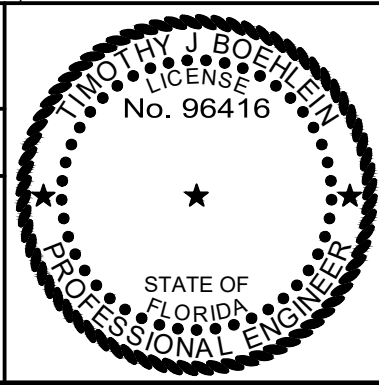
LEGEND

- 25' AND 15' WETLAND BUFFER
- NEW ASPHALT PAVEMENT
- NEW CONCRETE SIDEWALK
- NEW BOARDWALK



REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

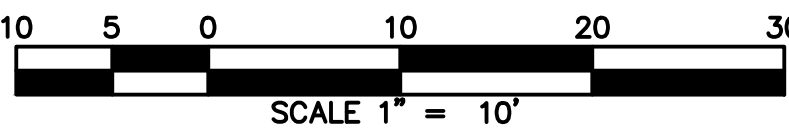
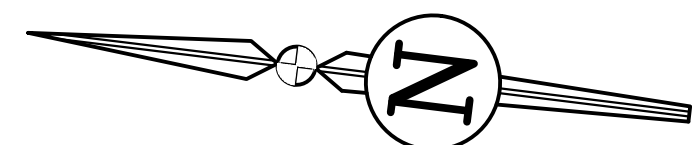
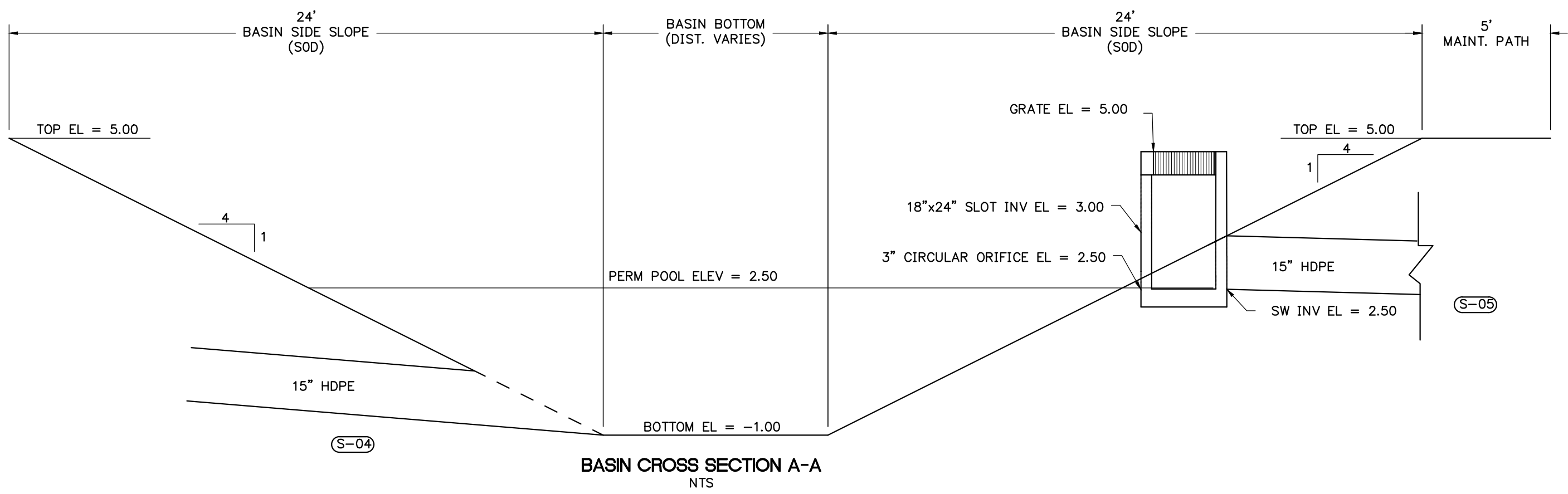
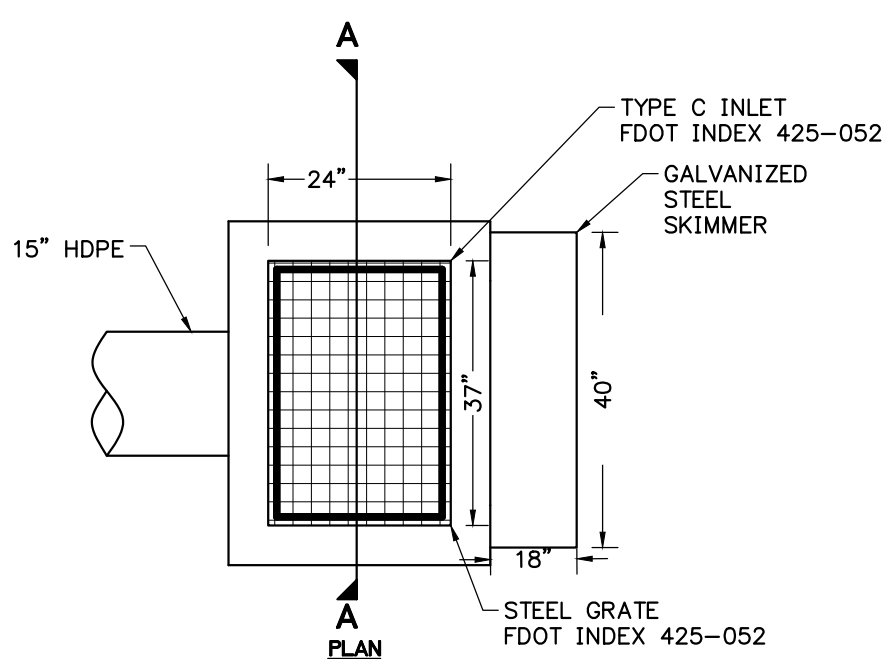
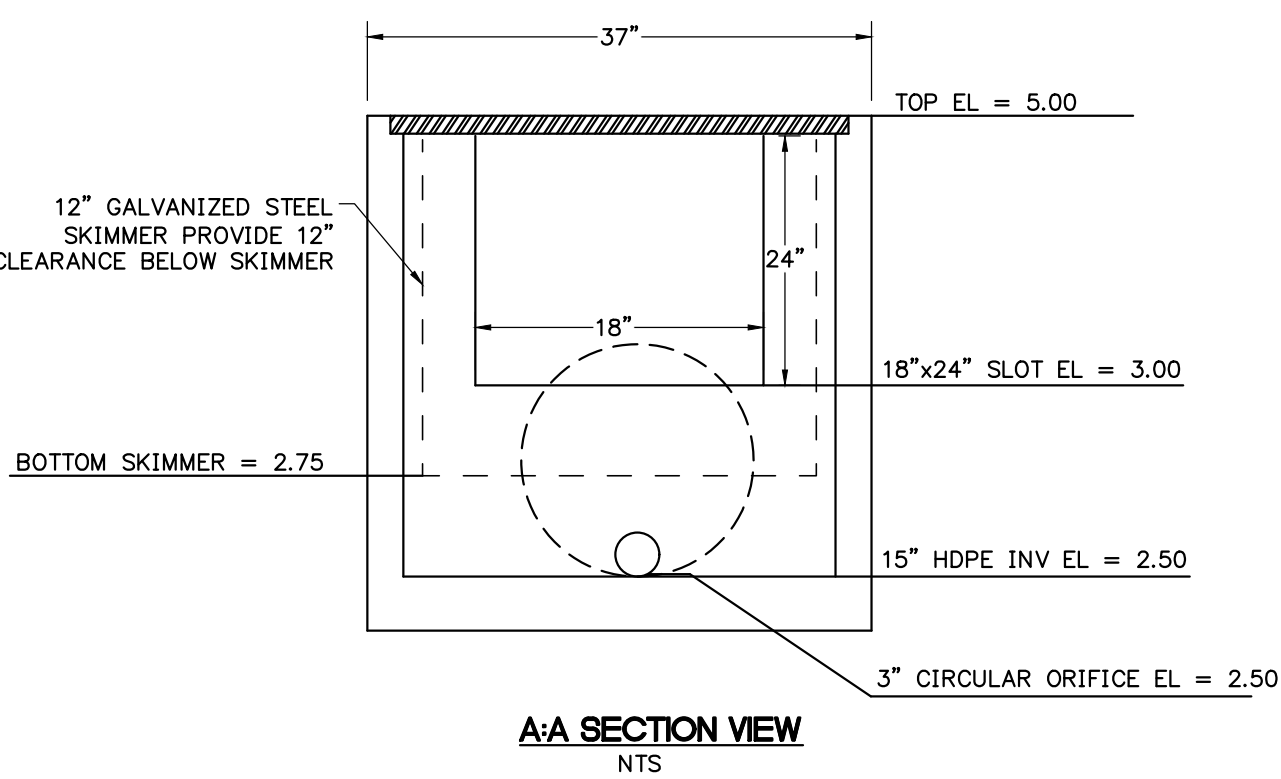
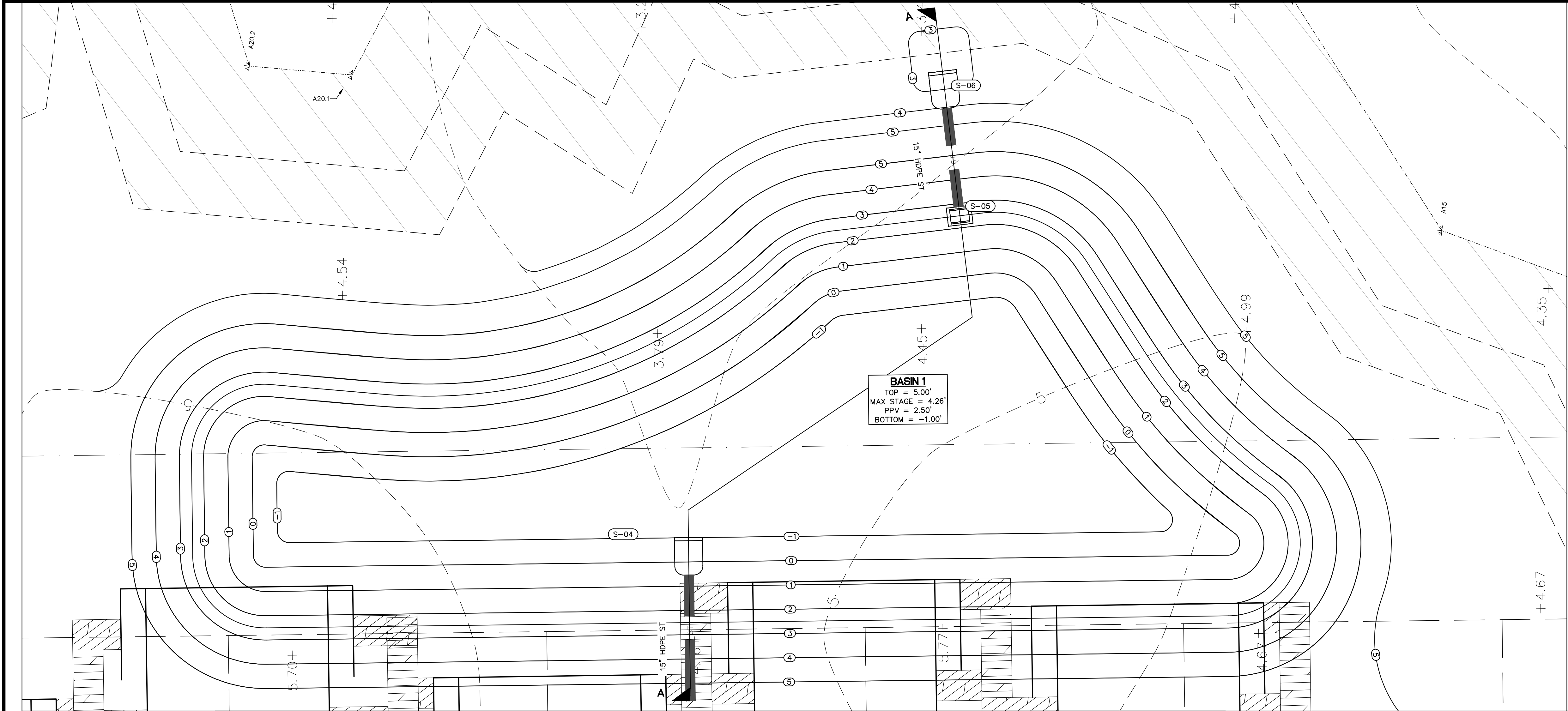
ENGINEER OF RECORD:		TIMOTHY J. BOEHLEIN, P.E. FLORIDA LICENSE NO. 96416
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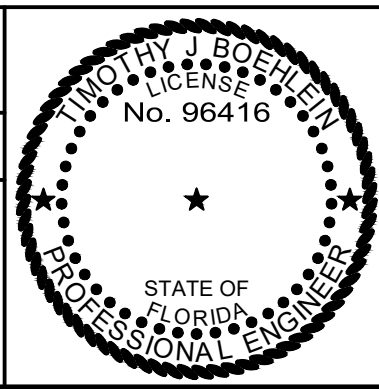
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SHEET TITLE: PAVING, GRADING, AND DRAINAGE PLAN		DATE: AUGUST 2023
CLIENT: SAN SEBASTIAN RIVER, LLC		PROJECT NO.: 566-22-01
PROJECT: ECOVILLAGE		SHEET NO.: C3.01



REVISIONS					DRWN	APPR
NO.	DATE	DESCRIPTION				

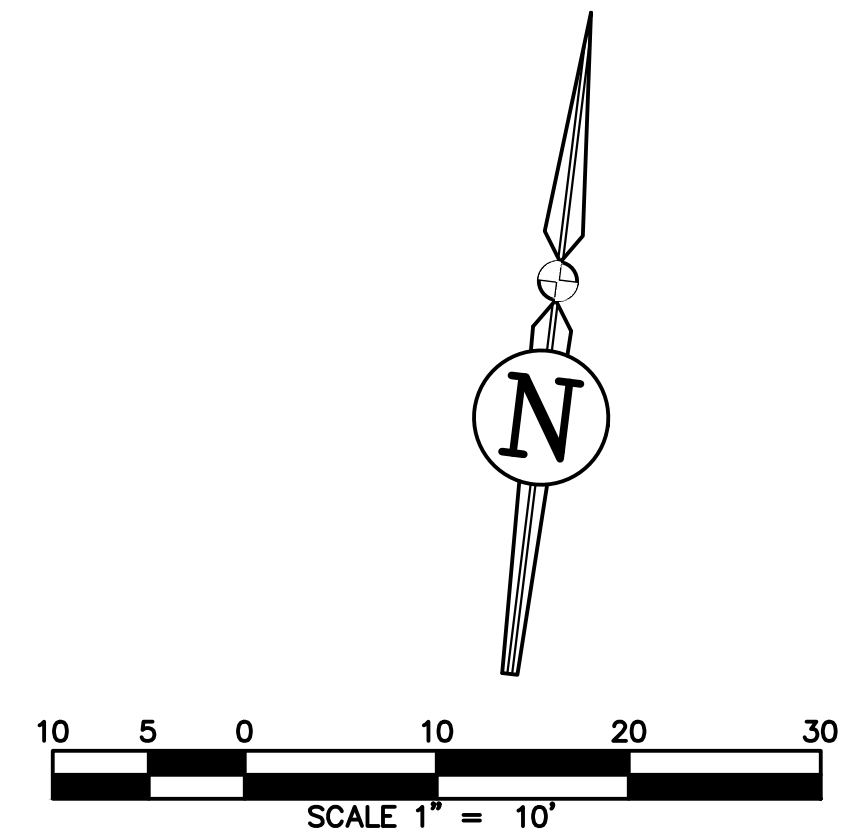
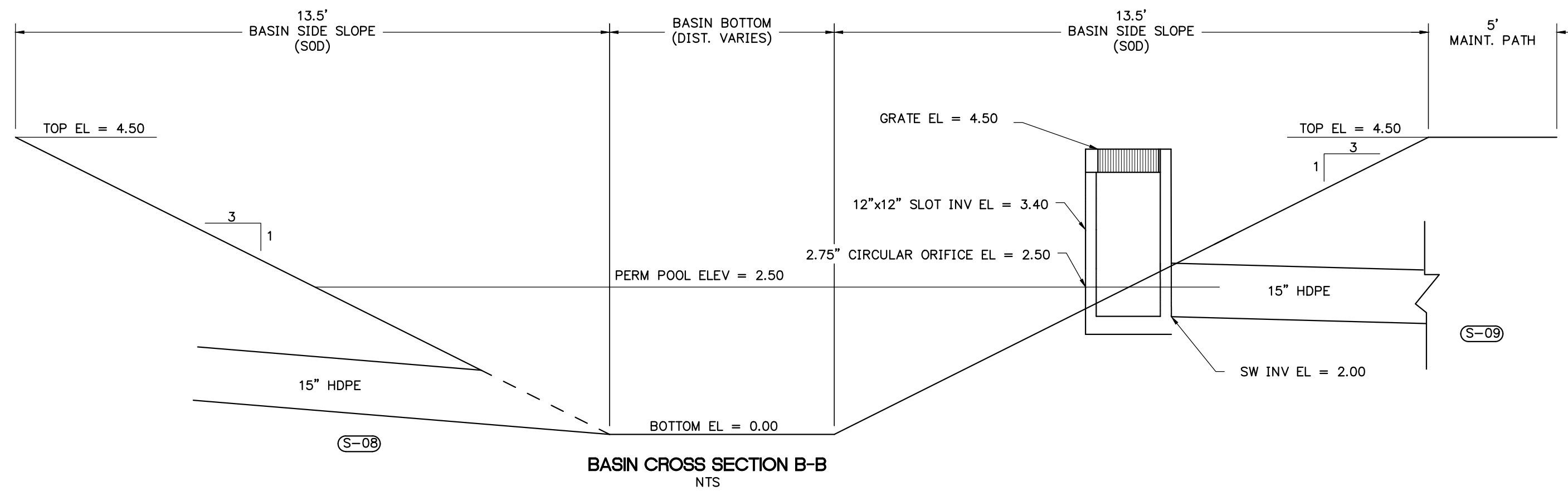
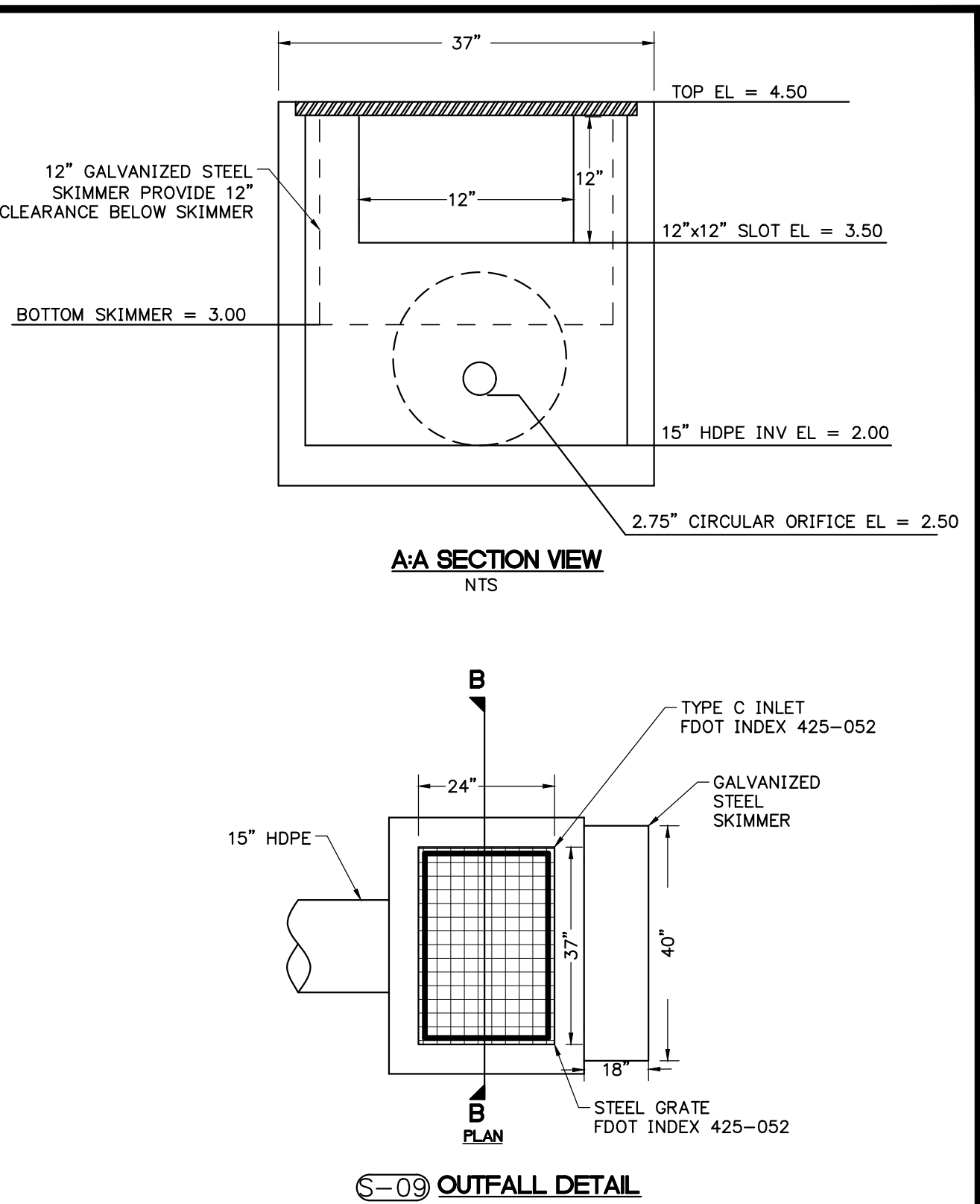
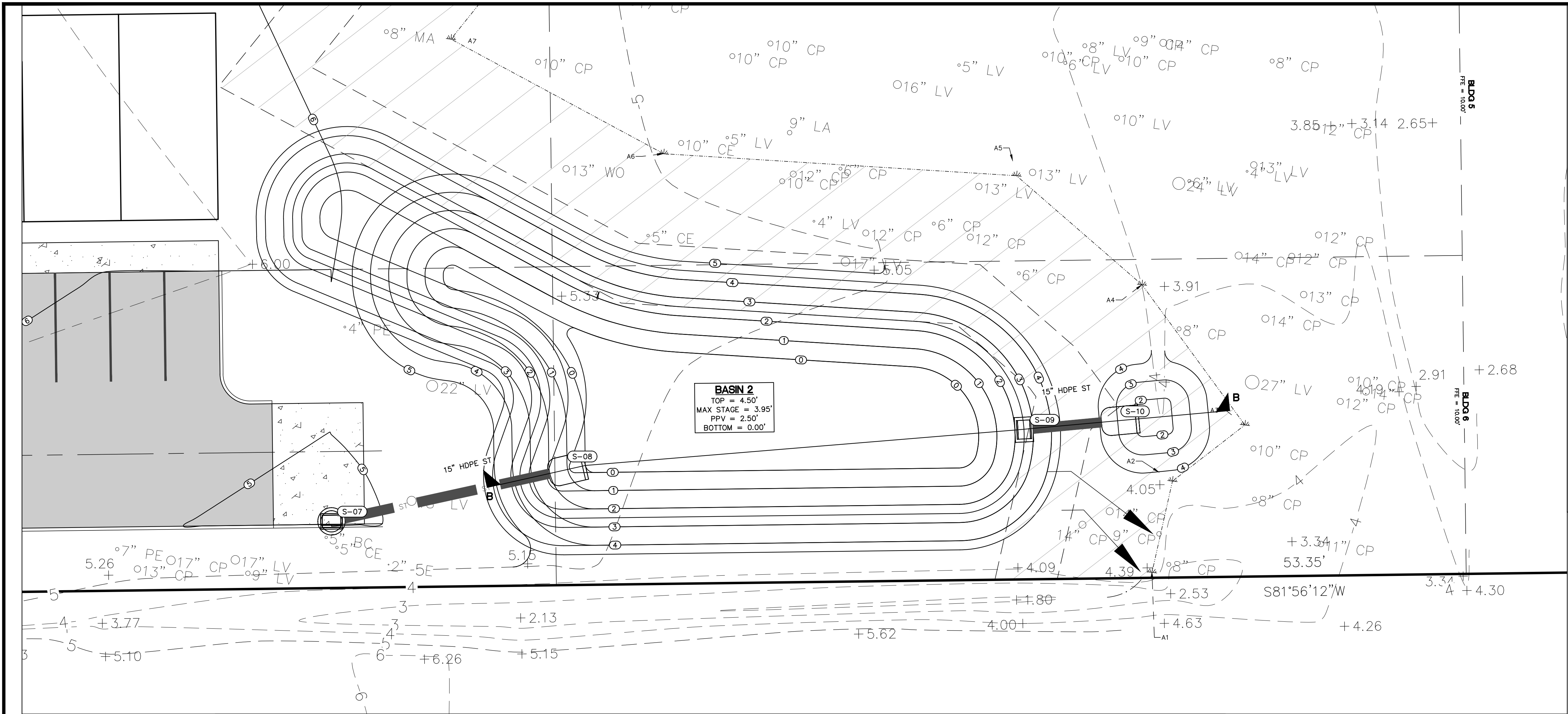
ENGINEER OF RECORD:	TIMOTHY J. BOEHLEIN, P.E. FLORIDA LICENSE NO. 96416



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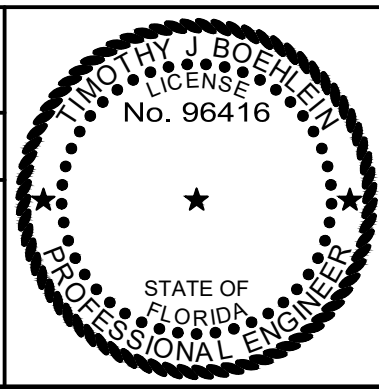
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SHEET TITLE:		DATE:	
SAN SEBASTIAN RIVER, LLC		AUGUST 2023	
		PROJECT NO:	
ECOVILLAGE		566-22-01	
SHEET NO:		C3.02	



REVISIONS			
NO.	DATE	DESCRIPTION	DRWN APPR

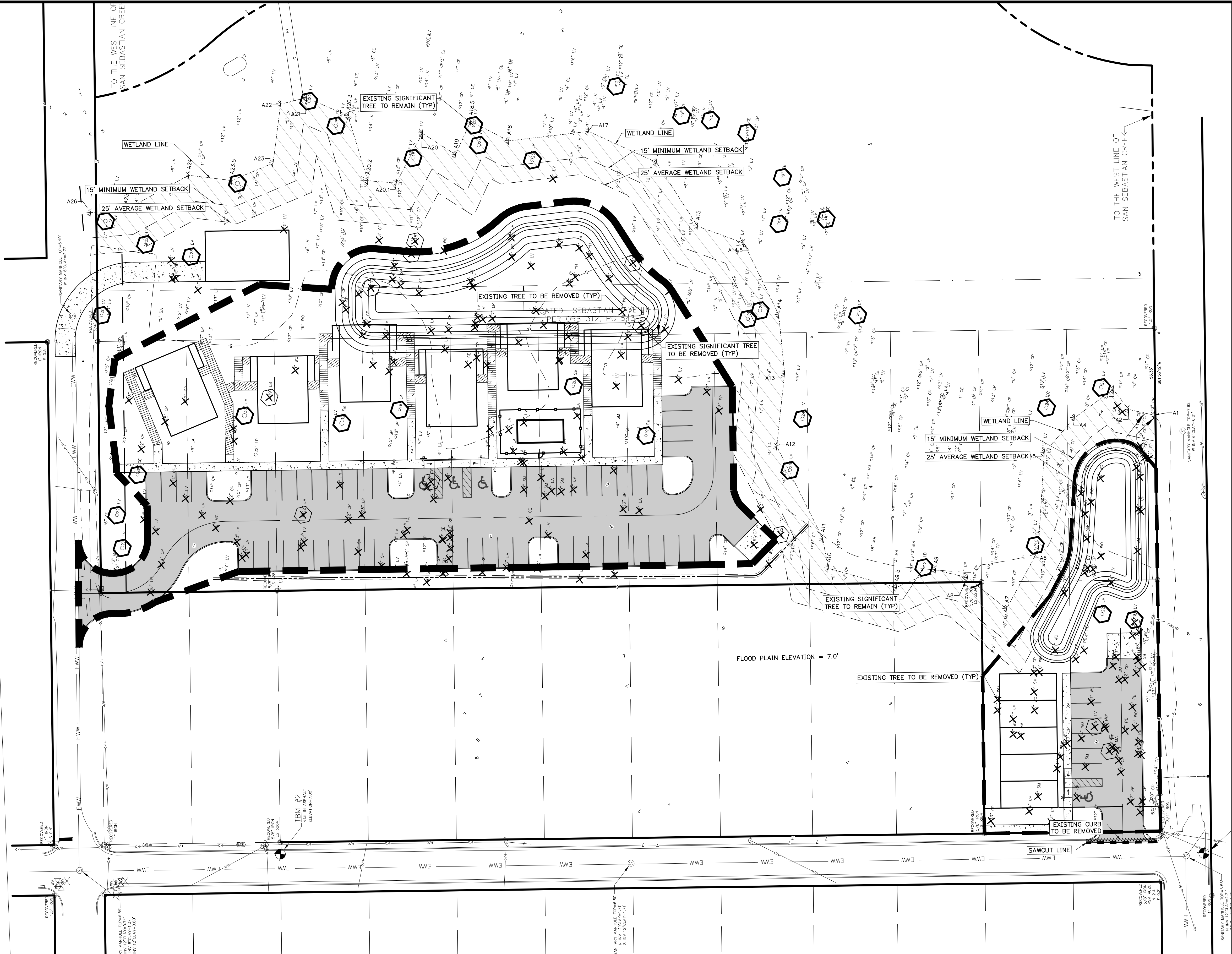
ENGINEER OF RECORD:		TIMOTHY J. BOEHLEIN, P.E. FLORIDA LICENSE NO. 96416
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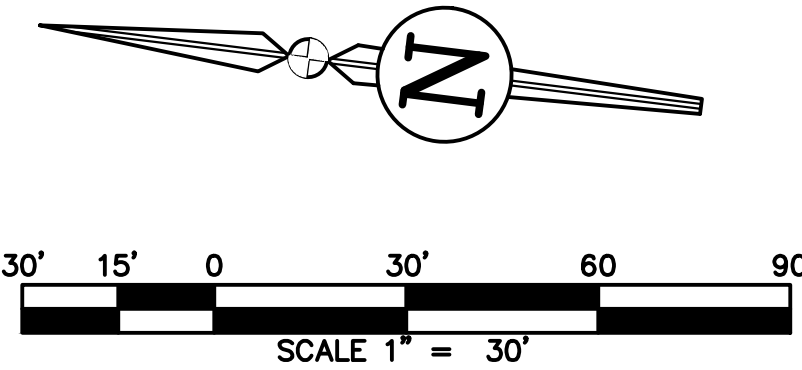
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SHEET TITLE:		DATE:	
SAN SEBASTIAN RIVER, LLC		AUGUST 2023	
		PROJECT NO:	
		566-22-01	
CLIENT:		SHEET NO:	
ECOVILLAGE		C3.03	



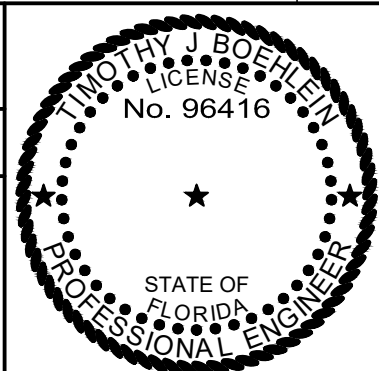
- DEMOLITION LEGEND**
- EXISTING TREE TO BE REMOVED
 - EXISTING SIGNIFICANT TREE TO REMAIN
 - EXISTING SIGNIFICANT TREE TO BE REMOVED
 - EXISTING IMPACTED WETLAND BUFFER
 - IMPACTED WETLAND
 - EXISTING FENCING TO BE REMOVED
 - SAWCUT LINE

- GENERAL DEMOLITION NOTES**
- PRIOR TO DEMOLITION AND CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO VERIFY THE LOCATION OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES TO BE REMOVED OR RELOCATED.
 - CONTRACTOR IS RESPONSIBLE FOR ALL SITE DEMOLITION AND MATERIAL REMOVAL. IN ADDITION TO THE DEMOLITION SHOWN, THE CONTRACTOR SHALL REMOVE ALL MISCELLANEOUS TRASH, DEBRIS, FENCING ETC., IN ORDER TO PROVIDE A CLEAN CONSTRUCTION SITE.
 - CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF ALL DEMOLITION MATERIAL OFF SITE. DISPOSAL METHODS AND LOCATIONS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
 - REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMESTONE, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS IS THE RESPONSIBILITY OF THE SITE WORK CONTRACTOR. SOIL IN AREAS TO BE LANDSCAPED SHALL BE UNCOMPACTED, SUITABLE FOR ROOT GROWTH WITH APPROPRIATE AMOUNTS OF ORGANIC MATTER, AND A PH RANGE OF 5.5 - 6.5.
 - INVASIVE TREE ROOTS SHALL BE REMOVED OR PRUNED IN COMPLIANCE WITH THE NATIONAL ARBORIST ASSOCIATION STANDARDS FOR PRUNING OF SHADE TREES.
 - THE CITY OF ST. AUGUSTINE (C.O.S.A.) STANDARDS AND SPECIFICATIONS DESIGN MANUAL AND DETAILS LATEST EDITION, SHALL PRESIDE; THESE NOTES AND THIS PLAN SET ARE NOT INTENDED TO BE ALL INCLUSIVE WITH REGARD TO ALL POSSIBLE CONSTRUCTION REQUIREMENTS FOR THIS PROJECT.
 - THE C.O.S.A. STANDARDS MANUAL, DETAILS, AND "UTILITY CONSTRUCTION AND DEDICATION REQUIREMENTS" (LATEST EDITIONS) ARE AVAILABLE ONLINE. LINKS TO THESE ITEMS CAN BE FOUND ON THE "PUBLIC WORKS DOCUMENTS, FORMS AND REPORTS" PAGE OF THE CITY'S WEBSITE. GO TO: WWW.STAUGUSTINEGOVERNMENT.COM --> FORMS, APPLICATIONS & DOCS --> PUBLIC WORKS REQUESTS AND DOCUMENTS.



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FLORIDA LICENSE NO. 96416



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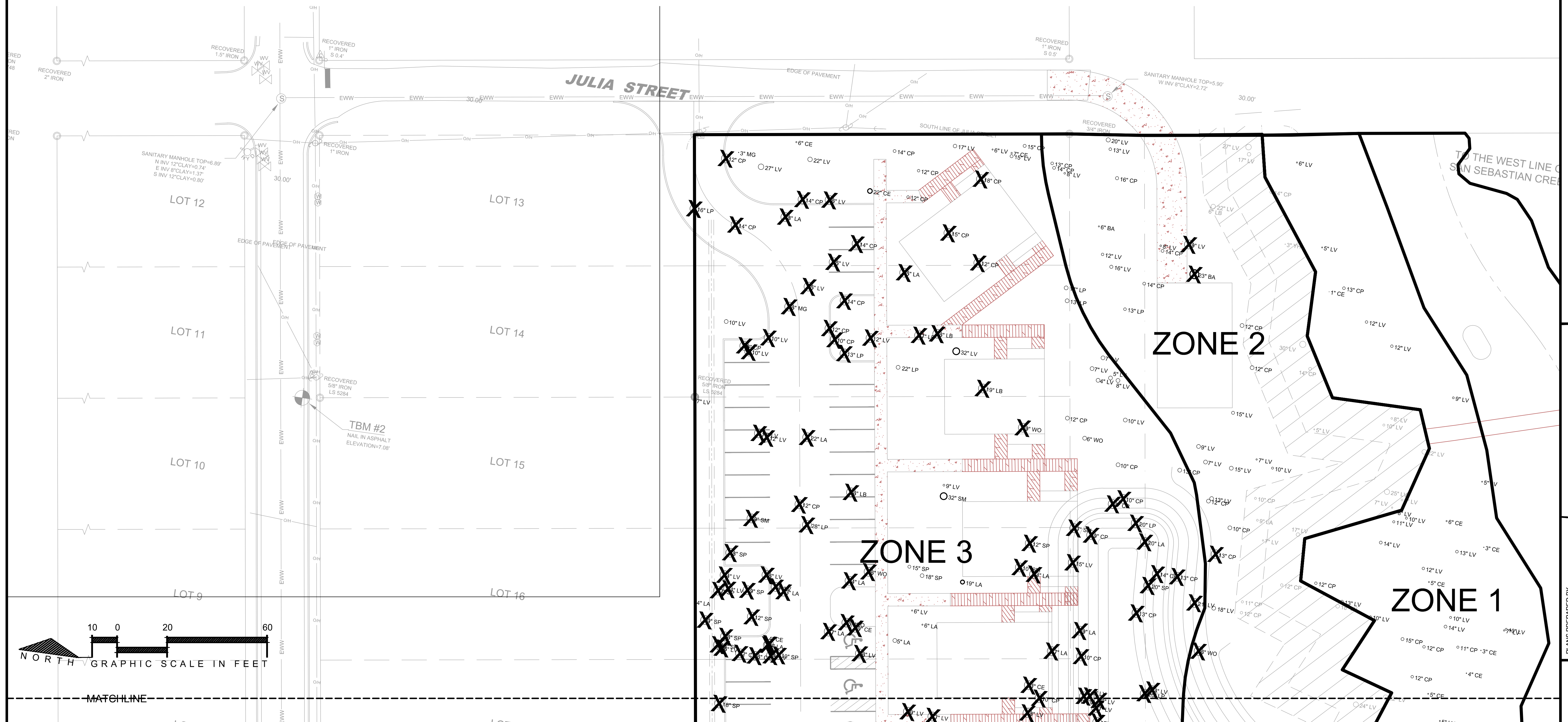
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Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: DEMOLITION PLAN (WITH SITE OVERLAY)		DATE: AUGUST 2023
CLIENT: SAN SEBASTIAN RIVER, LLC		PROJECT NO: 566-22-01
PROJECT: ECOVILLAGE		SHEET NO: C1.00

ECO VILLAGE
ST. AUGUSTINE FLORIDA

BRIAN DAVID BORTON FL.
NO. LA6667028

Page 288 of 476



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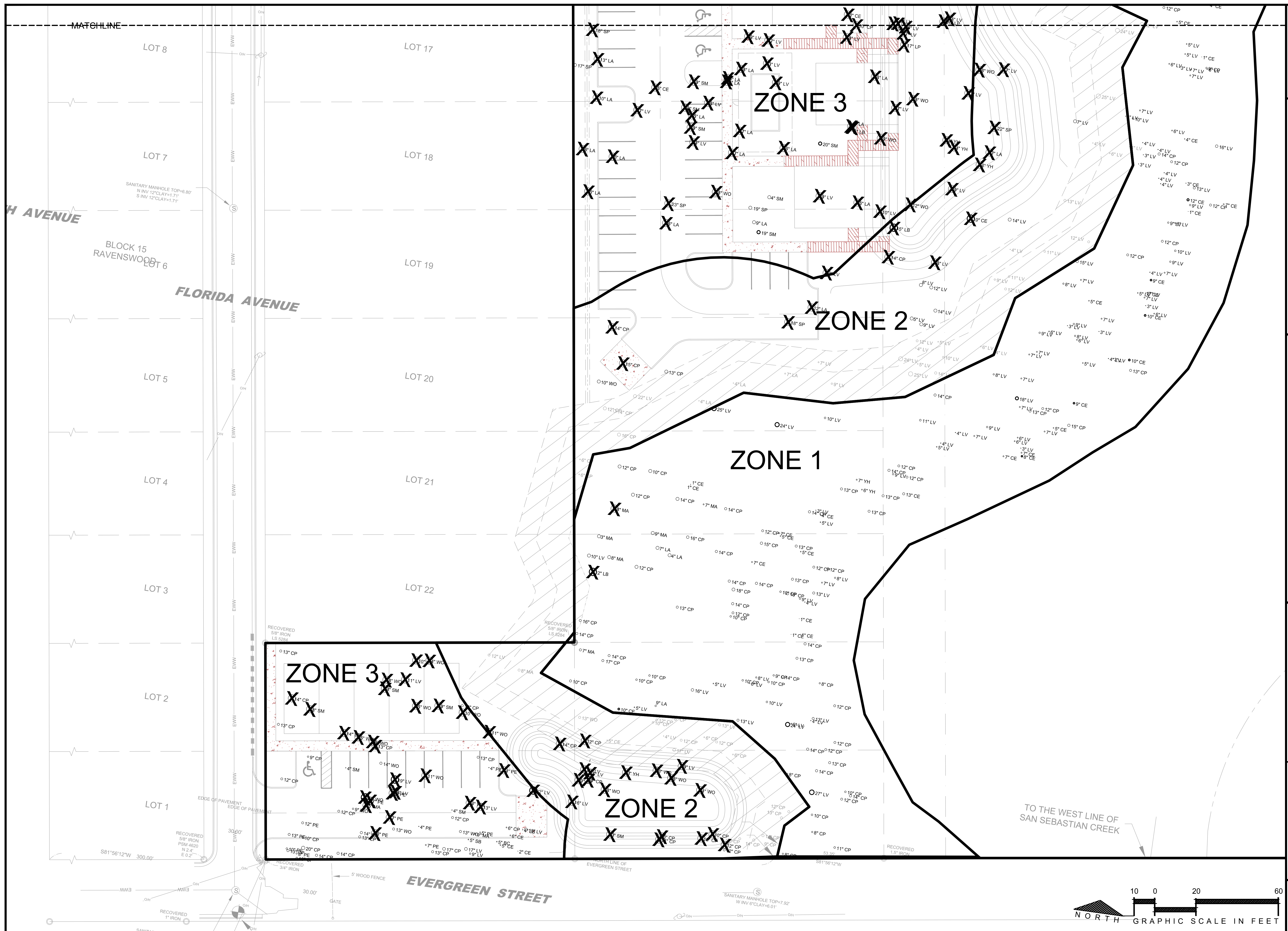
TREE REMOVAL PLAN

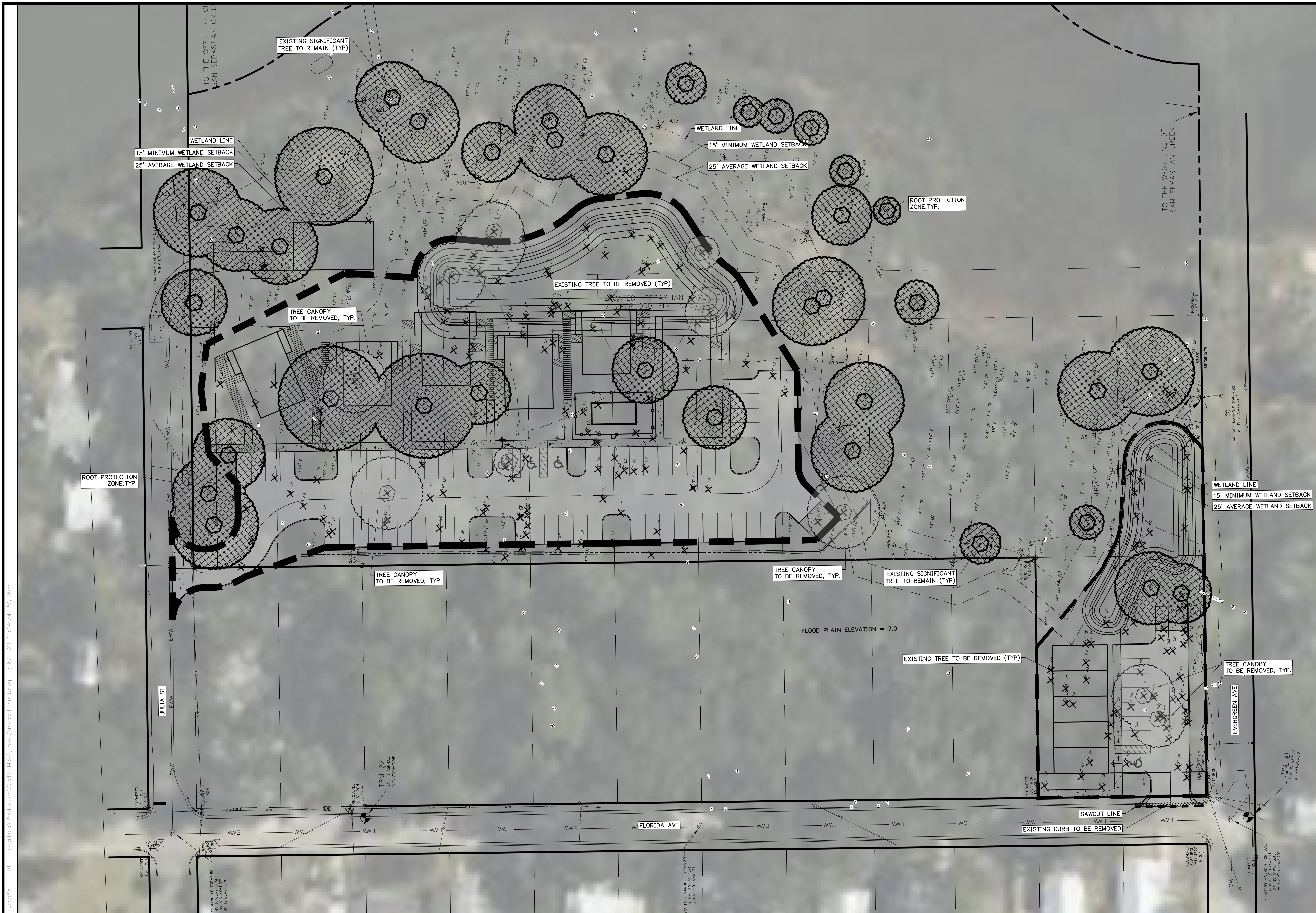
ECO VILLAGE
ST. AUGUSTINE FLORIDA

BUJ NO. 22183
DRAWN BY: BDB
DESIGNED BY: BDB
CHECKED BY: BDB
DATE: 7/21/2023

NO. LA6667028

LS-07





TREE CANOPY PLAN LEGEND

EXISTING SPECIMEN TREE CANOPY TO BE REMOVED

EXISTING SPECIMEN TREE CANOPY TO BE SAVED

EXISTING TREE W/ SIZE AND SPECIES

EX TREE TO BE REMOVED

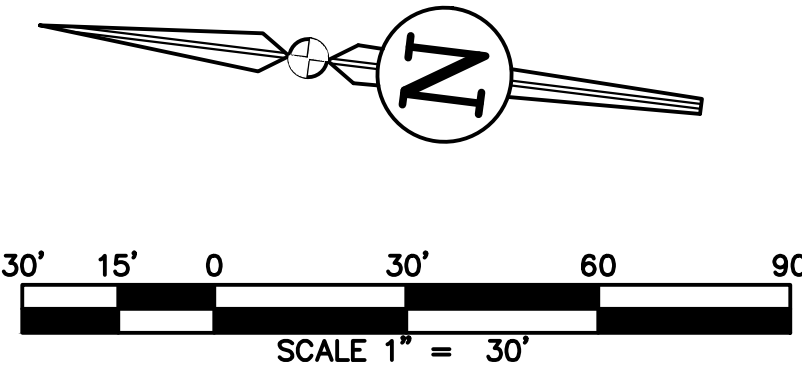
TREE CANOPY PLAN ABBREVIATIONS

CH = CHERRY
CP = CHICKASAW PLUM
CY = CYPRESS
EL = ELM
HO = HOLLY
LA = LAUREL OAK
LV = LIVE OAK
MA = MAGNOLIA
PA = PALM
PI = PINE
SB = SUGARBERRY
SC = SWAMP CHESTNUT OAK
SO = SHUMARD OAK
WM = WAX MYRTLE

TREE CANOPY NOTES

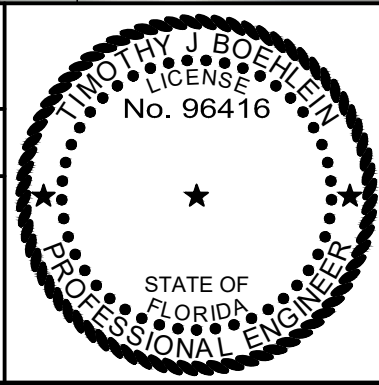
THE REGULATED TREE CANOPY IS REPRESENTED BY THE SHADING HATCH ON THIS SHEET. THE CANOPY WAS IDENTIFIED USING AN AERIAL IMAGE COMBINED WITH THE RECENT TOPOGRAPHIC TREE SURVEY TO IDENTIFY THE BEST REPRESENTATION OF THE EXISTING TREE CANOPY. LOCATION, SPECIES AND DIAMETER AT BREAST HEIGHT OF EXISTING TREES ARE SHOWN ON THIS PLAN.

TOTAL SIGNIFICANT TREE CANOPY TO BE PRESERVED = 52,951 SF
TOTAL SIGNIFICANT TREE CANOPY TO BE REMOVED = 11,158 SF



REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD:		TIMOTHY J. BOEHLEIN, P.E. FLORIDA LICENSE NO. 96416
PROJECT:		ECOVILLAGE



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:

TREE CANOPY PLAN (WITH SITE OVERLAY)

CLIENT:

SAN SEBASTIAN RIVER, LLC

PROJECT:

ECOVILLAGE

DATE:

AUGUST 2023

PROJECT NO:

566-22-01

SHEET NO:

C1.00



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

July 18, 2023

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

Subject: Protected Species
Eco Village Florida Avenue 2022-0057

Dear Jacob:

During a recent site visit by Carter Environmental Services, Inc., (CES) to the referenced property, CES conducted a limited pedestrian survey of the property to look for the presence of or potential utilization by any threatened, endangered or species of special concern (SSC) as listed by the U.S. Fish and Wildlife Service (FWS) or the Florida Fish and Wildlife Conservation Commission (FWC). Based on a literature review of the soil units mapped on-site, the size and location of the property, CES compiled a list of potentially occurring species prior to the site visit. The results of this survey are listed below.

PROTECTED ANIMAL SPECIES

- **Bald Eagle**

Using St. John's County geospatial data from aerial surveys (2023), CES did not locate any bald eagle nests on record within 1,500 feet of the project site (Figure 1), with the nearest nest approximately 4,100-feet to the west. While the bald eagle is not listed as threatened, endangered, or as an SSC, it is protected by the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. Based on these acts, certain activities are regulated by FWS when they occur near an active nest during nesting season (1 October to 15 May). Currently, Federal regulation of bald eagle nests extends 660' outward from the nest tree, with more intense regulation pertaining to the zone within 330' of the nest. There are no current concerns relating to bald eagles and the proposed project due to the distance to the nearest eagle nest.

- **Gopher Tortoise**

CES determined that there was potential for gopher tortoise habitat on the referenced property based on the USDA Natural Resources Conservation Service (NRCS) soils data. A gopher tortoise survey was performed, and no gopher tortoises were found on the property.



PROTECTED PLANT SPECIES

In addition to protected animal species, CES biologists reviewed the site for protected plant species and none were observed. No coordination would be required with any regulatory agency if protected plant species were observed in the future. Currently, no regulations exist for protected plant species occurring on privately owned land, unless the landowner is harvesting and engaging in the commercial sale of the protected plant species.

In conclusion, no endangered, threatened or SSC or their habitats were observed by CES biologists during the site review and the likelihood of any occurring is low. I trust that this information is helpful. Please contact me with any questions or if you need additional information.

Sincerely,

A handwritten signature in black ink that reads "Ryan A. Carter". The signature is written in a cursive style with a large, stylized "R" and "C".

Ryan A. Carter, PWS
Vice President



**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Bald Eagle Location Map EcoParc - Florida Avenue

Project: 5.21678

St. Augustine, Florida

Date: Jul 18 2023

Figure:

1



ECO VILLAGE ST. AUGUSTINE, FLORIDA - TREE TABLE 07-21-2023

PROTECTED TREES IN WETLAND BUFFER										PROTECTED TREES REMOVED										ABRV		TREE NAME		
QTY.	TYPE	ZONE	S	DBH	RAD	STB	STC	CEA	STI	QTY.	TYPE	ZONE	S	DBH	RAD	STB	STC	CEA	STI	LV		LV		
1	YH	2	3	1.5	7.0686	1	1	3		1	SM	2	3	1.5	7.0686	0.5	0.5	3		CP		CP		
2	LA	2	4	2	25.133	2	1	8		1	YH	2	3	1.5	7.0686	0.5	0.5	3		CE		CE		
6	LV	2	4	2	75.398	6	1	24		1	WO	2	4	2	12.566	0.5	0.5	4		LA		LA		
1	CE	2	5	2.5	19.635	1	1	5		1	YH	2	4	2	12.566	0.5	0.5	4		LA		LA		
3	LV	2	5	2.5	58.905	3	1	15		1	CP	2	6	3	28.274	0.5	0.5	6		SM		SM		
5	CP	2	6	3	141.37	5	1	30		1	LV	2	6	3	28.274	0.5	0.5	6		LB		LB		
1	LB	2	6	3	28.274	1	1	6		5	WO	2	6	3	141.37	2.5	0.5	30		WO		WO		
2	LV	2	6	3	56.549	2	1	12		1	LA	2	7	3.5	38.485	1	1.0	7		LP		LP		
1	LA	2	7	3.5	38.485	2	2	7		1	LV	2	7	3.5	38.485	1	1.0	7		YH		YH		
3	LV	2	7	3.5	115.45	6	2	21		1	LV	2	8	4	50.265	1	1.0	8		MA		MA		
1	LV	2	8	4	50.265	2	2	8		2	CP	2	9	4.5	127.23	2	1.0	18		BA		BA		
1	MA	2	8	4	50.265	2	2	8		3	LV	2	9	4.5	190.85	3	1.0	27		MG		MG		
1	CP	2	9	4.5	63.617	2	2	9		1	CE	2	X	10	5	78.54	2	2.0	10		PE		PE	
1	LA	2	9	4.5	63.617	2	2	9		1	CP	2	10	5	78.54	1	1.0	10		BC		BC		
3	LV	2	9	4.5	190.85	6	2	27		1	WO	2	11	5.5	95.033	1	1.0	11		SB		SB		
2	CP	2	10	5	157.08	4	2	20		1	CP	2	12	6	113.1	1.5	1.5	12						
2	LV	2	10	5	157.08	4	2	20		2	CP	2	12	6	226.19	3	1.5	24						
1	CP	2	11	5.5	95.033	2	2	11		1	LA	2	12	6	113.1	1.5	1.5	12						
2	LV	2	11	5.5	190.07	4	2	22		1	LV	2	12	6	113.1	1.5	1.5	12						
8	CP	2	12	6	904.78	24	3	96		1	CP	2	13	6.5	132.73	1.5	1.5	13						
4	LV	2	12	6	452.39	12	3	48		4	CP	2	14	7	615.75	6	1.5	56						
1	CP	2	13	6.5	132.73	3	3	13		1	CP	2	15	7.5	176.71	1.5	1.5	15						
2	LV	2	13	6.5	265.46	6	3	26		1	LB	2	X	15	7.5	176.71	1.5	1.5	15					
1	WO	2	13	6.5	132.73	3	3	13		1	LV	2	16	8	201.06	1.5	1.5	16						
5	CP	2	14	7	769.69	15	3	70		1	SP	2	18	9	254.47	1.5	1.5	18						
1	LV	2	14	7	153.94	3	3	14		1	SP	2	22	11	380.13	2	2.0	22						
1	CP	2	16	8	201.06	3	3	16		1	BA	2	X	23	11.5	415.48	2	2.0	23					
3	LV	2	17	8.5	680.94	9	3	51		1	CE	3	1	0.5	0.7854	1.5	1.5	1						
1	LV	2	X	18	9	254.47	3	3	18		1	CE	3	2	1	3.1416	1.5	1.5	2					
4	LV	2	X	22	11	1520.5	16	4	88		1	LA	3	3	1.5	7.0686	0.5	0.5	3					
2	LV	2	X	24	12	904.78	8	4	48		1	LV	3	3	1.5	7.0686	0.5	0.5	3					
3	LV	2	X	25	12.5	1472.6	12	4	75		1	CE	3	4	2	12.566	1.5	1.5	4					
1	LV	2	X	27	13.5	572.56	4	4	27		1	LA	3	4	2	12.566	0.5	0.5	4					
1	LV	2	X	30	15	706.86	4	4	30		2	LA	3	4	2	25.133	1	0.5	8					
Credits Wetland Buffer																								
Basal Square Inches Zone 2																								
PROTECTED TREES PRESERVED																								
QTY.	TYPE	ZONE	S	DBH	RAD	STB	STC	CEA	STI	QTY.	TYPE	ZONE	S	DBH	RAD	STB	STC	CEA	STI					
8	CE	1	1	0.5	6.2832	8	1	1	8	5	LA	3	5	2.5	98.175	2.5	0.5	25						
1	CE	1	2	1	3.1416	1	1	2		2	LV	3	5	2.5	39.27	1	0.5	10						
3	CE	1	3	1.5	21.206	3	1	9		3	LV	3	5	2.5	58.905	1.5	0.5	15						
9	LV	1	3	1.5	63.617	9	1	27		1	MA	3	5	2.5	19.635	0.5	0.5	5						
1	MA	1	3	1.5	7.0686	1	1	3		4	WO	3	5	2.5	78.54	2	0.5	20						
3	CE	1	4	2	37.699	3	1	12		1	CE	3	6	3	28.274	1.5	1.5	6						
1	LA	1	4	2	12.566	1	1	4		3	LA	3	6	3	84.823	1.5	0.5	18						
1	LB	1	4	2	12.566	1	1	4		1	LB	3	6	3	28.274	0.5	0.5	6						
11	LV	1	4	2	138.23	11	1	44		2	LB	3	6	3	56.549	1	0.5	12						
2	PE	1	4	2	25.133	2	1	8		1	LV	3	6	3	28.274	0.5	0.5	6						
2	SM	1	4	2	25.133	2	1	8		5	LV	3	6	3	141.37	2.5	0.5	30						
6	CE	1	5	2.5	117.81	6	1	30		1	MG	3	6	3	28.274	0.5	0.5	6						
10	LV	1	5	2.5	196.35	10	1	50		1	SP	3	6	3	28.274	0.5	0.5	6						
1	PE	1	5	2.5	19.635	1	1	5		1	WO	3	6	3	28.274	0.5	0.5	6						
1	SB	1	5	2.5	19.635	1	1	5		4	LA	3	7	3.5	153.94	4	1.0	28						
2	CE	1	6	3	56.549	2	2	12		1	LB	3	7	3.5	38.485	1	1.0	7						
1	CP	1	6	3	28.274	1	1	6		5	LV	3	7	3.5	192.42	5	1.0	35						
12	LV	1	6	3	339.29	12	1	72		2	PE	3	7	3.5	76.969	2	1.0	14						
1	PE	1	6	3	28.274	1	1	6		1	SM	3	7	3.5	38.485	1	1.0	7						
1	YH	1	6	3	28.274	1	1	6		1	SP	3	7	3.5	38.485	1	1.0	7						
5	CE	1	7	3.5	19.242	10	2	35		1	CP	3	8	4	50.265	1	1.0	8						
1	LA	1	7	3.5	38.485	2	2	7		1	LA	3	8	4	50.265	1	1.0	8						
16	LV	1	7	3.5	615.75	32	2	112		2	LA	3	8	4	100.53	2	1.0	16						
2	MA	1	7	3.5	76.969	4	2	14		1	LV	3	8	4	50.265	1	1.0	8						
1	YH	1	7	3.5	38.485	2	2	7		1	SM	3	8	4	50.265	1	1.0	8						
1	CE	1	X	8	4	50.265	2	2	8		1	SP	3	8	4	50.265	1	1.0	8					
4	CP	1	8	4	201.06	8	2	32		3	WO	3	8	4	150.8	3	1.0	24						
6	LV	1	8	4	301.59	12	2	48		1	CE	3	X	9	4.5	63.617	2	2.0	9					
2	MA	1	8	4	100.53	4	2	16		2	CP	3	9	4.5	127.23	2	1.0	18						
2	CE	1	X	9	4.5	127.23	4	2	18		1	WO	3	9	4.5	190.85	3	1.0	27					
3	CP	1	9	4.5	190.85	6	2	27		4	LV	3	9	4.5	254.47	4	1.0	36						
1	LA	1	9	4.5	63.617	2	2	9		1	SM	3	9	4.5	63.617	1	1.0	9						
9	LV	1	9	4.5	572.56	18	2	81		4	SM	3	9	4.5	254.47	4	1.0	36						
2	MA	1	9	4.5	127.23	4	2	18		2	SP	3	9	4.5	127.23	2	1.0	18						
1	WO	1	9	4.5	63.617	2	2	9		1	WO	3	9	4.5	63.617	1	1.0	9						
2	CE	1	X	10	5	157.08	4	2	20		1	WO	3	9	4.5	190.85	3	1.0	27					
12	CP	1	10	5	942.48	24	2	120		2	CP	3	10	5	157									

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Planning and Zoning Board

DATE: August 1, 2023

RE: **Conservation Overlay Zone Development 2023-0013 – 164 Pelican Reef Drive**

This application for Conservation Overlay Zone Development at 164 Pelican Reef Drive has been continued numerous times at previous Planning and Zoning Board meetings, most recently the April 4th, 2022, Regular Meeting. As of July 25th, no new information has been provided by the applicant.

Staff recommends denial of this application without prejudice to allow the applicant to reapply within a one-year waiting period once the required documentation is provided and deemed ready to be advertised at a future public hearing.

Thank you for your attention to this matter. If you have any questions, please contact me at (904) 209-4331 or jfredriksson@citystaug.com.



Jacob Fredriksson, CNU-A
Senior Planner
Planning and Building Department

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: August 1, 2023

RE: **CONSERVATION OVERLAY ZONE DEVELOPMENT 2023-0035**

AGENDA ITEM 8(c)

APPLICANT & OWNERS Robert and Karen Thomas

LOCATION Fiddler Crab Lane / PID 158571-9080

REQUEST 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.

CURRENT LAND USE Residential Low Density

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

CITY OF ST. AUGUSTINE COMPREHENSIVE PLAN 2040

Future Land Use Element Goals, Objectives and Policies

Overall Goal Ensure that the character, density, intensity and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment to enhance the quality of life for all residents of the City of St. Augustine.

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 Objective 6.4 Residential Categories: The residential categories are established to provide for the preservation of existing, predominantly residential neighborhoods. These categories allow a range of housing types of single-family low, single-family medium, multi-family and residential mixed-use.

FLUE Policy 6.4.1	Promote a residential land use pattern that contributes to quality housing, livable neighborhoods and a variety of housing types and prices.
FLUE Policy 6.4.2	Preserve the character of the existing residential areas of the City through maintaining established standards for residential densities, and traditional building patterns, maintenance and traffic circulation.
FLUE Policy 6.4.3	Residential Low Density This district is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low density single-family uses such as churches, child care centers, public and institutional uses, including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate so as to create and maintain a stable low intensity residential character. For Residential Uses a maximum of 8 single family dwellings per acre.; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.

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 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.

Housing Element Goals, Objectives and Policies

- Overall 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.

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 virginiana</i>	oak, live (southern live oak)	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.

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.

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.

- (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:

- (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.

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

The request made at Fiddler Crab Lane / PID 158571-9080 is for development within Conservation Overlay Zones 2 & 3 which includes construction of a retaining wall and removal of significant trees to allow for the construction of a new single-family home.

The proposed single-family home is located in the middle of the property impacting existing trees on-site. The construction of a sidewalk, driveway, and “Ensuite #2,” are features that appear to be potentially modified to retain existing significant Cedar trees. Both site plans from Gulfstream Design and Bear Creek Construction show ample open space in the northeast portion of the property that may be suitable to accommodate the building footprint.

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

Below is a table with a summary of submittals from the applicant with regard to tree removal and retention.

	Gulfstream Design's Tree Removal Plan		Bear Creek Construction's Site Plan		Advanced Tree Care's Arborist Report	
ID	Species & Size (dbh")	Status	Species & Size (dbh")	Status	Species & Size (dbh")	Health Condition
1	15" Cedar	Remove	14" Cedar	Remove	15" Cedar	Good
2	11" Oak	Remove	9" Oak	Retain	11" Live Oak	Good
3	14" Cedar	Remove	14" Cedar	Remove	14" Cedar	Poor
4	10" Cedar	Remove	10" Cedar	Remove	10" Cedar	Poor
5	9" Cedar	Remove	8" Cedar	Remove	9" Cedar	Good
6	15" Cedar	Remove	14" Cedar	Remove	15" Cedar	Good
7	12" Cedar	Retain	13" Cedar	Retain	12" Cedar	Good
8	16.4" Cedar	Retain	10" Cedar	Retain	16.4" Cedar	Good
9	0" Cedar	Remove	17" Cedar	Remove	0" Cedar	Dead

The Tree Removal Plan from Gulfstream Design proposes to retain two (2) significant Cedar trees, the Site Plan from Bear Creek Construction states that three (3) trees are to remain on-site, and the Arborist Report from Advanced Tree Care documents only three (3) trees as dead or in poor condition. Due to this discrepancy the tree removal request is for the removal of either five (5) or six (6) significant Cedar trees at Fiddler Crab Lane.

By looking at the site plan Tree #2 and Tree #9 may be retained with a modification to the layout of the front walkway and a creative relocation of Ensuite #2.

Also included in this application is a Landscape Plan provided by Bear Creek Construction which appears to cover the debits of either tree removal plan. Staff does not anticipate any issues with tree mitigation requirements at this location. More information regarding the species and size of trees to be planted will need to be provided to confirm this.

The request for Conservation Overlay Zone 2 development is to allow for the construction of a new retaining wall approximately three hundred and forty (340) feet in length along the west, south, and east property lines. Plans also include the information that the proposed retaining wall will be three (3) to four (4) feet high and located behind the ten (10) foot conservation easement along the jurisdictional wetland line.

In the City of St. Augustine's Code of Ordinances it states that bridges, paths, walkways, gazebos, docks and decks, bulkheads, seawalls, and retaining walls, and accessways to such amenities are permitted across the buffer, Conservation Overlay Zone 2, 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).

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

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.

Details demonstrating that the proposed retaining wall is of “reasonable, compatible scale to similar structures in the neighboring area” have not been provided by the applicant.

STAFF RECOMMENDATION

Based on a review of section 11-29, staff finds that the board could **CONTINUE or DENY WITHOUT PREJUDICE** the request for removal of significant Cedar trees within Conservation Overlay Zone 3 at Fiddler Crab Lane / PID 158571-9080 due to the lack of clarity provided by the applicant.

Staff does find that the board may **APPROVE** the request for the construction of a new retaining wall within Conservation Overlay Zone 2 as long as it is found that the proposal is of reasonable and compatible scale to similar structures in the neighboring area at Fiddler Crab Lane / PID 158571-9080.



Jacob Fredriksson, CNU-A
Senior Planner
Planning and Building Department



CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: Matthew H. Lahti, P.E. Contact Number: 904-794-4231

Business (if applicable): Gulfstream Design Group, LLC

Address: 2225 A1A S, Suite A2 City: St. Augustine State: FL Zip: 32080

E-Mail Address: matt@gulfstreamdesign.com

2. NAME OF PROPERTY OWNER: Robert & Karen Thomas Contact Number: 904-718-9005

Business (if applicable): _____

Address: 1100 Pond View Court City: St. Johns State: FL Zip: 32259

E-Mail Address: robert@pspquotes.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: 8

Block: 9

Subdivision: _____

Parcel Number: 1585719080

4. PROJECT STREET ADDRESS: 115 Fiddler Crab Lane

5. SPECIFIC PROPOSED USE: Construction of retaining wall within RS-2 zoning area and tree removal.

6. ACTION REQUESTED:

☒ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☐ Variance

☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: Gulfstream Design Group requests conservation zone 2 development for a proposed retaining wall around a residential single family property that abuts wetlands and conservation zone 3 for tree removal.

8. JUSTIFICATION FOR ACTION REQUESTED: To provide erosion control and protection from the drastic grade elevation changes near wetlands. A retaining wall will protect the natural wetlands environment. A tree removal plan is provided by Gulfstream Design Group replant landscape per plan by Design for Living.

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

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

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

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

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

10. PREVIOUS 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



Signature of Property Owner

7/21/2023

Date

5-8-23

Date

04/18/2019

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: 115 Fiddler Crab Lane

Applicant's Name: Matthew H. Lahti, P.E. Applicant's Signature: _____

Owner's Name: Karen T. Honas Owner's Signature: Karen T. Honas



Via Electronic Submittal

July 21, 2023

Tracey Mullins
Planner
City of St. Augustine
Planning and Building Department
P.O. Box 210
St. Augustine, FL 32085

RE: **Fiddler Crab Lane**
GDG: **23-080**
Conservation Zone Application

Dear Ms. Mullins:

On behalf of my client, please find the following documents in support of a conservation zone application for GDG# 23-080, Fiddler Crab Lane.

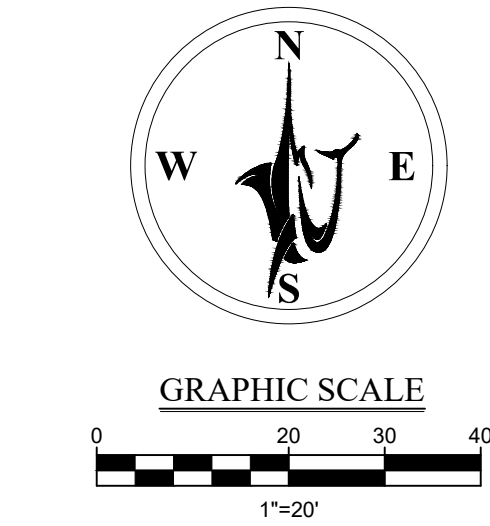
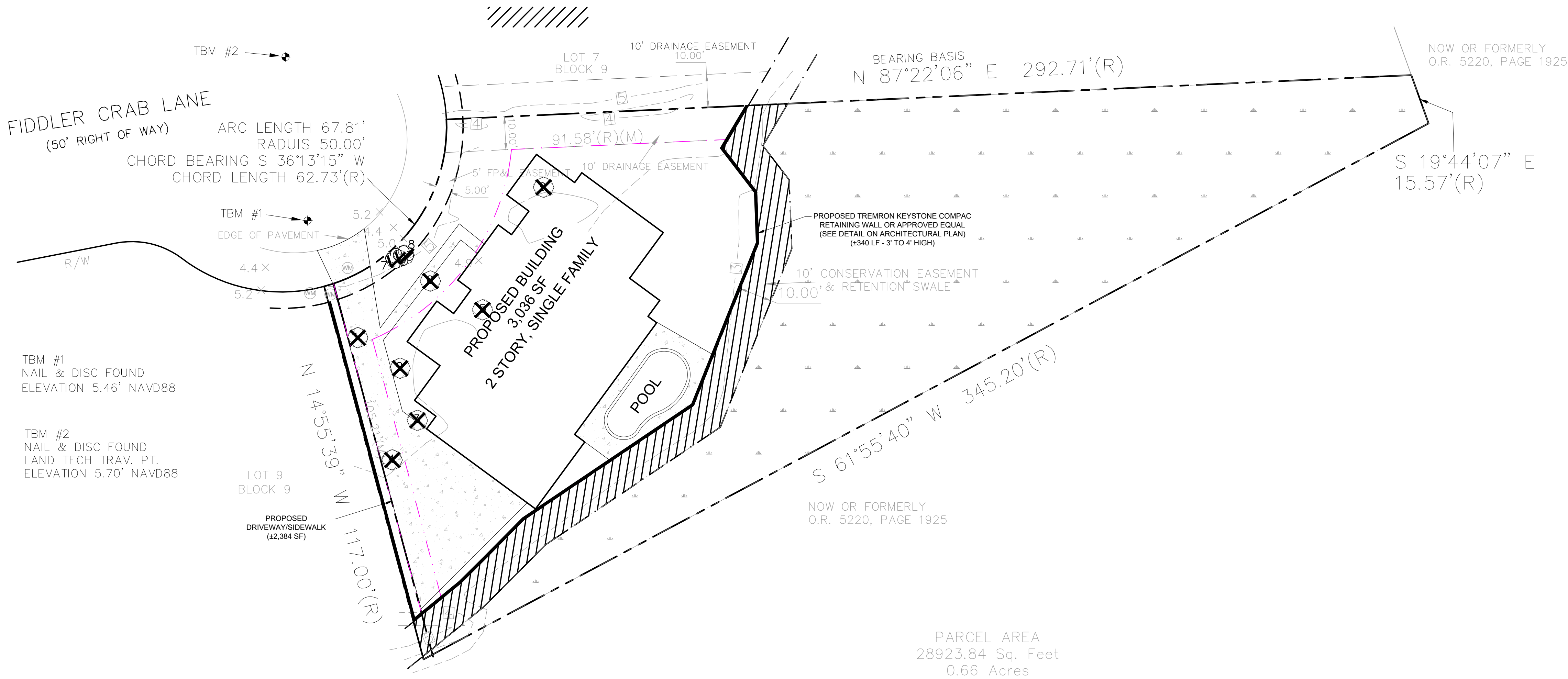
- One (1) Executed Application
- One (1) Executed Credit Card Authorization Form
- One (1) Conservation Overlay Plan
- One (1) Tree Removal Plan
- One (1) Tree Report
- One (1) Landscape Plan

If you have any questions or require additional information, please do not hesitate to email me at matt@gulfstreamdesign.com.

Sincerely,

Matthew H. Lahti, P.E.
President
Gulfstream Design Group, LLC

N:\001 Gulfstream Project Files\23-\G03 23-080 Fiddler Crab Lane\04- Drawings\02- Concept Plans\23080 COSA OVERLAY_ZONE 2 EXHIBIT.dwg, 7/21/2023 3:17:56 PM, DWG To PDF.pc3, BDM



- LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING R/W LINE
 - PROPOSED CENTER LINE
 - PROPOSED BUILDING OUTLINE
 - PROPOSED CONCRETE DRIVEWAY, SIDEWALK AND POOL DECK
 - /// EXISTING CONSERVATION EASEMENT
 - ⊗ EXISTING TREE TO BE REMOVED
 - ⊙ TREES TO REMAIN

- GENERAL CONCEPT NOTES**
- THIS CONCEPT PLAN HAS BEEN PROVIDED WITH A SPECIFIC BOUNDARY, TOPOGRAPHIC, UTILITY, WETLAND, AND TREE SURVEY BY MICHAEL T. DANTZLER DATED 05/17/2022. EXISTING INFORMATION SHOWN ON THIS PLAN IS BASED ON THE BEST AVAILABLE PUBLIC INFORMATION THAT COULD BE OBTAINED. GULFSTREAM DESIGN GROUP, LLC ACCEPTS NO LIABILITY FOR THE BASIS OF SURVEY DATA EXISTING CONDITIONS AS SHOWN ON THIS DRAWING.
 - THIS CONCEPTUAL PLAN HAS BEEN PREPARED FOR THE BENEFIT OF ESTIMATING A DEVELOPMENT PROGRAM FOR MAXIMUM POTENTIAL YIELD OF THE PROPERTY. THE ACTUAL DEVELOPMENT PROGRAM MAY BE DIFFERENT UPON PREPARATION OF DESIGN CALCULATIONS/CONSTRUCTION PLANS, CLIENT CONSTRUCTION BUDGET AND REGULATORY AGENCY REVIEW.
 - ANY IMPROVEMENTS TO BE INCLUDED IN FINAL ENGINEERING PLANS MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATORY AGENCIES LAND DEVELOPMENT CODES, DESIGN STANDARDS, AND REGULATIONS. THE PROPOSED IMPROVEMENTS AS SHOWN INCLUDING BUT NOT LIMITED TO: LOT LINES, BUILDING FOOTPRINTS AND COMPONENTS, PARKING LOT FACILITIES, UTILITY LAYOUTS, LANDSCAPE/AMENITIES AND STORMWATER MANAGEMENT FACILITIES, ARE SUBJECT TO CHANGE BASED UPON REGULATORY AGENCY REVIEW.
 - NO COORDINATION WITH REGULATORY AGENCIES IS ASSUMED TO HAVE BEEN PERFORMED AT THE TIME OF CREATION OF THIS PLAN.
 - LAND USE/ALLOWABLE USES, ZONING/DENSITY, COMPATIBILITY WITH ADJACENT SITES, SETBACKS, BUFFERS, OR OTHER PLANNING AND ZONING REGULATIONS MAY REQUIRE MODIFICATIONS TO THIS PLAN DURING THE FINAL DESIGN PROCESS.
 - PUBLIC HEARINGS AND/OR OTHER LOCAL REVIEW BOARD PRESENTATIONS MAY BE REQUIRED AS A PART OF THESE REVIEWS AND APPROVALS.
 - OFFSITE IMPROVEMENTS HAVE NOT BEEN WHOLLY CONSIDERED IN PREPARATION OF THIS CONCEPT PLAN.
 - AVAILABILITY OF UTILITIES OR OTHER PUBLIC SERVICES HAVE NOT BEEN VERIFIED, AND CONFIRMATION THAT THE CONCEPT IS NOT IN CONFLICT WITH OTHER LOCAL OR STATE CAPITAL IMPROVEMENT PROJECTS WILL BE NECESSARY.

SITE DATA TABLE		
GROSS PROPERTY AREA:	28,924 SF	0.66 AC
BUILDING FOOTPRINT AREA:	2,926 SF	0.07 AC
DRIVEWAYS/SIDEWALKS, POOL:	3,112 SF	0.07 AC
TOTAL IMPERVIOUS AREA:	6,038 SF	0.14 AC
IMPERVIOUS SURFACE AREA RATIO:		20.88 %
FLOOR AREA RATIO:		10.12 %
NET OPEN SPACE:	22,886 SF	0.53 AC
PROPERTY ID NO:		
ZONING:		158571 9080
CONSERVATION OVERLAY ZONE:		2
FEMA FIRM PANEL NUMBER:		ZONE AE-8 - 12109C 0318J
FRONT YARD SETBACK:	15'	15'
SIDE YARD SETBACK:	10'	11.5'/17'
REAR YARD SETBACK:	10'	30'

**YIELD ANALYSIS PLAN
FOR
120 FIDDLER CRAB LANE
CONSERVATION OVERLAY EXHIBIT**
ST. AUGUSTINE, FLORIDA



OVERLAY EXHIBIT

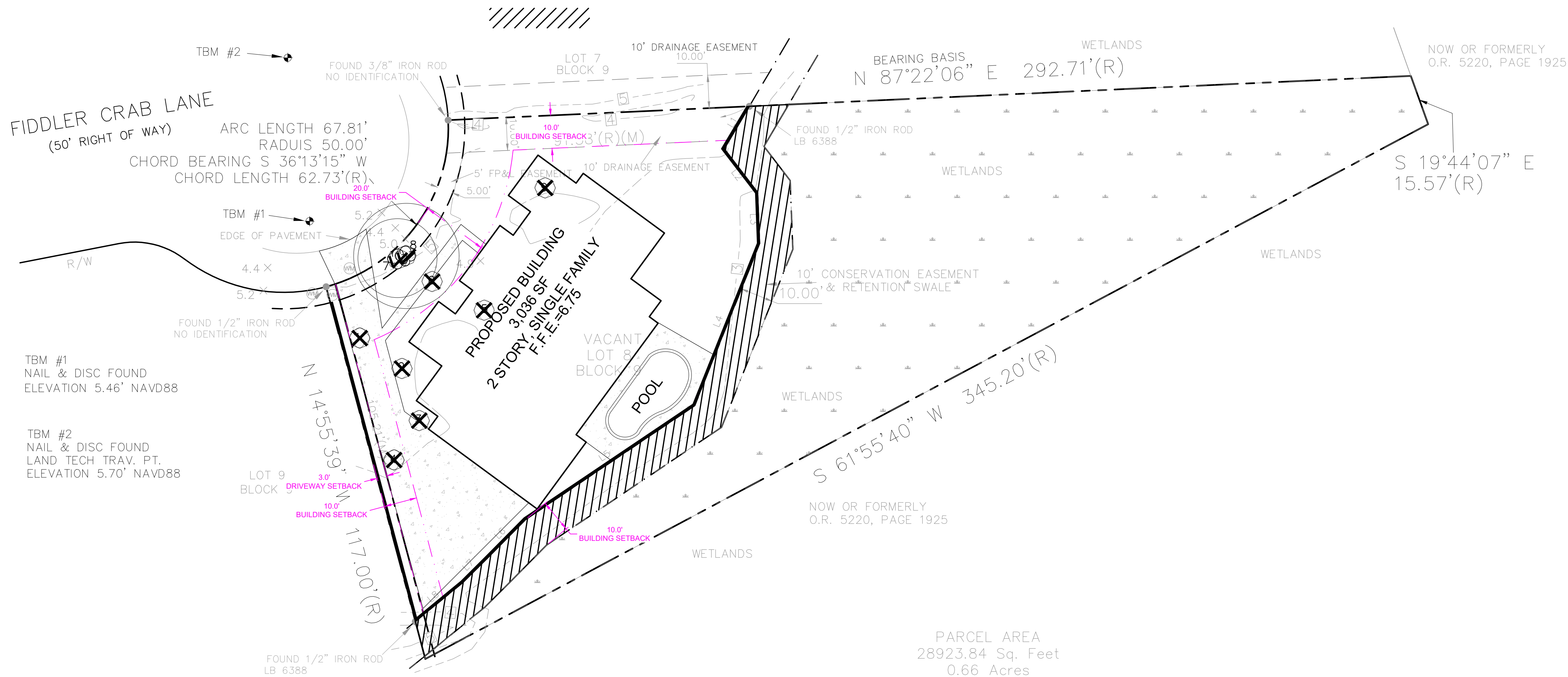


2225 A1A S, SUITE A2
ST. AUGUSTINE, FLORIDA 32080
904.794.4231
matt@gulfstreamdesign.com

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PROJECT NO: 23-080
ISSUE DATE: 05/08/2023
DRAFTED BY: JGD
DESIGNED BY: MHL
CHECKED BY: MHL

NOT VALID WITHOUT SEAL



TREE #	SIZE & SPECIES	REMOVE IN"	MITIGATION IN"	PRESERVED IN"
1	15" CEDAR	15"		
2	11" OAK	11"		
3	14" CEDAR	14"		
4	10" CEDAR	10		
5	9" CEDAR	9"		
6	15" CEDAR	15"		
7	12" CEDAR			12"
8	16.4" CEDAR			16.4"
9	0" CEDAR	0"		
TREE REMOVAL INCHES		74.0"		
TOTAL PLANTING INCHES				
			TOTAL PRESERVED INCHES	28.4"

TREE CALCULATION	
TOTAL SITE IMPROVEMENT AREA	0.66 AC
80 INCH PER ACRE TREE INCH REQUIRED	53"
(CALCULATION: 0.66 X 80 = 53")	
PROTECTED TREE INCHES REMOVED	0"
EXISTING INCHES PRESERVED	53.4"
PROPOSED PLANTED TREE INCHES	0"
TOTAL TREE INCHES PROVIDED:	53.4"
MITIGATION CALCULATION	
TREE INCHES REMOVED	49"
TREE INCHES PRESERVED (BONUS)	53.4"
TREE INCHES PLANTED	0"
TOTAL TREE INCHES REQUIRED	

GRAPHIC SCALE

0 20 30 40

1"=20'

LEGEND

- EXISTING PROPERTY LINE
- EXISTING R/W LINE
- PROPOSED CURB & GUTTER
- PROPOSED CENTER LINE
- PROPOSED BUILDING OUTLINE
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- EXISTING WETLANDS
- EXISTING CONSERVATION EASEMENT
- PROPOSED CHAINLINK FENCE
- TREE DRIPLINE
- EXISTING TREE TO BE REMOVED
- TREES TO REMAIN

- ## **TREE DEMOLITION AND MITIGATION NOTES**
1. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
 2. CONTRACTOR SHALL BE HELD RESPONSIBLE IN THE EVENT THERE IS AN UNAUTHORIZED IMPACT TO THE UPLAND BUFFER(S)
 3. TREE DEMOLITION SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF ST AUGUSTINE LAND DEVELOPMENT CODE TREE PROTECTION STANDARDS. THE CONTRACTOR IS TO REVIEW CITY OF ST AUGUSTINE'S TREE AND VEGETATION PROTECTION STANDARDS WITHIN THE CITY OF ST AUGUSTINE LAND DEVELOPMENT CODE.
 5. THE CONTRACTOR SHALL PREPARE A TREE DEMOLITION PLAN PRIOR TO ANY CLEARING ACTIVITIES AND SUBMIT THE TREE CLEARING PLAN TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO ANY DEMOLITION ACTIVITIES.
 6. IF THE CONTRACTOR FINDS A PROTECTED TREE, SPECIMEN TREE, OR HISTORIC TREE (TREES BASED ON THEIR SIZE, AGE, HISTORIC ASSOCIATION, SPECIES, OR UNIQUE CHARACTERISTICS) THE CONTRACTOR IS TO NOT DEMOLISH THAT TREE AND IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.
 7. THE CONTRACTOR IS TO HAVE A PRE-CONSTRUCTION MEETING PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL ENSURE CITY OF ST AUGUSTINE ENVIRONMENTAL STAFF PROVIDES GUIDANCE FOR TREE REMOVAL AND TREE PROTECTION STANDARDS.
 8. THE CONTRACTOR IS TO MEET ANY APPLICABLE FEDERAL, STATE, OR LOCAL LAWS APPLICABLE TO THIS PROJECT.

REVIEWS			
NO.	DATE	BY	DESCRIPTION
1	06-21-23		LLO TREE REMOVAL
2	07-06-23		LLO REVISED PER ARB
3	####		#####
4	####		#####
5	####		#####
6	####		#####
7	####		#####
8	####		#####
9	####		#####

**YIELD ANALYSIS PLAN
FOR
FIDDLER CRAB LANE
TREE REMOVAL PLAN**
ST. JOHNS COUNTY, FLORIDA



Know what's below.
Call before you dig



2225 A1A S, SUITE A2
ST. AUGUSTINE, FLORIDA 32080
904.794.4231
matt@gulfstreamdesign.com

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PROJECT NO:	23-080
ISSUE DATE:	06/21/2023
DRAFTED BY:	---
DESIGNED BY:	---
CHECKED BY:	###

NOT VALID WITHOUT SEAL



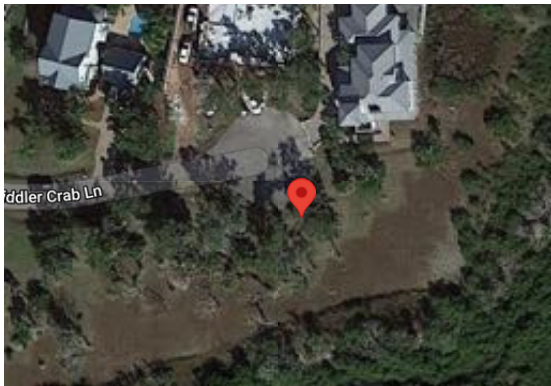
Southern red cedar Tree ID #5966

Tree	
Tree Id:	1
Primary ID:	5966
New Tag #:	
Previous ID or Tag #:	
Common Name:	Southern red cedar
Scientific Name:	Juniperus silicicola
DBH:	15
Number of Stems (Multi Calc):	1
Tree Height (Estimated):	25
Canopy Shape:	Asymmetrical
Mallet Test:	Negative
Health Condition:	Good- tree vigor is normal for the species. There are no significant signs or symptoms due to pests or diseases, no more than minor discoloration, defoliation and twig or branch dieback.
Structure:	Good- tree has a well-developed structure and defects such as decay are minor and can be corrected with pruning or support.
Utilites:	
Observations-Characteristics:	Deadwood > 10%, Cavity/decay - small, Sparse foliage, Branch

Photos



Map



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tip dieback	
Observations-Biotic Pest:	None observed
Observations-Abiotic:	None observed
Notes 1:	
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-Thomas
House Number:	
Address Street:	Fiddler Crab Ln
Land Type:	Front yard

Management	
ISA Board Certified Master Arborist:	Daniel Lippi FL-6145B

Tree Work-Pruning:	None recommended
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:	04/26/2023
Last Modified:	04/28/2023



Live oak Tree ID #5967

Tree	
Tree Id:	2
Primary ID:	5967
New Tag #:	
Previous ID or Tag #:	
Common Name:	Live oak
Scientific Name:	Quercus virginiana
DBH:	11
Number of Stems (Multi Calc):	1
Tree Height (Estimated):	25
Canopy Shape:	Asymmetrical
Mallet Test:	Negative
Health Condition:	Good- tree vigor is normal for the species. There are no significant signs or symptoms due to pests or diseases, no more than minor discoloration, defoliation and twig or branch dieback.
Structure:	Good- tree has a well-developed structure and defects such as decay are minor and can be corrected with pruning or support.
Utilites:	
Observations- Characteristics:	Co-dominant leaders w/o included bark, Cavity/decay - small,

Photos



Map



Deadwood < 10%	
Observations-Biotic Pest:	None observed
Observations-Abiotic:	None observed
Notes 1:	
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:	6-12in
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-Thomas
House Number:	
Address Street:	Fiddler Crab Ln
Land Type:	Street

Management	
ISA Board Certified Master Arborist:	Daniel Lippi FL-6145B

Tree Work-Pruning:	None recommended
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:	04/26/2023
Last Modified:	04/28/2023



Southern red cedar Tree ID #5968

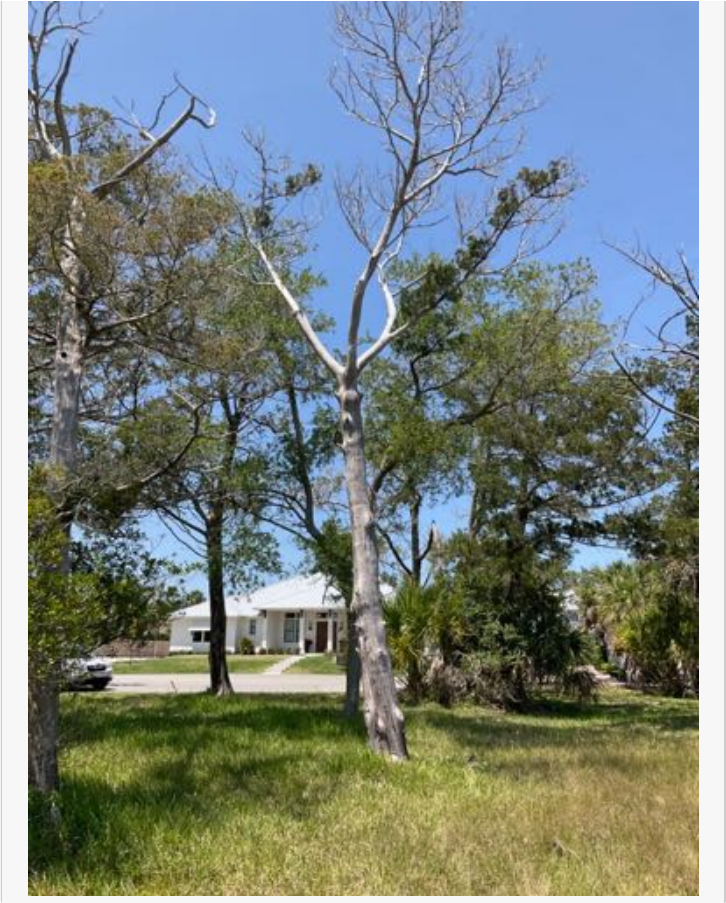
Tree	
Tree Id:	3
Primary ID:	5968
New Tag #:	
Previous ID or Tag #:	
Common Name:	Southern red cedar
Scientific Name:	Juniperus silicicola
DBH:	14
Number of Stems (Multi Calc):	1
Tree Height (Estimated):	25
Canopy Shape:	Asymmetrical
Mallet Test:	Positive
Health Condition:	Poor- tree has poor vigor, low foliage density and poor foliage color. It could also have a fatal pest and significant twig and branch dieback.
Structure:	Fair- there is either a single significant defect or multiple moderate defects. Branch or trunk failure is possible to probable. Defects may or may not be practical to correct or would require multiple treatments over several years.
Utilites:	

Photos



Observations-Characteristics:	Co-dominant leaders w/o included bark, Deadwood > 10%, Cavity/decay - moderate, Sparse foliage, Branch tip dieback
Observations-Biotic Pest:	None observed
Observations-Abiotic:	None observed
Notes 1:	Tree appears to be declining in health.
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-Thomas
House Number:	
Address Street:	Fiddler Crab Ln



Map

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Land Type:	Street
------------	--------

Management	
ISA Board Certified Master Arborist:	Daniel Lippi FL-6145B
Tree Work-Pruning:	None recommended
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:	04/26/2023
Last Modified:	04/28/2023



Southern red cedar Tree ID #5969

Tree	
Tree Id:	4
Primary ID:	5969
New Tag #:	
Previous ID or Tag #:	
Common Name:	Southern red cedar
Scientific Name:	Juniperus silicicola
DBH:	10
Number of Stems (Multi Calc):	1
Tree Height (Estimated):	25
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



Map



Observations-Characteristics:	Deadwood > 10%, Cavity/decay - moderate, Sparse foliage, Internal column of decay - moderate , Branch tip dieback
Observations-Biotic Pest:	None observed
Observations-Abiotic:	None observed
Notes 1:	Tree appears to be declining in health.
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:	6-12in
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-Thomas
House Number:	
Address Street:	Fiddler Crab Ln

Land Type:	Street
------------	--------

Management	
ISA Board Certified Master Arborist:	Daniel Lippi FL-6145B
Tree Work-Pruning:	None recommended
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:	04/26/2023
Last Modified:	04/28/2023



Southern red cedar Tree ID #5970

Tree	
Tree Id:	5
Primary ID:	5970
New Tag #:	
Previous ID or Tag #:	
Common Name:	Southern red cedar
Scientific Name:	Juniperus silicicola
DBH:	9
Number of Stems (Multi Calc):	1
Tree Height (Estimated):	20
Canopy Shape:	Asymmetrical
Mallet Test:	Negative
Health Condition:	Good- tree vigor is normal for the species. There are no significant signs or symptoms due to pests or diseases, no more than minor discoloration, defoliation and twig or branch dieback.
Structure:	Good- tree has a well-developed structure and defects such as decay are minor and can be corrected with pruning or support.
Utilites:	
Observations-Characteristics:	Cavity/decay - small, Branch tip dieback
Observations-Biotic	

Photos



Map



Pest:	None observed
Observations-Abiotic:	None observed
Notes 1:	
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:	6-12in
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-Thomas
House Number:	
Address Street:	Fiddler Crab Ln
Land Type:	Street

Management	
ISA Board Certified Master Arborist:	Daniel Lippi FL-6145B
Tree Work-Pruning:	None recommended

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:	04/26/2023
Last Modified:	04/28/2023



Southern red cedar Tree ID #5971

Tree	
Tree Id:	6
Primary ID:	5971
New Tag #:	
Previous ID or Tag #:	
Common Name:	Southern red cedar
Scientific Name:	Juniperus silicicola
DBH:	15
Number of Stems (Multi Calc):	1
Tree Height (Estimated):	25
Canopy Shape:	Asymmetrical
Mallet Test:	Positive
Health Condition:	Good- tree vigor is normal for the species. There are no significant signs or symptoms due to pests or diseases, no more than minor discoloration, defoliation and twig or branch dieback.
Structure:	Fair- there is either a single significant defect or multiple moderate defects. Branch or trunk failure is possible to probable. Defects may or may not be practical to correct or would require multiple treatments over

Photos



Street View



	several years.
Utilites:	
Observations-Characteristics:	Cavity/decay - moderate, Internal column of decay - moderate
Observations-Biotic Pest:	None observed
Observations-Abiotic:	None observed
Notes 1:	
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-Thomas
House Number:	
Address Street:	Fiddler Crab Ln

Map



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Land Type:	Street
------------	--------

Management	
ISA Board Certified Master Arborist:	Daniel Lippi FL-6145B
Tree Work-Pruning:	None recommended
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:	04/26/2023
Last Modified:	04/28/2023



Southern red cedar Tree ID #5972

Tree	
Tree Id:	7
Primary ID:	5972
New Tag #:	
Previous ID or Tag #:	
Common Name:	Southern red cedar
Scientific Name:	Juniperus silicicola
DBH:	12
Number of Stems (Multi Calc):	1
Tree Height (Estimated):	30
Canopy Shape:	Asymmetrical
Mallet Test:	Positive
Health Condition:	Good- tree vigor is normal for the species. There are no significant signs or symptoms due to pests or diseases, no more than minor discoloration, defoliation and twig or branch dieback.
Structure:	Fair- there is either a single significant defect or multiple moderate defects. Branch or trunk failure is possible to probable. Defects may or may not be practical to correct or would require multiple treatments over

Photos



Map



	several years.
Utilites:	
Observations-Characteristics:	Cavity/decay - moderate, Deadwood < 10%, Basal decay
Observations-Biotic Pest:	None observed
Observations-Abiotic:	None observed
Notes 1:	
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:	30ft-50ft
Has Ecobenefits:	No
Last Inspection:	
Next Inspection:	
Inspection Cycle:	
Archived:	No
Crown Light Exposure:	

Location	
Client Site:	St A-Thomas
House Number:	
Address Street:	Fiddler Crab Ln
Land Type:	Street

Management	
ISA Board Certified Master Arborist:	Daniel Lippi FL-6145B
Tree Work-Pruning:	None recommended
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:	04/26/2023
Last Modified:	04/28/2023



Southern red cedar Tree ID #5973

Tree	
Tree Id:	8
Primary ID:	5973
New Tag #:	
Previous ID or Tag #:	
Common Name:	Southern red cedar
Scientific Name:	Juniperus silicicola
DBH:	16.4
Number of Stems (Multi Calc):	Multiple Stems
Tree Height (Estimated):	25
Canopy Shape:	Asymmetrical
Mallet Test:	Positive
Health Condition:	Good- tree vigor is normal for the species. There are no significant signs or symptoms due to pests or diseases, no more than minor discoloration, defoliation and twig or branch dieback.
Structure:	Fair- there is either a single significant defect or multiple moderate defects. Branch or trunk failure is possible to probable. Defects may or may not be practical to correct or would require multiple treatments over

Photos



	several years.
Utilites:	
Observations-Characteristics:	Co-dominant leaders w/bark inclusion, Cavity/decay - moderate, Deadwood < 10%, Basal decay
Observations-Biotic Pest:	None observed
Observations-Abiotic:	None observed
Notes 1:	end weight reduction pruning recommended to create more compact canopy that places less load on bark inclusion at base of central leaders.
Notes 2:	
DBH Stem 1:	10
DBH Stem 2:	13
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:	



Map



Location	
Client Site:	St A-Thomas
House Number:	
Address Street:	Fiddler Crab Ln
Land Type:	Street

Management	
ISA Board Certified Master Arborist:	Daniel Lippi FL-6145B
Tree Work-Pruning:	Structural prune, End weight reduction, Priority 2 Prune
Tree Work-PHC:	
Tree Work-Root/soil:	None recommended
Priority:	low
Monitor:	Yes
Cycle:	3yr Cycle
Pruning Specs and Notes:	end weight reduction to reduce load on bark inclusion at base of codominant leaders.
Pruning spec-type of cut:	end weight reduction/drop crotch reduction
Pruning spec-location of cut:	vertical leaders
Pruning spec-# of cuts:	2-4
Pruning spec-size of cuts:	3-5"
Pruning spec-% canopy removal:	25-35%
User:	Danny
Last Modified User:	Danny
Date Added:	04/26/2023
Last Modified:	04/28/2023



Southern red cedar Tree ID #5974

Tree	
Tree Id:	9
Primary ID:	5974
New Tag #:	
Previous ID or Tag #:	
Common Name:	Southern red cedar
Scientific Name:	Juniperus silicicola
DBH:	
Number of Stems (Multi Calc):	
Tree Height (Estimated):	
Canopy Shape:	
Mallet Test:	
Health Condition:	Dead
Structure:	
Utilites:	
Observations-Characteristics:	
Observations-Biotic Pest:	None observed
Observations-Abiotic:	None observed
Notes 1:	Tree is dead and removed.
Notes 2:	
DBH Stem 1:	
DBH Stem 2:	
DBH Stem 3:	
DBH Stem 4:	
DBH Stem 5:	

Photos



Street View



DBH Stem 6:	
Code:	JUSI
Cultivar:	
DBH Range:	N/A
Genus:	Juniperus
Height Range:	N/A
Has Ecobenefits:	No
Last Inspection:	
Next Inspection:	
Inspection Cycle:	
Archived:	No
Crown Light Exposure:	

Location	
Client Site:	St A-Thomas
House Number:	
Address Street:	Fiddler Crab Ln
Land Type:	Street

Management	
ISA Board Certified Master Arborist:	Daniel Lippi FL-6145B
Tree Work-Pruning:	None recommended
Tree Work-PHC:	
Tree Work-Root/soil:	
Priority:	
Monitor:	No
Cycle:	
Pruning Specs and Notes:	
Pruning spec-type of cut:	
Pruning spec-location	

Map

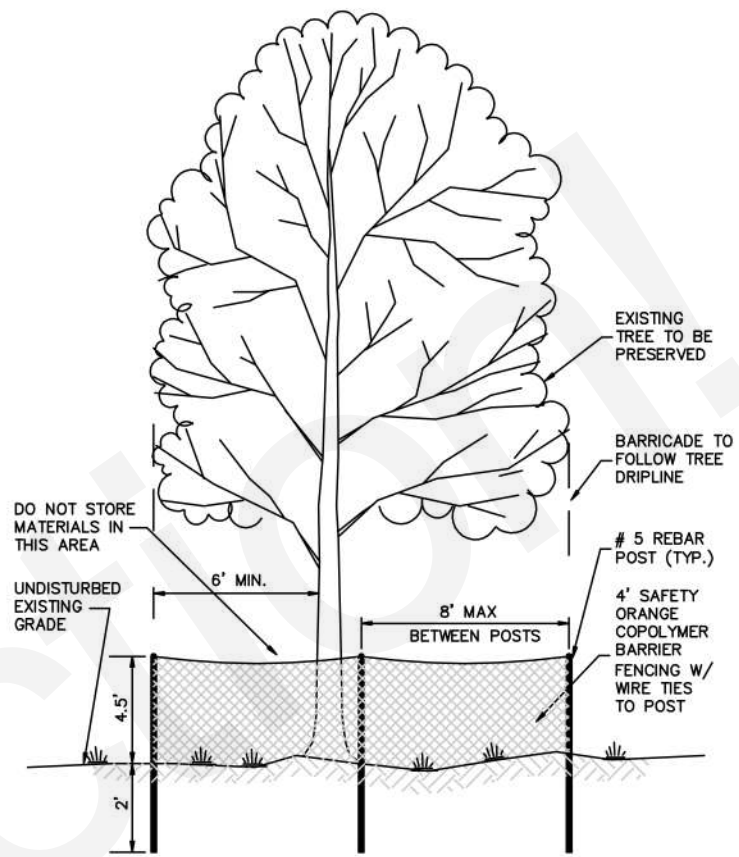
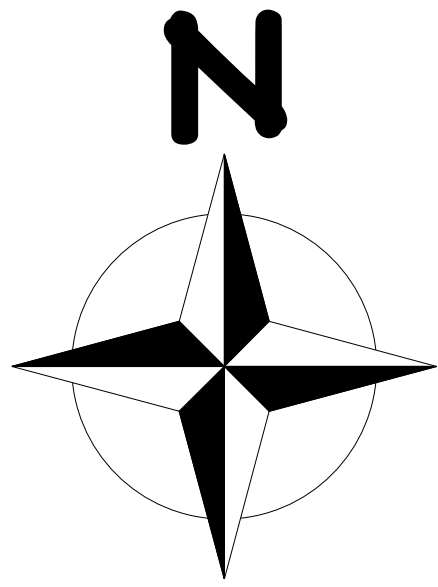


of cut:	
Pruning spec-# of cuts:	
Pruning spec-size of cuts:	
Pruning spec-% canopy removal:	
User:	Danny
Last Modified User:	Danny
Date Added:	04/26/2023
Last Modified:	04/28/2023

PLANTING NOTES

- The landscape contractor is responsible for verifying the project site and all of the quantities indicated on these plans before bidding this job.
- Plant materials should be Florida Grade #1 or better that has been nursery grown. Refer to Florida Grades and Standards handbook.
- All plants shall be in good health, vigorous, evenly branched and thickly foliated when in leaf. All plants shall be free of disease, insects (including eggs and larvae), as well as have a healthy developed root system. They should also be free of physical damage or adverse conditions that would prevent thriving growth.
- All plants will be container grown or B4B indicated in the plant list.
- Plants shall conform to the specifications on the plant list.
- There will be no substitute of plant materials unless authorized by the Landscape Architect in writing. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with the corresponding adjustment of contract price.
- Plant material locations and bed outlines shall be staked or flagged on site by the contractor and shall be adjusted if required to fit actual as-built conditions on site and approved by the owner or owners representative.
- All proposed tree planting locations shall be staked or flagged before installation by the landscape contractor and approved by the owner or owners representative.
- The contractor shall excavate plant pits, according to the drawings, unless otherwise directed.
- All container grown rootballs shall be carefully scoured before setting in plant pits.
- All backfill around plant materials shall be worked firmly, tamped and watered in under and around the rootball to fill all voids.
- Landscape contractor shall bear final responsibility for proper surface drainage of planted areas. Any discrepancy in the drawings, obstruction on the site, or prior to work done by any other party, which the contractor feels precludes establishing proper drainage shall be brought to the attention of the Landscape Architect for correction or relief of said responsibility.
- Planting beds shall be cut or edged to form a uniform clean line between beds and lawn areas.
- After all plant material in a bed area has been installed and approved, the areas between plants shall be raked to an even grade to conform to premulching finish grades. All planting beds and plant saucers shall then be uniformly covered with a minimum three inch layer of specified mulch.
- All planting bed areas with acceptable topsoil shall be top dressed with 50% organic 6-6-6 commercial fertilizer at a rate of nine pounds per 1000 square feet and tilled to a minimum depth of three inches.
- Plant material backfill mixture shall be thoroughly mixed in the following preparations: 50% existing clean topsoil 50% soil mix: 1/3 peat, 1/3 topsoil, 1/3 composted cow manure
- The landscape contractor is responsible for all fine grading preparation for planting.
- Rough grades will be established by the owners general contractor at approximately 3 inches below curbs, sidewalks, hardscape amenities, mowing strips and abutments.
- Contractor shall coordinate construction of planting areas with installation of irrigation system or hose bibs, whichever is specified.
- Where seeding may be required on the plans, germination rate shall be the maximum percentage required for the variety specified at the rate of application specified.
- Sod areas shall be specified sod. Grass for sodding shall be freshly cut in squares one foot wide by two feet long. Sod shall be healthy, free of insect, in naturally flourishing conditions. Dry, brown, and unfresh sod will be rejected.
- Sod shall be laid end-to-end and side-to-side in a staggered line to form a uniform layer. All uneven edges shall be squarely trimmed to allow close and firm fitting if each piece.
- After sodding is completed the entire sod areas shall be watered by hand or irrigation system each day for two weeks. Sodded areas shall then be top dressed with a commercial fertilizer as directed herein at a rate of 12 pounds per 1000 square feet of area in an evenly broad case pattern.
- The landscape contractor is responsible for fully maintaining all plant material on site during and before planting, until the work is accepted by the landscape designer and/or owner.
- All plants shall be guaranteed by the landscape contractor to be healthy plants and in flourishing condition for ninety (90) days from final inspection and acceptance. All trees shall be guaranteed an additional one-year from final inspection and acceptance.
- The Landscape Architect, owner, or owners representative shall have the right to reject any and all work which in his opinion does not meet with the requirements of the specifications at any stage of the project operation.
- In general, the work shall proceed as rapidly as the site becomes available. Keep all areas of work clean, neat, and orderly at all times.
- There will be special care to all existing trees to be retained on site to avoid construction damage.
- If an automatic irrigation system is to be provided in lieu of hose bibs as shown on the plan, a shop drawing of the layout and hose bibs must be submitted to the governmental agency, for review and approval, prior to the installation.
- Irrigation system shall be fully automatic, providing 100% coverage to all planting areas, with all pop up heads in lawn area.
- Irrigation station shall be set where there will be no mixing of shrub and lawn areas, fixed spray heads with gear driven heads or impacts. Shrub risers shall be minimum 2.5' from EOP and all heads minimum 1' from building.
- A double check backflow prevention (or approved equal) is equal to a DCA-100+ to be mounted in a rectangular valve box (12' x 10'10") on the service side of the meter and immediately adjacent to the water meter.
- After the landscape plan is approved by the governmental agency any subsequent changes must be resubmitted for review and approval.
- Shade trees shall be planted minimum of 4' from EOP and 15' from OHE.
- Contractor must refer to City of Jacksonville permitted development plans #542,055 for all tree mitigation requirements. The overall development plans reflect each lots required number of mitigation inches.
- This plan is for a typical lot and the contractor shall make adjustments to quantities based on each lot specifically.

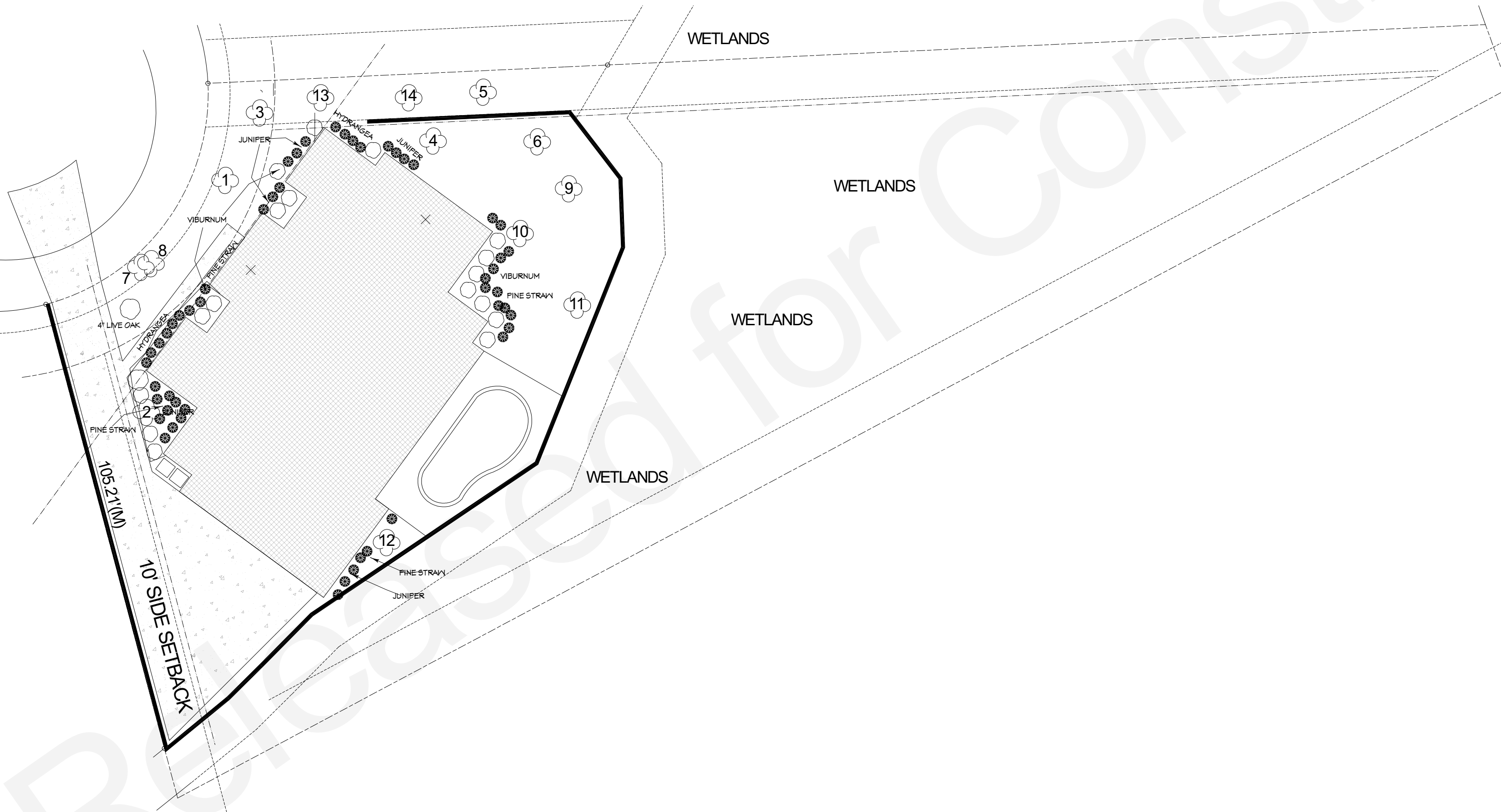
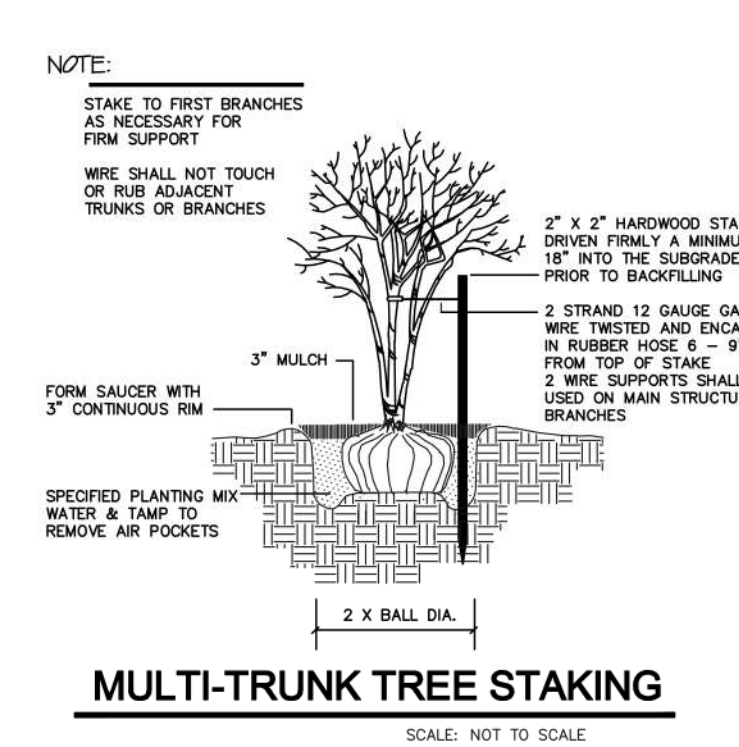
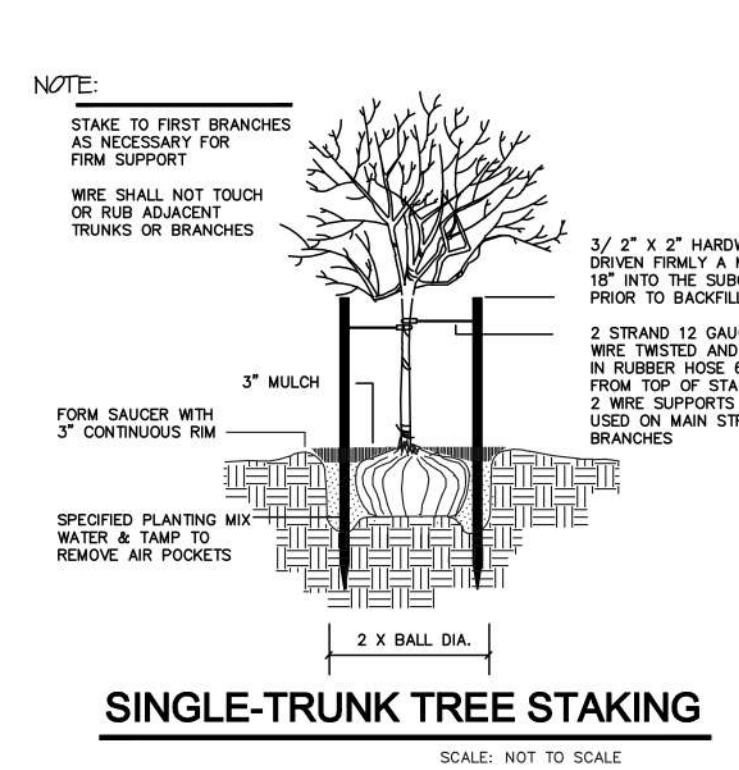
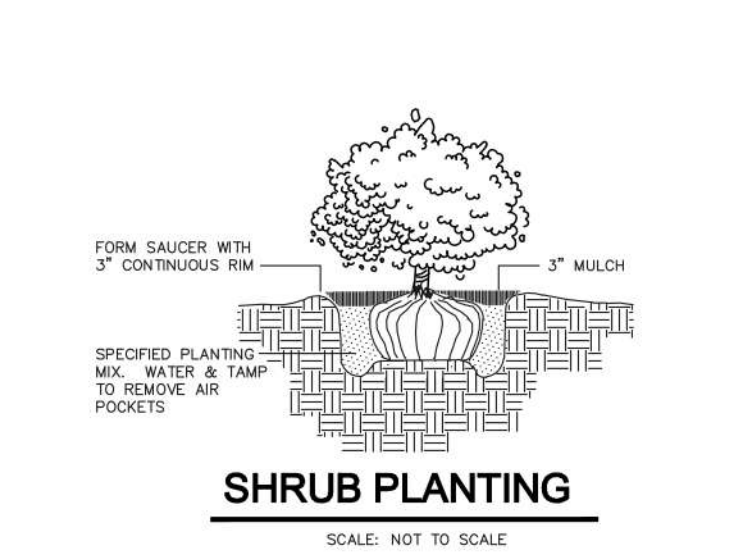
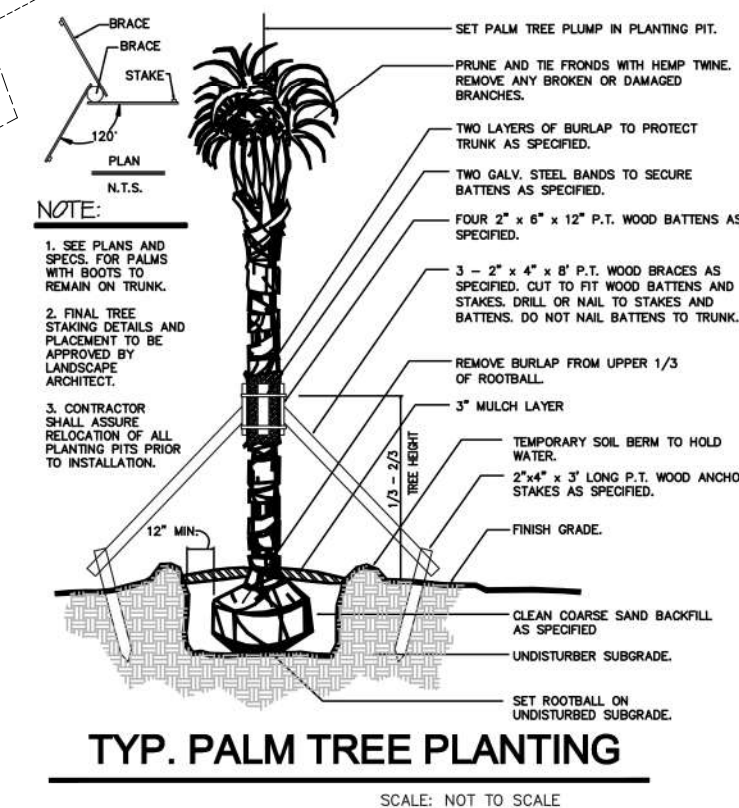
CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.



NOTE: AN AREA WITHIN THE ORIGIN OF THE TREE OR TREES AT LEAST ONE FOOT IN DIAMETER FOR EACH INCH OF TRUNK DIAMETER SHALL BE PRESERVED IN ITS NATURAL STATE OR COVERED WITH PERVIOUS LANDSCAPE MATERIAL. PROVIDED, HOWEVER, THAT THE MINIMUM AREA PRESERVED SHALL BE AT LEAST ONE HUNDRED FIFTY SQUARE FEET FOR SHADE TREES AND AT LEAST TWENTY FIVE SQUARE FEET FOR ALL OTHER TREES. SUCH AREA SHALL BE MAINTAINED AT ITS ORIGINAL GRADE WITH NO TRENCHING OR CUTTING OF ANY ROOTS AND THERE SHALL BE NO STORAGE OF FILL, COMPACTION OF SOIL OR ANY CONCRETE, PAINT, CHEMICALS, OR OTHER FOREIGN SUBSTANCE IN OR ON THE AREA.

TREE PROTECTION BARRICADE

SCALE: NOT TO SCALE



LANDSCAPING NOTES:

- HOA REQUIRES ONE 14 CEDAR TREES
- IRRIGATION SYSTEM REQUIRED
- FULL ST AUGUSTINE SOD REQUIRED
- MULCH TO BE PINE STRAW, PINE BARK OR CEDAR CHIPS
- LANDSCAPE & IRRIGATION BY ALLOWANCE
- 5 GALLON PLANTS: INSTALL A MINIMUM OF 30
- 1-GALLON PLANTS: INSTALL A MINIMUM OF 30
- CONFIRM ALL W/OWNERS PRIOR TO INSTALLATION
- ALL EQUIPMENT IS REQUIRED TO BE SCREENED WITH BUSHES

LANDSCAPE PLAN

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PLAN #:
3962

CLIENT	APPROVAL SIGNATURE	DATE
	ROBERT A. THOMAS	
	KAREN ODOM THOMAS	

BUILT BY:
P.O.C: Robert Thomas
CELL: 904-718-9005
robert@pspquotes.com
CGC051125
CCC057061
BEAR CREEK CONSTRUCTION

PROJECT DESCRIPTION:
THE SEBASTION ON FIDDLER CRAB LANE
115 FIDDLER CRAB LANE
SAINT AUGUSTINE, FLORIDA 32080-0000
R/E #: 158571-9080

Design Drawings provided by:
DESIGNS FOR LIVING
RESIDENTIAL DESIGNER SINCE 1999
904-730-7135 www.3dhome designers.com

DATE:
7/10/2023
SCALE:
1' = 20'-0"
SHEET:
A-7

LEGEND		
ID.	DESCRIPTION	SPECIFICATION
WS	WATER SOURCE	1" Potable Meter
BV	BALL VALVE	1" PVC w/Valve Box
BD	BACKFLOW DEVICE	Watts 009-QT-1
M	MAINLINE	1" FR-160 PVC
S	SLEEVING	2" Schedule 40 PVC
C	CONTROLLER	Irritrol MC-8E
SV	SOLENOID VALVE	Irritrol 100-1
RS	RAIN SENSOR	Irritrol RS-500

SPRINKLER LIST

ID.	MANUFACTURER	SPECIFICATION	P.S.I.	G.P.M.
1	Toro	510-6/4EST-PC	30	.43
2	Toro	510-6/4EST-PC	30	.88
3	Toro	510-12/4EST-PC	30	.43
4	Toro	510-12/4EST-PC	30	.88
5	Toro	510-6/8Q-PC	30	.22
6	Toro	510-6/8T-PC	30	.29
7	Toro	510-6/8H-PC	30	.44
8	Toro	510-12/8Q-PC	30	.22
9	Toro	510-12/8T-PC	30	.29
10	Toro	510-12/8H-PC	30	.44
11	Toro	510-6/12Q-PC	30	.48
12	Toro	510-6/12H-PC	30	.96
13	Toro	510-12/12Q-PC	30	.48

WATERING SCHEDULE (d.s.t.)

USE	ZONE	PR	START	MINUTES	DAYS/WK	G.P.M.	PREC.	RT.	REMARKS
Medium	1	A	4am/6am	9	2	12.12	109		
Low	2	"	"	7	"	832	109		

PROGRAM MONTHLY ADJUSTMENTS

Apr 97%	May 100%	Jun 97%	Jul 100%
Aug 100%	Sep 97%	Oct 84%	

AVERAGE DAILY CONSUMPTIVE USE (0" rainfall)

99.59 gallons

Odd number addresses on Wednesday & Saturday
Even number addresses on Thursday & Sunday

WATERING SCHEDULE (e.s.t.)

USE	ZONE	PR	START	MINUTES	DAYS/WK	G.P.M.	PREC.	RT.	REMARKS
Medium	1	B	2am,4am,6am	9	1	12.12	109		
Low	2	"	"	7	"	832	109		

PROGRAM MONTHLY ADJUSTMENTS

Jan 65%	Feb 76%	Mar 100%	Nov 72%
Dec 56%			

AVERAGE DAILY CONSUMPTIVE USE (0" rainfall)

51.16 gallons

Odd number addresses on Saturday
Even number addresses on Sunday

NOTES

Irrigation Contractor shall be responsible for all applicable fees and permits.

Irrigation Contractor shall comply with all state and local codes and shall clarify any discrepancies on the plan prior to bidding.

All Pipe and Wire under paving shall be placed in Schedule 40 P.V.C. Sleeves for the full pavement coverage length and shall be at least 18" below grade.

Mainlines shall be buried to provide a minimum cover of 12", while all Lateral lines shall have a minimum of 8".

The Contractor should take care to reroute piping as necessary to avoid plant or tree roots.

All Piping downstream of Solenoid Valve to be FR-160 P.V.C.

All Control Wiring to be 16/1 U.F. direct burial.

MainLine, Valves, etc. may be shown out of position for graphic clarity. Drawing is diagrammatic only.

All Sprinklers shall have manufacturers "x-flow" and anti-drain valve options installed.

All Sprinklers shall be site adjusted to prevent water overthrow onto building surfaces, roadways, and walkways.

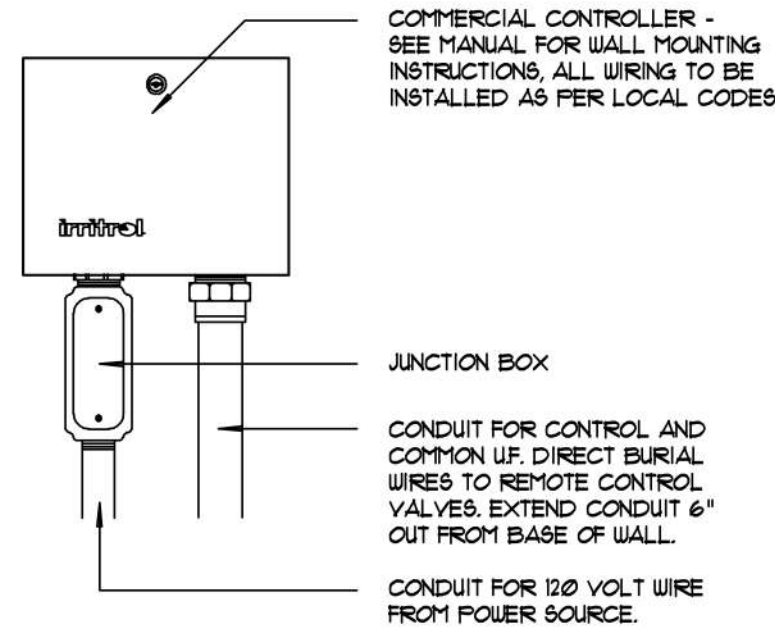
Shrub body sprinklers may be substituted for Hi-Pops against building(s) at owners discretion.

Contractor shall verify with owners representative all controller programming, including monthly adjustments, prior to final inspection.

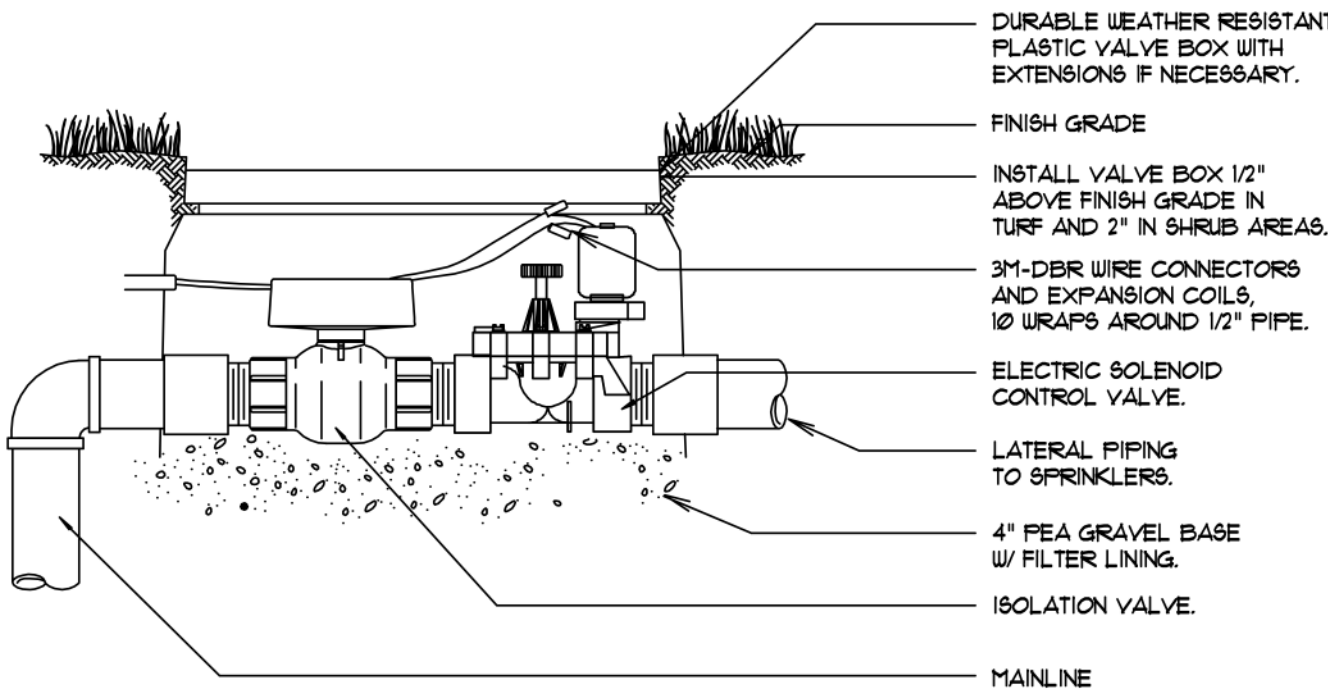
PER SURROUND LAWN AND LANDSCAPE IRRIGATION RULE:
Irrigation of new landscape is allowed at any time of day on any day for the initial 30 days and every other day for the next 30 days for a total of one 60-day period, provided that the irrigation is limited to the minimum amount necessary for establishment.

Install Backflow Preventer in an inconspicuous location such as shrubbery.

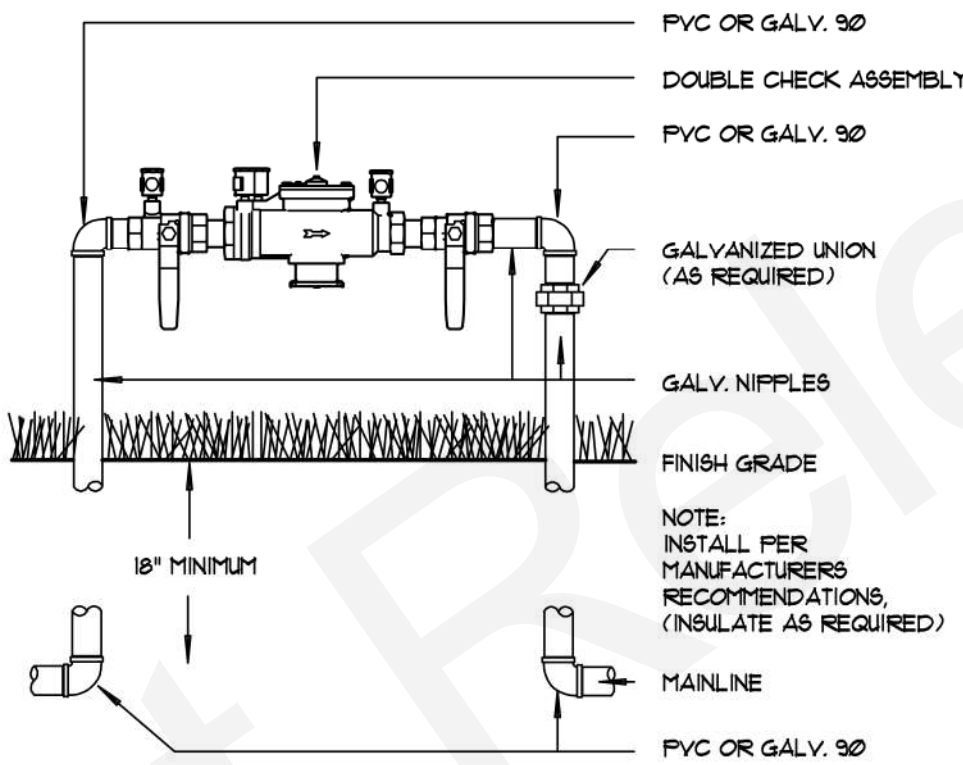
This Plan was prepared by a Certified Irrigation Designer and meets the standards of the Irrigation Association, F.B.C. plumbing volume appendix F, and 313.228 F.B.



TYPICAL WALL MOUNT CONTROLLER
NOT TO SCALE

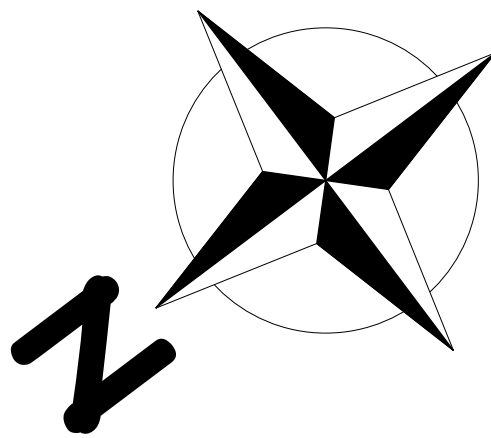


TYPICAL SOLENOID VALVE
NOT TO SCALE



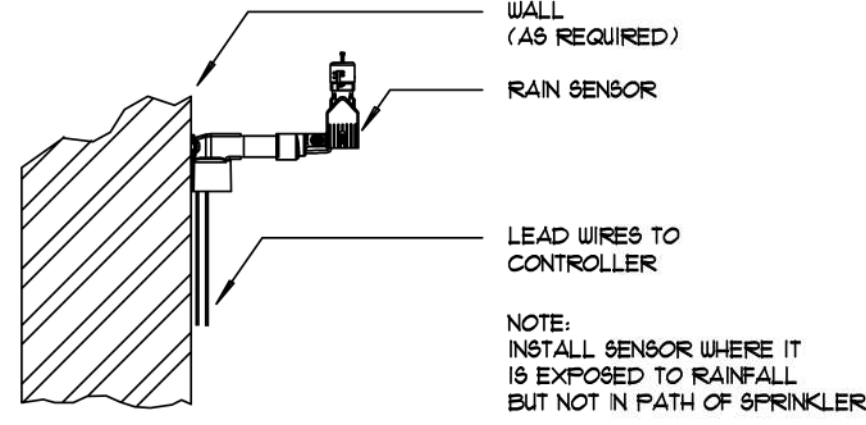
REDUCED PRESSURE ASSEMBLY
NOT TO SCALE

OPTIONAL

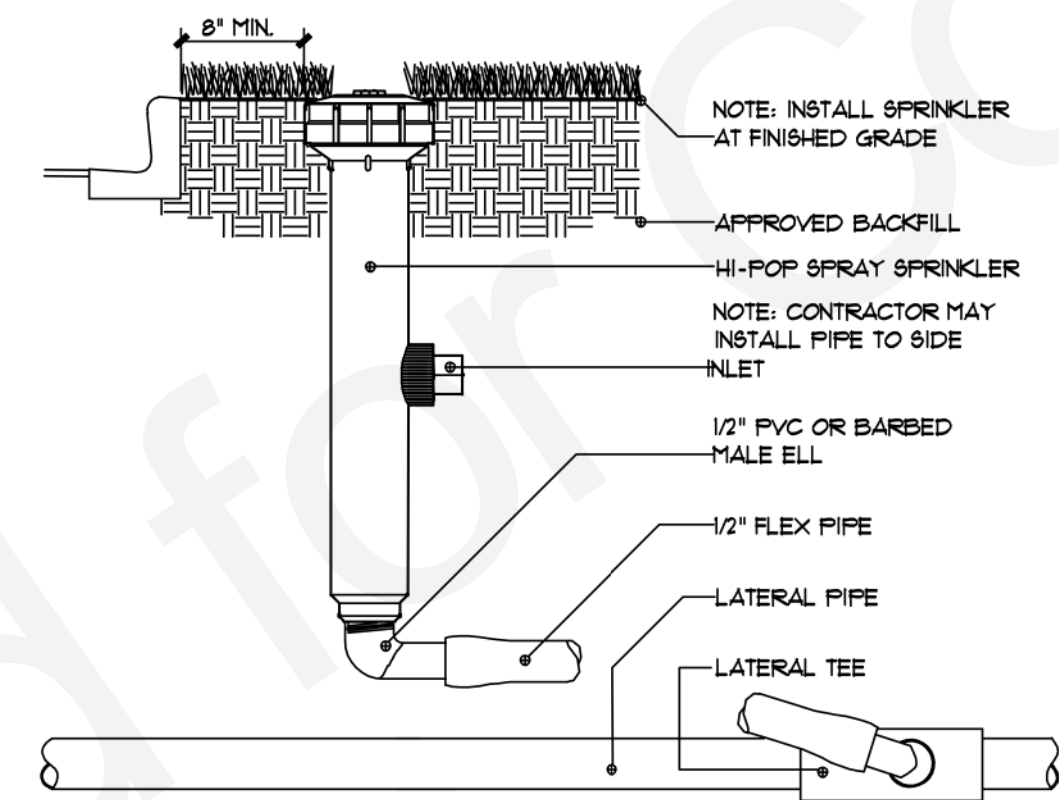


IMPORTANT: SHOULD THERE BE ANY CONFUSION OR DIMENSIONAL QUESTIONS, STOP WHAT YOU ARE DOING AND CALL THE DESIGNER @ 904-993-2231 FOR CLARIFICATION!

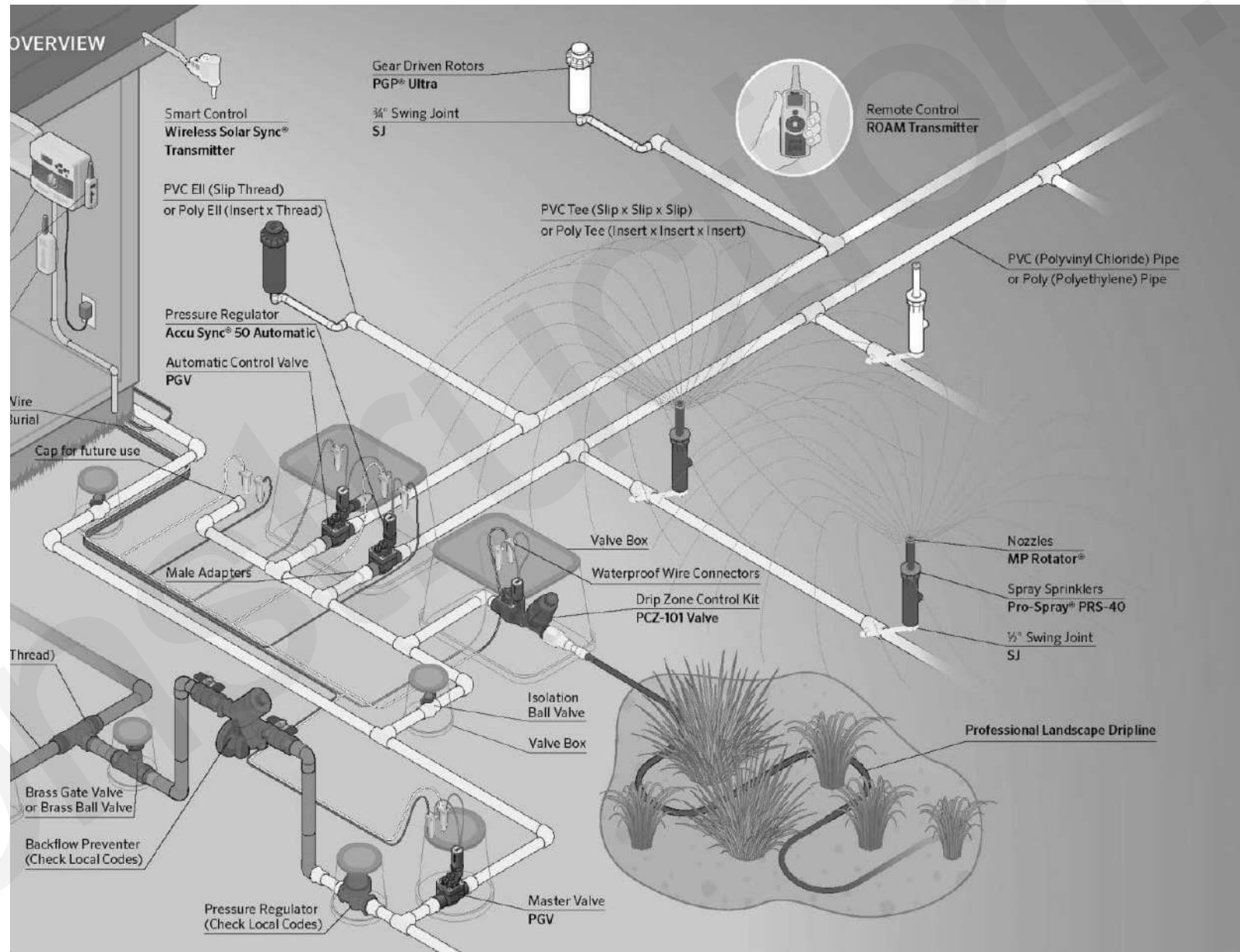
CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.



TYPICAL RAIN SENSOR
NOT TO SCALE

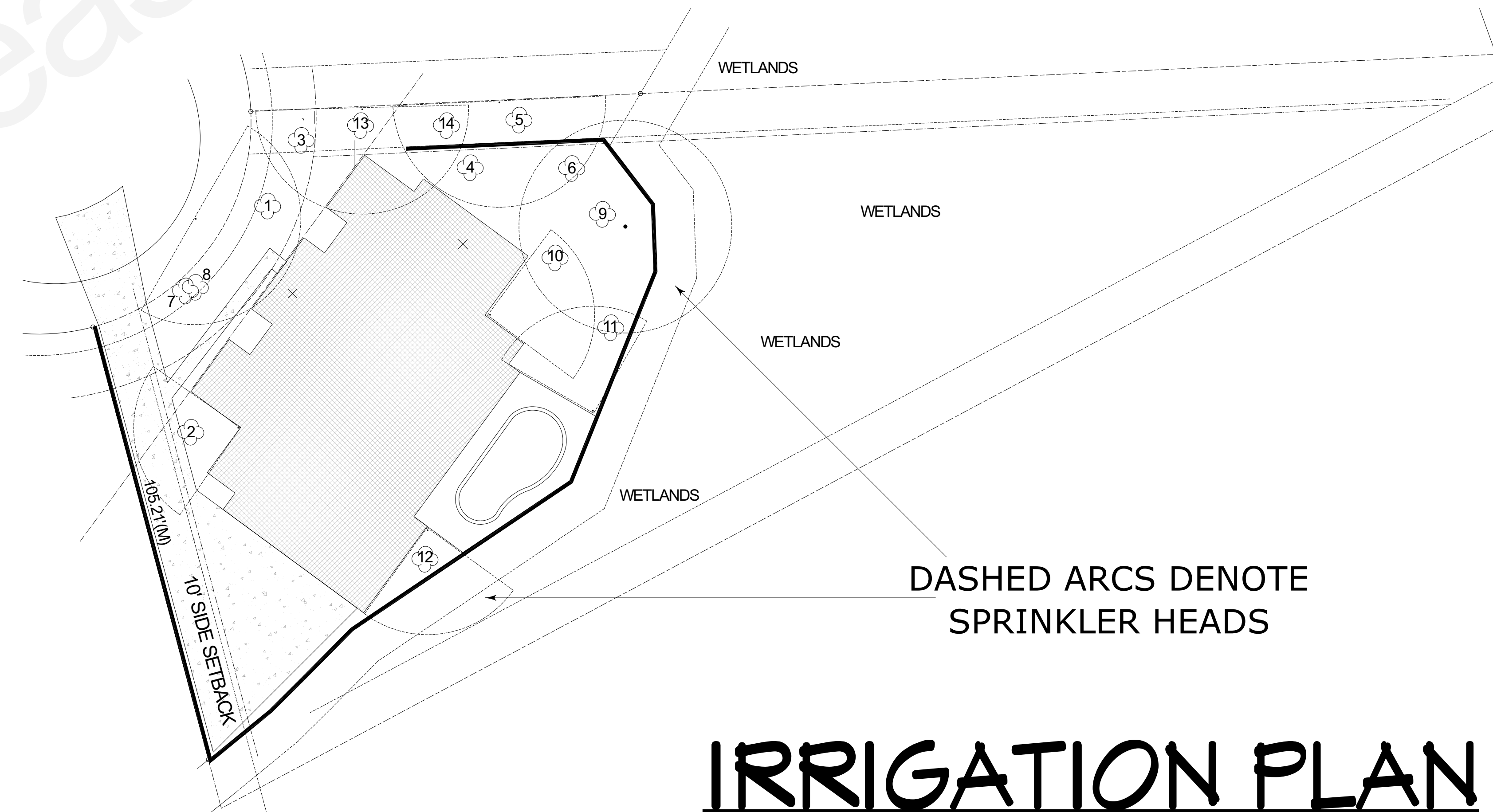


TYPICAL HI-POP SPRAY SPRINKLER
NOT TO SCALE



TYPICAL INSTALLATION ISOMETRIC

- IRRIGATION NOTES:
1. 4-ZONE SYSTEM MINIMUM
 2. VALVES LOCATED TO THE LEFT OF THE GARAGE NEAR THE DRIVEWAY
 3. BACKFLOW PREVENTER IS OPTIONAL
 4. FIELD ADJUST AS REQUIRED
 5. ALL IRRIGATION IS BY ALLOWANCE
 6. FLOWER BEAD HEADS TO BE ON RISERS



IRRIGATION PLAN

PLAN #:
3962

CLIENT APPROVAL SIGNATURE	DATE
ROBERT A. THOMAS	
KAREN ODOM THOMAS	

P.O.C: Robert Thomas
CELL: 904-718-9005
robert@pspquotes.com
CGC051125
CCC057061



PROJECT DESCRIPTION:
THE SEBASTION ON
FIDDLER CRAB LANE
115 FIDDLER CRAB LANE
SAINT AUGUSTINE, FLORIDA 32080-0000
R/E #: 158571-9080

Design Drawings
provided by:
DESIGNS FOR LIVING
904-730-7135 www.3dthomadesigners.com

DATE:
7/10/2023

SCALE:
1' = 20'-0"

SHEET:
A-8

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THE SEBASTIAN ON FIDDLER CRAB LANE

HOA/ARB PLAN: 7/10/2023

NOTE: IMPACT RATED WINDOWS
& DOORS ARE REQUIRED!

NOTE: IMPACT RATED WINDOWS
& DOORS ARE REQUIRED!



115 FIDDLER CRAB LANE
SAINT AUGUSTINE, FLORIDA 32080-0000
PELICAN REEF V, LOT 8, BLOCK 9
R/E #: 158571-9080



BUILT BY:
BEAR CREEK CONSTRUCTION SERVICES, INC.
P.O.C: ROBERT THOMAS
EMAIL: robert@pspquotes.com
CELL: 904-718-9005
CGC051125 CCC027061

WIND ZONE/UTILITY INFORMATION:
130 MPH, EXPOSURE "D"
WIND-BORNE DEBRIS AREA: YES
RISK CATEGORY: II
OCCUPANCY CLASSIFICATION: R3
BUILDING CODE: FBC 7TH EDITION
EVACUATION ZONE: A
STORM SURGE ZONE: 1
EAGLE NEST ZONE: NO
FIRE ZONE: 41
SEWER: PUBLIC
WATER: PUBLIC
POWER: PUBLIC

COVER PAGE

FLOOD ZONE: "AE-8"
FEMA PRE-CONSTRUCTION, PART 1 & PART 2
CERTIFICATES ARE REQUIRED
MINIMUM F.F.: AE-9 PER ST. AUGUSTINE

MAP NUMBER: 12109C0318J
DATED: 12/07/2018
FBC-R 2020, 7TH EDITION

ORIGINAL BUILD DATE: N/A

ZONING: RS-2
JURISDICTION: CITY OF ST. AUGUSTINE

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PLAN #:
3962

CLIENT APPROVAL SIGNATURE	DATE
ROBERT A. THOMAS	
KAREN ODOM THOMAS	

BUILT BY:
P.O.C: Robert Thomas
CELL: 904-718-9005
robert@pspquotes.com
CGC051125
CCC027061



PROJECT DESCRIPTION:
THE SEBASTIAN ON
FIDDLER CRAB LANE
115 FIDDLER CRAB LANE
SAINT AUGUSTINE, FLORIDA 32080-0000
R/E #: 158571-9080

Design Drawings
provided by:
DESIGNS FOR LIVING
904-730-7135 www.3dHomedesigners.com

DATE:
7/10/2023

SCALE:
N.T.S.

SHEET:
A-1

NOTE: BUBBLED AREA DENOTES APPROXIMATE LIMITS OF SILT FENCE EROSION CONTROL TO ENSURE NO SILT MIGRATION ONTO ADJACENT PROPERTIES

115 FIDDLER CRAB LANE
(50' RIGHT OF WAY)

ARC LENGTH 67.81'
RADIUS 50.00'
CHORD BEARING S 36°13'15" W
CHORD LENGTH 62.73'(R)

TBM #2
NAIL & DISC FOUND
ELEVATION 5.46' NAVD88

TBM #1
NAIL & DISC FOUND
ELEVATION 5.70' NAVD88

FOUND 3/8" IRON ROD
NO IDENTIFICATION

15" GALVANIZED PIPE WITH CODE
COMPLIANT CONCRETE INLET

20' FRONT B.R.L.

10' DRAINAGE EASEMENT

10' DRAINAGE EASEMENT

5' FP&L EASEMENT

91.58'(R)(M)

FOUND 1/2" IRON ROD
LB 6388

10' SIDE SETBACK

WETLANDS

WETLANDS

WETLANDS

VACANT
LOT 8
BLOCK 9

TREMIRON KEYSTONE COMPAC
RETAINING WALL LOCATION

10' CONSERVATION EASEMENT
& RETENTION SWALE

INGROUND POOL

WETLANDS

WETLANDS

WETLANDS

10' CONSERVATION EASEMENT
& RETENTION SWALE

10' SIDE SETBACK

10' REAR SETBACK

S 61°55'40" W 345.20'(R)

N 14°55'39" W 117.00'(R)

42'-10 1/4" L5

19'-2 3/4" L4

17'-11" L3

20'-4 7/16" L2

20'-4 7/16" L1

5.2

4.4

5.0

8.5

4.9

5.2

4.4

36" GAP TO
DRIVEWAY

FOUND 1/2" IRON ROD
NO IDENTIFICATION

20' FRONT B.R.L.

FOUND 1/2" IRON ROD
LB 6388

LOT 9
BLOCK 9

LEGEND

(R) RECORD
(P) PLAT
(M) MEASURED
R/W RIGHT OF WAY
FP&L FLORIDA POWER LIGHT
O.R. OFFICIAL RECORDS
4.4 × TYPICAL SPOT ELEVATION
WM WATER METER

ONE INCH EQUALS THIRTY FEET

LINE CHART

LINE	BEARING	DISTANCE
L1	S 30°32'22" W	14.99'
L2	S 37°29'56" E	16.65'
L3	S 02°11'34" E	15.57'
L4	S 21°49'52" W	53.04'
L5	S 56°02'30" W	61.96'
L6	S 44°39'53" W	16.45'
L7	S 45°13'25" W	10.64'
L8	S 50°38'14" W	18.54'

TREE LOCATION CHART

#1 14" CEDAR
#2 9" OAK
#3 14" CEDAR
#4 10" CEDAR
#5 8" CEDAR
#6 14" CEDAR
#7 13" CEDAR
#8 10" CEDAR
#9 17" CEDAR

PARCEL AREA
28923.84 Sq. Feet
0.66 Acres

SURVEYOR'S NOTES:

- THIS IS A BOUNDARY, TOPOGRAPHIC AND TREE LOCATION SURVEY ONLY.
- NO UNDERGROUND UTILITIES, IMPROVEMENTS OR INSTALLATIONS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- THIS SURVEY DOES NOT DETERMINE OR REFLECT OWNERSHIP UNLESS OTHERWISE NOTED, ANY PORTION OF THE SUBJECT PARCEL THAT MAY OR MAY NOT BE DEEMED AS WETLANDS BY THE APPROPRIATE STATE OR OTHER GOVERNING AGENCIES, HAS NOT BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
- FOR BUILDING SETBACKS CALL THE BUILDING CODES ENFORCEMENT OFFICE OF SAID COUNTY.
- USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE THE SURVEY WAS PREPARED FOR.
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN HAVE BEEN CALCULATED FROM A CLOSED FIELD TRAVERSE OR DIRECT FIELD MEASUREMENT.
- ALL ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

FEDERAL EMERGENCY MANAGEMENT AGENCY,
NATIONAL FLOOD INSURANCE PROGRAM

COMMUNITY PANEL NO. 125145 0318 J

ZONE AE (8) DATED 12-07-2018

SURVEYOR'S NOTES:

1. THIS IS A BOUNDARY, TOPOGRAPHIC AND TREE LOCATION SURVEY ONLY.
2. NO UNDERGROUND UTILITIES, IMPROVEMENTS OR INSTALLATIONS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. THIS SURVEY DOES NOT DETERMINE OR REFLECT OWNERSHIP
4. UNLESS OTHERWISE NOTED, ANY PORTION OF THE SUBJECT PARCEL THAT MAY OR MAY NOT BE DEEMED AS WETLANDS BY THE APPROPRIATE STATE OR OTHER GOVERNING AGENCIES, HAS NOT BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
5. FOR BUILDING SETBACKS CALL THE BUILDING CODES ENFORCEMENT OFFICE OF SAID COUNTY.
6. USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE THE SURVEY WAS PREPARED FOR.
7. UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN HAVE BEEN CALCULATED FROM A CLOSED FIELD TRAVERSE OR DIRECT FIELD MEASUREMENT.
8. ALL ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).

FEDERAL EMERGENCY MANAGEMENT AGENCY,
NATIONAL FLOOD INSURANCE PROGRAM

COMMUNITY PANEL NO.	125145 0318 J
ZONE AE (8')	DATED 12-07-2018

SITE PLAN

A-2

Specifications & Keystone SpecifierGUIDE
Section 02834 (32 32 23)
KEYSTONE CONCRETE RETAINING WALL
PART 1: GENERAL

- 1.01 Description
A. Work shall consist of designing, furnishing and construction of a KEYSTONE® Retaining Wall System in accordance with these specifications and to the lines, grades, design, and dimensions shown on the plans. No alternate wall systems will be considered.
B. Work includes preparing foundation soil, furnishing and installing leveling pad, unit drainage fill and backfill to the lines and grades shown on the construction drawings.
C. Work includes furnishing and installing geogrid soil reinforcement of the type, size, location, and lengths designated on the construction drawings.

- 1.02 Related Sections
A. Section 02300 (31 00 00) - Earthwork

- 1.03 Reference Documents
A. American Society for Testing and Materials (ASTM)
1. ASTM C140 Standard Test Methods for Sampling and Testing Concrete Masonry Units and Related Units
2. ASTM C1262 Standard Test Method for Evaluating the Freeze-Thaw Durability
3. ASTM C1372 Standard Specification for Dry-Cast Segmental Retaining Wall Units
4. ASTM D422 Standard Test Method for Particle-Size Analysis of Soils
5. ASTM D698 Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Standard Effort (12,400 ft-lbf/ft³ (600 kN-m/m³))
6. ASTM D1557 Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort (56,000 ft-lbf/ft³ (2,700 kN-m/m³))
7. ASTM D3034 Standard Specification for Type PSM Poly Vinyl Chloride (PVC) Sewer Pipe and Fittings
8. ASTM D4318 Standard Test Methods for Liquid Limit, Plastic Limit, and Plasticity Index of Soils
9. ASTM D4475 Horizontal Shear Strength of Pultruded Reinforced Plastic Rods
10. ASTM D4476 Flexural Properties of Fiber Reinforced Pultruded Plastic Rods
11. ASTM D4545 Standard Test Method for Tensile Properties of Geotextiles by the Wide-Width Strip Method
12. ASTM D5262 Standard Test Method for Evaluating the Unconfined Tension Creep and Creep Rupture Behavior of Geosynthetics
13. ASTM D5818 Standard Practice for Exposure and Retrieval of Samples to Evaluate Installation Damage of Geosynthetics
14. ASTM D6637 Standard Test Method for Determining Tensile Properties of Geogrids by the Single or Multi-Rib Tensile Method
15. ASTM D6638 Standard Test Method for Determining Connection Strength Between Geosynthetic Reinforcement and Segmental Concrete Units (Modular Concrete Blocks)
16. ASTM D6706 Standard Test Method for Measuring Geosynthetic Pullout Resistance in Soil
17. ASTM D6916 Standard Test Method for Determining the Shear Strength Between Segmental Concrete Units (Modular Concrete Blocks)
B. American Association of State Highway and Transportation Officials (AASHTO)
1. AASHTO M 252 Corrugated Polyethylene Drainage Pipe
2. AASHTO M 288 Standard Specification for Geotextile Specification for Highway Applications

- 1.04 Submittals/Certification
A. Contractor shall submit a Manufacturer's certification, prior to start of work, that the retaining wall system components meet the requirements of this specification and the structure design.
B. Contractor shall submit construction drawings and design calculations for the retaining wall system as prepared and stamped by a Professional Engineer registered in the state of the project. The engineering designs, techniques, and material evaluations shall be in accordance with the Keystone Design Manual.

- 1.05 Quality Assurance
A. Contractor shall submit a list of five (5) previously constructed projects of similar size and magnitude by the wall installer where the specific retaining wall system has been constructed successfully. Contact names and telephone numbers shall be listed for each project.
B. Contractor shall provide evidence that the design engineer has a minimum of five years of documented experience in the design for reinforced soil structures. The design engineer shall provide proof of current professional liability insurance with an aggregate coverage limit of not less than \$2,000,000.
C. Owner shall provide soil testing and quality assurance inspection during earthwork and wall construction operations. Contractor shall provide quality control testing and inspection during construction. Owner's quality assurance program does not relieve the contractor of responsibility for quality control and wall performance.
1.06 Delivery, Storage and Handling
A. Contractor shall check all materials upon delivery to assure that the proper type, grade, color, and certification have been received.
B. Contractor shall protect all materials from damage due to job site conditions and in accordance with manufacturer's recommendations. Damaged materials shall not be incorporated into the work.

PART 2: PRODUCTS

- 2.01 Definitions
A. Keystone Unit: a concrete retaining wall element machine made from Portland cement, water, and aggregates.
B. Structural Geogrid: a structural element formed of high tenacity woven/ knitted polyester yarns or high-density polyethylene (HDPE) into a regular network of integrally connected tensile elements with apertures of sufficient size to allow interlocking with surrounding soil, rock, or earth and function primarily as reinforcement.
C. Unit Drainage Fill: drainage aggregate that is placed within and immediately behind the Keystone concrete units.
D. Reinforced Backfill: compacted soil that is placed within the reinforced soil volume as outlined on the plans.

- 2.02 Keystone Concrete Retaining Wall Units
A. Keystone concrete units shall conform to the following architectural requirements:
1. Face color: concrete gray, unless otherwise specified. The Owner may specify standard manufacturers' color.
2. Face finish: sculptured rock face in angular tri-plane or straight-face configuration. Other face finishes will not be allowed without written approval of Owner.
3. Bond configuration: running with bonds nominally located at midpoint of vertically adjacent units, in both straight and curved alignments.
4. Exposed surfaces of units shall be free of chips, cracks or other imperfections when viewed from a distance of 10 feet (3 m) under diffused lighting.
B. Keystone concrete materials shall conform to the requirements of ASTM C1372 - Standard Specifications for Segmental Retaining Wall Units.
C. Keystone concrete units shall conform to the following structural and geometric requirements measured in accordance with ASTM C140 Sampling and Testing Concrete Masonry Units, ASTM D6916 Determining the Shear Strength Between Segmental Concrete Units and ASTM D6638 Determining Connection Strength Between Geosynthetic Reinforcement and Segmental Concrete Units:
1. Compressive strength: ≥3000 psi (21 MPa)
2. Absorption: ≤8 % for standard weight aggregates. Note to Specifier: Select appropriate unit(s) below and delete others.
3. Keystone Standard Units:
a. Width: 18" (457 mm).
b. Depth: 18" - 21" (457 - 533 mm), not including rough split face.
c. Height: 8" (203 mm).
d. Weight: 82 - 114 pounds (37 - 52 kg) per unit minimum using standard weight aggregates.
4. Keystone Compac Units:
a. Width: 18" (457 mm).
b. Depth: 12" (305 mm), not including rough split face.
c. Height: 8" (203 mm).
d. Weight: 67 - 89 pounds (30 - 40 kg) per unit minimum using standard weight aggregates.
5. Keystone Century Wall Units:
a. Width: Varies - 7' - 18" (178 - 457 mm).
b. Depth: 12" (305 mm) minimum, not including rough split face.
c. Height: 8" (203 mm) and 4" (101 mm).
d. Weight: 20 - 90 pounds (9 - 41 kg) per unit minimum using standard weight aggregates.
6. Keystone Country Manor Units:
a. Width: 4" - 16" (101 - 406 mm).
b. Depth: 10" (254 mm) minimum, not including rough split face.
c. Height: 6" (152 mm).
d. Weight: 21 - 65 pounds (10 - 29 kg) per unit minimum using standard weight aggregates.
7. Keystone 133Elite Units:
a. Width: 24" (610 mm).
b. Depth: 11.5 - 12" (292 - 305 mm).
c. Height: 8" (203 mm).
d. Weight: 92 - 97 pounds (42 - 44 kg) per unit minimum using stand
8. Accessory Units: Provide matching units.
a. Corners: Provide 90 degree corners, finished two sides, where indicated.
b. Cap units: Provide solid cap units.
D. Keystone concrete units shall conform to the following construction requirements:
1. Vertical setback: 1/8" (3 mm) ± per course (near vertical) or 1" (25 mm) ± per course per the design (3/8" 133Elite);
2. Alignment and grid positioning mechanism fiberglass pins, two per unit minimum (one pin for small units).
3. Maximum horizontal gap between erected units shall be ≤1/2" (13 mm).

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SPECIFICATIONS

- 2.03 Shear Connectors
A. Shear connectors shall be 1/2" (12 mm) diameter thermoset isophthalic polyester resin pultruded fiberglass reinforcement rods to provide connection between vertically and horizontally adjacent units with the following requirements:
1. Flexural strength in accordance with ASTM D4476: 128,000 psi (882 MPa) minimum;
2. Short Beam Shear in accordance with ASTM D4475: 6,400 psi (44 MPa) minimum.
B. Shear connectors shall be capable of holding the geogrid in the proper design position during grid pre tensioning and backfilling.

- 2.04 Base Leveling Pad Material
A. Material shall consist of a compacted crushed stone base or nonreinforced concrete as shown on the construction drawings.

- 2.05 Unit Drainage Fill
A. Unit drainage fill shall consist of clean 1" (25 mm) minus crushed stone or crushed gravel meeting the following gradation tested in accordance with ASTM D-422:
Sieve Size Percent Passing
1" (25 mm) 100
3/4" (19 mm) 75 - 100
No. 4 (4.75mm) 0 -10
No. 50 (300um) 0 - 5
B. Drainage fill shall be placed within the cores of, between, and behind the units as indicated on the design drawings. Not less than one cubic foot (0.028 m3), of drainage fill shall be used for each square foot (0.093 m2) of wall face unless otherwise specified.

- 2.06 Reinforced Backfill
A. Reinforced backfill shall be free of debris and organic material; meeting the following gradation tested in accordance with ASTM D-422:
Sieve Size Percent Passing
3/4" (19 mm) 100 - 75
No. 40 (425um) 0 - 60
No. 200 (75um) 0 - 35
Plasticity Index (PI) ≤15 and Liquid Limit (LL) ≤40 per ASTM D-4318.
B. The maximum aggregate size shall be limited to 3/4" (19 mm) unless field tests have been performed to evaluate potential strength reductions to the geogrid design due to damage during construction.
C. Material can be site-excavated soils where the above requirements can be met. Unsuitable soils for backfill (high plastic clays or organic soils) shall not be used in the backfill or in the reinforced soil mass.
D. Contractor shall submit reinforced fill sample and laboratory test results to the Architect/Engineer for approval prior to the use of any proposed reinforced fill material.

- 2.07 Geogrid Soil Reinforcement
A. Geosynthetic reinforcement shall consist of geogrids manufactured specifically for soil reinforcement applications and shall be manufactured from high tenacity polyester yarn or high density polyethylene. Polyester geogrid shall be knitted from high tenacity polyester filament yarn with a molecular weight exceeding 25,000 g/m and a carboxyl end group values less than 30. Polyester geogrid shall be coated with an impregnated PVC coating that resists peeling, cracking, and stripping.
B. T_a, Long Term Allowable Tensile Design Load, of the geogrid material shall be determined as follows:
T_a = T_{ult} / (R_{Fcr}*R_{Fd}*R_{Fid}*F_S)
T_a shall be evaluated based on a 75-year design life.
1. T_{ult}, Short Term Ultimate Tensile Strength shall be determined in accordance with ASTM D4545 or ASTM D6637.
T_{ult} is based on the minimum average roll values (MARV).
2. R_{Fcr}, Reduction Factor for Long Term Tension Creep
R_{Fcr} shall be determined from 10,000-hour creep testing performed in accordance with ASTM D5262 - R_{Fcr} can typically vary from 1.50 to 5.0.
3. R_{Fd}, Reduction Factor for Durability
R_{Fd} shall be determined from polymer specific durability testing covering the range of expected soil environments. R_{Fd} can typically vary from 1.0 to 2.0.
4. R_{Fid}, Reduction Factor for Installation Damage
R_{Fid} shall be determined from product specific construction damage testing performed in accordance with ASTM D5818. Test results shall be provided for each product to be used with project specific or more severe soil type. R_{Fid} can typically vary from 1.05 to 2.0.
5. F_S, Overall Design Factor of Safety
F_S shall be 1.5 unless otherwise noted for the maximum allowable working stress calculation.
C. The maximum design tensile load of the geogrid shall not exceed the laboratory tested ultimate strength of the geogrid/facing unit connection divided by a factor of safety of 1.5. The connection strength testing and computation procedures shall be in accordance with ASTM D6638 Connection Strength between Geosynthetic Reinforcement and Segmental Concrete Units.
D. Soil Interaction Coefficient, C_i
C_i values shall be determined per ASTM D6706 at a maximum 3/4" (19 mm) displacement.
E. Manufacturing Quality Control
The geogrid manufacturer shall have a manufacturing quality control program that includes QC testing by an independent laboratory. The QC testing shall include:
Tensile Strength Testing
Melt Flow Index (HDPE)
Molecular Weight (Polyester)

- 2.08 Drainage Pipe
A. If required, the drainage pipe shall be perforated or slotted PVC pipe manufactured in accordance with ASTM D-3034 or corrugated HDPE pipe manufactured in accordance with AASHTO M252.
2.09 Geotextile Filter Fabric
A. When required, Geotextile filter fabric shall be 4.0 oz/sy, polypropylene, needle-punched nonwoven fabric in accordance with AASHTO M288.

**NOTE: CMU RETAINING WALL
WILL NOT EXCEED 8-10 BLOCKS
HIGH PLUS CAP BLOCK**

**CONTRACT NOTE: CONTRACT AND
SPECIFICATIONS TAKE PRECEDENCE
OVER THESE DRAWINGS. ANY CONFLICT
WILL DEFAULT TO SAID DOCUMENTS.**

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PLAN #:
3962

CLIENT	APPROVAL SIGNATURE	DATE
	ROBERT A. THOMAS	
	KAREN ODOM THOMAS	

BUILT BY:

P.O.C: Robert Thomas
CELL: 904-718-9005
robert@pspquotes.com
CGC051125
CCC057061



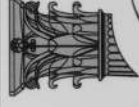
BEAR CREEK
CONSTRUCTION

PROJECT DESCRIPTION:

THE SEBASTION ON
FIDDLER CRAB LANE

115 FIDDLER CRAB LANE
SAINT AUGUSTINE, FLORIDA 32080-0000
R/E #: 158571-9080

Design Drawings
provided by:



DESIGNS for LIVING
RESIDENTIAL, COMMERCIAL, INTERIOR DESIGN

904-730-7135 www.3dhomedesigners.com

DATE:
7/10/2023
SCALE:
N.T.S.
SHEET:
A-3

PART 3: EXECUTION

3.01 Excavation

- A. Contractor shall excavate to the lines and grades shown on the construction drawings. Owner's representative shall inspect the excavation and approve the foundation soils prior to placement of leveling material or fill soils.
- B. Over excavation and replacement of unsuitable foundation soils and replacement with approved compacted fill will be compensated as agreed upon with the Owner.

3.02 Base Leveling Pad

- A. Leveling pad material shall be placed to the lines and grades shown on the construction drawings, to a minimum thickness of 6" (150 mm) and extend laterally a minimum of 6" (150 mm) in front and behind the Keystone wall unit.
- B. Soil leveling pad materials shall be compacted to a minimum of 95% Standard Proctor density per ASTM D-698.
- C. Leveling pad shall be prepared to insure full contact to the base surface of the concrete units.

3.03 Keystone Unit Installation

- A. First course of units shall be placed on the leveling pad at the appropriate line and grade. Alignment and level shall be checked in all directions; insuring that all units are in full contact with the base and properly seated.
- B. Place the front of units side-by-side. Do not leave gaps between adjacent units. Layout of corners and curves shall be in accordance with manufacturer's recommendations.
- C. Install shear/connecting devices per manufacturer's recommendations.
- D. Place drainage fill within and behind wall units. Place and compact backfill soil behind drainage fill. Follow wall erection and drainage fill closely with structure backfill.
- E. Maximum stacked vertical height of wall units, prior to unit drainage fill and backfill placement and compaction, shall not exceed two courses.

3.04 Structural Geogrid Installation

- A. Geogrid shall be oriented with the highest strength axis perpendicular to the wall alignment.
- B. Geogrid reinforcement shall be placed at the strengths, lengths, and elevations shown on the construction design drawings or as directed by the Engineer.
- C. The geogrid shall be laid horizontally on compacted backfill and attached to the Keystone wall units. Place the next course of Keystone concrete units over the geogrid. The geogrid shall be pulled taut, and anchored prior to backfill placement on the geogrid.
- D. Geogrid reinforcements shall be continuous throughout their embedment lengths and placed side-by-side to provide 100% coverage at each level. Spliced connections between shorter pieces of geogrid or gaps between adjacent pieces of geogrid are not permitted.

CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.

3.05 Reinforced Backfill Placement

- A. Reinforced backfill shall be placed, spread, and compacted in such a manner that minimizes the development of slack in the geogrid and installation damage.
- B. Reinforced backfill shall be placed and compacted in lifts not to exceed 6" (150 mm) where hand compaction is used, or 8 - 10" (200 to 250 mm) where heavy compaction equipment is used. Lift thickness shall be decreased to achieve the required density, as needed.
- C. Reinforced backfill shall be compacted to a minimum of 95% Standard Proctor density per ASTM D-698. The moisture content of the backfill material prior to and during compaction shall be uniformly distributed throughout each layer.
- D. Only lightweight hand operated equipment shall be allowed within 3 feet (1 m) from the tail of the Keystone concrete unit.
- E. Tracked construction equipment shall not be operated directly upon the geogrid reinforcement. A minimum fill thickness of 6" (150 mm) is required prior to operation of tracked vehicles over the geogrid. Tracked vehicle turning should be kept to a minimum to prevent tracks from displacing the fill and damaging the geogrid.
- F. At the end of each day's operation, the Contractor shall slope the last lift of reinforced backfill away from the wall units to direct runoff away from wall face. The Contractor shall not allow surface runoff from adjacent areas to enter the wall construction site.

3.06 Cap Installation

- A. Cap units shall be glued to underlying units with an all-weather adhesive recommended by the manufacturer such as Keystone Kapseal.

3.07 As-built Construction Tolerances

- A. Vertical alignment: ± 1.5" (40 mm) over any 10' (3 m) distance.
- B. Wall Batter: within 2 degrees of design batter.
- C. Horizontal alignment: ± 1.5" (40 mm) over any 10' (3 m) distance.
- Corners, bends & curves: ± 1 foot (300 mm) to theoretical location.
- D. Maximum horizontal gap between erected units shall be ≤1/2" (13 mm).

3.08 Field Quality Control

- A. Wall construction shall be monitored by a qualified Engineer to verify field conditions. If this work is not performed by the site geotechnical engineer, the geotechnical engineer shall be consulted in those matters pertaining to soil conditions and wall performance.
- B. The foundation soils at each wall location shall be inspected by the Engineer and any unsuitable soils or improperly compacted embankment material removed and replaced as directed by the Engineer prior to wall construction to provide adequate bearing capacity and minimize settlement.
- C. All wall excavation and retained soils shall be inspected for groundwater conditions and any additional drainage provisions required in the field shall be incorporated into the wall construction as directed by the Engineer.
- D. Wall backfill material shall be tested and approved by the Engineer for use in the reinforced soil zone meeting the minimum requirements of the approved design plans.
- E. All soil backfill shall be tested by the Engineer for moisture, density, and compaction periodically (every 2' vertically, 100'-200' c/c) meeting the minimum requirements of the approved design plans or project specifications.
- F. Wall construction shall be periodically inspected by the Engineer to ensure the geogrid reinforcement elevations and lengths are installed in accordance with the approved design plans.
- G. All wall elevations, grades, and backslope conditions shall be verified by the Engineer in the field for conformance with the approved design plans. Any revisions to the structure geometry or design criteria shall require design modification prior to proceeding with construction.

DESIGN SPECIFICATIONS

WALL HEIGHT (H) IS THE TOTAL HEIGHT FROM TOP OF WALL TO TOP OF FOOTING.

MINIMUM WALL EMBEDMENT FOR LEVEL TOE IS 16" OR HEIGHT/20. WHICHEVER IS GREATER; FOR SLOPED TOE, SEE DESIGN DETAILS (MIN. 2 BLOCKS)

SUBSURFACE SOILS MUST BE CAPABLE OF SUPPORTING WALL SYSTEM. THE OWNER OR OWNERS REPRESENTIVE SHALL RETAIN A GEOTECHNICAL ENGINEER/ CONSTRUCTION TESTING FIRM TO EVALUATE THE FOUNDATION SOILS PRIOR TO CONSTRUCTION. UNSUITABLE SOILS (IF ANY), AS DETERMINED BY THE OWNER'S GEOTECHNICAL ENGINEERER, SHALL BE REMOVED AND REPLACED WITH PROPERLY COMPACTED FILL SOIL. UNSUITABLE SOILS ARE DEFINED AS ANY SOIL THAT DOES NOT HAVE SUFFICIENT BEARING CAPACITY OR WILL CAUSE EXCESSIVE WALL SETTLEMENT.

A REPORT OF GEOTECHNICAL SOILS INVESTIGATION WAS NOT PROVIDED PRIOR TO PREPREARATION OF THESE DESIGN PLANS. THIS DESIGN WAS PREPARED WITH THE FOLLOWING ASSUMPTIONS OF EXISTING SOIL CONDITIONS, BASED ON PREVIOUS EXPERIENCE WITH SOILS TYPICAL TO THE AREA OF WALL CONSTRUCTION: SOILS CONSIST OF A SILTY SAND WITH AN APPROX. UNIT WEIGHT OF 120 PCF AND A PHI ANGLE OF 30 DEG. IT IS THE OWNER OR OWNER REPRESENTATIVE'S RESPONSIBILITY TO VERIFY THE ASSUMED SOIL STRENGTH PARAMETERS ARE REPRESENTATIVE OF THE SOILS AVAILABLE FOR WALL CONSTRUCTION. IF THE SOIL STRENGTH PARAMETERS ARE FOUND TO BE INCONSISTENT WITH THOSE ASSUMED BY THE ARCHITECT, THE DESIGN IS NO LONGER VALID AND IT IS THE RESPONSIBILITY OF THE OWNER OR OWNER'S REPRESENTATIVE TO NOTIFY THE ARCHITECT SO THE WALL SYSTEM CAN BE REDESIGNED. FAILURE TO NOTIFY THE ARCHITECT MAY RESULT IN FAILURE OF THE RETAINING WALL.

FOR SPECIFIC DIMENSIONAL INFORMATION OF WALL LENGTHS AND LOCATIONS, PLEASE REFER TO CIVIL DRAWINGS.

FOUNDATIONS AND SOIL COMPACTION SHALL BE IN ACCORDANCE WITH 2010 FLORIDA BUILDING CODE.

UNIT DRAINAGE FILL IS ¾ " CLEAN CRUSHED STONE. AVOID AGGREGATES THAT ARE ROUND IN NATURE.

LEVELING PAD IS CRUSHED STONE BASE MATERIAL, COMPLETELY WRAPPED IN FILTER FABRIC.

ALL BACKFILL MATERIALS ARE TO COMPACTED TO 95% MODIFIED PROCTOR.

FINISHED GRADE MUST PROVIDE POSITIVE DRAINAGE.

GEOGRID MUST BE APPROPRIATE TYPE AND LENGTH SPECIFIED IN THE PLANS.

ALL GEOGRID LENGTHS SHOWN ARE ACTUAL LENGTHS AS MEASURED FROM THE CONNECTION PINS TO THE END OF THE GEOGRID.

GEOTEXTILE FILTER FABRIC SHALL BE MIN. 4 OZ. FDOT D5 OR EQUIVALENT.

ALL SOILS MUST BE COMPACTED IN 8 INCH LIFTS TO 95% MODIFIED PROCTOR AS DETERMINED BY LABORATORY TESTING, AND A COPY OF THE TEST RESULTS PROVIDED TO THE ARCHITECT.

IT IS ASSUMED BY THE ARCHITECT THAT THE WALLS ARE CONSTRUCTED IN ACCORDANCE WITH SYSTEM PRODUCT MANUFACTURER'S SPECIFICATIONS AND GOOD CONSTRUCTION PRACTICE.

IT IS RECOMMENDED THAT THE ARCHITECT AND/OR A REPRESENTATIVE OF THE SYSTEM PRODUCT MANUFACTURER BE PRESENT DURING THE FIRST DAY OF WALL CONSTRUCTION FOR OVERSIGHT OF CONSTRUCTION QUALITY AND METHODS.

THE ARCHITECT SHALL BE NOTIFIED IF EXISTING SITE CONDITIONS DEVIATE FROM ORIGINAL INFORMATION PROVIDED OR IF CHANGES ARE MADE FROM ORIGINAL DESIGN OR LAYOUT.

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BUILT BY:



BEAR CREEK
CONSTRUCTION

P.O.C: Robert Thomas
CELL: 904-718-9005
robert@pspquotes.com
CGC051125
CCC057061

PROJECT DESCRIPTION:

THE SEBASTION ON
FIDDLER CRAB LANE
115 FIDDLER CRAB LANE
SAINT AUGUSTINE, FLORIDA 32080-0000
R/E #: 158571-9080

Design Drawings
provided by:



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DATE:

7/10/2023

SCALE:

N.T.S.

SHEET:

A-4

PLAN #:
3962

CLIENT	APPROVAL SIGNATURE	DATE
	ROBERT A. THOMAS	
	KAREN ODOM THOMAS	

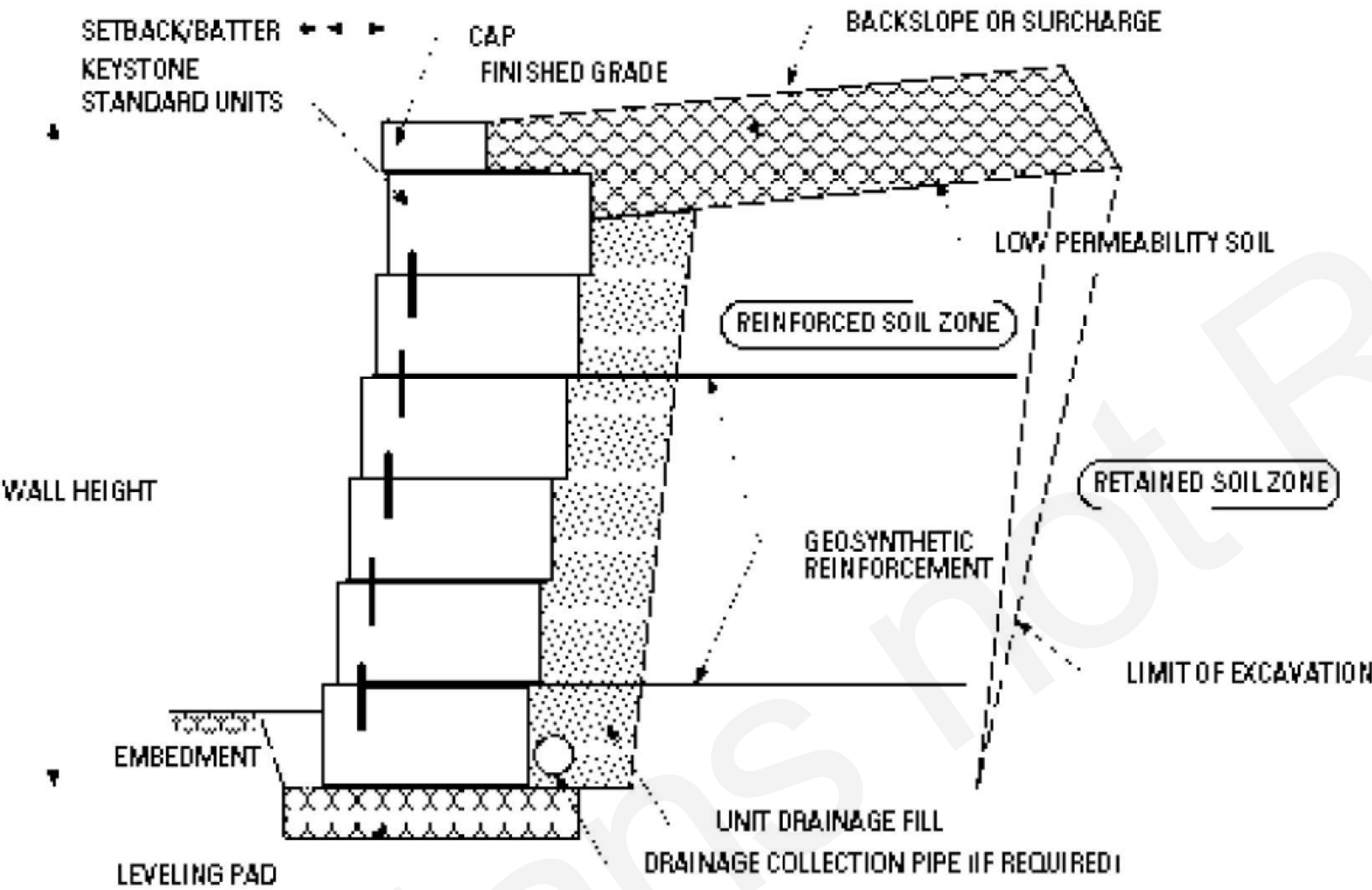
THE KEYSTONE REINFORCED WALL CHARTS ARE GRAPHICALLY PRESENTED TO SHOW THE PROPER LOCATION AND LENGTHS OF GEOGRIDS USED WITH STANDARD UNITS AT THE NEAR VERTICAL AND 1 INCH (25mm) SETBACKS BATTER (8°). DESIGN HEIGHTS WERE SET IN TWO BLOCKS INCREMENTS BEGINNING AT 4.3 FEET (1.3m) AND ENDING 11 FEET (3.4m). ENGINEERING JUDGEMENT SHOULD BE USED WHEN INTERPOLATING BETWEEN HEIGHTS. IN GENERAL, GEOGRID SHOULD BE PLACED AT THE DESIGN ELEVATION FOR THE ENTIRE WALL LENGTH OR UNTIL A WALL STEP IS REACHED. MINIMUM REINFORCEMENT LENGTHS WERE SET FOR 5 FEET (1.5m) AND 70% REINFORCEMENT LENGTH TO WALL HEIGHT RATIO. ALWAYS USE THE SAME VERTICAL SPACING OF GEOGRID THROUGHOUT THE WALL. IF YOUR MAXIMUM HEIGHT OF WALL REQUIRES 3 UNITS VERTICAL SPACING, THEN USE THAT SPACING EVEN THOUGH LOWER WALL HEIGHTS IN THE CHARTS MAY INDICATE 4 UNITS. TOP LAYERS OF GEOGRID SHALL NEVER BE MORE THAN 3 UNITS FROM THE TOP OF THE WALL. BOTTOM LAYERS OF GEOGRID SHALL NEVER BE MORE THAN 3 UNITS FROM THE TOP OF THE LEVELING PAD. INSERT GEOGRID LAYER AT THESE LOCATIONS WHERE 3 UNIT COURSES ARE EXCEEDED. 250 PSF SURCHARGE IS APPLIED 6 INCHES BEHIND THE TAIL OF THE UNITS. SOIL RANGES WERE SELECTED TO APPROXIMATE GOOD, MEDIUM AND POOR SOIL CONDITIONS TO CONCISELY COVER THE TYPICAL DESIGN RANGE. WALL HEIGHT IS THE TOTAL HEIGHT OF THE WALL FROM THE TOP OF THE LEVELING PAD TO THE TOP OF THE WALL.

THE CHARTS USE RANKINE EARTH PRESSURE FOR CALCULATIONS. THE FOLLOWING CHARTS ASSUME THE USE OF A COATED POLYESTER GEOGRID WITH A MINIMUM ALLOWABLE DESIGN STRENGTH OF: LTD5=1800 PLF (26.3 kN/m) TAL=1200 PLF (17.5 kN/m). THE FOLLOWING GEOGRID TYPES ARE SUITABLE WITH THESE DESIGN CHARTS:

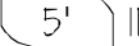
- SYNTEEN SF35 BY SYNTEEN
- MIRAGRID 3XT BY TC MIRAFI
- STRATAGRID 200 BY STRATA SYSTEMS
- 55/30-20 BY HUESKER INC.

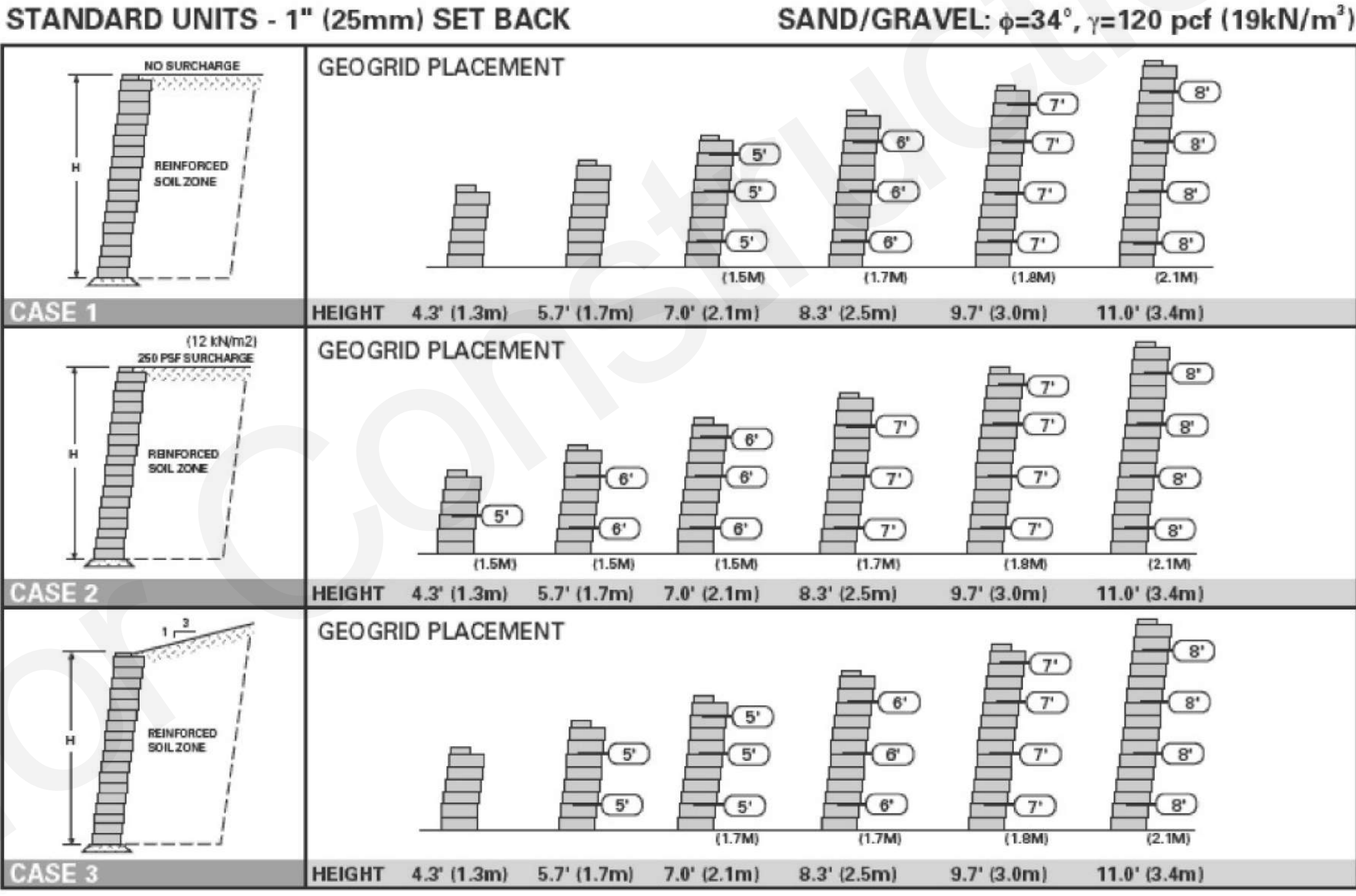
ALL GEOGRID LENGTHS SHOWN ARE THE ACTUAL LENGTHS OF GEOGRID REQUIRED AS MEASURED FROM THE CONNECTION PINS TO THE END OF THE GEOGRID. THE CHARTS ASSUME THAT THE WALLS ARE CONSTRUCTED IN ACCORDANCE WITH KEYSTONE SPECIFICATIONS AND GOOD CONSTRUCTION PRACTICE. ALL SOIL ZONES (REINFORCED, RETAINED, AND FOUNDATIONS) MUST BE COMPACTED IN 8 INCH (200mm) LIFTS TO 95% STANDARD PROCTOR DENSITY AS DETERMINED BY LABORATORY TESTING.

REINFORCED WALL SCHEMATIC



1 A3 REINFORCED WALL DETAIL

- NOTES:
- WALL HEIGHT (H) IS THE TOTAL HEIGHT FROM TOP TO BOTTOM.
- MINIMUM WALL EMBEDMENT IS 6 INCHES (150mm) OR HEIGHT/ 20, WHICHEVER IS GREATER FOR LEVEL TOE.
- SUBSURFACE SOILS MUST BE CAPABLE OF SUPPORTING WALL SYSTEM
- UNIT DRAINAGE FILL IS ¾ INCH (20mm) CLEAN CRUSHED STONE.
- LEVELING PAD IS CRUSHED STONE BASE MATERIAL.
- ALL BACKFILL MATERIALS ARE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- GEOGRIDS MUST BE OF APPROPRIATE TYPE AND LENGTH PER THE DESIGN.
- FINISHED GRADE MUST PROVIDE POSITIVE DRAINAGE.
- THE SYMBOL  INDICATES LOCATION AND LENGTH OF GEOGRID MEASURED FROM THE PINS TO THE END OF THE GEOGRID.



2 A3 REINFORCED WALL SIZE CHART

CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.

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DESIGNS FOR LIVING, LLC
RESIDENTIAL DESIGN, SINCE 1999
www.3Dhomedesigners.com

DATE:
7/10/2023

SCALE:
N.T.S.

SHEET:

A-5

PROJECT DESCRIPTION:

THE SEBASTION ON
FIDDLER CRAB LANE
115 FIDDLER CRAB LANE
SAINT AUGUSTINE, FLORIDA 32080-0000
R/E #: 158571-9080

BUILT BY:

BEAR CREEK
CONSTRUCTION

P.O.C: Robert Thomas
CELL: 904-718-9005
robert@pspquotes.com
CGC051125
CCC057061

CLIENT APPROVAL SIGNATURE	DATE
ROBERT A. THOMAS	
KAREN ODOM THOMAS	

PLAN #:
3962



* Dimensions & Weight May Vary by Region

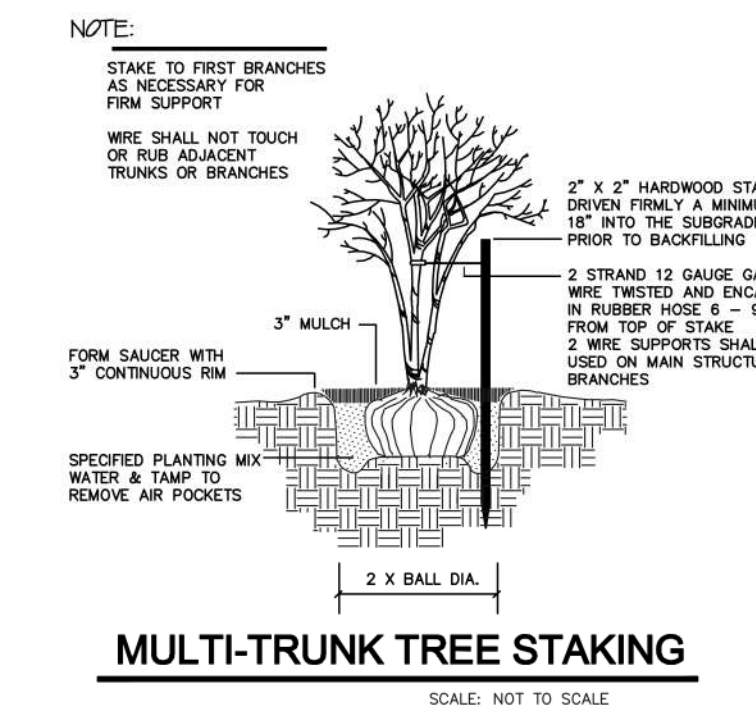
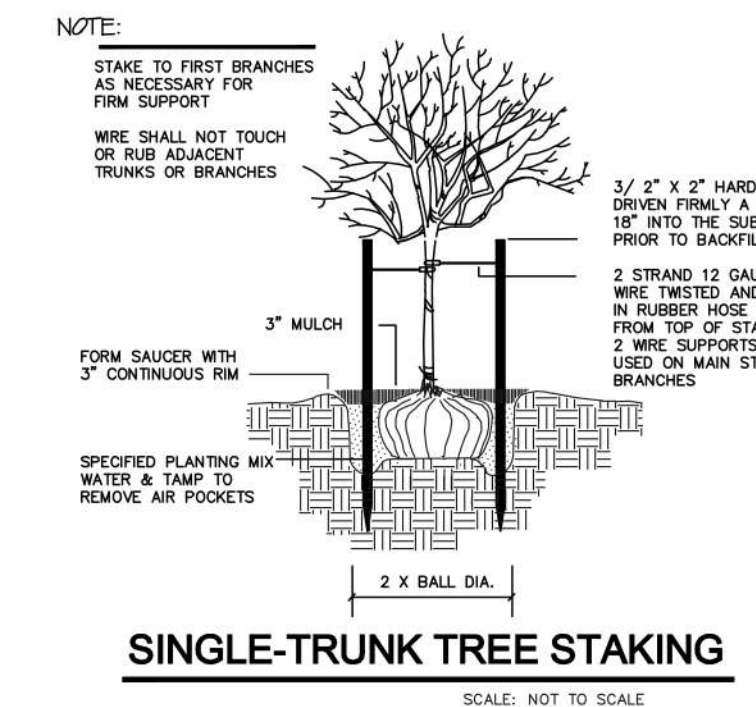
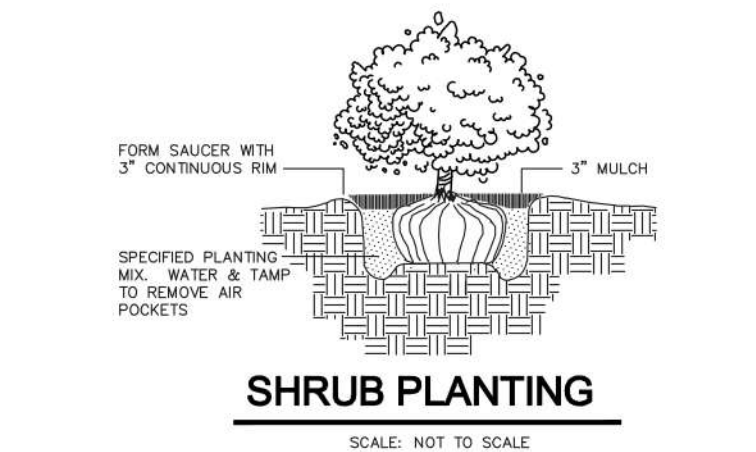
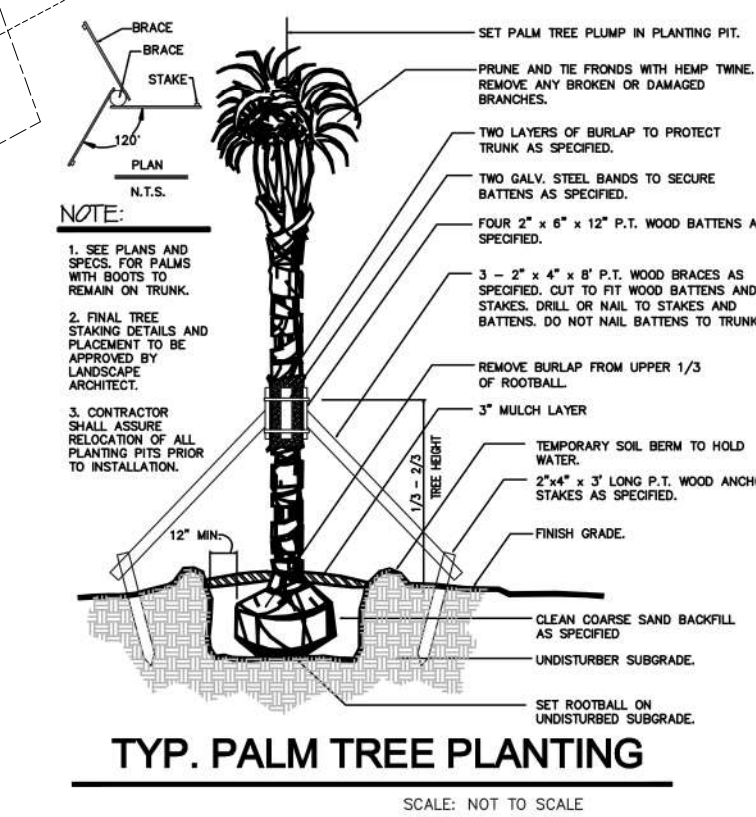
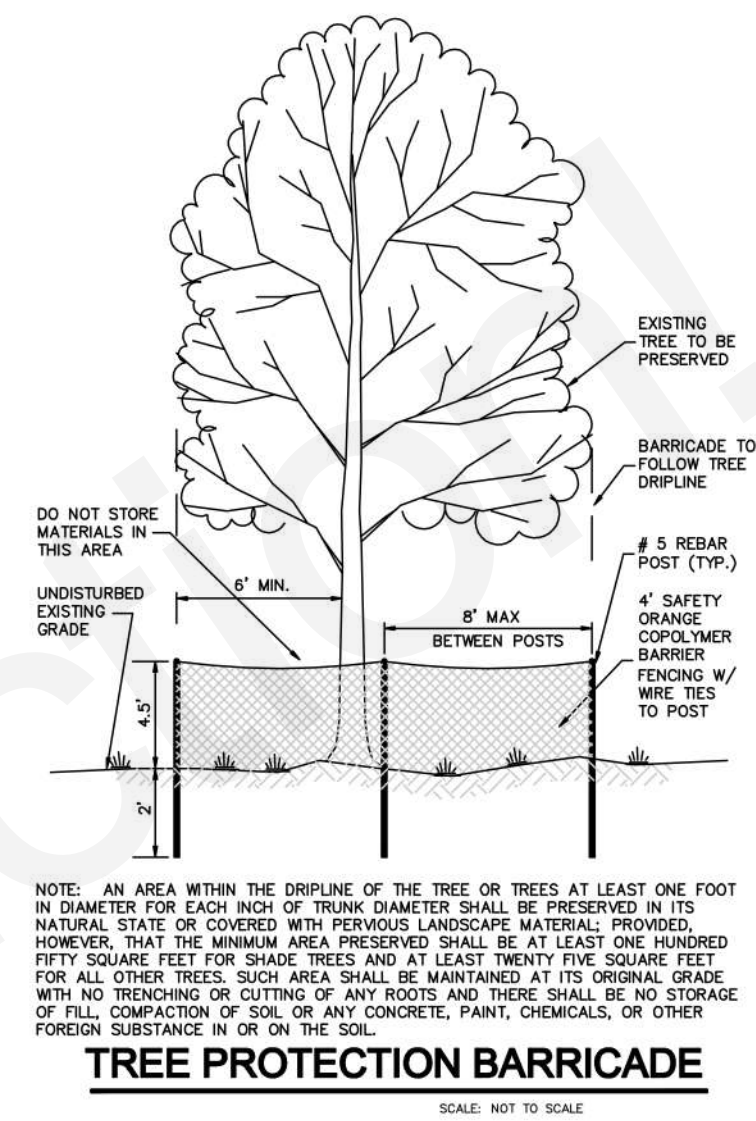


**NOTE: CMU RETAINING WALL
WILL NOT EXCEED 8-10 BLOCKS
HIGH PLUS CAP BLOCK**

A-6

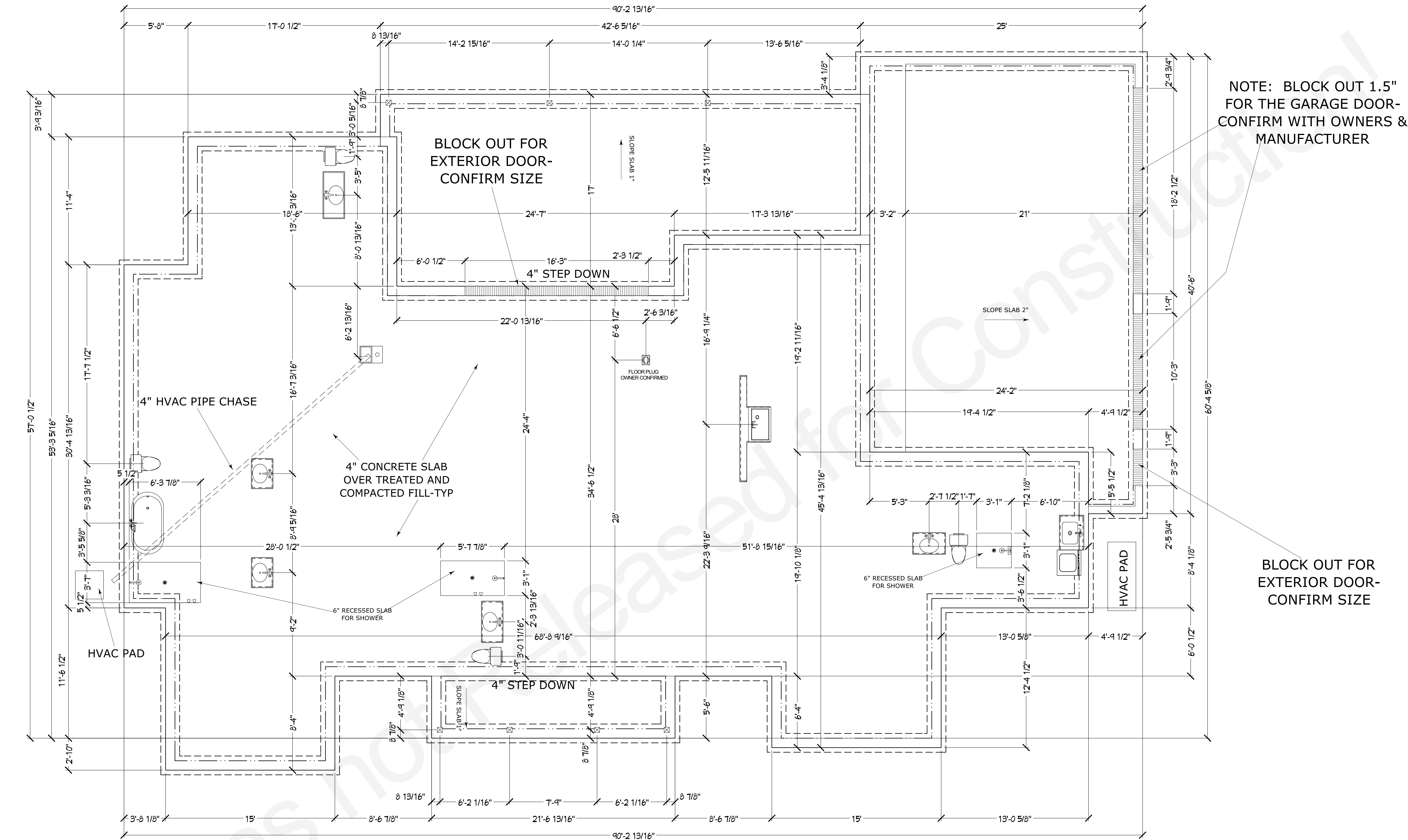
Page 349 of 476

1. The Landscape contractor shall be responsible for verifying the project site and all of the quantities indicated on these plans before bidding this job.
2. Plant materials should be Florida Grade #1 or better that has been nursery grown. Refer to Florida Grades and Standards handbook.
3. All plants shall be in good health, vigorous, evenly branched and thickly foliated when in leaf. All plants shall be free of disease, insects (including eggs and larvae), as well as have a healthy developed root system. They should also be free of physical damage or adverse conditions that would prevent thriving growth.
4. All plants will be container grown or B+B indicated in the plant list.
5. Plants shall conform to the specifications on the plant list.
6. There will be no substitute of plant materials unless authorized by the Landscape Architect in writing. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with the corresponding adjustment of contract price.
7. Plant material locations and bed outlines shall be staked or flagged on site by the contractor and shall be adjusted if required to fit actual as-built conditions on site and approved by the owner or owners representative.
8. All proposed tree planting locations shall be staked or flagged before installation by the landscape contractor and approved by the owner or owners representative.
9. The contractor shall excavate plant pits, according to the drawings, unless otherwise directed.
10. All container grown rootballs shall be carefully scoured before setting in plant pits.
11. All backfill around plant materials shall be worked firmly, tamped and watered in under and around the rootball to fill all voids.
12. Landscape contractor shall bear final responsibility for proper surface drainage of planted areas. Any discrepancy in the drawings, obstruction on the site, or prior to work done by any other party, which the contractor feels precludes establishing proper drainage shall be brought to the attention of the Landscape Architect for correction or relief of said responsibility.
13. Planting beds shall be cut or edged to form a uniform clean line between beds and lawn areas.
14. After all plant material in a bed area has been installed and approved, the areas between plants shall be raked to an even grade to conform to premulching finish grades. All planting beds and plant saucers shall then be uniformly covered with a minimum three inch layer of specified mulch.
15. All planting bed areas with acceptable topsoil shall be top dressed with 50% organic 6-6-6 commercial fertilizer at a rate of nine pounds per 1000 square feet and tilled to a minimum depth of three inches.
16. Plant material backfill mixture shall be thoroughly mixed in the following preparations: 50% existing clean topsoil 50% soil mix:
1/3 peat, 1/3 topsoil, 1/3 composted cow manure
17. The landscape contractor is responsible for all fine grading preparation for planting.
18. Rough grades will be established by the owners general contractor at approximately 3 inches below curbs, sidewalks, hardscape amenities, mowing strips and abutments.
19. Contractor shall coordinate construction of planting areas with installation of irrigation system or hose bibs, whichever is specified.
20. Where seeding may be required on the plans, germination rate shall be the maximum percentage required for the variety specified at the rate of application specified.
21. Sod areas shall be specified sod. Grass for sodding shall be freshly cut in squares one foot wide by two feet long. Sod shall be healthy, free of insect, in naturally flourishing conditions. Dry, brown, and unfresh sod will be rejected.
22. Sod shall be laid end-to-end and side-to-side in a staggered line to form a uniform layer. All uneven edges shall be squarely trimmed to allow close and firm fitting if each piece.
23. After sodding is completed the entire sod areas shall be watered by hand or irrigation system each day for two weeks. Sodded areas shall then be top dressed with a commercial fertilizer as directed herein at the rate of 12 pounds per 1000 square feet of area in an evenly broad case pattern.
24. The landscape contractor is responsible for fully maintaining all plant material on site during and before planting, until the work is accepted by the landscape designer and/or owner.
25. All plants shall be guaranteed by the landscape contractor to be healthy plants and in flourishing condition for ninety (90) days from final inspection and acceptance. All trees shall be guaranteed an additional one-year from final inspection and acceptance.
26. The Landscape Architect, owner, or owners representative shall have the right to reject any and all work which in his opinion does not meet with the requirements of the specifications at any stage of the project operation.
27. In general, the work shall proceed as rapidly as the site becomes available. Keep all areas of work clean, neat, and orderly at all times.
28. There will be special care to all existing trees to be retained on site to avoid construction damage.
29. If an automatic irrigation system is to be provided in lieu of hose bibs as shown on the plan, a shop drawing of the layout and hose bibs must be submitted to the governmental agency, for review and approval, prior to the installation.
30. Irrigation system shall be fully automatic, providing 100% coverage to all planting areas, with all pop up heads in lawn area.
31. Irrigation station shall be set where there will be no mixing of shrub and lawn areas, fixed spray heads with gear driven heads or impacts. Shrub risers shall be minimum 25' from EOP and all heads minimum 1' from building.
32. A double check backflow prevention (or approved equal) ½ equal to a DCA-100t to be mounted in a rectangular valve box (12" x 10") on the service side of the meter and immediately adjacent to the water meter.
33. After the landscape plan is approved by the governmental agency any subsequent changes must be resubmitted for review and approval.
34. Shade trees shall be planted minimum of 4' from EOP and 15' from OHE.
35. Contractor must refer to City of Jacksonville permitted development plans #542,055 for all tree mitigation requirements. The overall development plans reflect each lots required number of mitigation inches.
36. This plan is for a typical lot and the contractor shall make adjustments to quantities based on each lot specifically.

A compass rose with a star-like design in the center. The letter 'N' is positioned above the rose, indicating North. The rose has four main points and four smaller points, creating an eight-pointed star shape. The points are colored in a gradient from light yellow to dark brown.

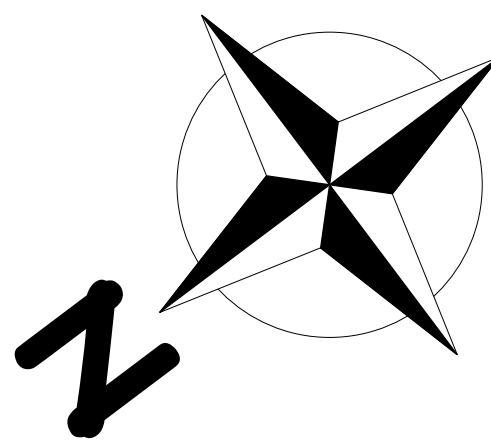
LANDSCAPE PLAN

PLAN #: 3962	
P.O.C: Robert Thomas CELL: 904-718-9005 robert@pspquotes.com CGC051125 CCC057061	
BUILT BY:	 BEAR CREEK CONSTRUCTION
PROJECT DESCRIPTION: THE SEBASTION ON FIDDLER CRAB LANE 115 FIDDLER CRAB LANE SAINT AUGUSTINE, FLORIDA 32080-0000 R/E #: 158571-9080	
Design Drawings provided by:  DESIGNS BY 3D LIVING LLC RESIDENTIAL • COMMERCIAL • INDUSTRIAL 904-730-7135 www.3dhome designers.com	
DATE: 7/10/2023	
SCALE: 1" = 20'-0"	
SHEET: A-7	



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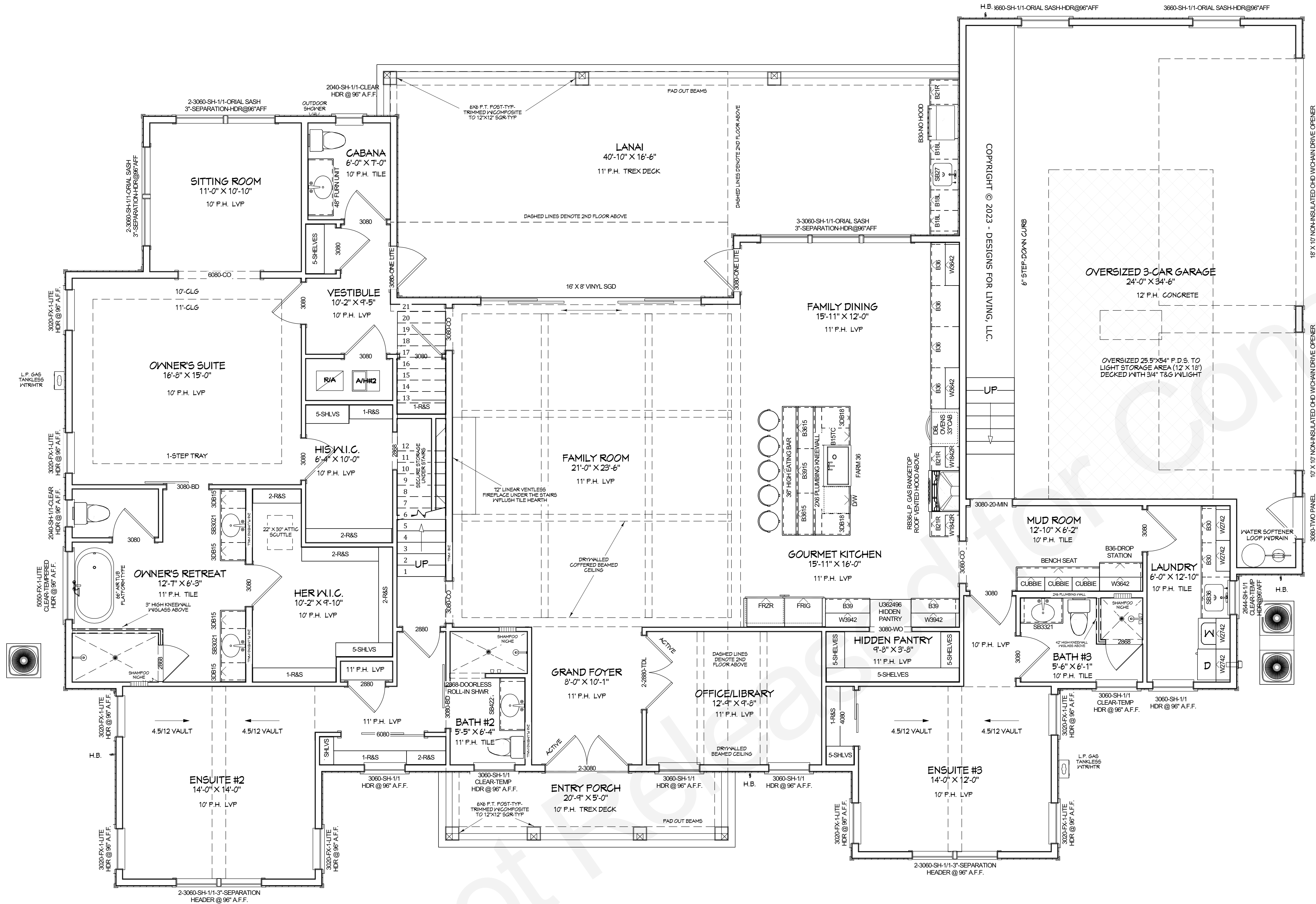


NOTE: ENGINEER'S DETAILS TAKE PRECEDENCE!

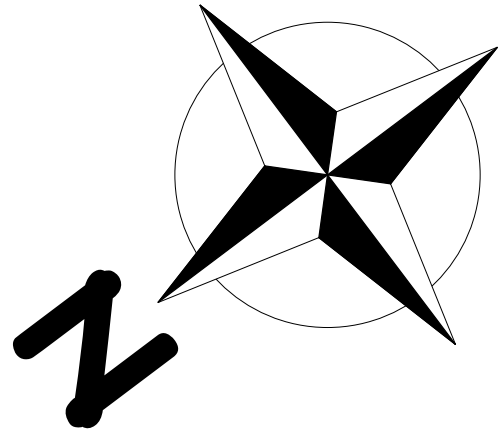
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CLIENT APPROVAL SIGNATURE	DATE
ROBERT A. THOMAS	
KAREN ODOM THOMAS	
BUILT BY: P.O.C: Robert Thomas CELL: 904-718-9005 robert@pspquotes.com CGC051125 CCC057061	
PROJECT DESCRIPTION: THE SEBASTION ON FIDDLER CRAB LANE 115 FIDDLER CRAB LANE SAINT AUGUSTINE, FLORIDA 32080-0000 R/E #: 158571-9080	
Design Drawings provided by: DESIGNS FOR LIVING RESIDENTIAL DESIGN, SINCE 1999 904-730-7135 www.3dthomedesigners.com	
DATE:	7/10/2023
SCALE:	1/4" = 1' - 0"
SHEET:	A-9



NOTE: IMPACT RATED WINDOWS & DOORS ARE REQUIRED!



R302.7 Under-stair protection.
Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch (12.7 mm) gypsum board.

FOOTAGES (A.N.S.I.):	
1ST FLOOR HTD:	3,112.30
2ND FLOOR HTD:	850.30
TOTAL HEATED:	3,962.60
ENTRY PORCH:	102.83
LANAI:	607.23
BALCONY:	270.69
3-CAR GARAGE:	893.39
SLAB EXTENSIONS:	39.19
SLAB AREA:	4,754.74
UNDER ROOF:	5,836.24
ENCLOSED:	4,855.49
UNENCLOSED:	980.75
VOLUME:	T.B.D.

CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.

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TABLE R302.6 DWELLING/GARAGE SEPARATION

SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

1ST FLOOR PLAN

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KAREN ODOM THOMAS	

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CELL: 904-718-9005
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CGC051125
CCC057061

BEAR CREEK CONSTRUCTION

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115 FIDDLER CRAB LANE
SAINT AUGUSTINE, FLORIDA 32080-0000
R/E #: 158571-9080

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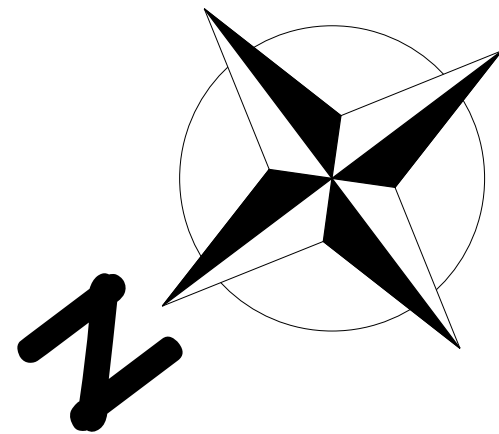
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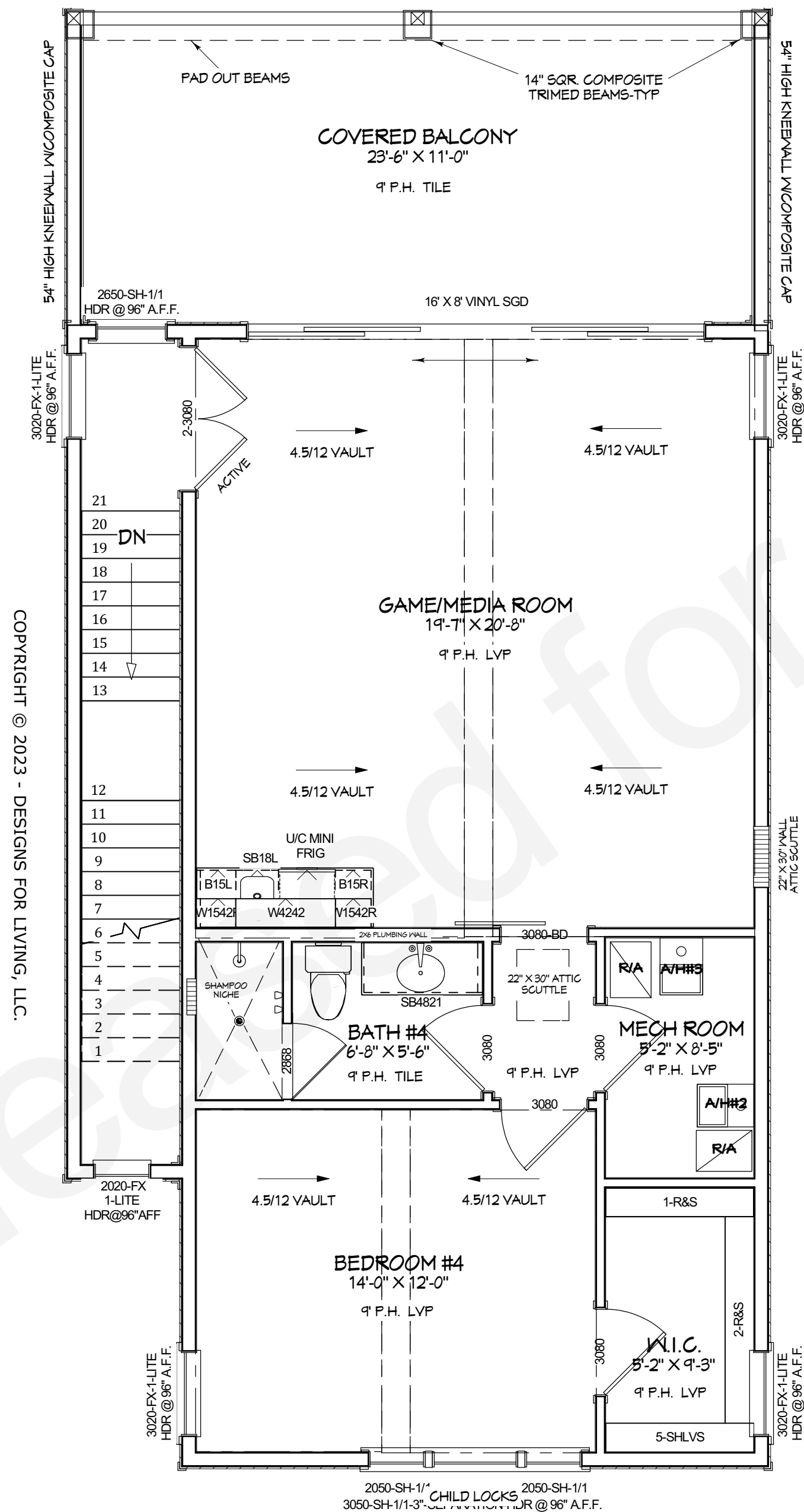
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@ 904-993-2231 FOR CLARIFICATION!

ROOF PENETRATION NOTE: ABSOLUTELY NO
PENETRATIONS THROUGH THE ROOF FOR ANY REASON.

NOTE: IMPACT RATED WINDOWS
& DOORS ARE REQUIRED!



CONTRACT NOTE: CONTRACT AND
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INSULATION NOTES:
WALLS: 5.5" OPEN CELL FOAM
KNEEWALLS: 5.5" OPEN CELL FOAM
ATTIC: 5.5" OPEN CELL FOAM
RAISED FLOOR: 5.5" OPEN CELL FOAM
SOUND ATTENUATION: BATHS & LAUNDRY

NOTE: ENGINEER'S DETAILS
TAKE PRECEDENCE!

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2ND FLOOR HTD:	850.30
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3-CAR GARAGE:	893.39
SLAB EXTENSIONS:	39.19
SLAB AREA:	4,754.74
UNDER ROOF:	5,836.24
ENCLOSED:	4,855.49
UNENCLOSED:	980.75
VOLUME:	T.B.D.

2ND FLOOR PLAN

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KAREN ODOM THOMAS	

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CELL: 904-718-9005
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BEAR CREEK
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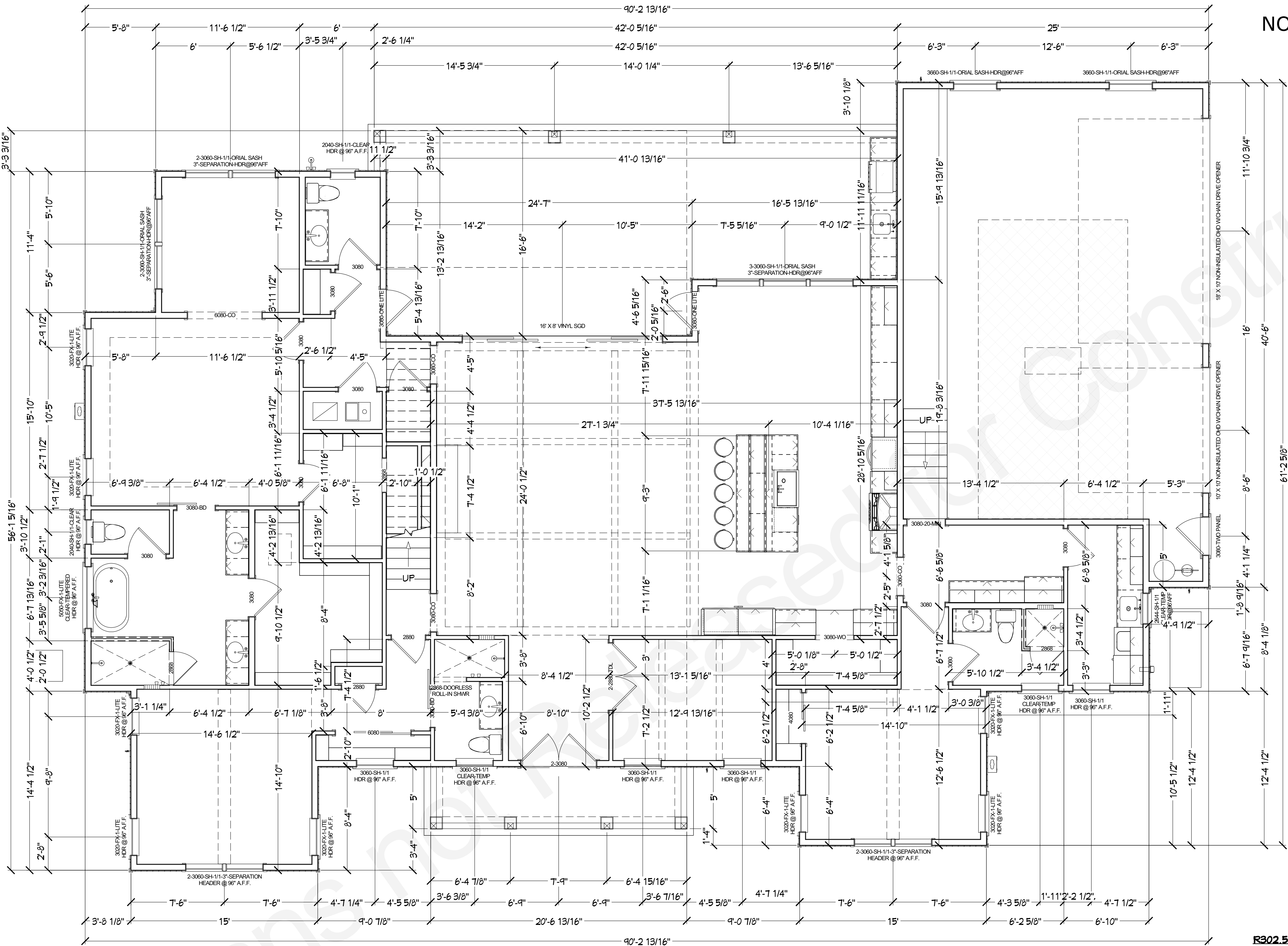
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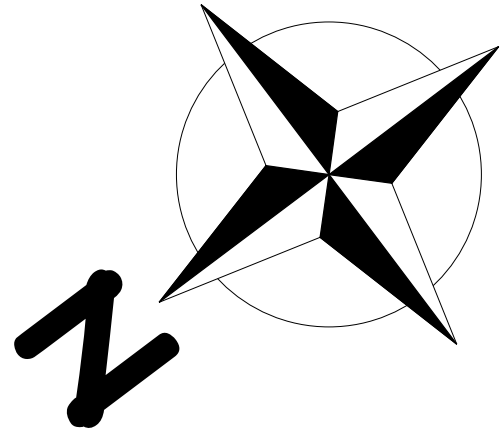
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SCALE:
1/4" = 1' - 0"

SHEET:
A-11



NOTE: ENGINEER'S DETAILS
TAKE PRECEDENCE!



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RAISED FLOOR: 5.5" OPEN CELL FOAM
SOUND ATTENUATION: BATHS & LAUNDRY

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 8/31/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1 8/31/8 inches (35 mm) thick, or 20-minute fire-rated doors.

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1ST FLOOR DIMENSION PLAN

PLAN #:
3962

CLIENT APPROVAL SIGNATURE	DATE
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KAREN ODOM THOMAS	

BUILT BY:
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CELL: 904-718-9005
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7/10/2023

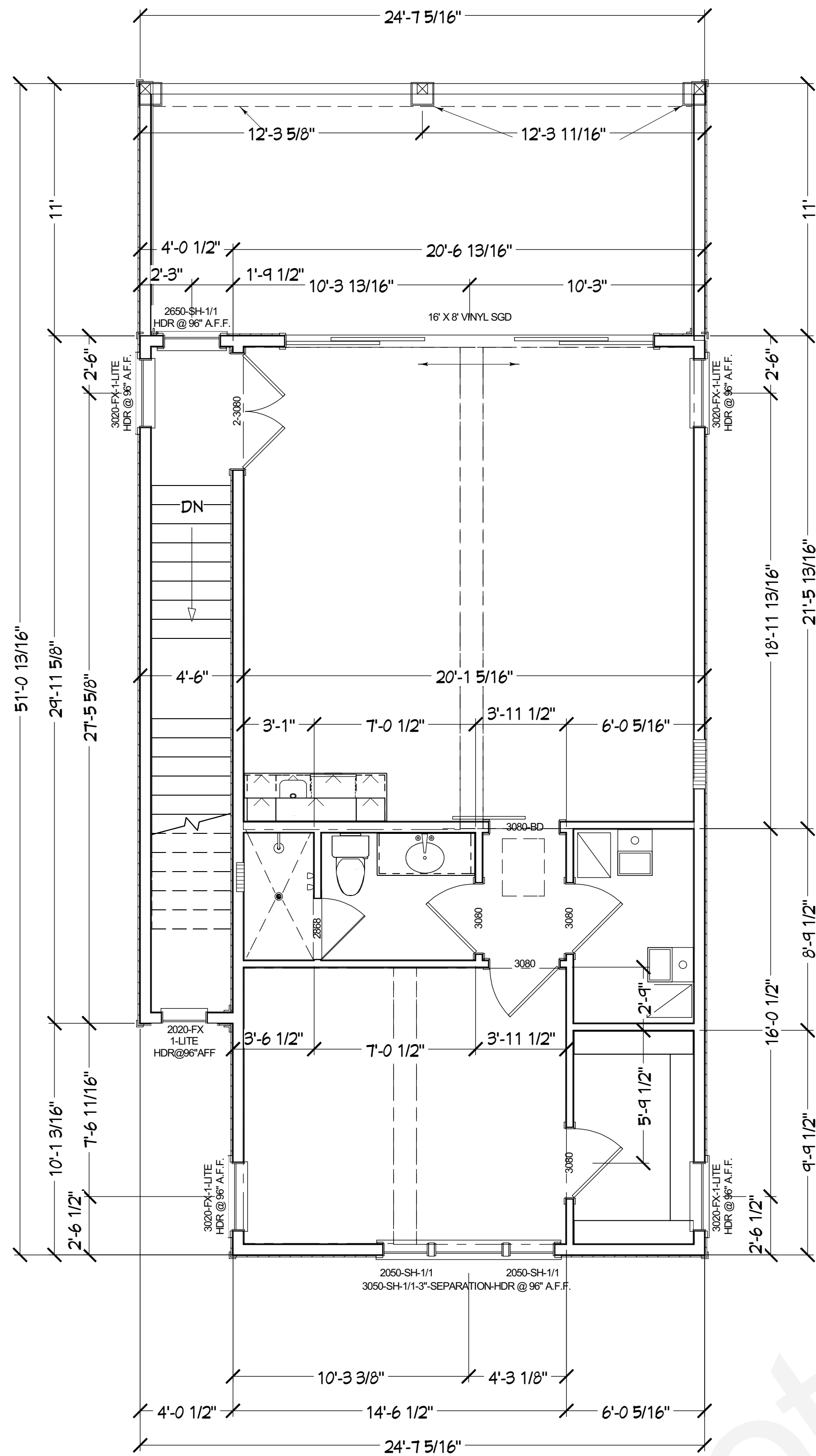
SCALE:

1/4" = 1' - 0"

SHEET:

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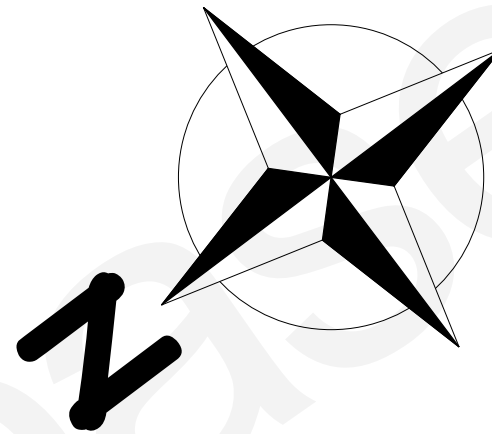
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NOTE: WINDOW AND DOOR EXTERIORS TO BE BLACK W/INTERIOR TO BE WHITE IMPACT

INSULATION NOTES:
WALLS: 5.5" OPEN CELL FOAM
KNEEWALLS: 5.5" OPEN CELL FOAM
ATTIC: 5.5" OPEN CELL FOAM
RAISED FLOOR: 5.5" OPEN CELL FOAM
SOUND ATTENUATION: BATHS & LAUNDRY

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NOTE: ENGINEER'S DETAILS TAKE PRECEDENCE!

ROOF PENETRATION NOTE: ABSOLUTELY NO PENETRATIONS THROUGH THE ROOF FOR ANY REASON.

R302.12 Draftstopping. In combustible construction where there is usable space both above and below the concealed space of a floor/ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1,000 square feet (92.9 m2). Draftstopping shall divide the concealed space into approximately equal areas. Where the assembly is enclosed by a floor membrane above and a ceiling membrane below, draftstopping shall be provided in floor/ceiling assemblies under the following circumstances:

1. Ceiling is suspended under the floor framing.
2. Floor framing is constructed of truss-type open-web or perforated members.

R302.12.1 Materials. Draftstopping materials shall not be less than 1/2-inch (12.7 mm) gypsum board, 3/8-inch (9.5 mm) wood structural panels or other approved materials adequately supported. Draftstopping shall be installed parallel to the floor framing members unless otherwise approved by the building official. The integrity of the draftstops shall be maintained.

R302.11 Fireblocking.
In combustible construction, fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. Fireblocking shall be provided in wood-frame construction in the following locations:

1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
 - 1.1. Vertically at the ceiling and floor levels.
 - 1.2. Horizontally at intervals not exceeding 10 feet (3048 mm).
2. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.
4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E 136 requirements.
5. For the fireblocking of chimneys and fireplaces, see Section R1003.19.
6. Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue required. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

Exceptions:

1. Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 m2).
2. The emergency escape and rescue opening shall be permitted to open into a screen enclosure, open to the atmosphere, where a screen door is provided leading away from the residence.

R310.1.1 Minimum opening area.

All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m2).

Exception:

Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m2).

R310.1.2 Minimum opening height.

The minimum net clear opening height shall be 24 inches (610 mm).

R310.1.3 Minimum opening width.

The minimum net clear opening width shall be 20 inches (508 mm).

R310.1.4 Operational constraints.

Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

2ND FLOOR DIMENSION PLAN

PLAN #:
3962

CLIENT APPROVAL SIGNATURE	DATE
ROBERT A. THOMAS	
KAREN ODOM THOMAS	

BUILT BY:
P.O.C: Robert Thomas
CELL: 904-718-9005
robert@pspquotes.com
CGC051125
CCC057061

PROJECT DESCRIPTION:
THE SEBASTION ON
FIDDLER CRAB LANE
115 FIDDLER CRAB LANE
SAINT AUGUSTINE, FLORIDA 32080-0000
R/E #: 158571-9080

Design Drawings
provided by:
DESIGNS FOR LIVING
www.3dhomedesigners.com
904-730-7135

DATE:

7/10/2023

SCALE:

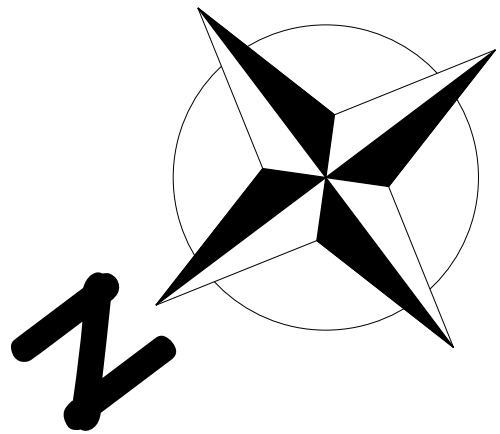
1/4" = 1' - 0"

SHEET:

A-13

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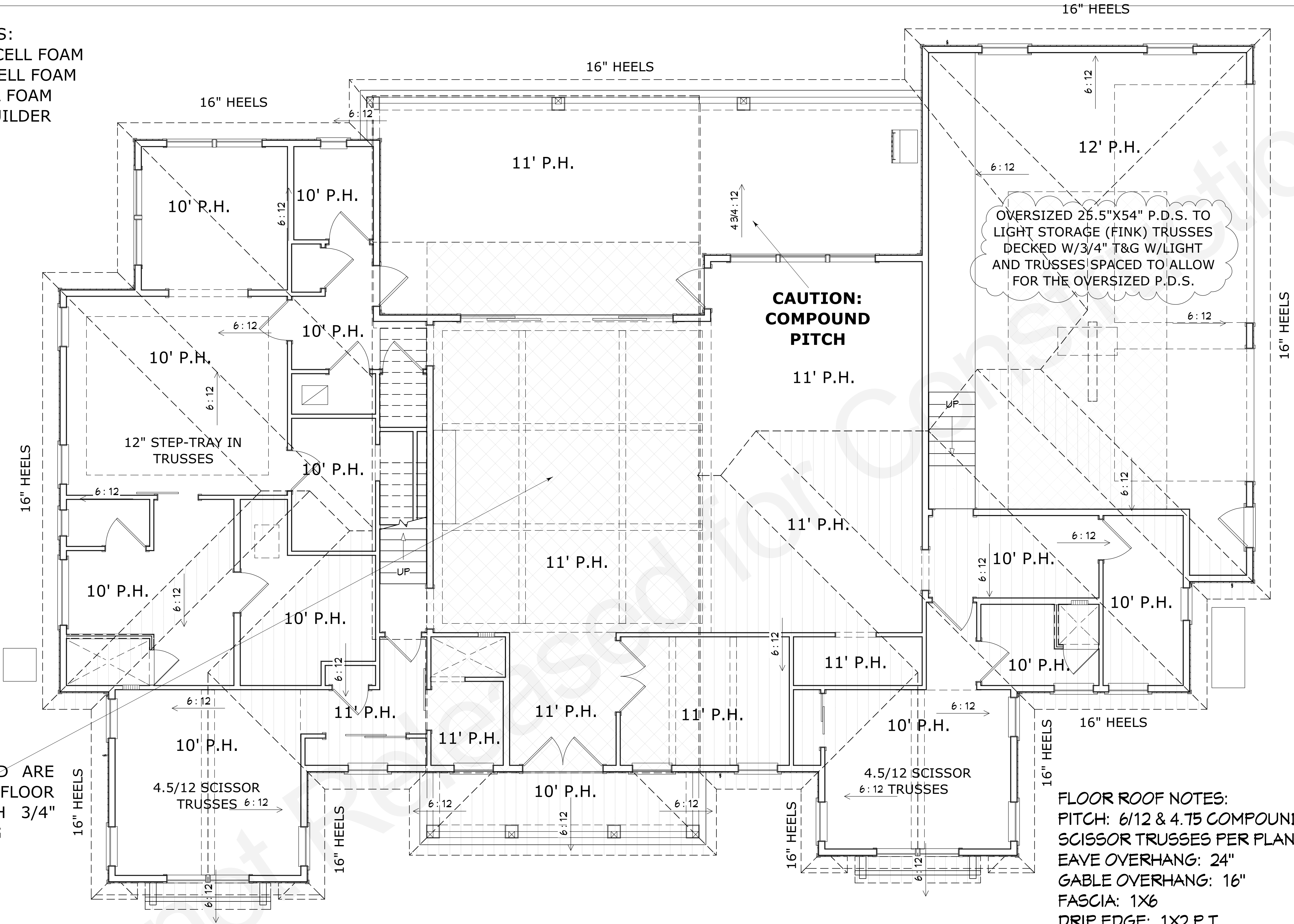
INSULATION NOTES:
WALLS: 3.5" & 5.5" OPEN CELL FOAM
KNEEWALLS: 5.5" OPEN CELL FOAM
ATTIC: 5.5" OPEN CELL FOAM
CONFIRM WITH THE BUILDER



NOTE: CROSS-HATCHED ARE
DENOTES THE 24" DEEP FLOOR
TRUSSES DECKED WITH 3/4"
PLYTANIUM T&G DECKING

IMPORTANT: SHOULD THERE BE ANY
CONFUSION OR DIMENSIONAL QUESTIONS, STOP
WHAT YOU ARE DOING AND CALL THE DESIGNER
@ 904-993-2231 FOR CLARIFICATION!

NOTE: WINDOW AND DOOR EXTERIORS TO BE
BLACK W/INTERIOR TO BE WHITE IMPACT



ROOF PENETRATION NOTE: ABSOLUTELY N O
PENETRATIONS THROUGH THE ROOF FOR ANY REASON.

CONTRACT NOTE: CONTRACT AND
SPECIFICATIONS TAKE PRECEDENCE
OVER THESE DRAWINGS. ANY CONFLICT
WILL DEFAULT TO SAID DOCUMENTS.

OVERSIZED 25.5"X54" P.D.S. TO
LIGHT STORAGE (FINK) TRUSSES
DECKED W/3/4" T&G W/LIGHT
AND TRUSSES SPACED TO ALLOW
FOR THE OVERSIZED P.D.S.

CAUTION:
COMPOUND
PITCH

FLOOR ROOF NOTES:
PITCH: 6/12 & 4.75 COMPOUND PITCH
SCISSOR TRUSSES PER PLAN: 4.5/12
EAVE OVERHANG: 24"
GABLE OVERHANG: 16"
FASCIA: 1X6
DRIP EDGE: 1X2 P.T.
SUB-FASCIA: PLUMB CUT
SOFFITS: BEADED GRADE VINYL
ROOF DECKING: 1/2" P.W. (U.O.N.)
UNDERLAYMENT: PEEL & SEAL
2ND FLOOR TRUSSES: 24" SYSTEM 42 OPEN
WEB FLOOR TRUSSES
HEELS: 16"
ROOF VENTS: AS NOTED PER PLANS
FIELD CONFIRM EVERYTHING
ROOFING: STANDING SEAM

1ST FLOOR ROOF PLAN

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PLAN #:
3962

CLIENT APPROVAL SIGNATURE	DATE
ROBERT A. THOMAS	
KAREN ODOM THOMAS	

BUILT BY:

P.O.C: Robert Thomas
CELL: 904-718-9005
robert@pspquotes.com

CGC051125
CCC057061

BEAR CREEK
CONSTRUCTION

PROJECT DESCRIPTION:
THE SEBASTION ON
FIDDLER CRAB LANE
115 FIDDLER CRAB LANE
SAINT AUGUSTINE, FLORIDA 32080-0000
R/E #: 158571-9080

Design Drawings
provided by:

DESIGNS FOR LIVING
RESIDENTIAL DESIGN, SINCE 1999

904-730-7135 www.3dthomadesigners.com

DATE:
7/10/2023
SCALE:
1/4" = 1' - 0"
SHEET:
A-14

INSULATION NOTES:
WALLS: 3.5" & 5.5" OPEN CELL FOAM
KNEEWALLS: 5.5" OPEN CELL FOAM
ATTIC: 5.5" OPEN CELL FOAM
CONFIRM WITH THE BUILDER

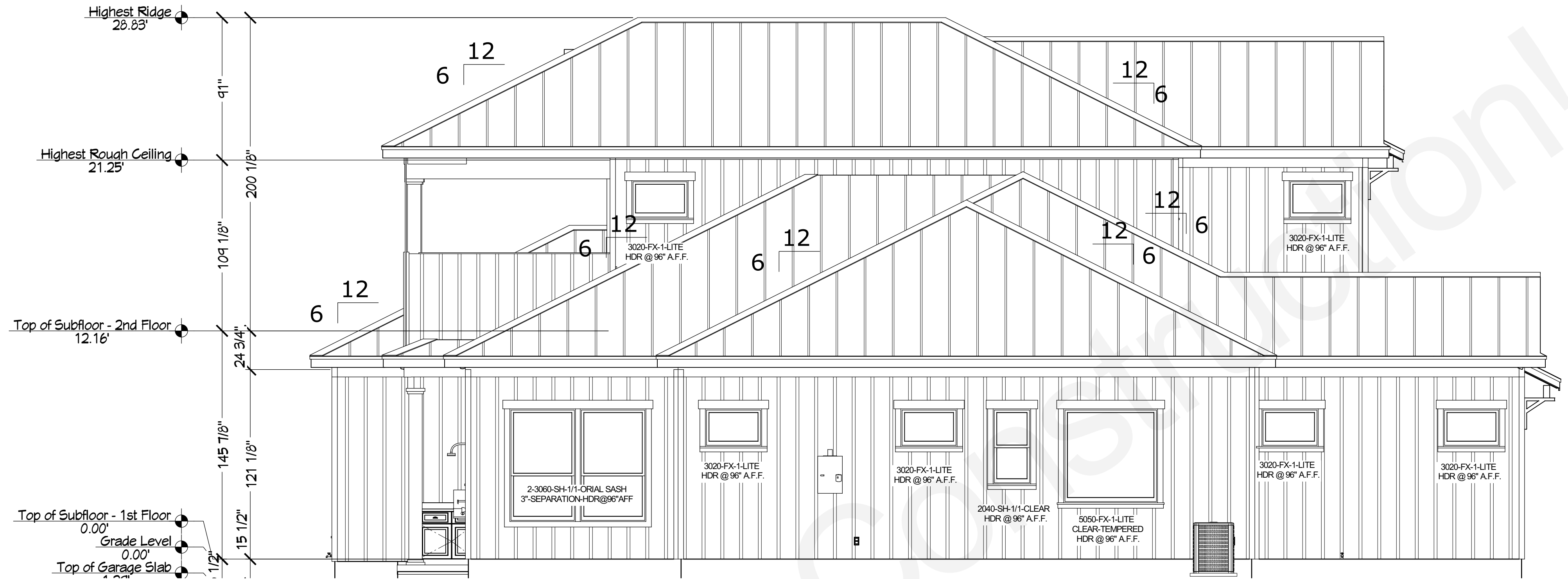
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ROOF PENETRATION NOTE: ABSOLUTELY NO PENETRATIONS THROUGH THE ROOF FOR ANY REASON.

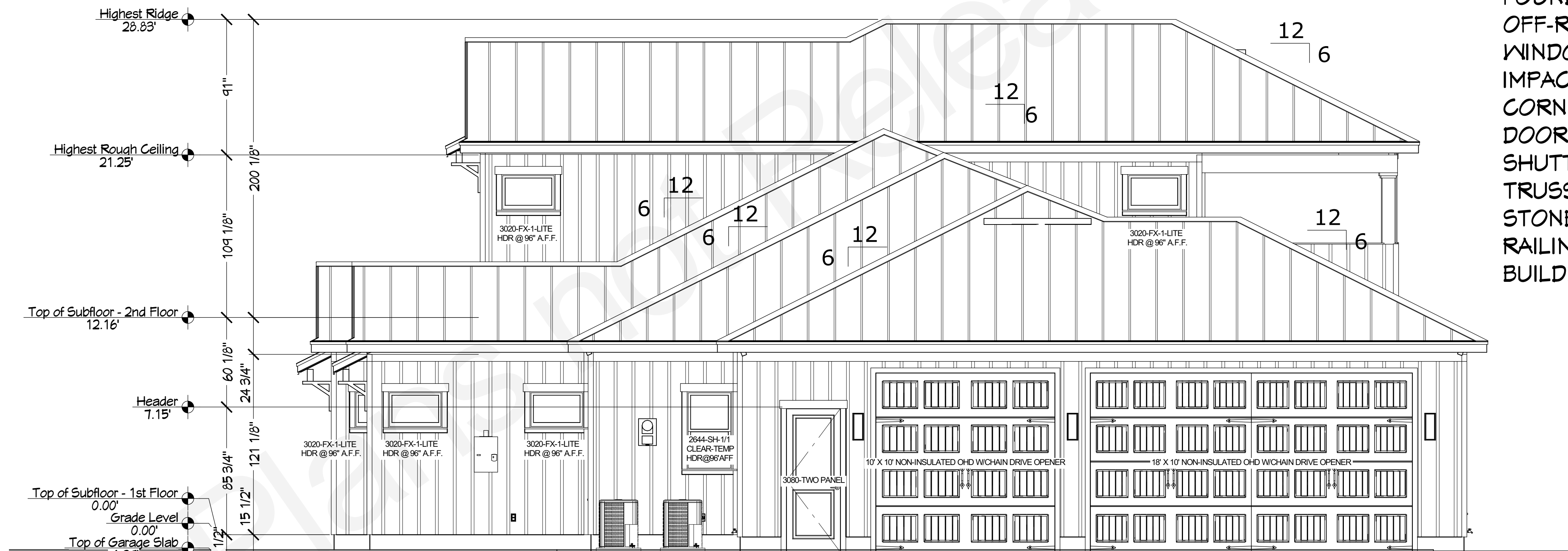
NOTE: WINDOW AND DOOR EXTERIORS TO BE BLACK W/INTERIOR TO BE WHITE IMPACT

EXTERIOR NOTES:
WALLS: JAMES HARDIE SIDING
SOFFITS: BEADED VINYL
FASCIA: 1X2 PT DRIP OVER 2X8 SUB-FASCIA W/CPVC COATED ALUMINUM-BLACK
ROOFING: 0.032 ALUMINUM STANDING SEAM OVER PEAL & SEAL UNDERLAYMENT
FOUNDATION: TO BE DETERMINED
OFF-RIDGE VENTS: PER PLAN @ GARAGE & REAR PORCH
WINDOWS: WHITE VINYL INTERIOR, BLACK EXTERIOR, LOW-E, IMPACT,
CORNER BOARDS: 3.5" PER PLAN
DOOR & WINDOW TRIMS: HARDIE COMPOSITE
SHUTTERS: N/A
TRUSSES: PRE-ENGINEERED
STONE ACCENTS: N/A
RAILING: POWDER COATED ALUMINUM
BUILDER TO CONFIRM EVERYTHING PRIOR TO CONSTRUCTION

IMPORTANT: SHOULD THERE BE ANY CONFUSION OR DIMENSIONAL QUESTIONS, STOP WHAT YOU ARE DOING AND CALL THE DESIGNER @ 904-993-2231 FOR CLARIFICATION!



LEFT (NORTHEAST) ELEVATION



RIGHT (SOUTHWEST) ELEVATION

PROPOSED SIDE ELEVATIONS

PLAN #:
3962

CLIENT APPROVAL SIGNATURE	DATE
ROBERT A. THOMAS	
KAREN ODOM THOMAS	

P.O.C: Robert Thomas
CELL: 904-718-9005
robert@pspquotes.com
CGC051125
CCC057061



PROJECT DESCRIPTION:
THE SEBASTION ON
FIDDLER CRAB LANE
115 FIDDLER CRAB LANE
SAINT AUGUSTINE, FLORIDA 32080-0000
R/E #: 158571-9080

Design Drawings
provided by:
DESIGNS FOR LIVING
www.3dHomedesigners.com
904-730-7135

DATE:

7/10/2023

SCALE:

1/4" = 1' - 0"

SHEET:

A-17

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ROOF PENETRATION NOTE: ABSOLUTELY N O PENETRATIONS THROUGH THE ROOF FOR ANY REASON.

NOTE: WINDOW AND DOOR EXTERIORS TO BE BLACK W/INTERIOR TO BE WHITE IMPACT

EXTERIOR NOTES:
WALLS: JAMES HARDIE SIDING
SOFFITS: BEADED VINYL
FASCIA: 1X2 PT DRIP OVER 2X8 SUB-FASCIA W/CPVC COATED ALUMINUM-BLACK
ROOFING: 0.032 ALUMINUM STANDING SEAM OVER PEAL & SEAL UNDERLAYMENT
FOUNDATION: TO BE DETERMINED
OFF-RIDGE VENTS: PER PLAN @ GARAGE & REAR PORCH
WINDOWS: WHITE VINYL INTERIOR, BLACK EXTERIOR, LOW-E, IMPACT,
CORNER BOARDS: 3.5" PER PLAN
DOOR & WINDOW TRIMS: HARDIE COMPOSITE
SHUTTERS: N/A
TRUSSES: PRE-ENGINEERED
STONE ACCENTS: N/A
RAILING: POWDER COATED ALUMINUM
BUILDER TO CONFIRM EVERYTHING PRIOR TO CONSTRUCTION



INSULATION NOTES:
WALLS: 3.5" & 5.5" OPEN CELL FOAM
KNEEWALLS: 5.5" OPEN CELL FOAM
ATTIC: 5.5" OPEN CELL FOAM
CONFIRM WITH THE BUILDER

PROPOSED ISOMETRICS

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PLAN #:
3962

CLIENT APPROVAL SIGNATURE	DATE
ROBERT A. THOMAS	
KAREN ODOM THOMAS	

BUILT BY:

DESIGNS FOR LIVING

DESIGNER FOR LIVING

P.O.C: Robert Thomas

CELL: 904-718-9005

robert@pspquotes.com

CGC051125

CCC057061

PROJECT DESCRIPTION:

THE SEBASTION ON FIDDLER CRAB LANE

115 FIDDLER CRAB LANE

SAINT AUGUSTINE, FLORIDA 32080-0000

R/E #: 158571-9080

Design Drawings provided by:

DESIGNS FOR LIVING

DESIGNER FOR LIVING

904-730-7135

www.3dhome designers.com

DATE:

7/10/2023

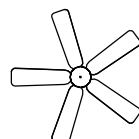
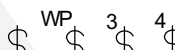
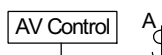
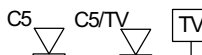
SCALE:

1/4" = 1' - 0"

SHEET:

A-18

CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

IMPORTANT: SHOULD THERE BE ANY
CONFUSION OR DIMENSIONAL QUESTIONS, STOP
WHAT YOU ARE DOING AND CALL THE DESIGNER
@ 904-993-2231 FOR CLARIFICATION!

1ST FLOOR ELECTRICAL PLAN

	ROBERT A. THOMAS	
	KAREN ODOM THOMAS	

P.O.C.: Robert Thomas
CELL: 904-718-9005
robert@pspquotes.com
CGC051125
CCC057061

THE SEBASTION ON
FIDDLER CRAB LANE
115 FIDDLER CRAB LANE
SAINT AUGUSTINE, FLORIDA 32080-0000
R/E #: 158571-9080

provided by:

 **DESIGNS *for* LIVING** LLC
RESIDENTIAL DESIGN SINCE 1969

904-730-7135 www.3dhome designers.com

DATE:

7/10/2023

SCALE:

4" = 1' - 0"

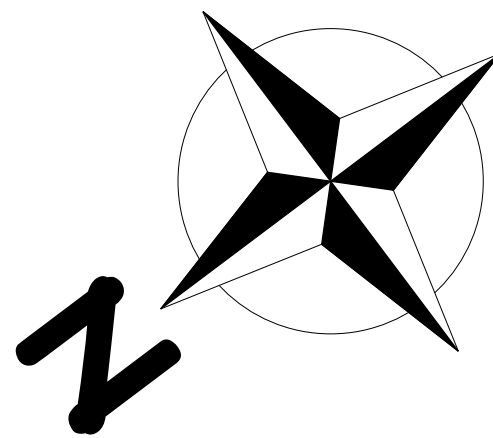
SHEET:
A-19

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

NEC 210.52(E)(3) Balconies, Decks, and Porches: Balconies, decks, and porches that are within 102 mm (4 in.) horizontally of the dwelling unit shall have at least one receptacle outlet accessible from the balcony, deck, or porch. The receptacle outlet shall not be located more than 2.0 m (6 1/2 ft) above the balcony, deck, or porch walking surface.

1. METER LOCATION TO BE CONFIRMED
2. PROPERTY HAS PUBLIC SERVICES
4. WATER HEATERS TO BE L.P. GAS TANKLESS PER PLAN
5. SECURITY PRE-WIRE & TRIM-CONFIRM WITH OWNERS
6. PRE-WIRE & TRIM FOR CAT5/TV PER PLANS
7. PRE-WIRE FOR CAMERA SYSTEM
8. ALL POWER TO BE UNDERGROUND
9. CONFIRM ALL ELECTRICAL W/OWNER PRIOR TO WIRING ANYTHING
- 10.WIRE FOR SWIMMING POOL

PER FBC-R-E3901.7, NEC 210, E3901.7 & E3902.3 GFCI PROTECTION REQUIRED
Bathrooms, garages, boathouses & accessory structures not intended as
habitable rooms and limited to storage, work & similar uses. Outdoors, crawl
spaces, unfinished basements, kitchen countertops. Outlets within 6 feet of
laundry, utility or wet sinks. Balcony, deck or porch greater than 20 s.f. One at
the front and back of the dwelling and at the condenser units.



2ND FLOOR ELECTRICAL PLAN

CLIENT APPROVAL SIGNATURE	DATE
ROBERT A. THOMAS	

P.O.C: Robert Thomas
CELL: 904-718-9005
robert@pspquotes.com
CGC051125
CGC057061

ECT DESCRIPTION:
**THE SEBASTION ON
 FIDDLER CRAB LANE**
 115 FIDDLER CRAB LANE
 SAINT AUGUSTINE, FLORIDA 32080-0000

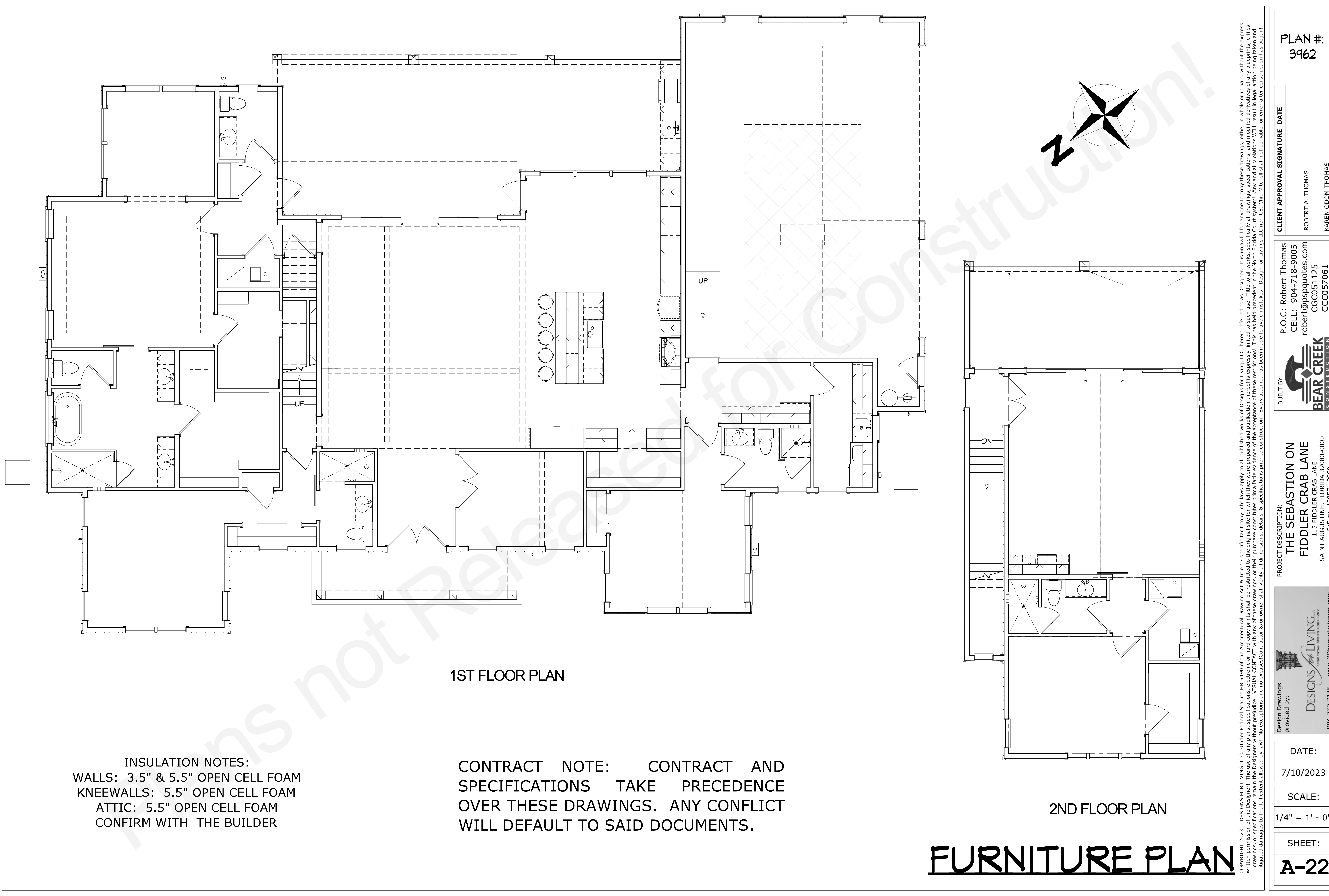
Design Drawings
provided by:



DESIGNS *for* LIVING
LLC
RESIDENTIAL DESIGN SINCE 1969

A-20





1ST FLOOR PLAN

2ND FLOOR PLAN

FURNITURE PLAN

INSULATION NOTES:
WALLS: 3.5" & 5.5" OPEN CELL FOAM
KNEEWALLS: 5.5" OPEN CELL FOAM
ATTIC: 5.5" OPEN CELL FOAM
CONFIRM WITH THE BUILDER

CONTRACT NOTE: CONTRACT AND
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BUILT BY:

P.O.C: Robert Thomas
CELL: 904-718-9005
robert@pspquotes.com

BEAR CREEK
CONSTRUCTION

CCC051125
CCC057061

PROJECT DESCRIPTION:

**THE SEBASTION ON
FIDDLER CRAB LANE**

115 FIDDLER CRAB LANE
SAINT AUGUSTINE, FLORIDA 32080-0000
R/E #: 158571-9080

Design Drawings
provided by:

DESIGNS FOR LIVING
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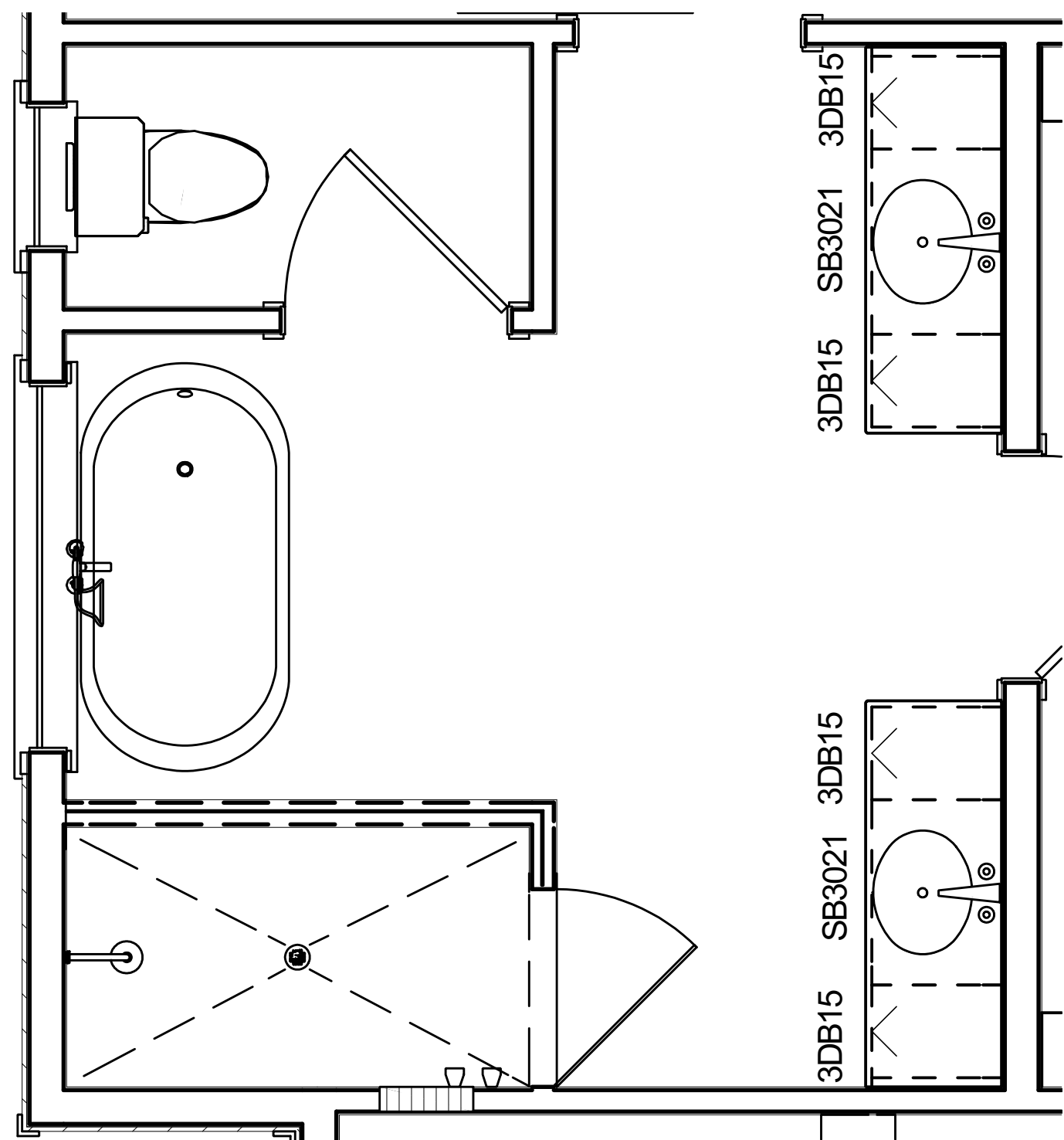
DATE:
7/10/2023

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

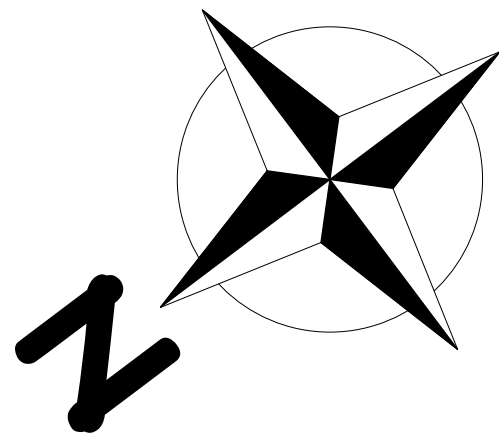
SHEET:
A-22

PLAN #:
3962

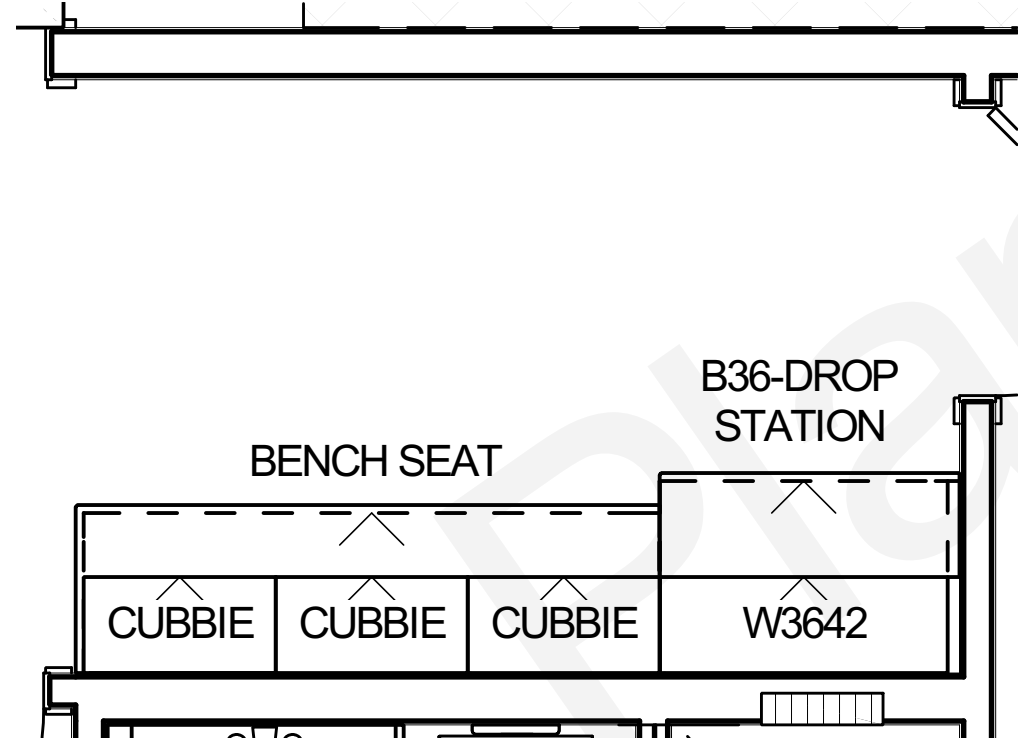
CLIENT APPROVAL SIGNATURE	DATE
ROBERT A. THOMAS	
KAREN ODOM THOMAS	



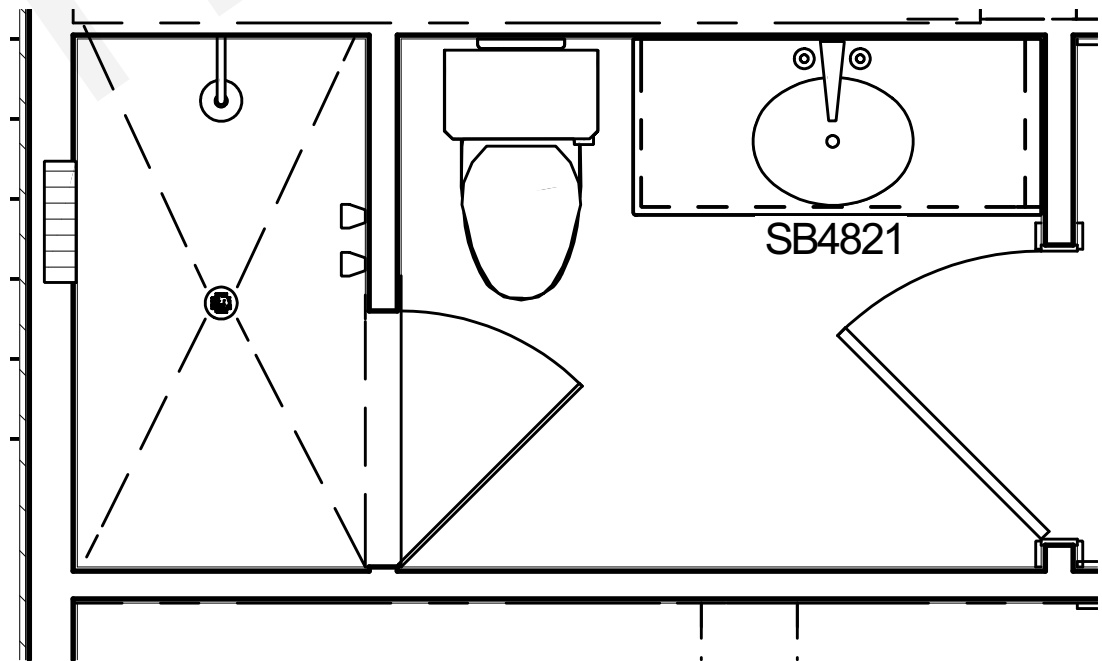
OWNER'S RETREAT



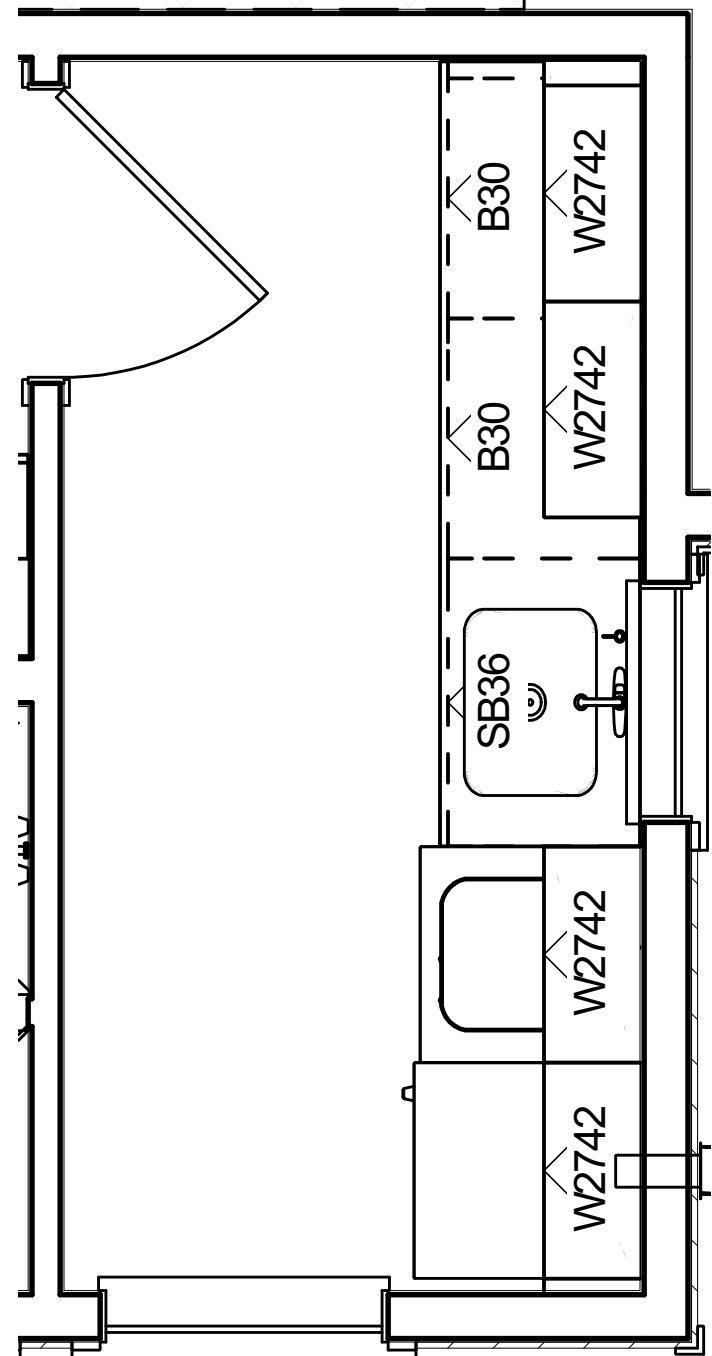
CONTRACT NOTE: CONTRACT AND SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS. ANY CONFLICT WILL DEFAULT TO SAID DOCUMENTS.



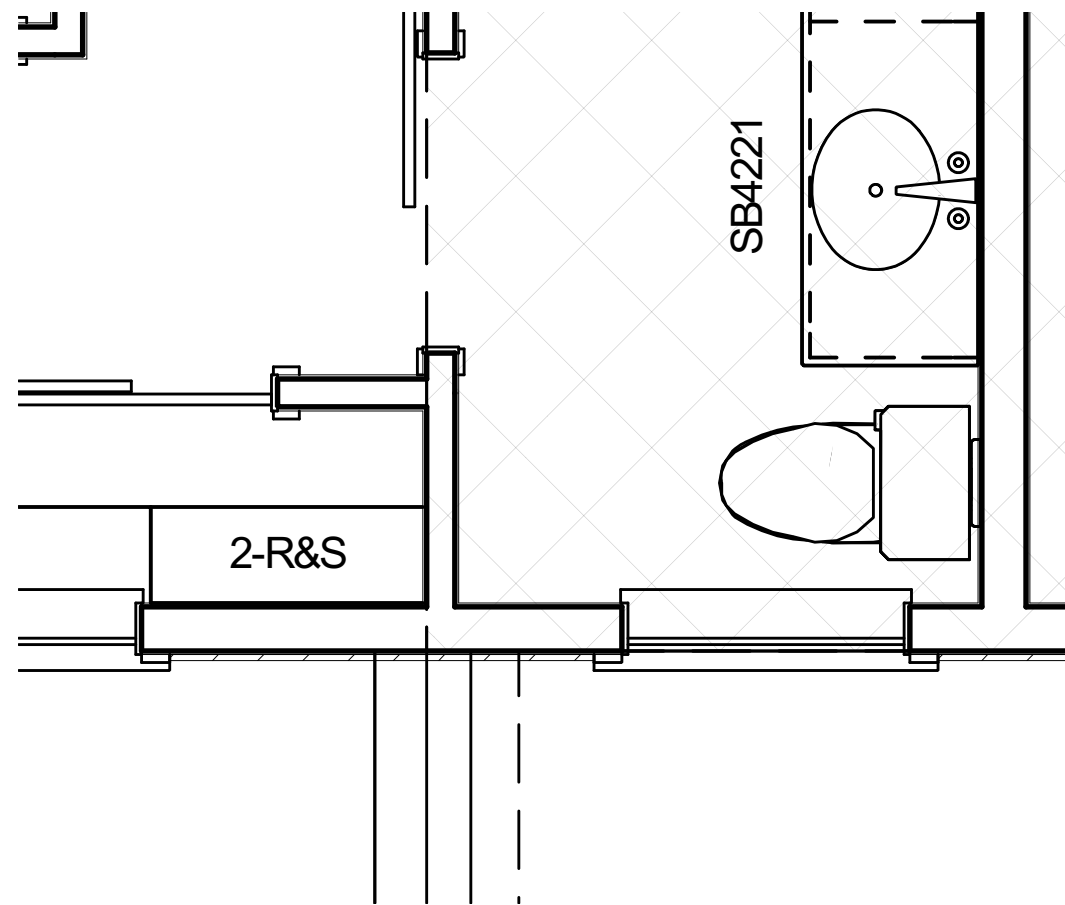
MUD ROOM



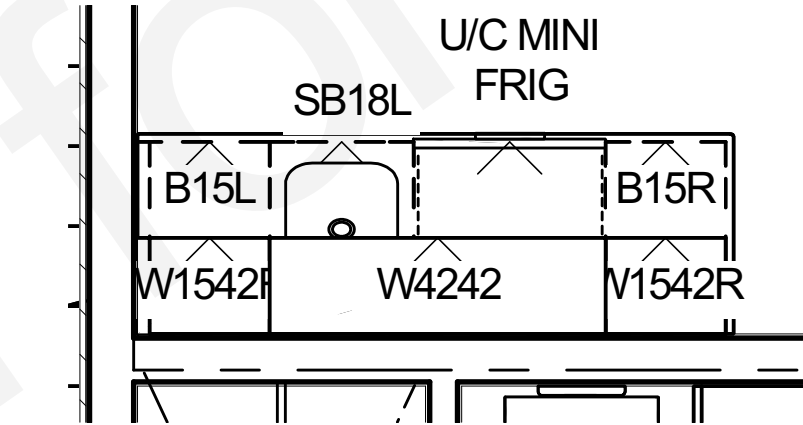
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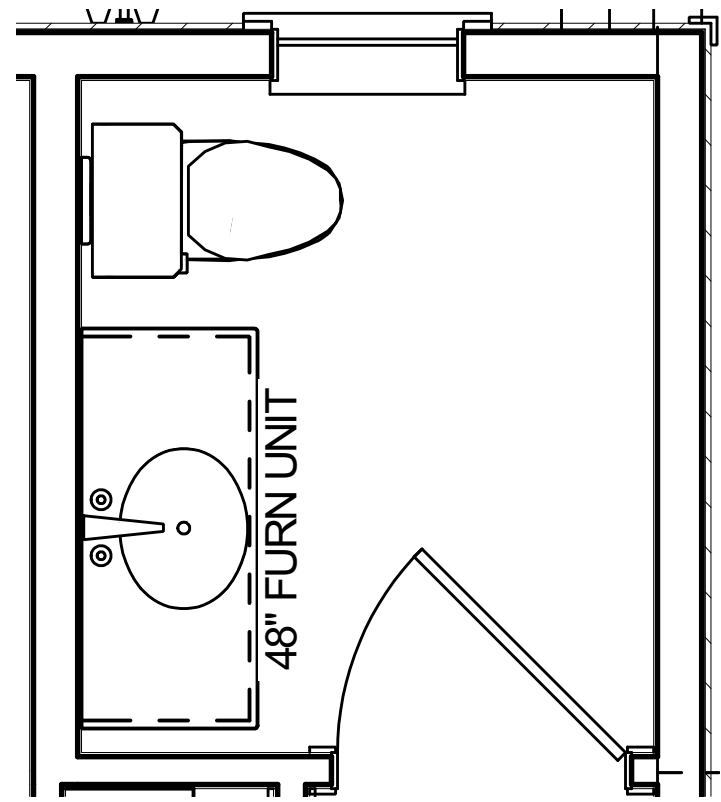
LAUNDRY ROOM



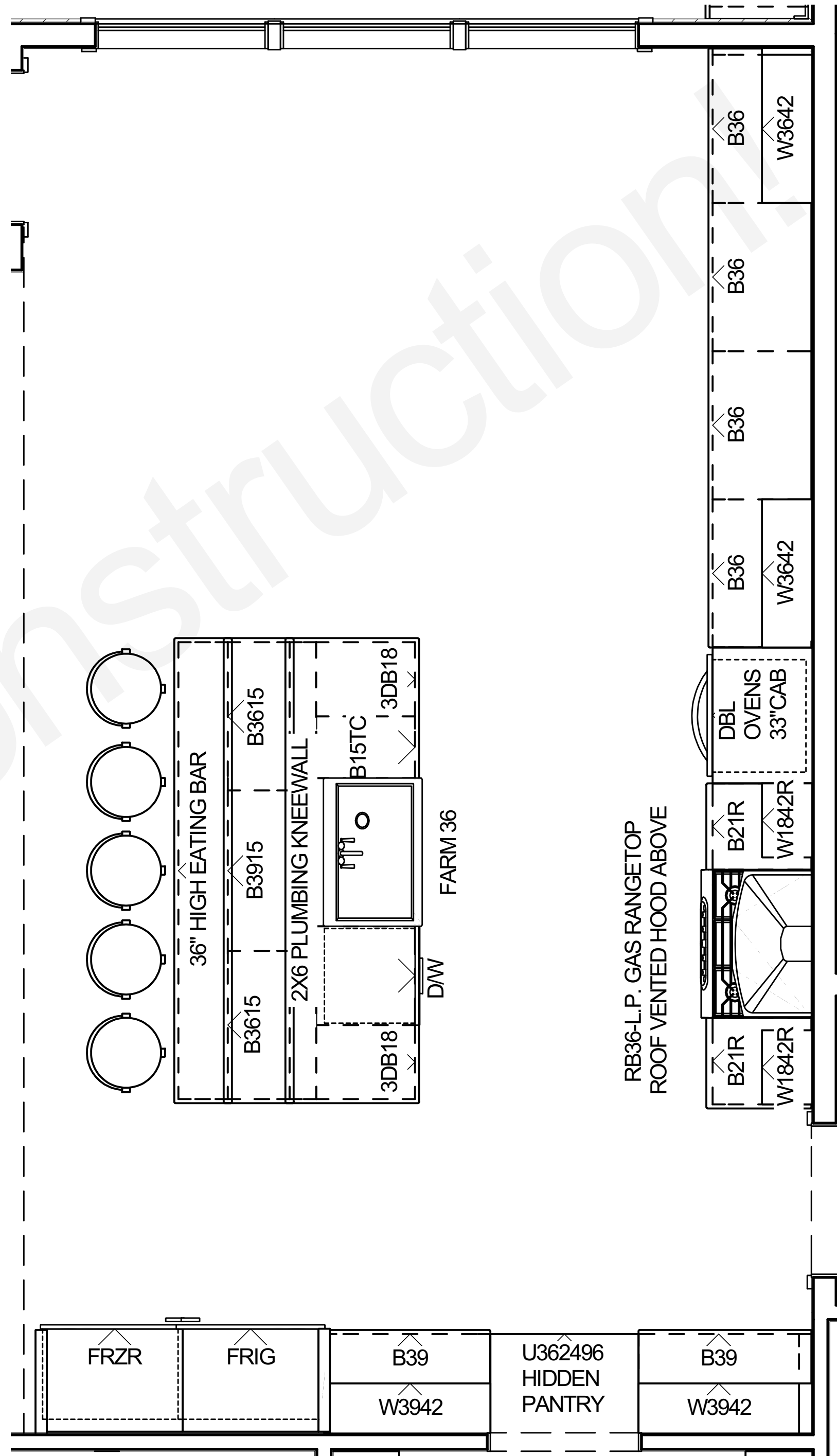
BATH #2



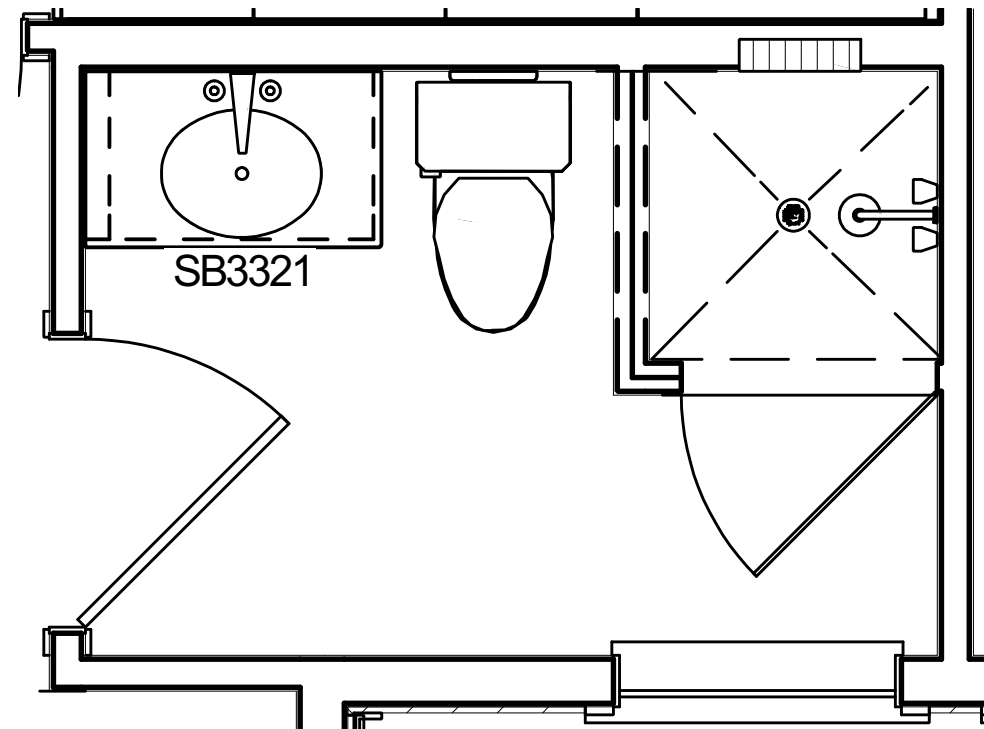
WET BAR



CABANA BATH



GOURMET KITCHEN



BATH #3

CABINET PLAN

NOTE: THESE DRAWINGS ARE TO AID THE CABINET COMPANY IN THE FINAL DESIGNS AND ARE SUBJECT TO CHANGE

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DATE:
7/10/2023
SCALE:
1/2" = 1' - 0"
SHEET:
A-23

Design Drawings provided by:
DESIGNS FOR LIVING
RESIDENTIAL, COMMERCIAL, INDUSTRIAL
904-730-7135 www.3dhomedesigners.com

PROJECT DESCRIPTION:
THE SEBASTION ON
FIDDLER CRAB LANE
115 FIDDLER CRAB LANE
SAINT AUGUSTINE, FLORIDA 32080-0000
R/E #: 158571-9080

BUILT BY:
P.O.C: Robert Thomas
CELL: 904-718-9005
robert@pspquotes.com
BEAR CREEK CONSTRUCTION
CC0051125
CCC057061

CLIENT APPROVAL SIGNATURE DATE
ROBERT A. THOMAS
KAREN ODOM THOMAS

PLAN #:
3962

CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: August 1, 2023

RE: **CONSERVATION OVERLAY ZONE DEVELOPMENT 2023-0063**

AGENDA ITEM	8(d)
APPLICANT	Henry F. Green III
OWNER	Henry F. Green III
LOCATION	24 N St. Augustine Boulevard / PID 213480-0000
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 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 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 modify the existing bulkhead at 24 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 plan 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 79 feet of Matanzas River frontage.

(3) Natural and proposed drainage patterns.

- Drainage patterns may potentially 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 to 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 24 N St. Augustine Boulevard / PID 213480-0000.



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: 2023-0063
 Receipt Number: 2663624 Meeting Date: 08/01/23
 Advertising Costs: \$ _____ Paid On: _____ Receipt Number: _____

1. NAME OF APPLICANT: HENRY F. GREEN III Contact Number: 9048064208
 Business (if applicable): _____
 Address: 24 N. ST. AUGUSTINE BLVD City: ST. AUGUSTINE State: FL Zip: 32080
 E-Mail Address: stauglaser@gmail.com
2. NAME OF PROPERTY OWNER: HENRY F. GREEN III Contact Number: 9048064208
 Business (if applicable): _____
 Address: 24 N. ST. AUGUSTINE BLVD City: ST. AUGUSTINE State: FL Zip: 32080
 E-Mail Address: stauglaser@gmail.com
3. LEGAL DESCRIPTION OF PROJECT PROPERTY:
 Lot: 11 Block: 1
 Subdivision: DAVIS SHORES Parcel Number: 2134800000
4. PROJECT STREET ADDRESS: 24 N. ST. AUGUSTINE BLVD.
5. SPECIFIC PROPOSED USE: SEA WALL
6. ACTION REQUESTED:
☒ Conservation Zone Development ☐ Appeal of Staff Determination
☐ Exception ☐ Land Use Plan Amendment
☐ Variance ☐ Rezoning
☐ Other: _____
7. DESCRIPTION OF ACTION REQUESTED: TO ADD A MAXIMUM OF 36"
HIGH MASONRY WALL TO THE TOP OF THE
BULK HEAD
8. JUSTIFICATION FOR ACTION REQUESTED: TO INCREASE BARRIER
FOR SEA

04/18/2019

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

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

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

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

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

10. PREVIOUS 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.

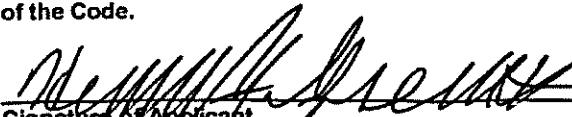
11. AGREEMENT:

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

7/3/23
Date


Signature of Property Owner

7/3/23
Date

04/18/2019



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

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

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

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

HENRY F. GREEN III

Print name of applicant

[Handwritten Signature]

Signature of applicant

7/3/23

Date

10/31/17

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: 24 N. ST. AUGUSTINE BLVD

Applicant's Name: HENRY F. GREEN TTI Applicant's Signature: [Signature]

Owner's Name: HENRY F. GREEN TTI Owner's Signature: [Signature]



CITY OF ST AUGUSTINE APPLICATION TO PLANNING AND ZONING BOARD

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

Receipt Number: _____ Meeting Date: _____

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

1. NAME OF APPLICANT: 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: HENRY GREEN Contact Number: 904-806-2424

Business (if applicable): _____

Address: 24 N ST. AUGUSTINE BLVD City: ST. AUGUSTINE State: FL Zip: 32080

E-Mail Address: stauglaser@gmail.com

3. LEGAL DESCRIPTION OF PROJECT PROPERTY:

Lot: LOT 10 & S1/2 OF LOT 11

Block: 1

Subdivision: 3-97 DAVIS SHORES

Parcel Number: 2134800000

4. PROJECT STREET ADDRESS: 24 N ST. AUGUSTINE BLVD

5. SPECIFIC PROPOSED USE: SINGLE-FAMILY DOCK

6. ACTION REQUESTED:

☒ Conservation Zone Development

☐ Appeal of Staff Determination

☐ Exception

☐ Land Use Plan Amendment

☐ Variance

☐ Rezoning

☐ Other: _____

7. DESCRIPTION OF ACTION REQUESTED: CONSERVATION OVERLAY ZONE APPROVAL FOR A SINGLE FAMILY DOCK

8. JUSTIFICATION FOR ACTION REQUESTED: PLEASE SEE OVERLAY ZONE DEVELOPMENT SUPPLEMENT

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

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

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

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

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

10. PREVIOUS APPLICATIONS:

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

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

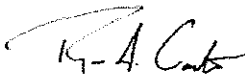
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In filing this application, I understand that it becomes a part of Public Record of the City of St. Augustine and hereby certify that all information contained herein is accurate to the best of my knowledge.

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Signature of Applicant

10-25-22

Date



Signature of Property Owner

10/25/2022

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.

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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 "R. A. Carter".

Signature of applicant

10-25-22

Date



Owner's Authorization For Agent

CARTER ENVIRONMENTAL SERVICES is/are hereby authorized TO ACT ON BEHALF OF HENRY GREEN, 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: 24 N ST. AUGUSTINE BLVD

BY: *Henry Green*
Signature of Owner
HENRY GREEN
Print Name of Owner
904-806-2424
Telephone Number

State of FLORIDA

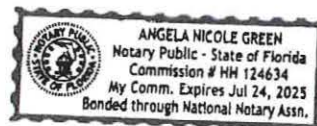
County of ST JOHN'S

Signed and sworn before me on this 26th day of October, 2020

By Henry Green

Identification verified:

Oath sworn: Yes No



Notary Signature: *Angela Nicole Green*

My Commission expires: 7/24/25



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 2134800000
Location Address 24 N ST AUGUSTINE BLVD
 SAINT AUGUSTINE 32080-0000
Neighborhood Davis Shores (ICWFR) (590.05)
Tax Description* 3-97 DAVIS SHORES LOT 10 & S1/2 OF LOT 11 BLK 1 OR914/1614
**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 0.270
Homestead Y

Owner Information

Owner Name Green Henry F III 100%
Mailing Address 24 N ST AUGUSTINE BLVD
 SAINT AUGUSTINE, FL 32080-3753

Exemption Information

Exemption Type	Status	Amount
Homestead		\$50,000

Map



Valuation Information

	2023
Building Value	\$534,190
Extra Features Value	\$33,725
Total Land Value	\$694,579
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,262,494
Total Deferred	\$880,117
Assessed Value	\$382,377
Total Exemptions	\$50,000
Taxable Value	\$332,377

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	\$454,062	\$31,465	\$694,579	\$0	\$0	\$1,180,106	\$366,595	\$863,511	\$316,595
2021	\$311,084	\$31,224	\$592,800	\$0	\$0	\$935,108	\$355,917	\$629,191	\$305,917
2020	\$300,104	\$30,683	\$592,800	\$0	\$0	\$923,587	\$351,003	\$622,584	\$301,003
2019	\$277,915	\$28,970	\$565,440	\$0	\$0	\$872,325	\$343,111	\$579,214	\$293,111
2018	\$281,263	\$30,388	\$565,440	\$0	\$0	\$877,091	\$336,713	\$590,378	\$286,713
2017	\$267,870	\$27,285	\$565,440	\$0	\$0	\$860,595	\$329,787	\$580,808	\$279,787
2016	\$271,218	\$31,884	\$565,440	\$0	\$0	\$868,542	\$324,670	\$593,872	\$274,670
2015	\$220,980	\$33,232	\$565,440	\$0	\$0	\$819,652	\$322,413	\$547,239	\$272,413
2014	\$210,518	\$34,580	\$565,440	\$0	\$0	\$810,538	\$319,854	\$540,684	\$269,854
2013	\$213,054	\$35,929	\$565,440	\$0	\$0	\$814,423	\$315,127	\$549,296	\$265,127
2012	\$195,990	\$37,277	\$433,200	\$0	\$0	\$666,467	\$309,859	\$406,608	\$259,859
2011	\$200,602	\$38,626	\$422,712	\$0	\$0	\$661,940	\$300,834	\$411,106	\$250,834
2010	\$92,815	\$9,341	\$469,680	\$0	\$0	\$571,836	\$191,381	\$430,455	\$141,381

Building Information

Building	1
Year Built	1950
Actual Area	4570
Conditioned Area	2790
Use	Single Family Residence
Style	01
Class	N
Exterior Wall	Stucco

Roof Cover	Metal
Roof Structure	Gable Hip
Interior Flooring	Ceramic Tile, Carpet
Interior Wall	Drywall
Heating Type	Air Duct
Air Conditioning	Central
Bedrooms	3
Baths	3.5

Description	Square Footage
MASONRY ADDITION	256
MASONRY ADDITION	104
UNFINISHED ATTIC	568
BASE AREA	460
BASE AREA	1818

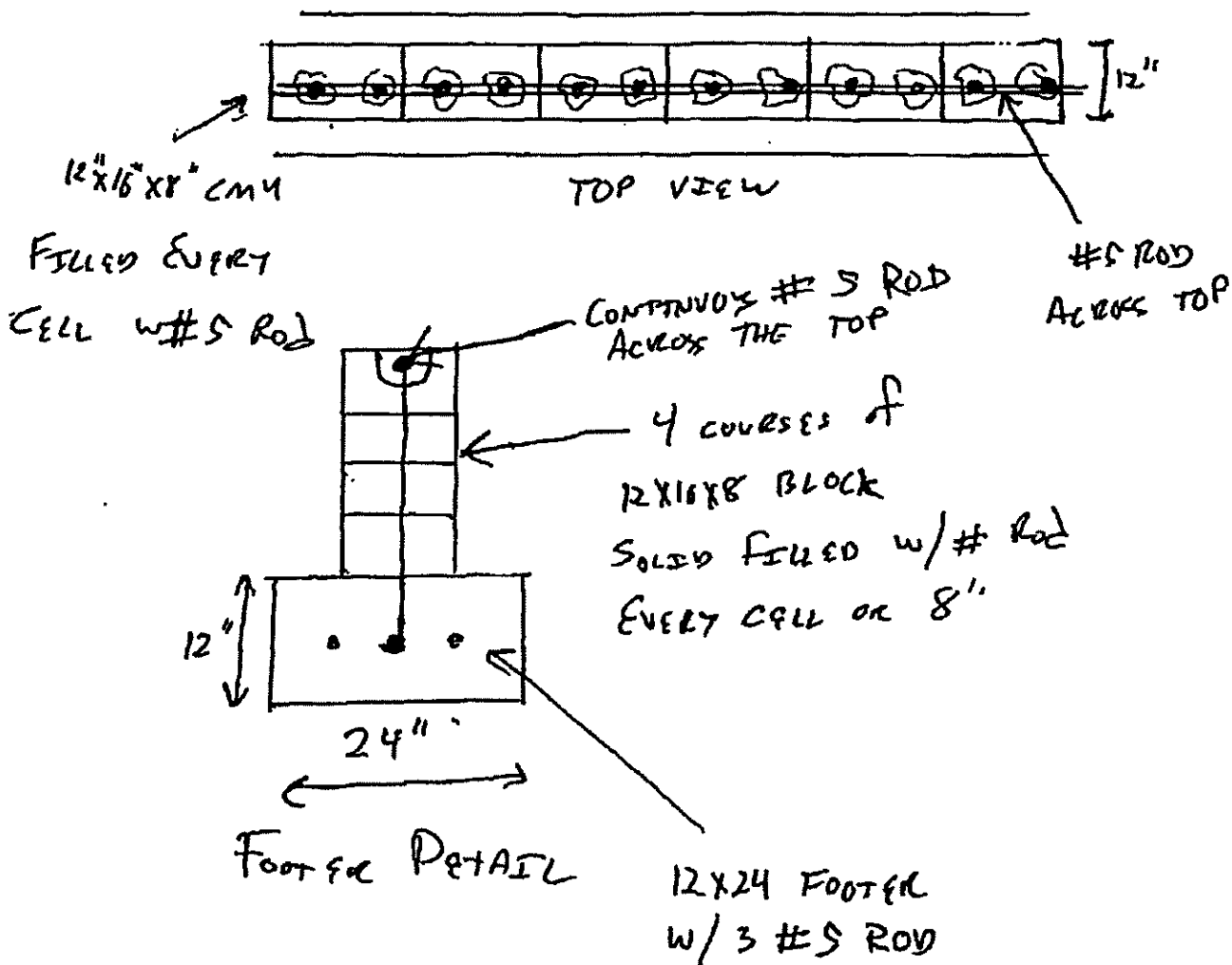
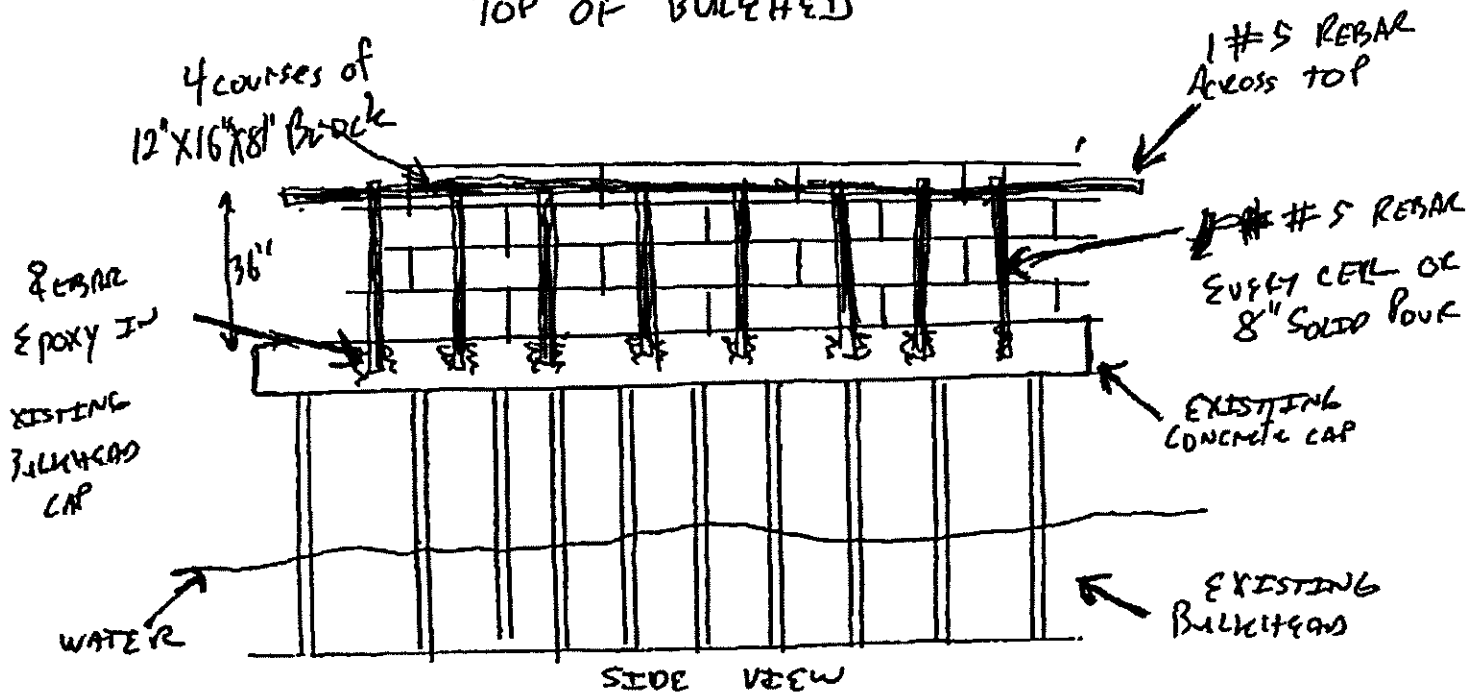
Sketch Information



Land Information

<https://qpublic.schneidercorp.com/Application.aspx?AppID=960&LayerID=21179&PageTypeID=4&PageID=9059&Q=279878677&KeyValue=2134800...> 3/4

MASONRY WALL ON
TOP OF BULKHEAD



Attachment 1
Overlay Zone Application Narrative

**24 N St. Augustine Blvd
Overlay Zone Development Application Supplement
October 2022**

This narrative is intended to supplement the Conservation Overlay Zone Development Application for a proposed dock that includes two new boat lifts. The proposed dock will allow the owners access to Matanzas Bay. Total dock and lifts area over open water will be approximately 1,936 sq. ft. The height of the dock will be 5' above Mean High Water. Prior to the commencement of new dock construction, the applicant proposes to remove the previously constructed dock that has been made unusable by hurricanes in the last several years. Please see attached plans for detailed dimensions.

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

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

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

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

There is no salt marsh vegetation between the uplands and open water on the site. The shoreline is sea-walled and vegetation is not present.

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

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

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

Prior to the construction of the new dock, it is proposed by the applicant to remove the derelict dock that is currently present. Removal of the existing structure reduces the scenic blight.

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 79.1 feet of Matanzas Bay frontage. The property and adjacent properties utilize sea walls and are elevated from the coastline. Mangroves and marine vegetation are present on the property but not in any areas of proposed works.

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

The property sits on the Matanzas Bay and is adjacent to other single-family homes to the North and South.

3. *Natural and proposed drainage patterns.*

Drainage will not be altered by the proposed works.

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

Point and non-point discharge will not be altered.

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

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

6. *Impact on floodplain.*

There is no impact on floodplains associated with this application.

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

Vegetative impacts: There are no anticipated vegetative impacts as salt marsh, mangroves, and sea grass are not present. Also, the dock will minimally shade a small area of open water, but will be built as required by state and federal agencies, five feet or higher above mean high water.

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

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

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

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

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

Effects of shading on vegetation are not anticipated. Negative effects to shellfish, if any, should be minimal, with potentially positive impacts in the form of additional substrate for shellfish to colonize.

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

The dock site is located in a channel of deeper water within Matanzas Bay. The site is located within 50' of a Minimum Wake Zone which limits the potential impact on animal, vegetation and erosional forces of any boating activities. Additionally, a seawall armors N. St. Augustine Blvd. from any erosional forces from wave action. Use of the dock by the owners will not affect any *manatees, vegetation, shellfish and wildlife or shoreline erosion.*

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

15. *Impact of development on water quality.*

Not applicable.

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

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

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

Negative: Extremely small loss of juvenile habitat from the placement of approximately 64 new pilings for the dock construction.

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

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

Negative: None

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

Positive: The additional dock area could be used as a resting place or perch for many water fowl.

Negative: Extremely small loss of foraging habitat.

17. Dock specifications:

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

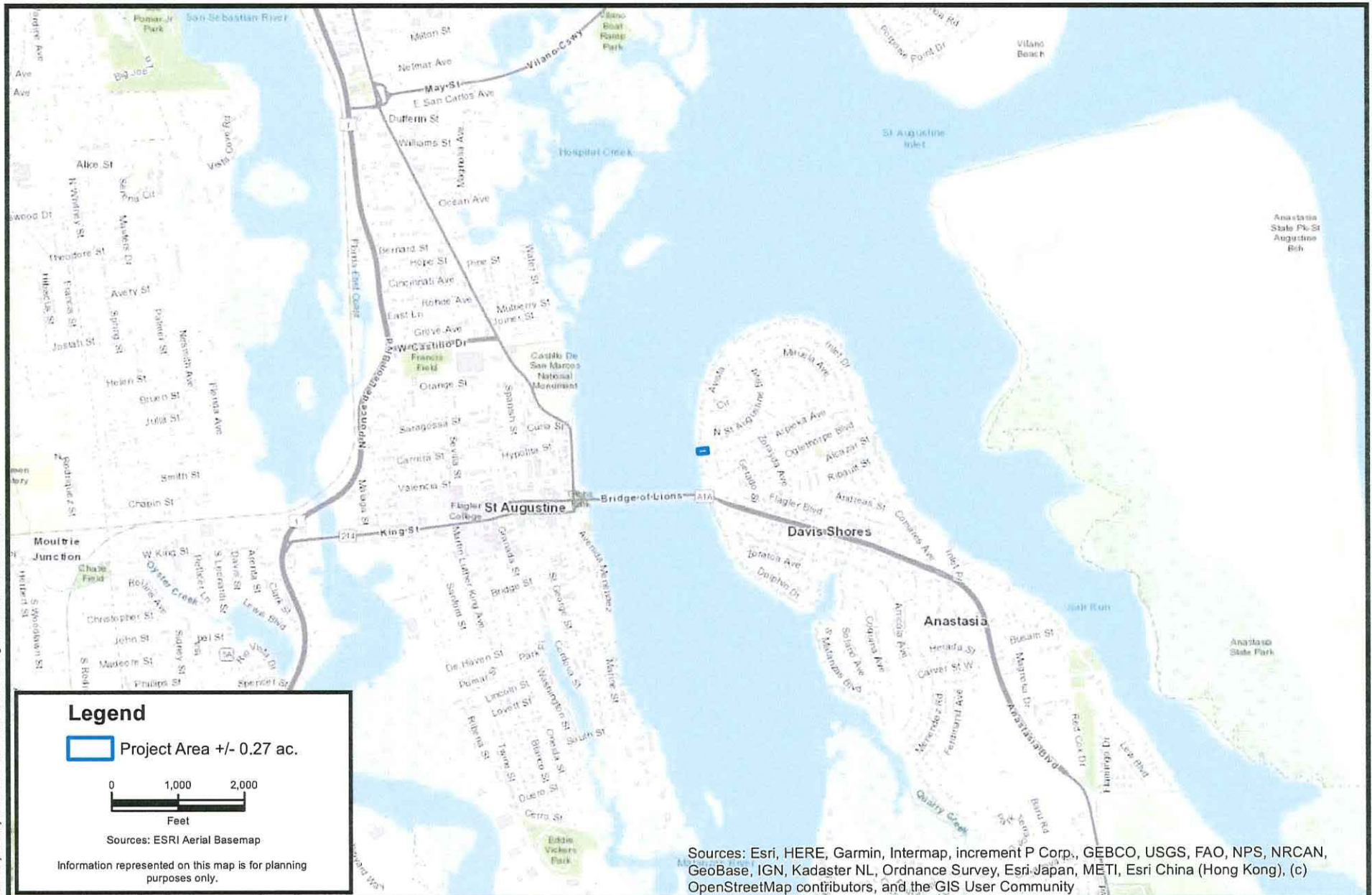
There are currently no proposed plans for any boathouse, roofed structure or wall within the dock.

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

The deck will not exceed 6' above MHW, with a proposed height for the newly constructed dock being 5' to match the existing dock profiles in the area.

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

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



CARTER ENVIRONMENTAL SERVICES, INC.

CES

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

www.carterenv.com

Project Location		
Green - 24 N St. Augustine Blvd		
Project:	5.22124	St. Augustine, FL
Date: Sep 27 2022		Figure: 1

North Arrow



**CARTER ENVIRONMENTAL
SERVICES, INC.**



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

www.carterenv.com

Current Aerial

Green - 24 N St. Augustine Blvd

Project: 5.22124

St. Augustine, FL

Date: Oct 25 2022

Figure:

2





CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Neighboring Structures

Green - 24 N St. Augustine Blvd

Project: 5.22124

St. Augustine, FL

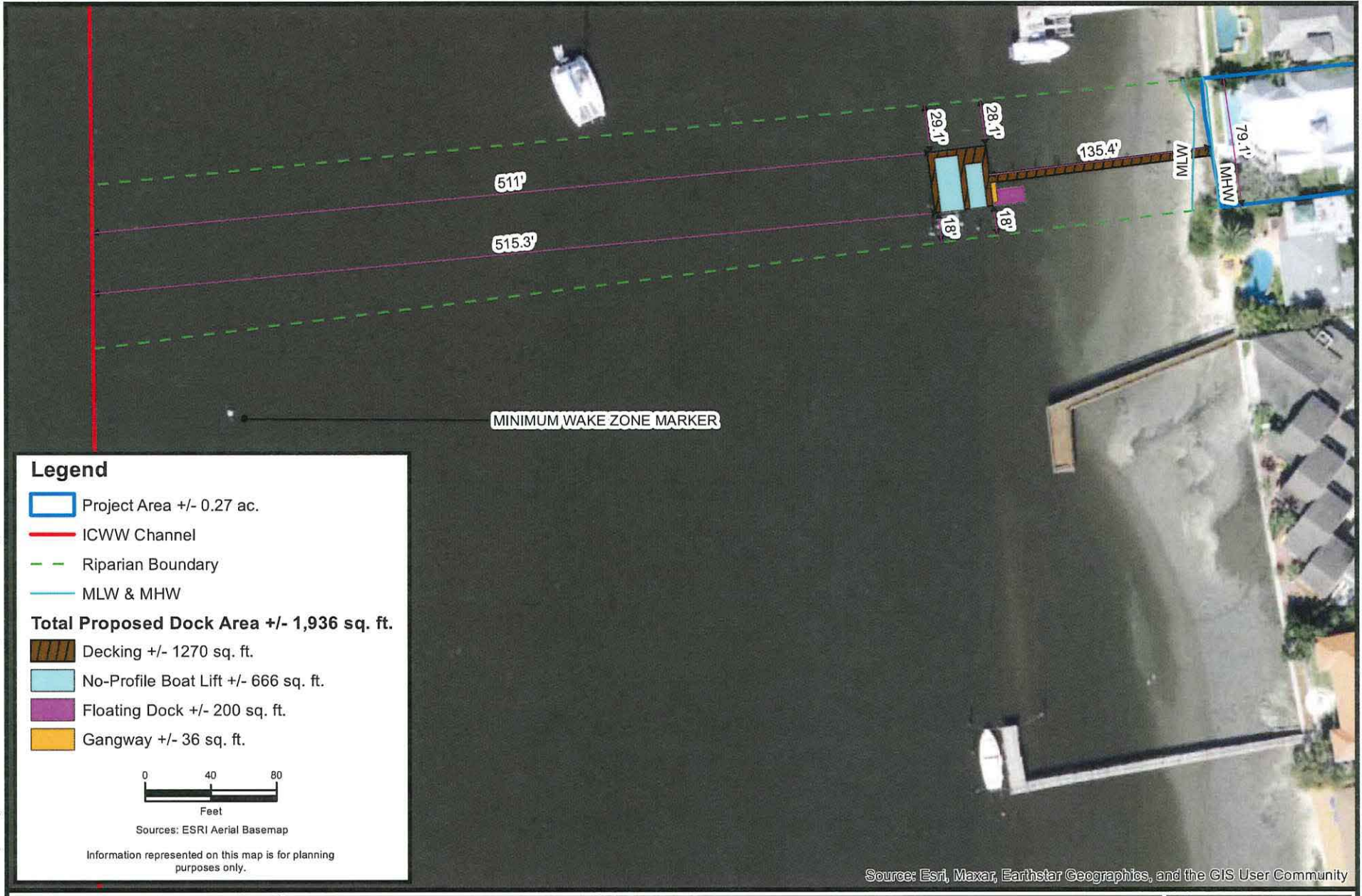
Date: Sep 27 2022

Figure:

3



F:\CES Projects\Project Files\Active\Projects\Project Files\2022\5.22.24 Green 24 N St Augustine Blvd\GIS\WX\Diagram\mxd



CARTER ENVIRONMENTAL SERVICES, INC. CES 42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com	Dock Alignment Green - 24 N St. Augustine Blvd		 Figure: 4
	Project: 5.22124	St. Augustine, FL	



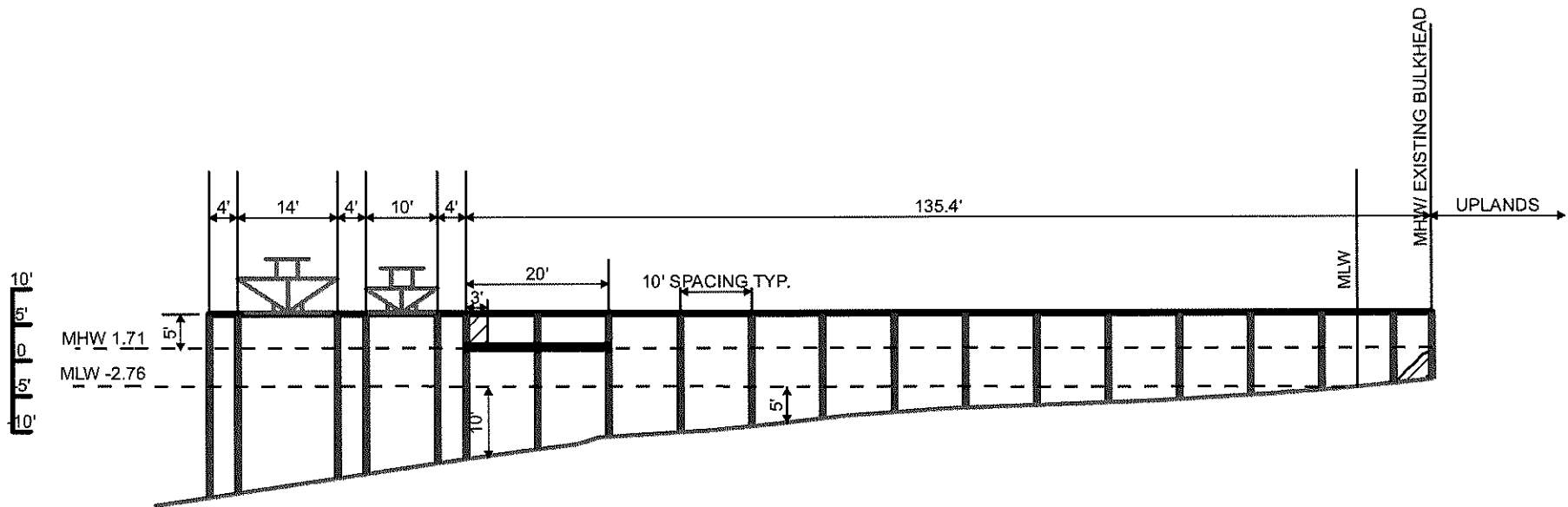
CARTER ENVIRONMENTAL SERVICES, INC. CES 42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com	Dock Dimensions Green - 24 N St. Augustine Blvd <table><tr><td>Project:</td><td>5.22124</td><td>St. Augustine, FL</td><td>Date: Oct 12 2022</td></tr></table>			Project:	5.22124	St. Augustine, FL	Date: Oct 12 2022	 Figure: 5
Project:	5.22124	St. Augustine, FL	Date: Oct 12 2022					

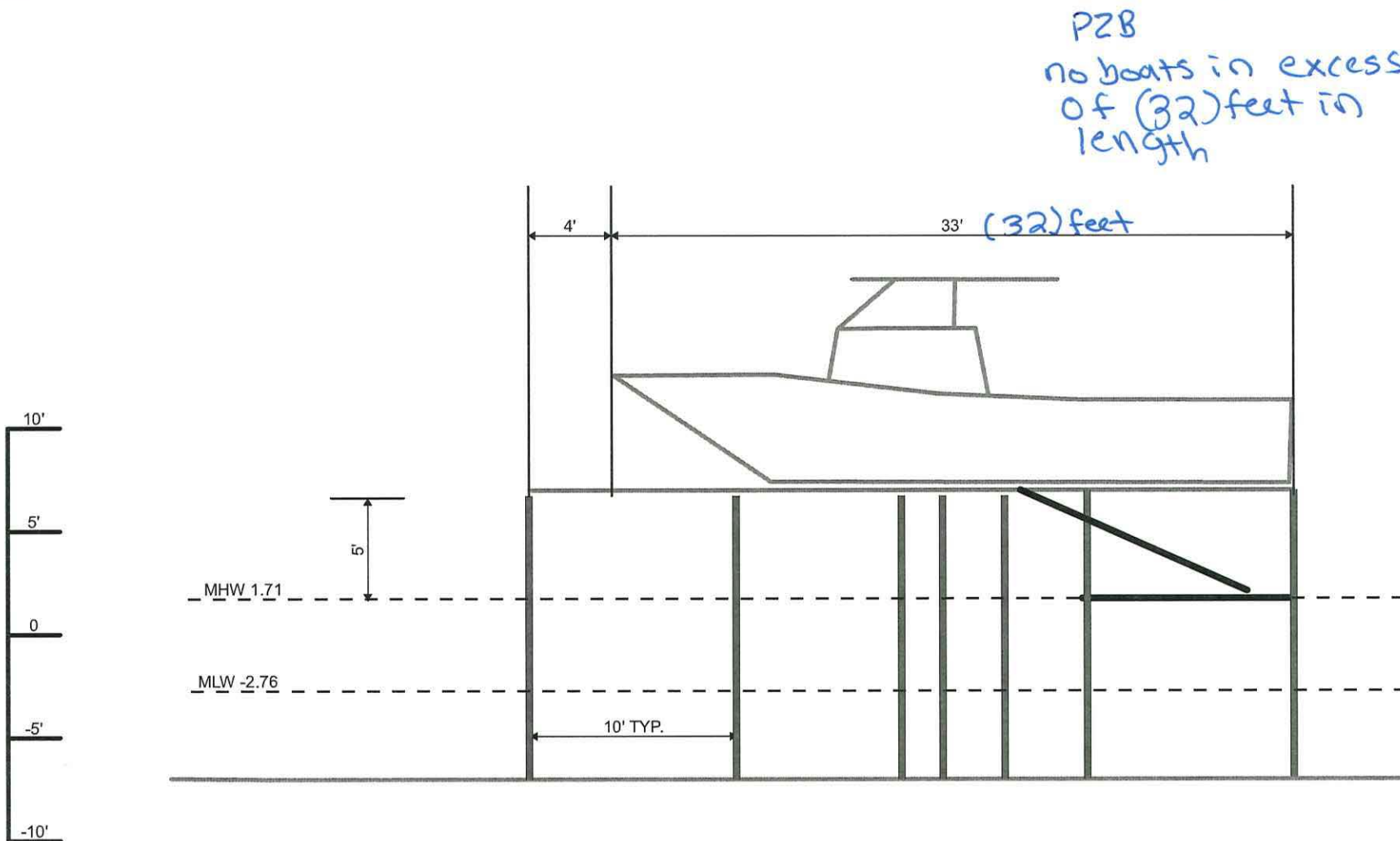
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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CARTER ENVIRONMENTAL SERVICES, INC. CES 42 Masters Drive St. Augustine, FL 32084 904-540-1786 www.carterenv.com	Proposed Dock Bathymetry Green - 24 N St. Augustine Blvd			
	Project: 5.22124	St. Augustine, FL	Date: Oct 21 2022	





CARTER ENVIRONMENTAL
SERVICES, INC.



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

www.carterenv.com

Cross-Section View

Green - 24 N St. Augustine Blvd

Project: 5.22124

St. Augustine, FL

Date: Oct 25 2022

Figure:

8



CITY OF ST. AUGUSTINE
STAFF REPORT & RECOMMENDATION

TO: Planning and Zoning Board

DATE: August 1, 2023

RE: **REZONING 2023-0057**

AGENDA ITEM	9(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:
- 1. 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.
 - 2. Side. Ten (10) feet.
 - 3. 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.
 2. 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.
 3. 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.
 4. 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.
 5. 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.
 6. 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.

7. 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.
8. 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.
9. 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 related to the City of St. Augustine, as well as add to the commercial activity within the Lincolnville neighborhood.



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 because the proposed uses are consistent with the Comprehensive Plan land use category.

As part of the rezoning request to a PUD the proposed development could be more pedestrian-oriented as well as providing multimodal transportation options instead of adhering to the City's current off-street parking requirements. The PUD language includes provisions for off-street parking, a potential new trolley stop along Riberia Street, and significant sidewalk improvements in efforts to follow the goals 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. This observation validates the community's interest in not only redeveloping the site but also preserving the existing structures. However, there are many hurdles that must be cleared. Such requirements of providing on-site parking, fire and life safety requirements, Florida building code requirements, and best practices for stormwater management are the typical code requirements that stall redevelopment plans.

These are the obstacles that prove difficult for redevelopment of this property but are also required of any proposed development or redevelopment. 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 try to meet these standards with their end goal of redeveloping and preserving the structures on-site.

It is important to note that the longer these structures are vacant their preservation may no longer be feasible, or even a value to the community.

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 adding to the social, economic, and environmental sustainability of St. Augustine.

The PZB held their first public hearing for this rezoning on July 5, 2023, and made several comments and requests.

PZB additional information requests from July 5th Regular Meeting:

1. *Hours of operation*

Information provided by applicant:

- Tour hours are 10am – 6pm.
- Community market hours are 10am – 8pm.
- Railcar restaurant and kitchen hours are 11am – 12am Monday through Friday and 10am – 12am Saturday & Sunday.

2. *Parking lease details*

Information provided by applicant:

- Since no parking will be provided on-site parking spaces will be leased on adjacent properties such as the San Sebastian Inland Harbor site located to the west, a parking lot located to the south, and the cigar building parking lot to the northwest of 115 La Quinta Place.

Staff note: In an email from Ellen Avery-Smith of Rogers Towers (representing the adjacent property owner) on July 14th staff was informed that the property owner at 159 King Street, SA Marina Holdings, LLC, “does not have a lease or other formal agreement signed with the owner or any other party related to the above-referenced property for the provision of parking for the proposed Planned Unit Development project.” See attached.

3. *Dumpster location and delivery truck routes*

Information provided by applicant:

- The dumpster location is shown on the proposed site plan being along the eastern property line adjacent to the proposed kitchen. Located between the dumpster and La Quinta Place is a forty-six (46) foot driveway that may be able to accommodate deliveries, however this is not confirmed on the site plan.

4. *Detailed site plan with dimensions*

Information provided by applicant:

- A site plan titled “Exhibit G” has been provided which shows dimensions of structures, setbacks, lot coverage, and additional details in a Site Data table.

5. *Business narrative*

Information provided by applicant:

- On pages 3 through 8 of The Railroad Retrospective Mixed Use Planned Unit Development, each area of the property is titled and contains a description of each proposed use.

The applicant has also provided an analysis of trip generation, performed by Kimley Horn, for the proposed development at this property.

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 review.

The included goals, objectives, and policies support the proposal for The Railroad Retrospective Mixed Use 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.
- (4) Compliance with Sec. 28-292. - Standards and criteria for redevelopment and infill PUD developments.



Jacob Fredriksson, CNU-A
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 / DISITILLARY / 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

ST. JOHNS



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 Iberia 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 **A** **B**

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

95 Iberia Street

THE RAILROAD RETROSPECTIVE MIXED USE Planned Unit Development

Updated Submittal Date:
July 21, 2023

Request:

Request to rezone this historic parcel at 95 Iberia 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 Iberia 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. (The uses are further described as to area, specific use, hours of operation and definition below).

The Railroad Retrospective Mixed Use PUD will be centered upon the railroad industry and its contribution to our historic city and the state of Florida, featuring a community market and general store, utilizing the stables and stalls for selling local products, foods and other goods; a local craft distillery/brewery within the confines of the barn on Iberia that will be open for tours and tastings; an authentic Flagler era, steam locomotive under a covered walkway with a restored Pullman car that will contain a high-end reservation-based restaurant serving onsite craft items and foods from the kitchen that will be retrofitted into the other stable building onsite. The uses in this mixed use, interdependent project will work together as a reflective on the railroad and its accessory uses including the carriage services, which served St. Augustine and all of Florida, with an idea to serve local products and use and sell local goods, giving historical reference to the railroad, its impact on St. Augustine and Florida and how this property was intertwined and served the same for many years.

The renovations and upgrades will include 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 the community market / general store within the stable stall area, a kitchen and takeout facility adjacent and restoration and utilization of the large barn for an interactive, craft brewery / distillery area and public space for tastings and small events.

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 references throughout the property will include historical pieces, photographs and documents of this era and the railroad and transfer company's contribution to 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 to the era and local goods.

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

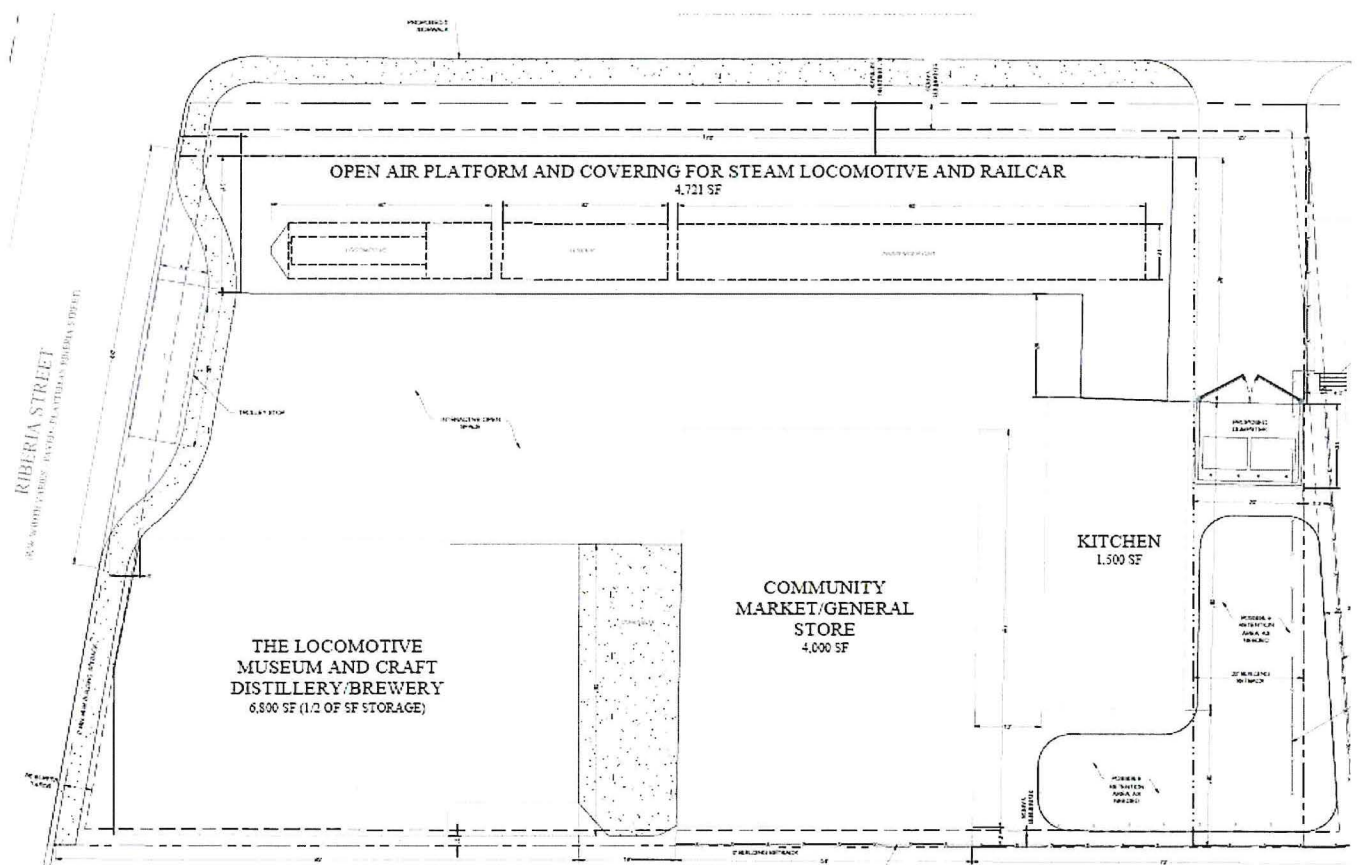
Parcel Identification Number: 201920 0000

Railroad Retrospective Mixed-Use PUD

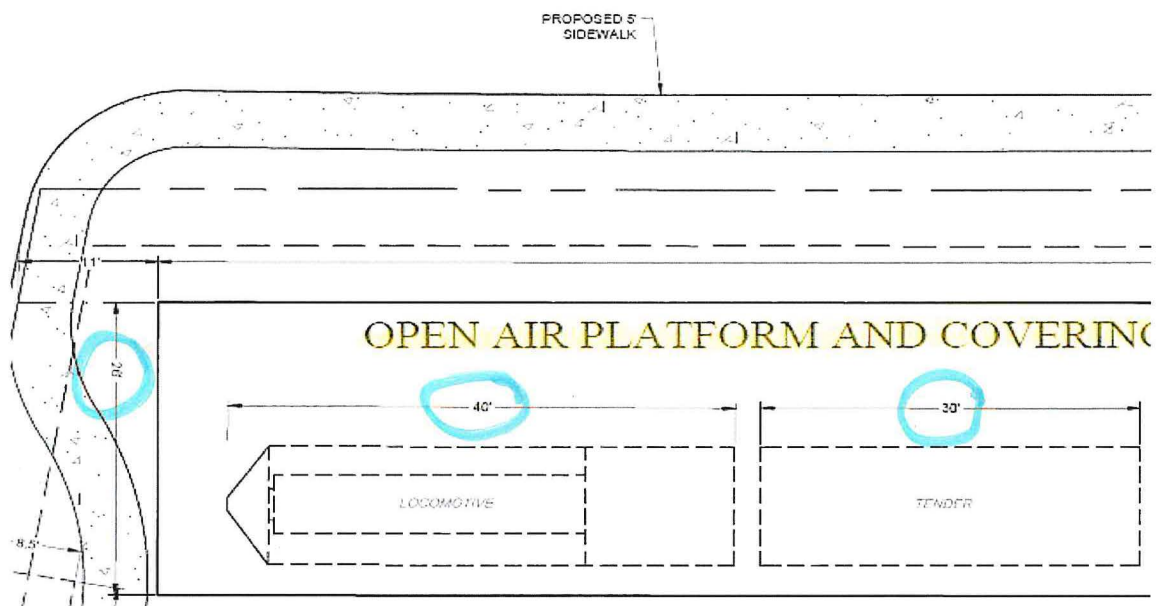
The “birth of leisure travel in Florida” story is the central subject throughout the project. When people travel, they want to take part in authentic experiences, participate in the local culture, taste local food and beverages, see and enjoy the beauty nature has to offer. They want to meet people and share experiences. When people travel, they bring home stories, local goods and memories that last a lifetime.

At the turn of the 20th century, Florida was predominantly wilderness and travelers traveled to explore and experience a part of Florida that few had seen. Indulgence was expected. The demand to see, taste and feel Florida was unparalleled. This was a time when traveling the East Coast of Florida was exciting in every way. That is where the Railroad came in.

We are creating a multi-faceted experiential approach to tell this story. The idea is that all the proposed uses work together seamlessly. They work to re-create this experience and this unparalleled understanding of the history surrounding rail travel on the East Coast of Florida. The following description of each should make it clear as to how they work together and will thrive in this integral, symbiotic existence within this pedestrian-based, mixed use Railroad Retrospective use.



Area 1 – Historic Locomotive #113

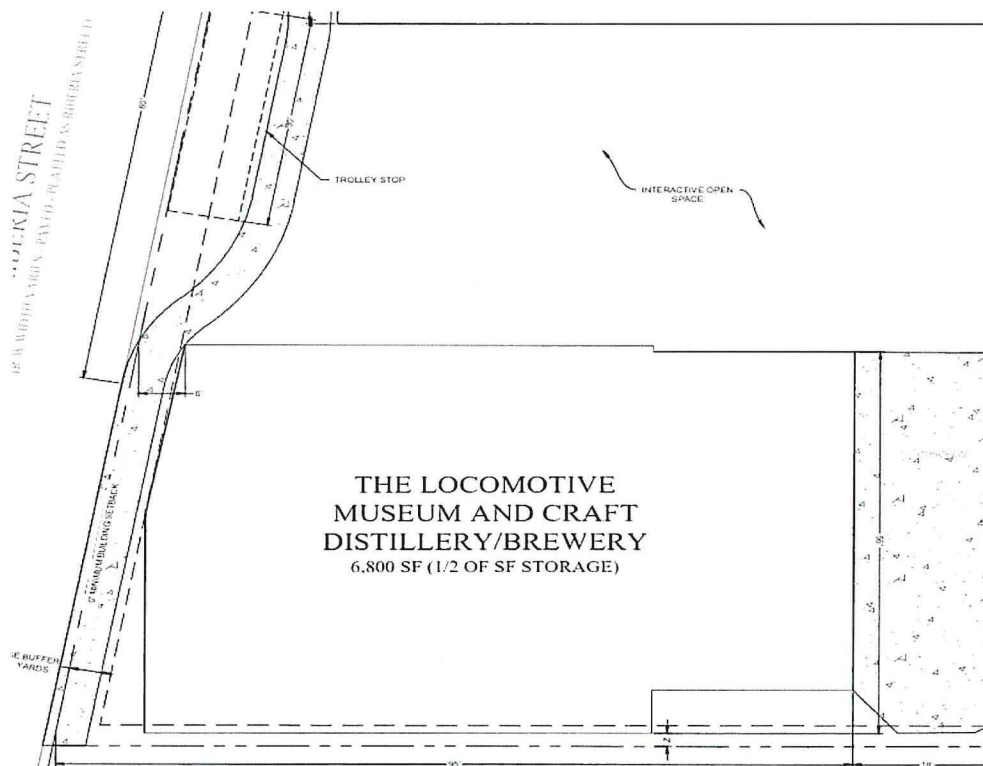


Locomotive #113 can be categorized as a museum grade attraction and has 0 (zero) capacity.

#113 was built by Alco for Florida East Coast Railway in 1912-1913, one of sixty 4-6-2 Pacific's (#77-#136) delivered between 1910 and 1917. It weighs 204,000 lbs, has 68" drivers and 22"x 26" cylinders. #113 was later superheated and operated at 180 psi delivering 28,314 lbs tractive effort.

Historical significance- The journey to accomplish a transportation system from St. Augustine to the Florida Keys was one of Florida's most incredible stories. Henry Flagler began the Railway (later named the Florida East Coast Railway) in St. Augustine in 1885 and completed the Overseas railroad in 1912. Flagler passed away in 1913 and Locomotive #113 is the last surviving steam locomotive from Flagler's lifetime. Florida was mostly unspoiled and traveling from St. Augustine to the Florida Keys in 1913 was advertised as "magical." Today, Florida is one of the world's top travel destinations. The story of how leisure travel on the East Coast of Florida developed is important to Florida's history. This presentation on property will serve as a direct attraction and interactive piece to ground the mixed-use property within an authentic railroad retrospective.

Area 2 – Tour Experience - Distillery/Brewery/Winery + Museum Room



Concept: This will include a guided tour experience that incorporates historical assets, museum pieces, a distillery/brewery and winery, all functioning inside the renovated/restored historic St. Augustine Transfer Company Barn.

The tour will be free and operate in 2 parts. Patrons can join the first part or the second part or take part in both legs of the tour. The first part of the tour will be family-friendly and is limited to the FEC Railway Story, Locomotive #113 and the St. Augustine Transfer Company history. There will be a room that functions like a museum that has exhibits, historical documents information, and antiques. The second part of the tour will be a tour of the production facility. The production facility will be smaller in comparison to St. Augustine Distillery. There is less space inside the production facility for tours and production. A large part of the facility will be barrel storage and finished goods storage. The tasting room will be at the end of the distillery/winery/brewery tour and will fold into the “sample local goods” retail concept.

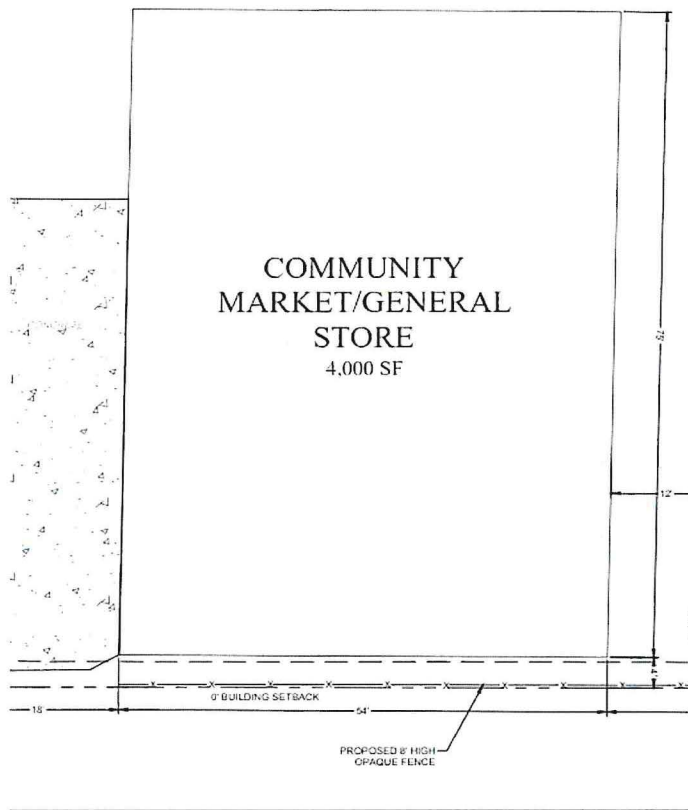
Museum is an approved use in the current CL-1 zoning

CL-1 permissible use by exception: Craft alcohol industry, limited to alcohol by volume (ABV) not to exceed fourteen (14) percent. The request for the increased locally brewed ABV limit would not impact traffic, occupancy or how the project operates.

Tour Capacity- 10 people per tour. (Tours will operate every half hour).

Tour Hours- 10am-6pm (which matches the San Sebastian Winery and St. Augustine Distillery)

Area 3 - Community Market



Concept: A local goods market that sells a variety of goods hand made in St. Augustine and regionally made goods and items that support the East Coast of Florida Railroad concept.

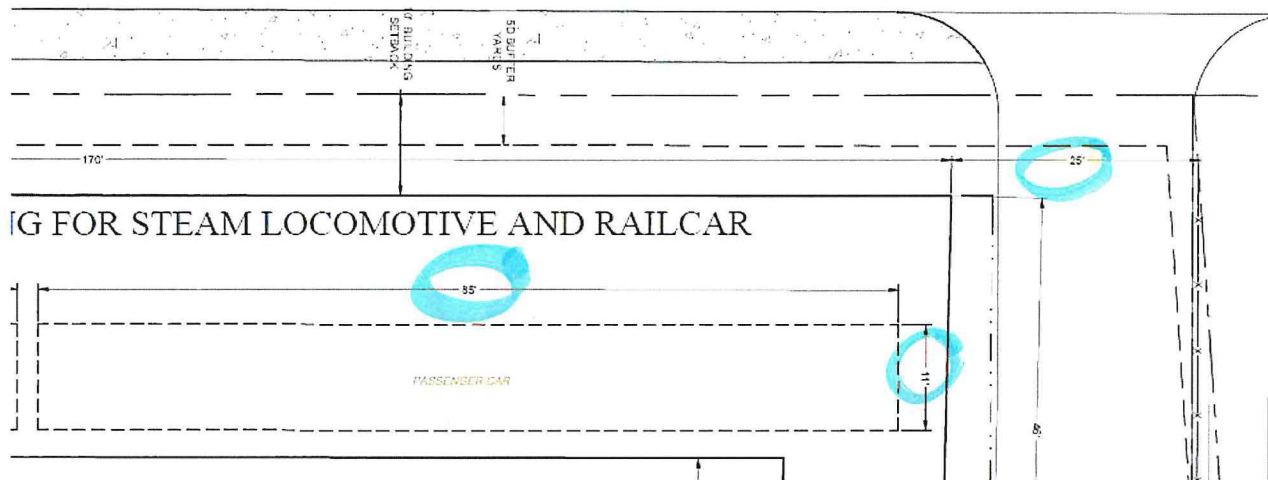
The old horse stable building will be restored to look like horse stables in the era it was built (1940's). We would like to keep the building as divided in stalls and use that as a way to separate types of goods.

Retail can be memorable. Customers can learn about who, where, and how the goods are made as part of the shopping experience. The concept will incorporate samples and tastings into the shopping experience. Sampling may have heightened your shopping experience at Costco or the Savannah Bee Company and we all know everyone loves free samples. It's getting harder and harder to find locally made goods outside of a farmer's market. Whether you are a local or tourist. There is a sense of pride in buying locally made goods.

Hours- 10am -8pm

Capacity is limited to that allowed by the square footage of the retail uses

Area 4 – Exclusive Railcar Restaurant and Kitchen for Service



Restaurant Dining Car #3604

Concept: Intimate dining in a historic pullman railcar restored to 1910-1920 era.

Inspired by ingredients, stories, and cultural foods on each stop on the Florida East Coast Railway line in the early days of rail travel. Each dish will bear its own mark of creativity. The wine and cocktail list will feature spirits and wines created on site in the distillery/winery.

The restaurant is designed to be one component in the “birth of leisure travel in Florida” story. This type of historical educational food and beverage experience is a departure from the standard “do not touch,” “behind a glass case” exhibits that you often find at historic sites/museums. It is a departure from the low-quality food and beverage options that you find at most historic themed attractions.

Size and Layout:

The proposed fine dining restaurant is small, and capacity is limited to the size of the rail car. The rail car is approximately 80' x 10'. Seating in the dining car will be limited to zoning regulations, HC access, fire code and all other requirements. We envision approximately 60 seats; it could be less after zoning, mechanical plans, plumbing are incorporated into the layout. Seating for the fine dining concept is very limited and cannot exceed 800 square feet. Exact seating numbers for the interior of the rail car will be determined when architectural plans are drawn. The rail car will have a small bar with approximately 8 stools as part of the seating/ floor plan.

The kitchen will have a take-out/counter service concept. The food options will be simple/healthy and inspired by tropical Florida in 1913. Patrons will be able to order both alcoholic and non-alcoholic drinks. This concept will serve customers taking the tour and act as

RIBERIA STREET

(R/W WIDTH VARIES - PAVED - PLATTED AS RIBERIA STREET)

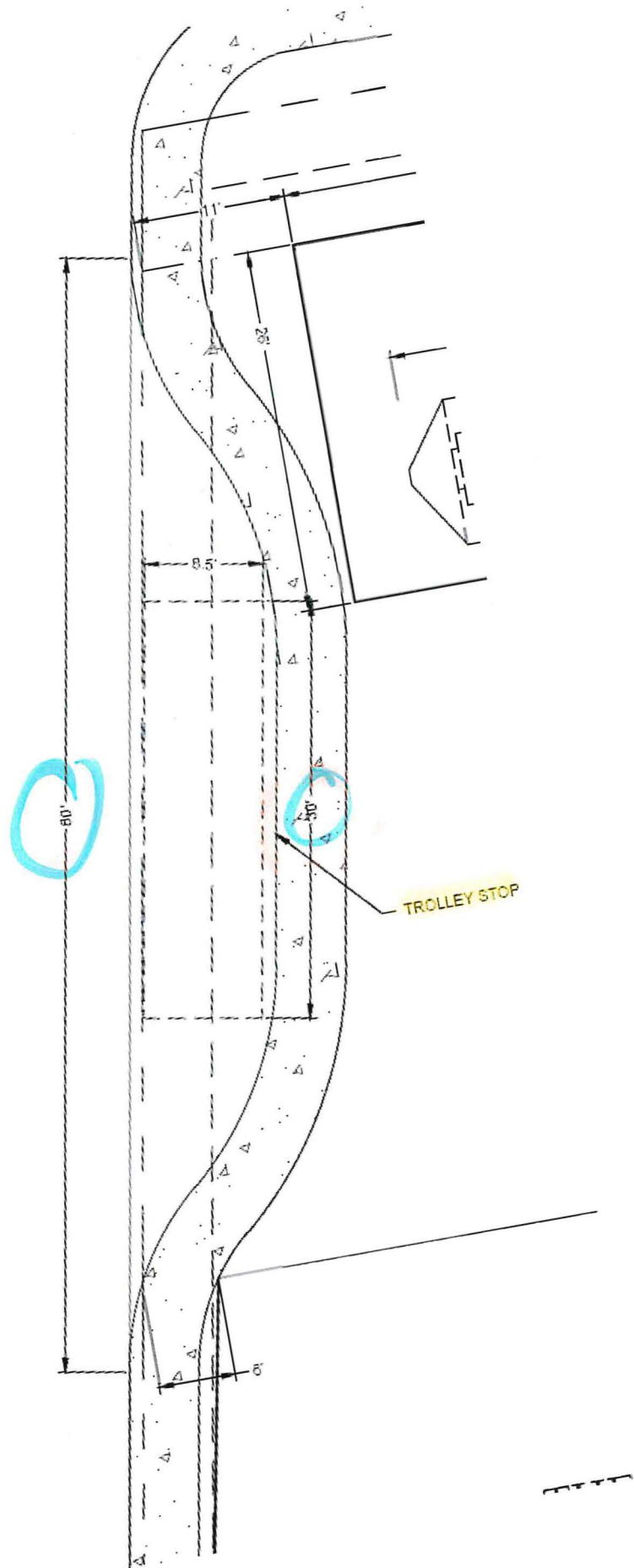


Exhibit “C”
DEVELOPMENT PLAN NARRATIVE
95 Riberia Street
THE RAILROAD RETROSPECTIVE MIXED USE
PLANNED UNIT DEVELOPMENT

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 Iberia 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 Iberia Street, just one block off of King Street, at the corner of Iberia 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. (The uses will function together and specifically as outlined above.)

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: No parking will be provided onsite. Applicant will be allowed to provide offsite parking and such will be accomplished through separate private agreements with several of the adjacent properties, including but not limited to the San Sebastian Inland Harbor site to the west, the parking lot use to the south, and/or the cigar building parking lot to the northwest. Further, as noted and depicted on the map, a trolley stop will be provided onsite 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 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 within our Comprehensive Plan.

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 Iberia 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 Iberia 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 RAILROAD RETROSPECTIVE MIXED USE 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.

INFRASTRUCTURE IMPACT ANALYSIS

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.

The infrastructure impact analysis provided by the attached report includes site specific design improvements related to anticipated trips and traffic circulation and the movement of pedestrians, bicycles and vehicles on and off-site.

A Trip Generation Analysis was performed by Kimley Horn in regards to the proposed site/property and the proposed PUD and use as a mixed-use, pedestrian-friendly Railroad Retrospective project. The trip generation analysis provided a peak hour trip generation comparison of the existing and proposed uses for the property, taking into consideration that the mixture of uses will be promoted for full pedestrian access, furthered by the pedestrian sidewalk provisions and the trolley stop provided onsite.

It is important to note that this project will not have parking onsite, so the trips outlined will be those coming on foot or by way of the trolley stop provided onsite.

As the report notes, per the ITE Trip Generation Handbook, "most data presented in the Trip Generation Manual are vehicle-based and have been collected at low-density, single-use, suburban developments with little or no transit service, limited bicycle access, and little or no convenient pedestrian access." These sites are called baseline sites because they are the starting points for vehicle trip generation estimation. ITE recommends that the baseline vehicle trip generation estimates be reduced to account for sites with certain outlined characteristics. In fact, ALL of those characteristics apply to the subject site given that the proposed project is within the urban core area of the City of St. Augustine, proposes zero on-site parking, and that a trolley stop is proposed on the project frontage as part of the development. Therefore, trip estimates for the proposed project should be reduced from the baseline estimate and all trips to the property will be by foot or by the trolley stop, significantly reducing the transportation impact on the area and the area transportation systems.

In sum, the restoration / renovation / reconstruction of this property will not only remedy the existing situation caused by the current status of these deteriorating structures, but it will be a grand addition and retrospective on this historic area, and, which as described above and in the attached report, will have a negligible impact upon the traffic circulation patterns of the city. Further, as aforementioned, this PUD property will not have individual vehicle trips coming to the property. Moreover, the expert analysis provided shows that this PUD as a whole does not in fact affect the current traffic patterns and flow in this area of the city.

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 Iberia 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.

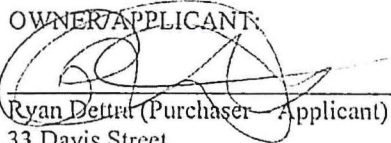
Response: Any reversion to a pre-PUD zoning district would not render the existing uses inconsistent with the Comprehensive Plan.

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 Dettr (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:

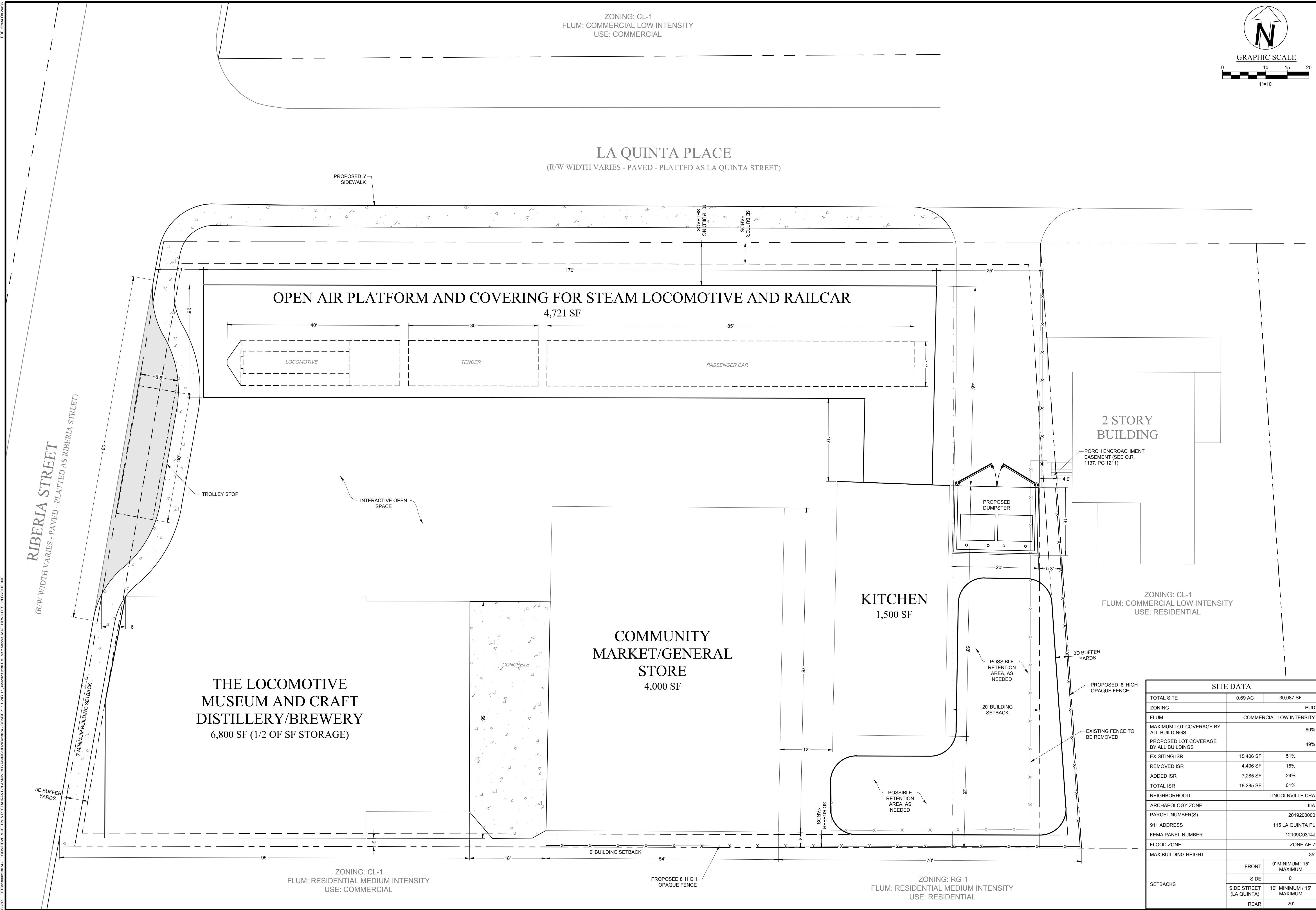
1. The project will not adversely affect the orderly development of the City of St. Augustine as embodied by the City Zoning Ordinance and the respective Comprehensive Plan of the City, as the proposal is in conformance with the Plan and its goals and objectives, and the use, as included in the Narrative, 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.

[illegible]



July 21, 2023

Mr. Ryan Dettra
Dettra Real Estate, LLC
33 Davis Street
St. Augustine FL 32084

**RE: *Trip Generation Analysis
Riberia Street at La Quinta Place Railroad Retrospective Mixed-Use PUD
St. Augustine, Florida***

Dear Mr. Dettra:

At your request, Kimley-Horn has performed a trip generation analysis for the property located at 95 Riberia Street in St. Augustine, Florida. The subject property is identified by the St. Johns County Property Appraiser as having Parcel Identification Number (PIN) 201920-0000.

Background

Kimley-Horn understands that the property owner (the "Applicant") intends to rezone the historic parcel at 95 Riberia Street to Planned Unit Development (PUD), to allow for renovations and upgrades to this deteriorated property, so that it may be utilized in a consistent manner with the surrounding Riberia Street corridor and 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 following uses:

- An interactive locomotive museum, including the relocation of a steam locomotive and pullman rail car to the front of the property to allow public viewing and interactive use
- A small, high-end restaurant inside the rail car
- A market/general store within the stable stall area
- An interactive craft brewery/distillery

The project proposes utilize, through pre-arranged future agreement, the parking areas now existing and/or future surface or garage parking spaces on the San Sebastian Inland Harbor site (across the street from the project on the west side of Riberia Street). The Applicant anticipates approximately 35 to 40 parking spaces will be available for the project. No on-site parking will be provided. The project also proposes to construct a trolley stop on the project's

frontage on Iberia Street to promote non-vehicular access to the property. New sidewalks are proposed along the Iberia Street frontage and the La Quinta Place frontage, and a new crosswalk across Iberia Street is also being considered by the project to further encourage non-vehicular access to the property.

Project Trip Generation

Typically, the trip generation potential for a proposed land use is calculated using data published by the Institute of Transportation Engineers (ITE) in *Trip Generation, 11th Edition*. However, per the ITE Trip Generation Handbook, “most data presented in the Trip Generation Manual are vehicle-based and have been collected at low-density, single-use, suburban developments with little or no transit service, limited bicycle access, and little or no convenient pedestrian access.” These sites are called baseline sites because they are the starting points for vehicle trip generation estimation. ITE recommends that the baseline vehicle trip generation estimates be reduced to account for sites with any of the following characteristics:

- Surrounded by compact urban development (an infill site)
- Consisting of a mix of complementary land uses (mixed-use development)
- Served by public or corporate transit, in particular if designed specifically to capitalize on transit access to the site
- Attracts walking and bicycling trips with the quality and connectivity of supporting networks (a site in an urban core area)
- That prices on-site parking or that requires patrons to use off-site priced parking
- In an area with high vehicle occupancy as a result of an areawide transportation demand management program or preferential treatment for ridesharing

All of these characteristics apply to the subject site given that the proposed project is within the urban core area of the City of St. Augustine, proposes zero on-site parking, and that a trolley stop is proposed on the project frontage as part of the development. Therefore, trip estimates for the proposed project should be reduced from the baseline estimates.

The project is anticipated to include approximately 2,300 square feet of restaurant/kitchen use. The baseline daily and PM peak hour trips for the proposed restaurant were estimated based on the trip rates published by ITE for land use 932 (High Turnover Sit-Down Restaurant) for a general urban/suburban setting. See **Table 1: Trip Generation**.

The project also proposes a brewery/distillery with a designated space for public tasting (tap room). The tap room and the brewery/distillery are both proposed within a single 6,800 square foot building. According to the applicant, the tap room is anticipated to comprise only

approximately 25 percent of the 6,800 square feet, and the rest of the building will be comprised of storage / manufacturing for the brewery/distillery operation. ITE gives the following description for Land Use 971 (Brewery Tap Room): “A brewery tap room is a designated area found in conjunction with a brewery in which customers can try samples of a brewery’s products. These rooms are typically located on-site and can be used as a way to sell beer or related products directly to the customer. Depending on its size, a tap room can also be used to house social gatherings. A brewery tap room may also be used to facilitate complimentary tours of the brewery.” This description fits the proposed tap room for the project. However, ITE does not publish data for the manufacturing/storage portion of a brewery or distillery. The baseline daily and PM peak hour trips for the proposed brewery/distillery and tap room were estimated based on the trip rates published by ITE for land use 971 (Brewery Tap Room) for a general urban/suburban setting. The actual tap room size is anticipated as only approximately 1,700 square feet. To provide a conservative baseline estimate of the tap room trips and to account for employee trips that would utilize the manufacturing/storage portion of the proposed brewery/distillery, the tap room square footage was doubled to 3,400 square feet for the trip generation calculation (see **Table 1: Trip Generation**).

The project trip generation also needs to be estimated for the locomotive museum and market/general store. ITE publishes trip generation data for a museum, but the data is based on only one field study in which the museum was approximately 176,000 square feet. The ITE PM peak hour trip rate from the single field study is 0.18 trips per ksf. The area of the market, the distillery/brewery building, and the open space on the project, including the rail care space, is approximately 20,000 square feet. Applying the 0.18 trips per ksf rate to the 20,000 square feet would result in approximately 4 PM peak hour trips. Given this low estimate of trips related to the museum space, the trips to/from the locomotive museum and market/general store were instead estimated using engineering judgement and the anticipated tour schedule for the museum. According to the Applicant, there will be 10-person tours every 30 minutes for the museum and brewery/distillery space. Assuming 20 people arrive and 20 people exit each hour for tours and a vehicle occupancy rate of 2 persons per vehicle would result in a baseline PM peak hour vehicle trip generation of 20 trips (10 inbound, 10 outbound). This assumption was utilized as shown in **Table 1: Trip Generation**. The baseline daily vehicular trips related to the Museum/Market were estimated based on the ratio of daily trips to PM peak hour trips for the restaurant use and the PM peak hour trip estimate for the Museum/Market use. A separate trip category was not developed for the Market/General Store, as these trips are anticipated to be ancillary with the museum trips (i.e. it is not anticipated that customers would come to the site only to use the Market/General Store).

A modal reduction of 50 percent was applied to the baseline vehicular trip generation to account for site characteristics described previously. An internal capture reduction of 25 percent was also applied to account for trips to or from one of the uses on site that also use one of the other uses on site. As shown in Table 1, the adjusted estimated vehicular trip total for the project is 259 daily trips and 26 PM peak hour trips (15 inbound trips and 11 outbound trips).

Table 1: Trip Generation

LAND USE	INTENSITY	DAILY	PM PEAK HOUR		
		TOTAL	TOTAL	IN	OUT
<u>Baseline Unadjusted Vehicular Trip Generation</u>					
High Turnover Sit-Down Restaurant	2.3 ksf	247	21	13	8
Brewery Taproom	3.4 ksf	210	33	19	14
Museum/Market		235	20	10	10
	<i>Subtotal</i>	692	74	42	32
<u>Modal Reduction</u>					
High Turnover Sit-Down Restaurant	50%	124	11	7	4
Brewery Taproom	50%	105	17	10	7
Museum/Market	50%	118	10	5	5
	<i>Subtotal</i>	347	38	22	16
<u>Internal Capture</u>					
High Turnover Sit-Down Restaurant	25%	31	3	2	1
Brewery Taproom	25%	26	4	2	2
Museum/Market	25%	29	3	1	2
	<i>Subtotal</i>	86	10	5	5
<u>Vehicular Trip Total</u>					
High Turnover Sit-Down Restaurant	= Baseline Minus	92	7	4	3
Brewery Taproom	Modal Reduction Minus	79	12	7	5
Museum/Market	Internal Capture	88	7	4	3
	<i>Subtotal</i>	259	26	15	11

Trip Generation Rates:		
<u>Daily</u>		
High Turnover Sit-Down Restaurant	[ITE 932]	T = 107.20 (X)
Brewery Taproom	[ITE 971]	T = 61.69 (X)
Museum/Market	Based on PM peak hour trips and ratio of daily to PM peak hour trips for Land Use 932	
<u>PM Peak Hour</u>		
High Turnover Sit-Down Restaurant	[ITE 932]	T = 9.05 (X) (61% in, 39% out)
Brewery Taproom	[ITE 971]	T = 9.83 (X) (59% in, 41% out)
Museum/Market	Estimated based on tour schedule	

Please do not hesitate to contact me at (904) 828-3900 or jack.hulsberg@kimley-horn.com should you have any questions regarding the information contained herein.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



Jack Hulsberg, P.E.
Transportation Engineer

Jacob Fredriksson

From: Isabelle Lopez
Sent: Friday, July 14, 2023 4:54 PM
To: Jacob Fredriksson
Subject: Fwd: 115 La Quinta Place - Rezoning 2023-0057

Sent from my iPhone

Begin forwarded message:

From: Ellen Avery-Smith <eaverysmith@rtlaw.com>
Date: July 14, 2023 at 4:44:10 PM EDT
To: Amy Skinner <askinner@citystaug.com>, Isabelle Lopez <ilopez@citystaug.com>
Cc: Ellen Avery-Smith <eaverysmith@rtlaw.com>, abbas@humphreyre.com
Subject: 115 La Quinta Place - Rezoning 2023-0057

Good afternoon, ladies.

I am writing on behalf of SA Marina Holdings, LLC, the owner of the property located at and near 159 King Street commonly known as Sebastian Inland Harbor, to notify you that SA Marina does not have a lease or other formal agreement signed with the owner or any other party related to the above-referenced property for the provision of parking for the proposed Planned Unit Development project.

Please feel free to contact me if you have any questions related to this correspondence. Have a wonderful weekend.

Ellen

Ellen Avery-Smith | Shareholder



Rogers Towers, P.A. | 100 Whetstone Place, Suite 200 | St. Augustine, Florida 32086
Direct 904.825.1615 | Fax 904.396.0663 | Internal 5207 | eaverysmith@rtlaw.com | www.rtlaw.com | [View Attorney Bio](#)

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FRIDAY REVIEW / DRC: PLAN COMMENTS
Building and Planning Department – Historic Preservation Division

September 3, 2021

RE: 115 La Quinta Place

1. There is no historic district associated with this property. Many of the existing barn structures located on the property appear to be 50 years old or older, as verified by an attached Sanborn map dated 1930 and corrected to 1960. More research would be needed to fully understand the approximate year of construction for each building. A Florida Master Site File (FMSF) survey for at least part of this property is listed under 109 Riberia Place. The FMSF states the older barn structure at 109 Riberia was constructed between 1904-1910 and was one of oldest structures existing in the area at the time of the survey. An attached document indicates that the 109 Riberia building may have been demolished, but more research is needed as these have proven to not always be accurate.

The demolition of buildings 50 years old or older or the removal of the structure or a significant feature of the building would require review and a Certificate of Demolition (or Partial Demolition) approval by the Historic Architectural Review Board (HARB) through a public hearing is required. The HARB meets once a month, typically on the third Thursday, with the application deadline generally the third Friday of the month before. If a Certificate of Demolition (or Partial Demolition) application is approved by HARB, there is a 30-day delay period and subsequent building permits required, including a demolition permit which is not the same as the Certificate of Demolition, before beginning work. HARB meets once a month, typically on the third Thursday, with a deadline for applications the third Friday of the month before.

The link to the Certificate of Demolition application:

<https://www.citystaug.com/DocumentCenter/View/150/Certificate-of-Demolition-or-Relocation-Application-PDF>

2. Please be aware this property falls within Archaeological Zone IIIA. Any proposed ground disturbance, such as grease traps, plumbing, foundation work, storm water retention, demolition, etc., may require archaeological review and testing prior to the initiation of construction activities. The archaeological review can be initiated with the submittal of an A-14 Application for Archaeological Review to the Planning and Building Department. The archaeological fee for projects in Zone III is 1% of the estimated construction cost. The City Archaeologist will be happy to provide more information about the process.
3. No design requirements are in place for this area; however, it is encouraged not to replicate historic styles and to use inspiration of the immediate context area to design a compatible building with respect to height, mass, scale, rhythms, materials, site plans, etc.
4. Any exterior signs must be reviewed and approved through the sign permit process prior to being installed.

Julie Courtney

Historic Preservation Planner

E jcourtney@citystaug.com | P 904.209.4283 | W www.CityStAug.com

ProQuest® Digital Sanborn Maps, 1867-1970

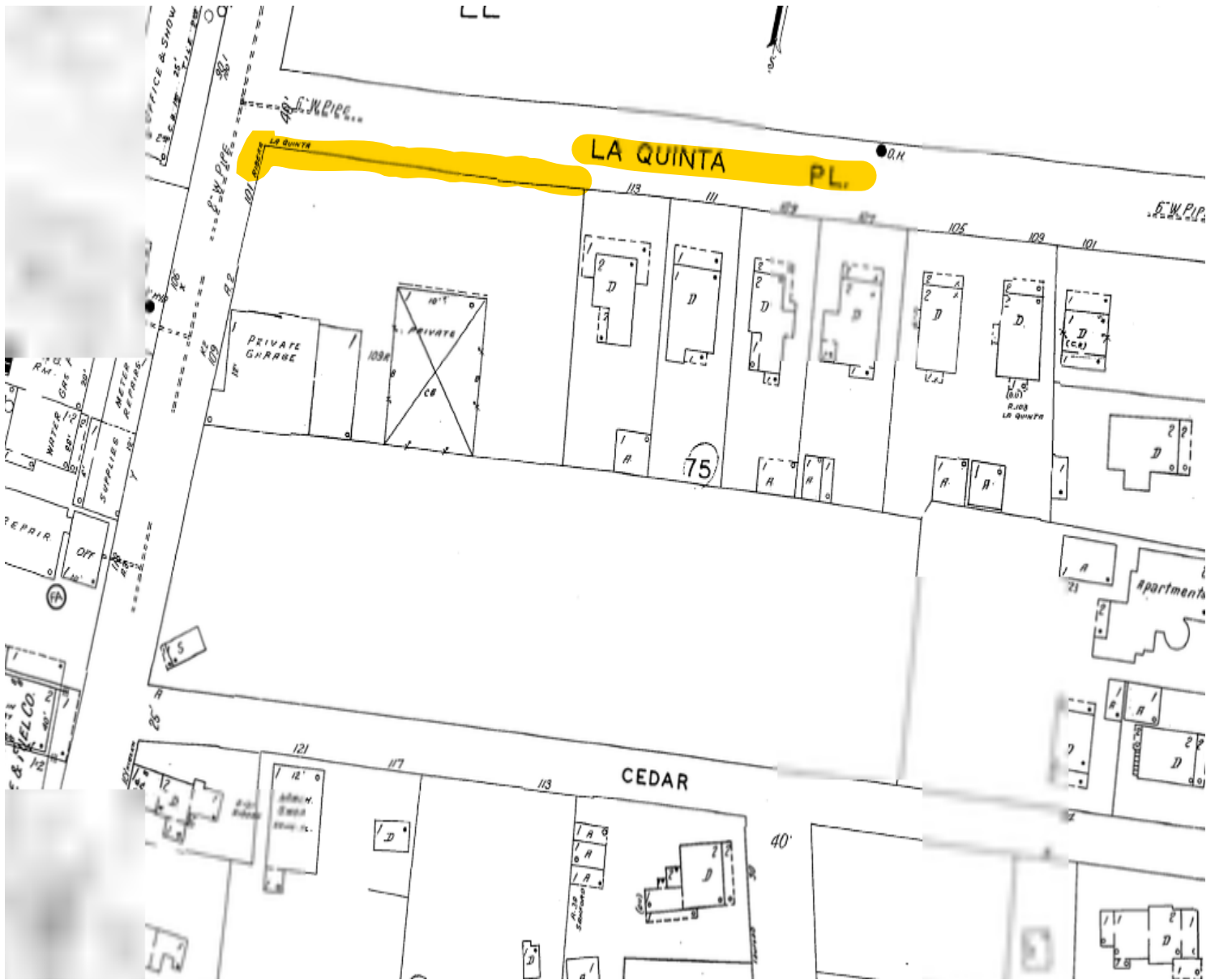
Saint Augustine Apr. 1930, Sheet 8



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ProQuest® Digital Sanborn Maps, 1867-1970
Saint Augustine Apr. 1930, Sheet 8 Revised to 1947



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FLORIDA MASTER SITE FILE
HISTORIC ST. AUGUSTINE PRESERVATION BOARD
HISTORIC PROPERTIES INVENTORY FORM

I. LOCATION & LEGAL DESCRIPTION

FDAHRM 802== Site No. 8551813 1009==
 Site Name: 109 Riberia Street 830== Survey Date: 7807 820==
 Address: 109 Riberia Street, St. Augustine, Fla. 32084 905==
 Instructions for Locating: _____
 _____ 813== County: St. Johns 808==
 Location: City of St. Augustine 46B A 868==
 (subdivision) (block) (lot)
 _____ 868==
 Owner of Site: Name: Colee, Ambrose B. Jr. and Almarie P. ;
 Address: 74 Dolphin Drive
 St. Augustine, Fla. 32084 902==
 Occupant or Manager: Colee Stables 904==
 Type of Ownership: Private 848== Zoning: CBD
 NR Classification Category Building 916== Recording Date: _____ 832==
 UTM: 17 469250 3306450 890== Location: T07S R30E 18 812==
 (zone) (easting) (northing) (T) (R) (S)
 Map Reference: USGS St. Augustine 7.5 MIN 1956 (PR 1970) 809==
 Recorder: Name & Title: Nolan, David (Historic Sites Specialist) ;
 Address: H.S.A.P.B. 818==

II. SITE DESCRIPTION

Condition of Site:	Threats to Site:
() Excellent 863==	() Zoning 878==
() Good 863==	() Development 878==
(x) Fair 863==	(x) Deterioration 878==
() Deteriorated 863==	() Borrowing 878==
	(x) Transportation 878==
Integrity of Site:	() Fill 878==
(x) Altered 858==	() Dredge 878==
() Unaltered 858==	() Other 878==
(x) Original Site 858==	
() Restored - Date: 858==	
() Moved - Date: 858==	

**SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)**

II. SITE DESCRIPTION, continued.

Original Use: Transportation 838== Present Use: Transportation 850==
Date: +1910 844== Period: 20th Cent 845== Culture: American 840==
Architect: _____ 872==
Builder: _____ 874==
Style: Barn 964==
Plan Type: Rectangular 966==
Exterior Fabrics: Metal, corrugated; concrete block plain

854==
Structural Systems: Masonry, concrete block; wood frame 856==
Features of Structure: (942)
Window Type: Casement 942==
Foundation: Slab 942==
Roof Type: Gable 942==
Secondary Roof Structures: Shed 942==
Porches & Balconies: _____

942==
Chimney Location: _____ 942==
Materials: (882)
Chimney: _____ 882==
Roof Surfacing: Metal, corrugated 882==
Ornament Exterior: _____

882==
Quantitative Data: (950-954)
Chimneys: _____ 952== Dormers: _____ 954== Stories: 1½ 950==
Other: _____ 956==
Surroundings: Residential/industrial/commercial 864==
Relationship to Surroundings: On corner lot

859==

III. PHOTOGRAPHY

Photographic Records Numbers: _____ 860==
Contact Prints

IV. SIGNIFICANCE

Areas of Significance: Architecture, Families, Transportation, Tourism

920==

Statement of Significance: (911==)

ARCHITECTURE

The one and one-half story Barn located at 109 Riberia Street was constructed between 1904 and 1910 and is the oldest remaining building according to the Sanborn Maps, on the grounds of Colce Stables. The other old buildings were demolished in a fire during the 1940's. Formerly a one-story Carriage House, it shares the lot with 109 (rear) Riberia and another concrete block building near LaQuinta Place.

This area is bordered and cut through by narrow, heavily traveled thoroughfares. It is adjacent to the downtown business district and reflects the parking problems of that area. It is bounded at the west by a largely abandoned industrial and warehouse district along Riberia Street. On the east it is bordered by what was filled land of Maria Sanchez Creek, transformed into the great hotels of the Flagler era. The whole area suffers from the fact that it has been zoned in commercial classifications, residential neighborhoods and all. It is a combined commercial, industrial and residential area where the residential sector has been losing out to the commercial one over the years. Significant buildings like the Buckingham Hotel, the Gilbert Villa and the Kellogg Cottage have been demolished for parking lots and other developments. The area once was famous in landscape architecture for its orange groves and rose gardens, but these, too, are gone. The area borders on sites listed on the National Register of Historic Places, including Markland, Hotel Ponce de Leon and Alcazar Hotel, and contains many significant buildings and groups of buildings. Along Bridge Street, and in the area of Weeden, Sanford, and Bravo Streets it is one of St. Augustine's most extensive Victorian neighborhoods. Also Block 46-A is an architectural curiosity of the city, containing more examples of different styles than any other single block.

HISTORY

The neighborhoods bounded by King, Bridge, Granada and Riberia Streets evolved out of five late 18th century Spanish land grants. The largest, encompassing three-quarters of the area, was given to Valentine Fitzpatrick, an Irishman who was chief physician at the royal hospital, and was later acquired by Fernando de la Maza Arredondo, Jr., one of the largest landholders in colonial Florida. The area was generally dedicated to citriculture, and

(over)

V. BIBLIOGRAPHY

1. Benjamin Clements, "Plan of the City of St. Augustine, 1834-35"; St. Johns County Court House, Deed Records, Book B and L, p. 52; Book C, p. 134; Book I-J, p. 174; Biographical File, St. Augustine Historical Society.
2. Mariano de la Roque, "Plano General de la Plaza de San Agustin de la Florida", December 24, 1791; F. W. Dorr, "San Augustine and Vicinity, East Florida, 1860"; Deed Records, Book H, pp. 83, 84.
3. Map Book 2, p. 7, 1885 and 1894 Birds-Eye Views of St. Augustine; San-

one orange grove along Bridge Street between Central Avenue and Granada Street was owned by Philip Edinburgh, a free Black, from 1801-1831.(1) Prominent early streets in the area include Bridge Street, a colonial thoroughfare which led to one of three late 18th century ferry crossings and a mid-19th century sawmill, and King Street, a public road opened in the 1820's which connected the old city with the newly completed San Sebastian River Bridge. Of all sections outside the colonial city, this area was the most intensively developed in the pre-Civil War years, particularly along the two principal streets.(2) Extensive residential development first occurred in the late 19th century, especially along Bridge, Sanford, Weeden and Bravo Streets. A number of stately buildings were then constructed along King Street, the Senator Gilbert residence and Zorayda Castle, and along Granada (formerly Bronson) Street, the Buckingham Smith Benevolent Home for Blacks, later a hotel. Another construction boom took place in the 1920's along Central Avenue and Cedar Street, and the western section of the street was platted at that time into Burt and Colee Subdivisions, the latter housing the stables for the St. Augustine Transfer Company.(3)

Colee Stables, at 109 Riberia Street, is the home of the horses that pull the famous tourist carriages around St. Augustine. Originally they took visitors from the old Florida East Coast Railway terminal on Malaga Street to the old hotels in St. Augustine.(4)

born Fire Insurance Map, 1930.

4. Interview by David Nolan with Henry Colee, July, 1978.



CHANGE OF STATUS, Version 3.1, 5/03 Site #8_SJ1813

Florida Master Site File Date This Form Completed (date of status change is below) 05/15/05

DHR Staff Only

Reporter_Kim K. Del Rance ☐ DHR ☒ Not DHR: Give organization, address, phone, email: City of St. Augustine, 75 King St, St. Augustine, FL 32084

X Site File file number KNOWN (give it): SJ1813

☐ Site File file number NOT KNOWN (attach map and complete next three lines)

Resource Name

TRS: Twp ___ N / S Range ___ E / W Section: ___ Other location info: _____

CHANGE IN PHYSICAL CONDITION (write date before each applicable change, omit day &/or month if exact date unknown; describe change as suggested; give DHR file number or attach documentation)

___/___/___ Altered without reference to the Secretary's Standards--describe: _____

___/___/___ Correction of ☐ address, ☐ map, or ☐ TRS (Give old & corrected info) _____

___/___/___ Restored to historical condition as of _____ (year)

___/___/___ Moved to new site (attach map)--new address: _____

___/___/___ Approved for demolition--by (authority): _____

01/15/84 Demolished (structures/bridges only)--Reason: Unknown, between 1980-1984

___/___/___ Accidentally destroyed--cause: _____

___/___/___ Disturbed (archaeological)--describe: _____

___/___/___ Human remains--ANY evidence? Describe: _____

DHR only--INVOLVEMENT IN PRESERVATION PROGRAMS (write earliest date this property involved)

___/___/___ Ad valorem tax relief (Give CLG, BHP/CR file #): _____

___/___/___ Section 106 review (BHP/CR file #): _____

___/___/___ Chapter 267 FS review (BHP/CR file #): _____

___/___/___ Federal investment tax credit (BHP/APS file #): _____

___/___/___ Acquisition & development grant (BHP/Grants file #): _____

___/___/___ FS 872, unmarked human remains encountered _____

___/___/___ 1A32, state lands permit (BAR/AR file #): _____

___/___/___ CARL, conservation lands project (BAR/AR file #): _____

DHR only--CHANGE IN EVALUATION (write date before each applicable change)

___/___/___ Listed on National Register of Historic Places (Give NRIS#, federal id #) _____

___/___/___ Officially removed from the National Register of Historic Places (NRIS#, federal id #) _____

___/___/___ Keeper: ☐ eligible ☐ ineligible ___/___/___ SHPO: ☐ eligible ☐ ineligible (SHPO office, file#) _____

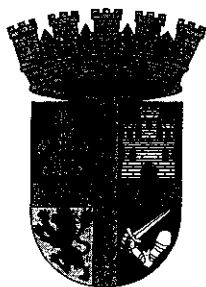
___/___/___ Opinion of technical DHR staff, not through 106 process--justification required per Director:
☐ eligible ☐ ineligible ☐ insufficient information -- Explanation: _____

___/___/___ Rehabilitated to Secretary's Standards (SHPO office, file #) _____

___/___/___ Local register or landmark commission: ☐ eligible ☐ ineligible ☐ CLG ☐ non-CLG

Name, address of local register: _____

DOCUMENTATION X attached ☐ already in Site File, specify file no _____



City of St. Augustine



St. Augustine, Florida

Planning/Building

February 8, 2005

Dawn Creamer
Florida Master Site File
Division of Historical Resources
R.A.Gray Building
500 South Bronough Street
Tallahassee, FL 32399-0250

Dear Ms. Creamer:

Enclosed please find a list, by street, of all the buildings listed on the Florida Master Site File in the City of St. Augustine which have been demolished or relocated since the 1980 survey. The date of their demolition or relocation and, when applicable, the date of the HARB decision regarding demolition or relocation is in the comments section. If the exact date is not know, the range of time during which they were demolished or relocated is indicated. There have also been some address changes since 1980 and the old address is now listed as (AKA ##) behind the current address. This does not indicate an address it has been relocated to unless that is specified in the comments. There have also been some street name changes which are indicated in the bold headings. Please update your files for all the addresses which fall on these streets (such as Palmo Street now being Twine Street) if they have not been already.

Please update your files with this information and hopefully there will never be a list of demolitions this long in the future.

Sincerely,

Kim K. Del Rance, Associate AIA
Historic Preservation Planner
City of St. Augustine, Florida

encls.

Florida Master Site File Inventory of St. Augustine Buildings Demolished or Relocated as of 02/08/2005

ADDRESS	SUBDIVISION	BLOCK	LOT	STYLE	DATE	NUMBER	COMMENTS
RIBERIA STREET							
68	Model Land Co.	G1	1	Colonial Revival	1924-1930	8SJ1805	YMCA Gymnasium - Demolished between 1980-1983
86	City of St. Augustine	46D	15	Masonry Vernacular	1917-1924	8SJ1810	Demolished between 1980-1984
109	City of St. Augustine	46B	A	Barn	1904-1910	8SJ1813	Demolished between 1980-1984
129	City of St. Augustine	46I	5	Frame Vernacular	1910-1917	8SJ1816	Demolished 1989
136	City of St. Augustine	46L	pt 2	Frame Vernacular	1924-1930	8SJ1817	Demolished between 1980-1984
144	City of St. Augustine	46L	pt 2	Frame Vernacular	1924-1930	8SJ1818	Demolished between 1980-1984
148	City of St. Augustine	46L	pt 1	Frame Vernacular	1924-1930	8SJ1819	Demolished between 1980-1984
167	Dancy Tract	A	pt 10	Garage Apartment	1924-1930	8SJ1821	Demolished between 1980-1987
169A & B	Dancy Tract	A	pt 11	Frame Vernacular	1924-1930	8SJ1822	Demolished 1992
171A	Dancy Tract	A	pt 12	Frame Vernacular	1924-1930	8SJ1824	Demolished between 1980-1984
177	Dancy Tract	A	pt 14	Frame Vernacular	1924-1930	8SJ1827	Demolished between 1980-1984
233 (AKA 235)	Keith	A	39	Frame Vernacular	1904-1910	8SJ1831	Demolished 1992
236	Marsh Lot		pt 5	Frame Vernacular	1917-1924	8SJ1832	Demolished between 1980-1984
238	Marsh Lot		pt 5	Frame Vernacular	1924-1930	8SJ1833	Demolished 1988
245 1/2	Keith	A	pt 44	Frame Vernacular	1904-1910	8SJ1836	Demolished between 1980-1984
253	Buena Esperanza	4	pt 1, pt 2	Frame Vernacular	1924-1930	8SJ1841	Demolished between 1980-1984
253A	Buena Esperanza	3	8	Frame Vernacular	1910-1917	8SJ1840	Demolished between 1980-1984
257	Buena Esperanza	4	21	Frame Vernacular	1924-1930	8SJ1843	Demolished between 1980-1984
RIVER ROAD							
13	Andalucia Parque	A	13, 14	Frame Vernacular	1939	8SJ3621	Demolished 2004
ROHDE AVENUE - (also known as Rhode Avenue)							
48	Rohde Addition	11	pt 8, pt 9	Frame Vernacular	1910-1917	8SJ1781	Demolished between 1980-1984
SAINT (ST.) FRANCIS STREET							
75	Dumas Tract	J	14	Frame Vernacular	1871-1885	8SJ1873	Demolished 2003
SAINT (ST.) GEORGE STREET							
252	City of St. Augustine	38	1	Colonial Revival	1876	8SJ1919	Bronson Cottage - Garage Demolition Approved 9/03

Jacob Fredriksson

From: Xavier Pellicer
Sent: Tuesday, June 13, 2023 6:50 PM
To: Jacob Fredriksson; Reuben Franklin
Cc: Amy Skinner; Stephen Slaughter; Tara Bennie
Subject: RE: PUD Rezoning at 115 La Quinta Place
Attachments: 20230613155440961.pdf

Jacob,

I recommend a hard no. They need to provide on-site parking for employees, and some visitors. They also need to address commercial deliveries, and/or a loading zone. The existing parking along La Quinta Place should not be allowed in their proposed parking tabulations. Parking along existing streets is already exasperated.

I'm not comfortable with a Trolley Stop immediately adjacent to Riberia, and it would need to be long enough to fit a 3-unit trolley. Sometimes passengers load and unload on both sides of the trolleys. I'm sure they will try to sell it as though they will only load/unload on the east side, but you can't guaranty that they will. We already have verified that vehicles are speeding along Riberia Street. I'm a little worried about the sight-triangle for the driver of a vehicle heading west along La Quinta at the stop sign to be able to see northbound travelling vehicles.

The trolley stop could account for some visitors, but not all. For example, the nearby Ice Plant Distillery provides a lot of on-site parking for employees and visitors, and they have a trolley stop that is completely off Riberia Street.

By not providing on-site parking, it will only make it more difficult for existing parking for businesses and residents in this vicinity. We are constantly hammered with the comment that there is not enough parking in this vicinity.

Thanks,
"X"

Xavier L. Pellicer III, P.E.

Mobility Manager

xpellicer@citystaug.com | 904.209.4211 | www.CityStAug.com



City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085



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From: Jacob Fredriksson <jfredriksson@citystaug.com>
Sent: Tuesday, June 13, 2023 3:43 PM
To: Reuben Franklin <rfranklin@citystaug.com>; Xavier Pellicer <>xpellicer@citystaug.com>
Cc: Amy Skinner <askinner@citystaug.com>
Subject: PUD Rezoning at 115 La Quinta Place

Good afternoon,

Attached is a conceptual site plan for a rezoning application at 115 La Quinta Place. In efforts to address parking and mobility for the development a proposed trolley stop along Riberia Street is shown. Are there any obvious concerns with this proposal from a Public Works or Mobility point of view? If so, please let me know by June 23rd so that it may be mentioned in the staff report prepared for the July 5th Planning and Zoning Board meeting. Thank you again for your time.

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

Email: jfredriksson@citystaug.com

Web: www.CityStAug.com



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